



September 2, 2020

Mr. John Robertshaw
Brunswick Property Holdings Ltd.
2960 Altamont Crescent
West Vancouver, BC V7V 3C1

Dear Mr. Robertshaw:

**Re: Report of Findings – Phase I Environmental Site Assessment
10582 and 10620/10626 Scott Road, Surrey, BC
Project No. 15934**

We have enclosed the report titled *Report of Findings – Phase I Environmental Site Assessment, 10582 and 10620/10626 Scott Road, Surrey, BC*. We are pleased to submit this report to Brunswick Property Holdings Ltd.

Please contact us if you have any questions.

Sincerely,

Keystone Environmental Ltd.

Mark Wilson, B.Sc., P.Ag., EP
Senior Project Manager

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**Keystone
Environmental**
Knowledge-Driven Results

***Report of Findings
Phase I Environmental Site Assessment***

10582 and 10620/10626 Scott Road
Surrey, BC

Prepared for: Brunswick Property Holdings Ltd.

Project No. 15934
September 2020

Environmental Consulting • Engineering Solutions • Environmental Planning

Suite 320
4400 Dominion Street
Burnaby, British Columbia
Canada V5G 4G3

Telephone: 604 430 0671
Facsimile: 604 430 0672
info@keystoneenvironmental.ca

EXECUTIVE SUMMARY

This KEYSTONE ENVIRONMENTAL™ Phase I Environmental Site Assessment (ESA) report was prepared at the request of Brunswick Property Holdings Ltd. for the two properties referenced as 10582 and 10620/10626 Scott Road, Surrey, BC (the Site). The 10620/10626 Scott Road property is currently occupied by a vacant residence and two portable and/or open-sided truck and tire servicing structures. The 10582 Scott Road property is currently occupied by a trailer repair shop. The area of the Site is approximately 50,990 m².

ON-SITE SUMMARY

Historical records indicate that from the 1940s, or earlier, until the 1950s the Site was occupied by single-family residences and agricultural fields. In the 1950s a former commercial building was constructed on the northwest portion of 10626 Scott Road (north property), and was occupied by several roadside café operations from the 1950s until the 1970s. A commercial building was also constructed in the late 1950s or early 1960s on the southwest portion of 10620 Scott Road (north property), and was occupied by various auto body and auto repair operations from the 1950s until the early 2010s. The property at 10582 Scott Road (south property) remained occupied by a single residence and agricultural fields until the 1970s; agricultural operations expanded from the 1970s until the late 1990s, and the majority of the south property was occupied by greenhouse buildings in the late 1990s. Greenhouse buildings were also constructed on the west and central portions of the north property in the 1980s and 1990s. Operations remained relatively unchanged until the late 2000s, when the greenhouse buildings were removed and fill material was placed on the west and central portions of the Site. Since the late 2000s the Site has been occupied by various truck and trailer maintenance, auto body repair, and tire servicing operations.

The following on-Site Areas of Potential Environmental Concern (APECs) were identified:

APEC 1: On-Site Fill Material of Unknown Quality and Origin

Historical aerial photographs from 2008 to 2010 show uniform-coloured material was added to the west and central portions of the Site, consistent with fill material. The quality and origin of the fill material is unknown. Based on the unknown quality and origin, there is considered to be a potential for contaminants of concern associated with the fill material to be present in the Site soil, groundwater and/or vapour at concentrations greater than the applicable BC Contaminated Sites Regulation (CSR) standards.

APEC 2: On-Site Former Auto Repair and Auto Body Repair Operations at 10620 Scott Road

Historical records indicate that a former commercial building on the southwest portion of 10620 Scott Road was occupied by various auto repair and auto body repair operations from the late 1950s/early 1960s until the early 2010s. Aerial photographs show various vehicles stored outdoors on the southwest portion of the property during this time, in the vicinity of the former building, and Google Street View photographs from 2009 show signs advertising “autobody/paint” and “sandblasting” on the perimeter fence. The building was removed in 2011/2012, and the southwest portion of the property has since been used for trailer/vehicle parking. Based on the

duration of repair operations and lack of redevelopment in the vicinity of the former building, there is considered to be a potential for contaminants of concern associated with the former auto repair and auto body repair operations at 10620 Scott Road to be present in the Site soil, groundwater and/or vapour at concentrations greater than the applicable CSR standards.

APEC 3: Former and Current Truck and Trailer Maintenance Operations

Since the late 2000s, the Site has been occupied by various truck and trailer maintenance operations. During the Site reconnaissance, current operations were observed to consist of truck maintenance (fluid and tires), and trailer maintenance/repairs (hub/axle greasing and lubrication, minor welding repairs). Various staining was observed over unpaved surfaces on the central and west portions of the Site grounds, and approximately ten empty 205 L drums, some labelled as having contained concrete remover, motor oil or antifreeze (the remainder without labels), and approximately forty 20 to 40 L containers, some labelled as having contained grease, oil, or antifreeze, were observed across the unpaved grounds of the Site. Surficial stains, approximately 1 to 2 m² in area, and numerous smaller drips, were observed across 10620/10626 Scott Road in truck and trailer parking areas. An out-of-use AST, reportedly used by a previous operation to store waste oil, was observed indoors, over concrete, in the building at 10582 Scott Road, adjacent to the bay door and approximately 1 m from exterior unpaved surfaces. Truck maintenance was also observed to occur in an open-sided building on the west portion of 10620/10626 Scott Road adjacent to unpaved grounds and without secondary containment. Various 205 L drums, and 20 L and smaller containers of lubricants, cleaners, solvents, and paint were observed to be used and stored in the truck maintenance structure. Based on the observed staining of unpaved surfaces at 10620/10626 Scott Road (concentrated around the areas of owner/operator truck parking), and disposal of drums, containers and treated lumber across both properties, the duration of truck and trailer maintenance operations, and the maintenance operations potentially being conducted over unpaved surfaces, there is considered to be a potential for contaminants of concern associated with the former and current truck and trailer maintenance operations to be present in the Site soil, groundwater and/or vapour at concentrations greater than the applicable CSR standards. It is anticipated that the majority of contamination (if any) associated with maintenance operations conducted over unpaved surfaces and the associated stained ground surfaces would likely be surficial in nature.

OFF-SITE SUMMARY

In the 1940s and 1950s properties in the vicinity of the Site were occupied by agricultural fields and single-family residences. A service station was constructed to the north of the Site in the 1950s, and various other industrial operations began operations across Scott Road to the northwest of the Site in the 1960s and 1970s. Properties on the southeast side of Scott Road were cleared for industrial operations and truck/trailer parking in the 1980s and 1990s. The current school to the east of the Site was constructed in the mid-2010s. One off-Site APEC was identified:

APEC 4: Former Service Station at 10648 Scott Road

Historical records indicate that a service station was present at 10648 Scott Road, adjacent to the north of the Site, from the 1950s until the 1980s. The service station was present in several configurations during these years, with the tank nest, pumps, and canopy located between 5 m and 20 m north of the Site. The service station was removed in the late 1980s or early 1990s and has since been vacant of buildings and used for vehicle parking. Based on the duration of service station operations (more than 30 years), proximity to the Site and lack of redevelopment, there is considered to be a potential for contaminants of concern associated with the former service station at 10648 Scott Road to be present in the Site soil, groundwater and/or vapour at concentrations greater than the applicable CSR standards.

CONCLUSION

There is a potential for contaminants of concern to be present in the Site soil, groundwater, and/or vapour at concentrations greater than the applicable BC CSR standards. Further investigation is warranted.

This Executive Summary is subject to the same general limitations as contained in the report and must be read in conjunction with the report.

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LIST OF ACRONYMS

AEC	AREA OF ENVIRONMENTAL CONCERN
APEC	AREA OF POTENTIAL ENVIRONMENTAL CONCERN
AST	ABOVEGROUND STORAGE TANK
AW	AQUATIC LIFE WATER USE (SITE SPECIFIC)
BC ENV	BC MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE STRATEGY
bgs	BELOW GROUND SURFACE
BH	BOREHOLE
BTEX	BENZENE, TOLUENE, ETHYLBENZENE AND XYLENE
CCME	CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT
CL	COMMERCIAL LAND USE (SITE SPECIFIC)
CofC	CERTIFICATE OF COMPLIANCE
CSR	CONTAMINATED SITES REGULATION
DNAPL	DENSE NON-AQUEOUS PHASE LIQUIDS
DSI	DETAILED SITE INVESTIGATION
DW	DRINKING WATER USE (SITE SPECIFIC)
EMA	ENVIRONMENTAL MANAGEMENT ACT
EPH	EXTRACTABLE PETROLEUM HYDROCARBONS
ERA	ECOLOGICAL RISK ASSESSMENT
GPR	GROUND PENETRATING RADAR
HEPH	HEAVY EXTRACTABLE PETROLEUM HYDROCARBONS
HHERA	HUMAN HEALTH AND ECOLOGICAL RISK ASSESSMENT
HWR	HAZARDOUS WASTE REGULATION
IL	INDUSTRIAL LAND USE (SITE SPECIFIC)
IW	IRRIGATION WATER USE (SITE SPECIFIC)
LEPH	LIGHT EXTRACTABLE PETROLEUM HYDROCARBONS
LNAPL	LIGHT NON-AQUEOUS PHASE LIQUID
LW	LIVESTOCK WATER USE (SITE SPECIFIC)
mbg	METRES BELOW GRADE
mbgs	METRES BELOW GROUND SURFACE
MTBE	METHYL TERTIARY BUTYL ETHER
MW	MONITORING WELL
NAPL	NON-AQUEOUS PHASE LIQUID
OWS	OIL/WATER SEPARATOR

LIST OF ACRONYMS (CONT'D)

PAH(s)	POLYCYCLIC AROMATIC HYDROCARBON(S)
PCB(s)	POLYCHLORINATED BIPHENYL(S)
PCOC(s)	POTENTIAL CONTAMINANTS OF CONCERN
PERC	PERCHLOROETHYLENE
PL	URBAN PARK LAND USE (SITE SPECIFIC)
ppm	PARTS PER MILLION
PSI 1	PRELIMINARY SITE INVESTIGATION – STAGE 1
PSI 2	PRELIMINARY SITE INVESTIGATION – STAGE 2
QA/QC	QUALITY ASSURANCE/QUALITY CONTROL
RL	RESIDENTIAL LAND USE (SITE SPECIFIC)
RPD	RELATIVE PERCENTAGE DIFFERENCE
SSI	SUPPLEMENTAL SITE INVESTIGATION
TP	TEST PIT
UST	UNDERGROUND STORAGE TANK
VOC(s)	VOLATILE ORGANIC COMPOUND(S)
VPH	VOLATILE PETROLEUM HYDROCARBONS
WQG	WATER QUALITY GUIDELINES

1. INTRODUCTION

This KEYSTONE ENVIRONMENTAL™ Phase I Environmental Site Assessment (ESA) was prepared at the request of Brunswick Property Holdings Ltd. for the two properties referenced as 10582 and 10620/10626 Scott Road, Surrey, BC (the Site). The 10620/10626 Scott Road property is currently occupied by a vacant residence and portable and/or open-sided truck and tire repair structures. The 10582 Scott Road property is currently occupied by a trailer repair shop. The Site location is shown on Figure 1, and selected representative photographs of the Site are included in Appendix A.

This Phase I ESA was conducted to determine the potential for contaminants of concern to be present in the soil, groundwater, and/or vapour at the Site at concentrations greater than the applicable standards as outlined in the BC Contaminated Sites Regulation (CSR). It is understood that this Phase I ESA is being conducted for due diligence purposes prior to the potential purchase and redevelopment of the Site.

1.1 Site Identification

The Site is comprised of two legal lots, identified as follows:

Parcel Identifier (PID): 001-525-905

Civic Address:	10582 Scott Rd, Surrey, BC
Legal Description:	Lot 2, Except; Part on SRW Plan LMP20327 Section 19 Block 5 North Range 2 West New Westminster District Plan 14280
Current Registered Owner:	0822340 B.C. Ltd., Inc. No. BC0822340
Area:	25,480 m ² (approximate)

PID: 009-932-313

Civic Addresses:	10620, 10626 Scott Rd, Surrey, BC
Legal Description:	Lot 1, Except; Part on SRW Plan LMP20327 Section 19 Block 5 North Range 2 West New Westminster District Plan 14280
Current Registered Owner:	0787554 B.C. Ltd., Inc. No. 787554
Area:	25,510 m ² (approximate)

The Site

Current Zoning:	A-1 (General Agriculture)
Site Area:	50,990 m ² (approximate)
Latitude:	49° 11' 43.7" North (approximate)
Longitude:	122° 53' 1.2" West (approximate)

The approximate latitude and longitude entered for the Site was determined from the Google Earth software program (<http://earth.google.com/>).

1.2 Scope of Work

The scope of work for this study is in general accordance with the requirements of the Canadian Standards Association (CSA) Phase I ESA standards as outlined in the CSA publication Z768-01, and included the following tasks:

- A review of historical records, including street directories, aerial photographs, and land use maps. Fire insurance maps were not compiled for the vicinity of the Site.
- A review of current records, including current land titles (attached in Appendix B), the BC Ministry of Environment and Climate Change Strategy (BC ENV) on-line Site Registry (attached in Appendix C), the BC Water Resources Atlas, and the City of Surrey online mapping service.
- A Site reconnaissance to observe Site conditions which may indicate the potential presence of contamination and to prepare a photographic record.
- A review of documents and reports relating to waste management and site contamination, if available.
- Interviews with individuals with knowledge of Site history or operations.
- A preliminary building survey for Special Attention Substances such as polychlorinated biphenyls (PCBs), asbestos, and urea formaldehyde foam insulation (UFFI), which may be present in construction materials at the Site.

Previous environmental or geotechnical reports, if prepared for the Site, were not provided for review.

Current land titles were obtained from the Land Title and Survey Authority (LTSA) website for the Site. Leases, title transfers, covenants or easements related to site contamination issues are not listed in the land titles. Copies of the land titles are attached in Appendix B.

1.3 General Limitations

Findings presented in this report are based upon (i) a limited visual review of accessible areas of the Site and surrounding properties, (ii) interviews with individuals with knowledge of Site history and operations, and (iii) a review of Site, environmental agency and historical archive records. Sampling and analysis of wastes, water, soil, groundwater or air was not conducted as part of this review. Consequently, while findings and conclusions documented in this report have been prepared in a manner consistent with that level of care and skill normally exercised by other members of the environmental science and engineering profession practising under similar circumstances in the area at the time of the performance of the work, this report is not intended nor is it able to provide a totally comprehensive review of past or present Site environmental conditions. This report is intended to provide information to reduce, but not necessarily eliminate, uncertainty regarding the potential for contamination of a property. Where this potential has been identified, the further reduction of uncertainty requires the performance of a Phase II ESA.

This report has been prepared solely for the internal use of Brunswick Property Holdings Ltd., pursuant to the agreement between Keystone Environmental Ltd. and Brunswick Property Holdings Ltd. A copy of the general terms and conditions associated with this agreement is attached in Appendix D. By using the report, Brunswick Property Holdings Ltd. agree that they will review and use the report in its entirety. Any use which other parties make of this report, or any reliance on or decisions made based on it, are the responsibility of such parties. Keystone Environmental Ltd. accepts no responsibility for damages, if any, suffered by other parties as a result of decisions made or actions based on this report.

2. SITE DESCRIPTION

The Site is comprised of two irregular-shaped lots, located on the southeast side of Scott Road between 104 Avenue and Old Yale Road, in the City of Surrey, BC. The Site is bordered to the south and north by industrial properties used for truck and trailer parking, to the east by a school and truck and trailer parking, and to the west by Scott Road followed by various auto repair, auto wrecking, and vehicle parking operations.

2.1 Surficial Geology

The local surficial geology of the area was determined by consulting the Geological Survey of Canada Map 1484A (1980). The stratigraphy of the Site consists of bog, swamp, and shallow lake deposits of the Post Glacial age. This unit consists of lowland peat up to 14 m thick, in part overlying overbank sandy to silt loam over deltaic and distributary channel fill.

A uniform-coloured material consistent with fill material was observed on the west and central portions of the Site starting in historical aerial photographs in the late 2000s (see Table 1).

2.2 Hydrogeology

Groundwater is expected to follow topography, flowing from areas of higher elevation to areas of lower elevation. Local groundwater flow direction may vary as a result of local conditions such as topography, geology and the presence of drainage channels and buried utilities, and is subject to confirmation with field measurements. At the Site, the local topography is relatively flat, with the exception of the north-central portion of 10620/10626 Scott Road that is approximately 2 metres higher than the rest of the Site, sloping slightly down to the rest of the Site. The elevation of properties immediately to the east of the Site is approximately 3 to 5 m higher than the elevation at the Site. The Fraser River is located approximately 1 km northwest of the Site, flowing northeast to southwest. Based on proximity to the Fraser River, the local groundwater flow direction is inferred to be to the west. Groundwater is anticipated to flow to the Site from adjacent properties and up-gradient properties located to the east of the Site.

2.3 Surface Water

During the Site visit, ponded water was observed on the vegetated east portions of the Site. The City of Surrey online mapping software shows drainage features adjacent to the north, south, east, and west of the Site. As noted above, the Fraser River is located approximately 1 km northwest of the Site.

3. RECORDS REVIEW

Various documents were reviewed for information concerning past uses of, and activities at, the Site, and for properties located in the vicinity of the Site. Based on the inferred groundwater flow direction (Section 2.2), the vicinity of the Site is defined as approximately 110 m east (up-gradient), approximately 100 m north and west (cross-gradient), and approximately 90 m west (down-gradient) from the Site. The documents reviewed for information concerning historical land use include street directories, Google street view photographs, aerial photographs, land use maps, the BC ENV on-line Site Registry, and the BC Water Resource Atlas. A list of references is included at the end of this report.

3.1 Street Directories

Selected Greater Vancouver street directories dated 1956/57, 1961, 1966, 1971, 1976, 1981, 1986, 1991, 1996, and 2001 were reviewed to obtain information regarding the historical occupancy of the Site and surrounding area. Street directories were not produced for the vicinity of the Site prior to 1956/57 or for the City of Surrey after 2001. On-Site listings are presented in Table 1. Off-site operations of potential environmental concern are listed in Table 2.

3.2 Google Street View Photographs

Selected Google Street View photographs dated 2007, 2009, 2012, 2015, 2016, 2018, and 2019 were reviewed to obtain information regarding the historical occupancy of the Site and surrounding area. Not all segments of roadways are covered for all years of Street View surveys. A summary of the on-Site occupants is listed in Table 1. Off-site operations of potential environmental concern are listed in Table 2.

3.3 Aerial Photographs

Aerial photographs dated 1949, 1951, 1954, 1963, 1969, 1974, 1980, 1986, 1991, 1998, 2001, and 2003 to 2019 were reviewed. A summary of the on-Site observations made during the aerial photograph review is listed in Table 1.

In the 1940s and 1950s properties in the vicinity of the Site were occupied by agricultural fields and single-family residences. A service station was constructed to the north of the Site in the 1950s, and various other industrial operations began operations across Scott Road to the northwest of the Site in the 1960s and 1970s. Properties on the southeast side of Scott Road were cleared for industrial operations and truck/trailer parking in the 1980s and 1990s. The current school to the east of the Site was constructed in the mid-2010s.

3.4 Subdivision/Development/ Land Use Maps

Subdivision and land use maps dated 1965, 1971, and 1980 were reviewed. On-Site observations made during the land use map review are summarized in Table 1. Off-site operations of potential environmental concern are listed in Table 2.

3.5 BC ENV Site Registry Search

An on-line search of the BC ENV Site Registry was conducted to determine if it contained information regarding contamination at properties within a 1 km² area, centred on 49° 11' 43.7" North by 122° 53' 1.2" West, the approximate latitude and longitude entered for the vicinity of the Site. A copy of the search results is provided in Appendix C. At the time of the online search (August 19, 2020), the Site Registry was updated to August 16, 2020. The Site was not listed, and eight off-Site properties were listed in the search area. Of the eight off-site properties, one is located within the vicinity of the Site.

Detail Reports for the property was obtained, and is summarized as follows:

Site ID #7210: 10669-10775 Fir, 12094-12184 Old Yale, 10645 Scott Road

The properties listed as comprising Site ID 7210 are primarily located more than 200 m northwest of the Site, with the exception of the property at 10645 Scott Road, which is located approximately 50 m northwest of the Site. The property at 10645 Scott Road has been occupied by various auto parts, auto storage and auto recycling operations since the 1980s.

- The properties were registered in May 2001 and was last updated in October 2010.
- A Site Profile was submitted for the properties in 2002. One Schedule 2 activity was listed, G2: Auto/Truck/Bus/Subway/Other Vehicle Repair/Salvage/Wrecking. A 'yes' answer was indicated for "discarded barrels, drums, or tanks", and for aboveground storage tanks (ASTs).
- Conditional Certificates of Compliance (CofCs) were issued for the two Fir Street properties, more than 200 m northwest of the Site, in 2002 and 2003.

Remaining off-Site Properties

The remaining seven listed properties are located more than 120 m from the Site. Based on the distances from the Site, there is considered to be a low potential for these properties to be Areas of Potential Environmental Concern (APECs) to the Site, and the Detail Reports were not obtained.

3.6 Water Well Search

The BC Water Resource Atlas, which displays groundwater management information for the Province of BC, was accessed on August 25, 2020. Water wells were not identified on the Site or within 500 m of the Site.

4. SITE RECONNAISSANCE

Keystone Environmental personnel visited the Site on August 26, 2020. The purpose of the visit was to observe operations and conditions at the Site and neighbouring properties to determine the potential for contamination at the Site, and to prepare photographic documentation.

The 10620/10626 Scott Road property is currently occupied by a vacant residence and portable and/or open-sided truck and tire repair structures. The 10582 Scott Road property is currently occupied by a trailer repair shop. The grounds of the Site and exterior of the Site buildings were viewed. The interiors of the truck, tire and trailer repair structures were viewed. The residence was not occupied and the interior was therefore inaccessible. Stored materials, parked vehicles, dense vegetation, and wetlands limited observations of portions of the Site.

4.1 Grounds Survey

The following was observed during the Site reconnaissance:

- The west portion of 10620/10626 Scott Road property is currently occupied by a vacant residence, and portable and/or open-sided truck and tire repair structures, the central portion is a gravel covered truck storage area, and the east portion of the property is a vegetated wetland.
- The northwest portion of 10582 Scott Road property is currently occupied by a trailer repair shop, the southwest and central portions are gravel covered and used for trailer storage, and the east portion of the property is a forest and/or wetland.
- Approximately 5% of the Site is occupied by structures, 50 percent is gravel covered, and the remaining 45% is heavily vegetated and predominantly wetland (refer to the following comments regarding fill material).
- The central and west portions of the Site (and majority of the surrounding properties) are covered with fill material approximately 1 m and greater above the grade of the east portion of the Site. As well, stockpiles of crushed asphalt and crushed rock (approximately 40 m³ in total volume) were observed on the central portion of 10620/10626 Scott Road.
- In addition to the ponds and wetlands observed on the east portion of the Site, drainage ditches were observed along the south and northwest boundaries of the Site.
- Two portable aboveground storage tanks (ASTs) consistent with water tanks were observed on the northwest portion of 10620/10626 Scott Road. Other ASTs, or pads or mounting brackets indicative of former ASTs, were not observed on the grounds of the Site (refer to Section 4.2 for observations regarding an AST located in a Site building).
- Underground storage tanks (USTs), or vent or fill pipes indicative of former USTs, were not observed on the Site.
- Trucks, trailers and passenger cars are parked over unpaved grounds at 10620/10626 Scott Road. Approximately ten empty 205 L drums, some labelled as having contained concrete remover, motor oil or antifreeze (the remainder without labels), and approximately forty 20 to 40 L containers some labelled as having contained grease, oil, or antifreeze, were observed across the unpaved grounds of the Site (primarily at the centre of 10620/10626 Scott Road).

and at the west edge of the wetlands). Surficial stains, approximately 1 to 2 m², and numerous smaller drips, were observed across 10620/10626 Scott Road in truck and trailer parking areas.

- Approximately 3 m³ of waste drywall, various refuse/litter, scrap metal and treated lumber was observed on the gravel covered grounds of 10620/10626 Scott Road.
- Shipping containers and chassis-type trailers are stored across the gravel covered grounds of 10582 Scott Road. Approximately 10 m³ of scrap lumber (some that appears to be treated)¹, broken metal strapping and approximately 1 m³ of refuse/litter was observed (a 20 L container observed at the edge of the wetland at 10582 Scott Road was consistent with containers disposed by truck drivers at 10620/10626 Scott Road).
- A storm drain was observed on the gravel covered grounds at 10582 Scott Road.
- Site drainage is by infiltration to unpaved surfaces, or by runoff to drainage ditches, on-Site waterbodies, storm drains and/or adjacent properties.
- Groundwater monitoring wells and/or drinking water wells were not observed on the Site.
- Pad or pole-mounted transformers were not observed on the Site.

4.2 Building Survey

The following was observed during the Site reconnaissance:

10582 Scott Road

- A trailer repair shop is located on the west portion of 10582 Scott Road.
- The structure is one level with the exception of an office-loft, and has a concrete slab at grade foundation. Basements, service trenches, crawl spaces or other such below grade architectural features were not observed.
- Two floor drains were observed in the shop area. Oil/water separators were not observed.
- The shop floor was observed to be in good condition, without large cracks or stains.
- Hoists were not observed.
- A dis-used waste oil AST was observed at the northwest corner of the shop. Associated piping was not observed. Large stains indicative of releases of oil from the AST were not observed.
- Repair equipment and tools within the shop appeared consistent with grease application to trailer hubs and axles, air brake maintenance, parts replacement and welding.
- The storage or use of constituents of concern was observed to consist of 20 L and smaller containers of lubricants, cleaners, solvents, and paint
- With the exception of an electric baseboard heater in one office, the building is unheated.

¹ Other treated wood beams appear to be in use to store containers on the unpaved grounds of the property

10620/10626 Scott Road

- The vacant multi-unit residence is located on the northwest portion, and various portable and open-sided structures are located on the southwest portion of 10620/10626 Scott Road.
- The vacant multi-unit residence is two-storeys has a concrete slab at grade foundation and a natural-gas connection (the building was not entered to determine the method of heating).
- A mobile tire service operates from shipping containers, a portable office structure and an open-sided out-building. The tire change area is located over a concrete pad in the out-building, and the concrete floor was observed to be in good condition, without large cracks or stains. With the exception of two empty 205 L drums and various 20 L containers used to store lug nuts, evidence of the storage or use of constituents of concern was not observed.
- The mobile tire service portable office structure was observed to have a natural gas connection (the office structure was not entered to determine the method of heating).
- Truck maintenance occurs in an open-sided out-building adjacent to the east of the tire repair facility. Various 205 L drums, and 20 L and smaller containers of lubricants, cleaners, solvents, and paint were observed to be used and stored in the truck maintenance out-building adjacent to unpaved ground and without secondary containment. Hoists or overhead cranes were not observed. Due to truck maintenance occurring at the time of the Site visit and tightly-packed storage of materials and tools along the side of the truck, detailed observations of the underlying floor was not possible. The truck maintenance structure does not appear to be heated.

4.3 Special Attention Substances

Based on the potential age of the residence and garage (constructed in the 1960s and 1970s), the potential for Special Attention Substances such as asbestos, PCBs, and/or UFFI, to be present are discussed as follows:

- There is a potential for asbestos to be present in building materials, such as wallboard/gypoc, ceiling tiles, built up roof systems, piping insulation, cement products, grouts, plaster, compressed papers and boards, duct tape, floor tiles, sealants and protective coatings. Asbestos was generally phased out in North America by the mid-1980s.
- There is a potential for PCBs in current-regulating ballasts, transformers and capacitors to be present in the on-Site residence. The use of PCBs in such equipment was generally discontinued after the early 1980s.
- There is a potential for UFFI to be present since the majority was installed in new and existing structures in Canada between 1975 and 1978.

The absence of such Special Attention Substances has not been confirmed in the Site structures. Further reduction of uncertainty requires the performance of a Hazardous Materials building survey. Where building materials may or do contain asbestos containing materials, WorkSafeBC stipulates requirements for their management during maintenance, renovation or demolition.

4.4 Current Use – Adjacent Properties

The following was observed during the Site reconnaissance:

- Groundworks, a landscape supply operation with open-topped bunkers of sorted soils and aggregate, was observed adjacent to the south of the Site at 10566 Scott Road. Large scale fuelling or equipment maintenance facilities were not observed.
- An auto wrecking operation was observed approximately 65 m southwest of the Site at 10559 Scott Road. Wrecking activities and vehicle/parts storage was observed approximately 80 m and farther from the Site.
- An auto transmission repair shop was observed approximately 50 m west of the Site at 10581 Scott Road. Repair activities and vehicle/parts storage was observed approximately 65 m and farther from the Site.
- Gravel trucks and trailers were observed approximately 50 m west of the Site at 10593–97 Scott Road. Large scale fuelling or equipment maintenance facilities were not observed.
- An auto repair shop was observed approximately 50 m west of the Site at 10603 Scott farther. Repair activities and vehicle/parts storage was observed approximately 55 m and farther from the Site.
- An auto wrecking operation was observed approximately 50 m west of the Site at 10645 Scott Road. Wrecking activities and vehicle/parts storage was observed approximately 80 m and farther from the Site.
- Jesters Motorcycle Club clubhouse was observed approximately 50 m northwest of the Site at 10663 Scott Road. Evidence of the storage or use of bulk quantities of constituents of concern was not observed from the boundary of the property.
- An auto wrecking operation was observed approximately 50 m west of the Site at 10675 Scott Road. Wrecking activities and vehicle/parts storage was observed approximately 80 m and farther from the Site.
- A truck and trailer storage yard was observed adjacent to the north of the west portion of the Site at 10648/10674 Scott Road. Large scale fuelling or equipment maintenance facilities were not observed. Evidence of a former service station, such as concrete pads for former pump islands or groundwater monitoring wells were not observed from the property boundary.
- A truck and trailer storage yard was observed adjacent to the north of the central portion of the Site at 10692 Scott Road. Large scale fuelling or equipment maintenance facilities were not observed.
- A truck and trailer storage yard was observed adjacent to the north of the east portion of the Site at 10716 Scott Road. Large scale fuelling or equipment maintenance facilities were not observed.
- A wetland corridor/right-of-way was observed adjacent to the east of the Site.
- A trucking operation was observed approximately 25 m northeast of the Site at 12320 Old Yale Road. Repair facilities were observed approximately 150 m from the Site. Trailers are stored on the portion of this property located closest to the Site.

- A trucking operation was observed approximately 55 m northeast of the Site at 12320 Old Yale Road. Repair facilities were observed approximately 150 m from the Site. Trucks and trailers are stored on the portion of this property located closest to the Site.
- Khalsa School Old Yale Campus was observed approximately 5 m, northeast, east to southeast of the Site at 10589–10677 124 Street. A tent-like school bus maintenance facility was observed approximately 100 m from the Site. Classrooms, parking lots and playing fields were observed on the portion the campus located closest to the Site.

5. INTERVIEWS

An interview was conducted on August 26, 2020 with Mr. Salva Sel, shop manager at 10582 Scott Road. He reported the following:

- He has worked at the Site since the mid-2010s.
- The waste oil AST located in the shop at 10582 Scott Road, was used by a previous tenant.
- USTs or other ASTs are not known to be present on the property.
- Trailers maintenance inside the shop consists of greasing axles, maintaining air brakes (hydraulic/brake oil is not required), tire changes and welding.
- Wastes primarily consist of scrap metal, brake pads and tires. Contractors/disposal services removed these scrap materials from the Site.

An interview was conducted on August 26, 2020 with mechanics in the open-sided structures at 10620/10626 Scott Road. They reported the following:

- They conduct minor maintenance of trucks and do not do motor or transmission overhauls.
- USTs are not known to be present on the property.

6. SUMMARY, DISCUSSION, AND CONCLUSIONS

This Keystone Environmental Phase I ESA report was prepared at the request of Brunswick Property Holdings Ltd. for the two properties referenced as 10582 and 10620/10626 Scott Road, Surrey, BC. The 10620/10626 Scott Road property is currently occupied by a vacant residence and two portable and/or open-sided truck and tire servicing structures. The 10582 Scott Road property is currently occupied by a trailer repair shop. The area of the Site is approximately 50,990 m².

6.1 On-Site

Historical records indicate that from the 1940s, or earlier, until the 1950s the Site was occupied by single-family residences and agricultural fields. In the 1950s a former commercial building was constructed on the northwest portion of 10626 Scott Road (north property), and was occupied by several roadside café operations from the 1950s until the 1970s. A commercial building was also constructed in the late 1950s or early 1960s on the southwest portion of 10620 Scott Road (north property), and was occupied by various auto body and auto repair operations from the 1950s until the early 2010s. The property at 10582 Scott Road (south property) remained occupied by a single residence and agricultural fields until the 1970s; agricultural operations expanded from the 1970s until the late 1990s, and the majority of the south property was occupied by greenhouse buildings in the late 1990s. Greenhouse buildings were also constructed on the west and central portions of the north property in the 1980s and 1990s. Operations remained relatively unchanged until the late 2000s, when the greenhouse buildings were removed and fill material was placed on the west and central portions of the Site. Since the late 2000s the Site has been occupied by various truck and trailer maintenance, auto body repair, and tire servicing operations.

The following on-Site APECs were identified:

APEC 1: On-Site Fill Material of Unknown Quality and Origin

Historical aerial photographs from 2008 to 2010 show uniform-coloured material was added to the west and central portions of the Site, consistent with fill material. The quality and origin of the fill material is unknown. Based on the unknown quality and origin, there is considered to be a potential for contaminants of concern associated with the fill material to be present in the Site soil, groundwater and/or vapour at concentrations greater than the applicable CSR standards.

APEC 2: On-Site Former Auto Repair and Auto Body Repair Operations at 10620 Scott Road

Historical records indicate that a former commercial building on the southwest portion of 10620 Scott Road was occupied by various auto repair and auto body repair operations from the late 1950s/early 1960s until the early 2010s. Aerial photographs show various vehicles stored outdoors on the southwest portion of the property during this time, in the vicinity of the former building, and Google Street View photographs from 2009 show signs advertising “autobody/paint” and “sandblasting” on the perimeter fence. The building was removed in 2011/2012, and the southwest portion of the property has since been used for trailer/vehicle parking. Based on the duration of repair operations and lack of redevelopment in the vicinity of the former building, there

is considered to be a potential for contaminants of concern associated with the former auto repair and auto body repair operations at 10620 Scott Road to be present in the Site soil, groundwater and/or vapour at concentrations greater than the applicable CSR standards.

APEC 3: Former and Current Truck and Trailer Maintenance Operations

Since the late 2000s, the Site has been occupied by various truck and trailer maintenance operations. During the Site reconnaissance, current operations were observed to consist of truck maintenance (fluid and tires), and trailer maintenance/repairs (hub/axle greasing and lubrication, minor welding repairs). Various staining was observed over unpaved surfaces on the central and west portions of the Site grounds, and approximately ten empty 205 L drums, some labelled as having contained concrete remover, motor oil or antifreeze (the remainder without labels), and approximately forty 20 to 40 L containers, some labelled as having contained grease, oil, or antifreeze, were observed across the unpaved grounds of the Site. Surficial stains, approximately 1 to 2 m² in area, and numerous smaller drips, were observed across 10620/10626 Scott Road in truck and trailer parking areas. An out-of-use AST, reportedly used by a previous operation to store waste oil, was observed indoors, over concrete, in the building at 10582 Scott Road, adjacent to the bay door and approximately 1 m from exterior unpaved surfaces. Truck maintenance was also observed to occur in an open-sided building on the west portion of 10620/10626 Scott Road adjacent to unpaved grounds and without secondary containment. Various 205 L drums, and 20 L and smaller containers of lubricants, cleaners, solvents, and paint were observed to be used and stored in the truck maintenance structure. Based on the observed staining of unpaved surfaces at 10620/10626 Scott Road (concentrated around the areas of owner/operator truck parking), and disposal of drums, containers and treated lumber across both properties, the duration of truck and trailer maintenance operations, and the maintenance operations potentially being conducted over unpaved surfaces, there is considered to be a potential for contaminants of concern associated with the former and current truck and trailer maintenance operations to be present in the Site soil, groundwater and/or vapour at concentrations greater than the applicable CSR standards. It is anticipated that the majority of contamination (if any) associated with maintenance operations conducted over unpaved surfaces and the associated stained ground surfaces would likely be surficial in nature.

Former Agricultural and Greenhouse Operations

Historical records indicate that the Site was primarily occupied by agricultural fields from the 1940s, or earlier, until the 1950s (north property) or 1970s (south property). Greenhouses were constructed on the Site starting in the 1970s, with the majority of the west, central, and southeast portions occupied by greenhouses by the 2000s. Potential contaminants of concern (PCOCs) associated with the agricultural operations would have been pesticides and fertilizers. Pesticides break down relatively quickly, and fertilizers are used up by plants; therefore it is anticipated that concentrations of pesticides and/or fertilizers (if any) remaining on the Site associated with the former agricultural operations would have attenuated to concentrations less than the applicable CSR standards in the more than ten years since operations ceased. Therefore, there is considered to be a low potential for contaminants of concern associated with the former agricultural operations to be present on the Site.

Remaining on-Site Operations

The current mobile tire servicing operation is located within a portable building constructed from shipping containers, a portable office structure and an open-sided out-building. The tire change area is located over a concrete pad in the out-building, and the concrete floor was observed to be in good condition, without large cracks or stains. With the exception of two empty 205 L drums and various 20 L containers used to store lug nuts, evidence of the storage or use of constituents of concern was not observed. Aerial photographs show that the current building was constructed in 2018 or 2018. Based on the relatively short duration of operations and operations taking place indoors over concrete in good condition there is considered to be a low potential for contaminants of concern associated with the current mobile tire servicing operation to be present in the Site soil, groundwater, and/or vapour at concentrations greater than the applicable BC CSR standards.

The remaining on-Site operations consist of residential and café operations. With the exception of residential heating oil, these operations typically do not store or use bulk quantities of constituents of concern. Based on this, there is considered to be a low potential for contaminants of concern associated with the remaining on-Site operations to be present in the Site soil, groundwater, and/or vapour at concentrations greater than the applicable BC CSR standards.

6.2 Off-Site

In the 1940s and 1950s properties in the vicinity of the Site were occupied by agricultural fields and single-family residences. A service station was constructed to the north of the Site in the 1950s, and various other industrial operations began operations across Scott Road to the northwest of the Site in the 1960s and 1970s. Properties on the southeast side of Scott Road were cleared for industrial operations and truck/trailer parking in the 1980s and 1990s. The current school to the east of the Site was constructed in the mid-2010s.

As shown in Table 3, six off-site properties were identified to have been occupied by a former or current operation of potential environmental concern. Of the six properties, five were determined to be of low environmental concern to the Site based on cross or down-gradient orientation to the Site, distance from the Site, and/or anticipated nature of operations. The remaining property is considered an APEC to the Site:

APEC 4: Former Service Station at 10648 Scott Road

Historical records indicate that a service station was present at 10648 Scott Road, adjacent to the north of the Site, from the 1950s until the 1980s. The service station was present in several configurations during these years, with the tank nest, pumps, and canopy located between 5 m and 20 m north of the Site. The service station was removed in the late 1980s or early 1990s and has since been vacant of buildings and used for vehicle parking. Based on the duration of service station operations, proximity to the Site and lack of redevelopment, there is considered to be a potential for contaminants of concern associated with the former service station at 10648 Scott Road to be present in the Site soil, groundwater and/or vapour at concentrations greater than the applicable CSR standards.

6.3 Conclusion

There is a potential for contaminants of concern to be present in the Site soil, groundwater, and/or vapour at concentrations greater than the applicable BC CSR standards. Further investigation is warranted.

7. PROFESSIONAL STATEMENT

Keystone Environmental Ltd. confirms that this report titled *Report of Findings – Phase I Environmental Site Assessment, 10582 and 10620/10626 Scott Road, Surrey, BC* has been prepared in general conformance with CSA Standard Z768-01.

Report author Matt Cuddeford, P.Eng and Professional of Record and Senior Reviewer Michael Geraghty, M.Sc., P.Geo., PMP have demonstrable experience in the investigation of the type of contamination at the Site and are familiar with the investigation carried out at the Site.

The report is subject to the General Limitations presented in Section 1.3 of the report and the General Terms and Conditions appended at the end of the report.

If you have questions regarding the information contained in this report, please contact Mark Wilson at mwilson@keystoneenvironmental.ca.

September 2, 2020
Date

Michael Geraghty, M.Sc., P.Geo., PMP
Senior Technical Manager

8. REFERENCES

Aerial photographs dated:

- 1949, 1951, 1954, 1963, 1969, 1974, 1980, 1986, 1991, 1998, 2004 obtained from the UBC Geographic Information Centre
- 2001, 2003, and 2005 to 2019 obtained from City of Surrey online mapping software

BC Ministry of Environment and Climate Change Strategy (BC ENV) Site Registry;
www.bconline.gov.bc.ca

City of Surrey website; <http://cosmos.surrey.ca/external/>

Current Land Title obtained via the Land Title and Survey Authority (LTSA) website

Geological Survey of Canada Surficial Geology Map, 1484A, dated 1980

Government of BC online mapping website srmwww.gov.bc.ca/sgb/IMF/index

Interviews with:

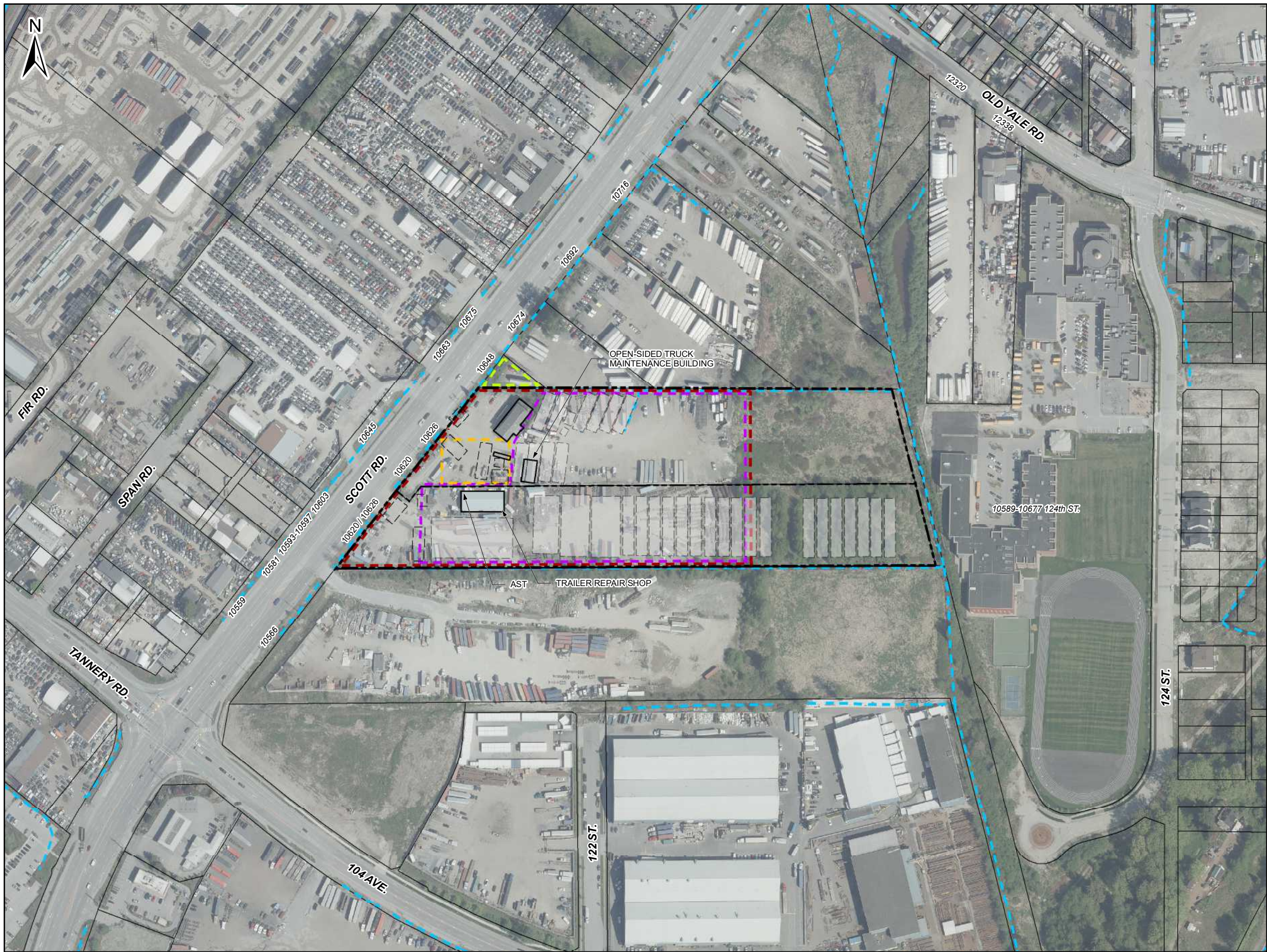
- Mr. Salva Sel, shop manager at 10582 Scott Road
- Truck mechanics at 10620/10626 Scott Road

Street Directories, dated, 1956/57, 1961, 1966, 1971, 1976, 1981, 1986, 1991, 1996, and 2001

Subdivision, development and land use maps dated 1965, 1970/71 and 1980

Water well search, British Columbia Water Resources Atlas: <http://srmapps.gov.bc.ca/apps/wrbc/>

FIGURE



← INFERRED LOCAL
GROUNDWATER
FLOW DIRECTION

LEGEND

- SITE
- PROPERTY LINE
- LOT LINES
- BUILDING OUTLINE
- FORMER BUILDING OUTLINE
- FORMER GREENHOUSES
- APEC 1 - ON-SITE FILL MATERIAL OF UNKNOWN QUALITY AND ORIGIN
- APEC 2 - ON-SITE FORMER AUTO REPAIR AND AUTO BODY REPAIR OPERATIONS AT 10620 SCOTT ROAD
- APEC 3 - FORMER AND CURRENT TRUCK AND TRAILER MAINTENANCE OPERATIONS
- APEC 4 - FORMER SERVICE STATION AT 10648 SCOTT ROAD
- DRAINAGE FEATURE



NOTES:
1. THIS DRAWING IS FOR GENERAL INFORMATION ONLY.
LOT BOUNDARIES AND FEATURES ARE APPROXIMATE.
2. THE DATE OF AERIAL PHOTO IS 2018.

25 0 125m
SCALE: 1:3,000 (approx.)

10626 Scott Road Surrey, B C Brunswick Property Holdings Ltd.		
REVISION No.	DATE	PROJECT No.
00	Sep. 2020	15934-01

Figure 1
Location, Site, and Surrounding
Land Use Plan

TABLES

Table 1 - On-Site Historical Review Summary
10582, 10620, 10626 Scott Road, Surrey, BC
Brunswick Property Holdings Ltd.
Project 15934

Address	Street Directories		Google Street View Photographs		Aerial Photographs		Subdivision, Development & Land Use Maps	
	1956/57, 1961, 1966, 1971, 1976, 1981, 1986, 1991, 1996, 2001		2009, 2012, 2015, 2016, 2018, 2019		1949, 1951, 1954, 1963, 1969, 1974, 1979, 1986, 1991, 1998,		1965, 1971, 1980	
On-Site: Scott Road/120 Street								
10582	1961-1981 1986 1991 1996-2001	individuals <i>consistent with SFR</i> Scott Road Farm Market Hong J Farms Hong's Nursery	2009 2012-2015 2016-2018 2019	Current peaked-roof building present, approximately ten trailer trucks parked on W portion, operations not observed outdoors; C and E portions not visible Sign advertising "Saini Truck & Trailer Repairs" on building, sign on perimeter fencing advertising "Saini Fabrication mobile welding". Various trucks and trailers parked on W portion "Rock Way truck & trailer repair" sign on building, "Presidential Limousines" sign on fencing; additional trucks and trailers parked on W portion No sign indicating occupant on main building, various forklifts parked outside building	1951-1954 1963-1969 1974 1980 1986 1991 1998-2008 2009 2010 2011-2019	Agricultural field SFR constructed W portion, several outbuildings constructed Greenhouse building constructed on W portion, SE of SFR Additional 7 greenhouse buildings constructed on SW portion and E of existing buildings Additional 10+ agricultural buildings constructed W portion, SFR removed, commercial building constructed fronting Scott Road, current garage constructed Agricultural buildings occupy majority of W and C portions, E portion remains agricultural field Additional greenhouse buildings constructed E portion Greenhouse buildings removed, current garage remains, trucks & trailers parked on W portion Uniform-coloured material present on W and C portions Various trucks & trailers parked on W and C portions, E portion vegetated	1965-1971 1980	SFR W portion Farm
(10616) 10620 10626	1956 1961 1966 1971 1976-1996 2001 1956-1981 1956 1961-1976 1981 1981-1991	individuals <i>consistent with SFR</i> Deaton-Voll Body Shop auto repairs Mercury Auto Mtl & Radiator Plaza Auto Sales Joe's Auto Body Superior Auto Body Autoplus Autobody & Collision individuals <i>consistent with SFR</i> Rose & Gene's Coffee Bar Scott Road Café Lee's Farm Produce Store Lee's Farm	2009 2015 2016 2019	Signs advertising "autobody/paint" and "sandblasting" on perimeter fence, operations not observed outdoors, trucks and trailers parked on W and C portions Signs indicating occupants not visible Current covered area on S portion constructed, increased number of trucks parked on C portion Signs advertising "First Choice Tire" on fencing	1949-1951 1954 1963 1969 1974 1980 1986-1998 2001-2007 2008-2010 2011-2012 2013-2019	Agricultural field, SFR W portion Former commercial building constructed W portion Add'l commercial building constructed W portion, unpaved area around building used for vehicle parking/storage Increased cleared area around commercial buildings, increased vehicle storage Additional building constructed on W portion to N of existing buildings, barn/greenhouse building constructed to E of existing buildings Additional 5 greenhouse buildings constructed W portion Additional 15+ greenhouse buildings constructed W portion; former commercial buildings removed & current garage building constructed Auto repair operations continue on SW portion, greenhouse/agricultural operations continue on remainder of property Greenhouses removed, uniform-coloured material added to W and C portions of property Various trucks & trailers parked, imported material added to C portion, stockpiles observed; commercial building W portion and associated stored vehicles removed Stockpiles no longer present, various trucks & trailers on W and C portions, E portion vegetated. Current tire maintenance building present in 2019 photograph.	1965 1971 1980	SFR W portion, 2 commercial buildings W portion SFR W portion, and portion fronting Scott Road is retail, personal service, indoor commercial recreation 2 SFRs W portion

Legend
N, E, S, W
SFR
north, east, south, west
single-family residence

Table 2 - Off-Site Historical Review Summary
Operations of Potential Environmental Concern
10582, 10620, 10626 Scott Road, Surrey, BC
Brunswick Property Holdings Ltd.
Project 15934

Address	Approximate Location	Street Directories	Google Street View Photographs	Aerial Photographs	Subdivision, Development & Land Use Maps
Years Reviewed		Street Directories: 1956/57, 1961, 1966, 1971, 1976, 1981, 1986, 1991, 1996, 2001	2007, 2009, 2012, 2015, 2016, 2018, 2019	1949, 1951, 1954, 1963, 1969, 1974, 1979, 1986, 1991, 1998, 2001, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019	1965, 1971, 1980
Off-Site: Scott Road					
10559	65 m W	1986-2001 Action Auto Wrecking	2007-2019 Action Auto Wrecking, Action Truck Parts; various vehicles stored on portions of property 90+ m W of Site	1949-1963 SFR 1969 Property cleared 1974-2018 Current commercial building constructed, portions of property within ~90 m of Site either occupied by building or vacant/used for parking	1965-1971 SFR 1980 Auto-oriented retail
10581	45 m W	1971 Mobile Transmission Serv 1976 Standard Transmission Service 1981-2001 Surrey Transmission Service Ltd.	2007-2018 Mainland Transmission; repair operations indoors, over concrete ~65 m W of the Site	1949-1969 SFR 1974-2018 Current commercial building present ~65 m W of Site, operations not observed outdoors	1965-1971 SFR 1980 Auto-oriented retail
10603	50 m NW	1996-2001 Alpi's German Used Auto Parts & Repairs	1996-2001 Alpi's European Used Auto Parts, operations not observed outdoors within ~60 m of the Site	1949-1986 Vacant 1991-2018 Current commercial building constructed, operations not observed outdoors	1965-1980 Vacant
10645 Site ID 7210	50 m NW	1991 United Auto Parts	2009-2019 Paved parking areas within ~65 m of the Site, signs indicating operations not present; storage containers, tires, and/or parked/stored vehicles observed farther than 65 m from the Site	1949-1974 SFR 1980 Vacant, cleared, covered with uniform-coloured material 1984-2001 Current gates constructed, vacant within ~70 m of Site 2003 Vehicle storage expanded to withihn ~60 m of Site	1965-1971 SFR 1980 Vacant
10648	adj. N	1956-1966 Surrey Gar service station 1971 Surrey Garage 1976 Surrey Shell Service Ltd. 1981 Scott Road Truck Stop 1986 Super Save Gas	2011-2018 Vacant or used for truck/trailer parking	1949-1951 SFR 1954 SFR removed, service station building constructed, canopy present ~15 m N of Site, tank nest ~20 m N of Site 1969-1974 New garage building constructed ~10 m N of Site, canopy ~15 m N of Site 1980 Canopy removed, various vehicles stored on S portion adj. to N of Site 1986 Canopy and tank nest installed W of building ~5 m N of Site 1991-2012 Cleared of buildings, vegetated 2013-2019 Cleared of vegetation, used for vehicle parking associated w/property to N	1965-1980 Service station
10663 10675	45 m NW	1956-1961 South Westr Serv service station 1966-1971 G B Auto Serv repairs 1976 Scott Road Autobody 1981 A Central used car sales Broadway Auto Repairs 1981-1991 A Central used auto parts	2009-2019 A Central Used Auto & Truck Parts, operations not observed outdoors within ~70 m of the Site	1949-1954 SFR 1963-1969 Commercial building ~50 m N of Site 1974-2018 Current commercial buildings constructed, majority of property used for vehicle storage, portions of property within ~70 m of Site either occupied by building or vacant/used for parking	1965-1971 Service station 1980 Auto-oriented retail

Legend
N, E, S, W north, east, south, west
BC ENV BC Ministry of Environment and Climate Change Strategy

Table 3 - Off-Site Historical Review Summary
Operations of Potential Environmental Concern Rationale
10582, 10620, 10626 Scott Road, Surrey, BC
Brunswick Property Holdings Ltd.
Project 15934

Address	Approximate Location	Operations of Potential Environmental Concern	Potential for Environmental Concern	Rationale
Off-Site: Scott Road				
10559	65 m W	1986-present Action Auto Wrecking	Low	Based on: -Down-gradient distance of building and operations from Site (~90 m) There is considered to be a low potential for contaminants of concern associated with this property to be present in the Site soil, groundwater, and/or vapour at concentrations greater than the applicable CSR standards
10581	45 m W	1971 Mobile Transmission Serv 1976 Standard Transmission Service 1981-2001 Surrey Transmission Service Ltd. present Mainland Transmission	Low	Based on: -Down-gradient distance of building and operations from Site (~65 m) There is considered to be a low potential for contaminants of concern associated with this property to be present in the Site soil, groundwater, and/or vapour at concentrations greater than the applicable CSR standards
10603	50 m NW	1996-2001 Alpi's German Used Auto Parts & Repairs present Alpi's European Auto Parts	Low	Based on: -Down-gradient distance of operations from Site (~60 m) -Anticipated nature of majority of operations (auto parts sales) There is considered to be a low potential for contaminants of concern associated with this property to be present in the Site soil, groundwater, and/or vapour at concentrations greater than the applicable CSR standards
10645 Site ID 7210	50 m NW	1980s-present Various auto part, auto storage and auto wrecking operations	Low	Based on: -Down-gradient distance of operations and vehicle storage from Site (~60 m) - CCofC There is considered to be a low potential for contaminants of concern associated with this property to be present in the Site soil, groundwater, and/or vapour at concentrations greater than the applicable CSR standards
10648	adj. N	1956-1966 Surrey Gar service station 1971 Surrey Garage 1976 Surrey Shell Service Ltd. 1981 Scott Road Truck Stop 1986 Super Save Gas	APEC	Based on: -Duration of service station operations -Proximity to the Site -Lack of redevelopment of the property (currently vacant & unpaved) There is considered to be a potential for contaminants of concern associated with this property to be present in the Site soil, groundwater, and/or vapour at concentrations greater than the applicable CSR standards
10663 10675	45 m NW	1956-1961 South Westr Serv service station 1966-1971 G B Auto Serv repairs 1976 Scott Road Autobody 1981 A Central used car sales Broadway Auto Repairs 1981-present A Central used auto parts	Low	Based on: -Down-gradient distance of operations from Site (~70 m) There is considered to be a low potential for contaminants of concern associated with this property to be present in the Site soil, groundwater, and/or vapour at concentrations greater than the applicable CSR standards

Legend

N, E, S, W, C

north, east, south, west, central

adj.

adjacent

APEC

Area of Potential Environmental Concern

APPENDIX A

PHOTOGRAPHIC DOCUMENTATION



Photograph 1: 10582 Scott Road looking east from the west side of the property



Photograph 2: 10582 Scott Road looking west from the centre of the property with scrap lumber in the foreground



Photograph 3: Inside trailer repair shop on the west portion of 10582 Scott Road



Photograph 4: Dis-used waste oil AST inside trailer repair shop at 10582 Scott Road



Photograph 5: Residence on the northwest portion of 10626 Scott Road looking northeast



Photograph 6: Tire repair shop (on right) and truck repair structure (on left) on the west portion of 10620 Scott Road looking southeast



Photograph 7: Fill material and lubricant container disposal at the centre of 10620/10626 Scott Road looking north



Photograph 8: Stains and lubricant container disposal at the centre of 10620/10626 Scott Road looking south



Photograph 9: 10620/10626 Scott Road looking west from the centre of the property



Photograph 10: Pond and wetlands on the west portion of 10620/10626 Scott Road looking west from the west boundary of the property

APPENDIX B

CURRENT LAND TITLE

TITLE SEARCH PRINT

File Reference: 15934

Declared Value \$6450000

2020-08-26, 11:52:14

Requestor: Matt Cuddeford

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

CA4444270

BB705907

Application Received

2015-06-04

Application Entered

2015-06-13

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

0822340 B.C. LTD., INC.NO. BC0822340

8422 - 171A STREET

SURREY, BC

V4N 0A9

Taxation Authority

Surrey, City of

Description of Land

Parcel Identifier:

001-525-905

Legal Description:

LOT 2, EXCEPT; PART ON SRW PLAN LMP20327 SECTION 19 BLOCK 5 NORTH
RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 14280**Legal Notations**

NONE

Charges, Liens and Interests

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

210933C

Registration Date and Time:

1957-01-14 15:42

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Remarks:

PLAN 17072

ANCILLARY RIGHTS

ASSIGNED TO AB202971

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

R35310

Registration Date and Time:

1979-04-26 10:28

Registered Owner:

DISTRICT OF SURREY

Remarks:

PLAN 56830

TITLE SEARCH PRINT

File Reference: 15934

Declared Value \$6450000

2020-08-26, 11:52:14

Requestor: Matt Cuddeford

Nature: STATUTORY RIGHT OF WAY
Registration Number: AA242374
Registration Date and Time: 1987-12-18 14:05
Registered Owner: DISTRICT OF SURREY
Remarks: PLAN 75365

Nature: STATUTORY RIGHT OF WAY
Registration Number: AB202971
Registration Date and Time: 1988-10-03 09:27
Registered Owner: B.C. GAS INC.
INCORPORATION NO. 74280
Remarks: PLAN 17072
ANCILLARY RIGHTS
ASSIGNMENT OF 210993C
REC'D 14/01/1957 @ 15:42

Nature: COVENANT
Registration Number: AC54029
Registration Date and Time: 1989-03-09 09:11
Registered Owner: DISTRICT OF SURREY
HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: LAND TITLE ACT
SECTION 215

Nature: MORTGAGE
Registration Number: CA5287426
Registration Date and Time: 2016-06-24 13:24
Registered Owner: HSBC BANK CANADA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA5287427
Registration Date and Time: 2016-06-24 13:24
Registered Owner: HSBC BANK CANADA

Nature: COVENANT
Registration Number: CA5482887
Registration Date and Time: 2016-09-06 12:30
Registered Owner: CITY OF SURREY

Nature: PRIORITY AGREEMENT
Registration Number: CA5482888
Registration Date and Time: 2016-09-06 12:30
Remarks: GRANTING CA5482887 PRIORITY OVER CA5287426 AND
CA5287427

TITLE SEARCH PRINT

File Reference: 15934

Declared Value \$6450000

2020-08-26, 11:52:14

Requestor: Matt Cuddeford

Nature:	COVENANT
Registration Number:	CA5482889
Registration Date and Time:	2016-09-06 12:30
Registered Owner:	CITY OF SURREY

Nature:	PRIORITY AGREEMENT
Registration Number:	CA5482890
Registration Date and Time:	2016-09-06 12:30
Remarks:	GRANTING CA5482889 PRIORITY OVER CA5287426 AND CA5287427

Nature:	OPTION TO PURCHASE
Registration Number:	CA7566745
Registration Date and Time:	2019-06-18 14:17
Registered Owner:	VANCOUVER FRASER PORT AUTHORITY

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

Transfers	NONE
------------------	------

Pending Applications	NONE
-----------------------------	------

TITLE SEARCH PRINT

File Reference: 15934

Declared Value \$ 3100000

2020-08-26, 11:52:13

Requestor: Matt Cuddeford

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

NEW WESTMINSTER

NEW WESTMINSTER

Title Number

From Title Number

BB85613

BM8391

Application Received

2007-04-30

Application Entered

2007-05-07

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

0787554 B.C. LTD., INC.NO. 787554
6125 - 132A STREET
SURREY, BC
V3X 3J6**Taxation Authority**

Surrey, City of

Description of Land

Parcel Identifier:

009-932-313

Legal Description:

LOT 1, EXCEPT; PART ON SRW PLAN LMP20327 SECTION 19 BLOCK 5 NORTH
RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 14280**Legal Notations**

NONE

Charges, Liens and Interests

Nature:

STATUTORY RIGHT-OF-WAY

Registration Number:

211020C

Registration Date and Time:

1957-01-16 12:08

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
PLAN 17072

Remarks:

ANCILLARY RIGHTS
ASSIGNED TO AB202979

Nature:

STATUTORY RIGHT-OF-WAY

Registration Number:

R39546

Registration Date and Time:

1979-05-08 10:31

Registered Owner:

DISTRICT OF SURREY

Remarks:

PLAN 56830

TITLE SEARCH PRINT

File Reference: 15934

Declared Value \$ 3100000

2020-08-26, 11:52:13

Requestor: Matt Cuddeford

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	AB17479
Registration Date and Time:	1988-02-02 13:15
Registered Owner:	DISTRICT OF SURREY
Remarks:	PLAN 75365

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	AB202979
Registration Date and Time:	1988-10-03 09:27
Registered Owner:	B.C. GAS INC. INCORPORATION NO. 74280
Remarks:	PLAN 17072 ANCILLARY RIGHTS ASSIGNMENT OF 211020C REC'D 16/01/1957 @ 12:08

Nature:	OPTION TO PURCHASE
Registration Number:	CA7566744
Registration Date and Time:	2019-06-18 14:17
Registered Owner:	VANCOUVER FRASER PORT AUTHORITY

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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APPENDIX C

BC ENV SITE REGISTRY SEARCH

As Of: AUG 16, 2020

BC Online: Site Registry

20/08/19

For: PJ64131 KEYSTONE ENVIRONMENTAL LTD.

10:16:34

Folio: 15934

Page 1

8 records selected for 0.5 km from latitude 49 deg, 11 min, 43.7 sec
and Longitude 122 deg, 53 min, 1.2 sec

Site Id	Lastupd	Address / City
0000507	18NOV16	10416 & 10472 SCOTT ROAD SURREY
0004722	09APR09	12294 104TH AVENUE SURREY
0007210	10OCT27	10669-10775 FIR, 12094-12184 OLD YALE, 10645 SCOTT SURREY
0008699	20AUG14	11969 TANNERY ROAD SURREY
0011761		12381-103A AVENUE SURREY
0015928	18NOV21	12147 103A AVENUE SURREY
0015992		12403 OLD YALE ROAD SURREY
0021300	18JUL06	PARCEL B SCOTT RD & TANNERY RD SURREY

As of: AUG 16, 2020 BC Online: Site Registry 20-08-19
For: PJ64131 KEYSTONE ENVIRONMENTAL LTD. 10:17:36
Folio: 15934 Page 1

Detail Report

SITE LOCATION

Site ID: 7210 Latitude: 49d 11m 56.1s
Victoria File: 26250-20/7210 Longitude: 122d 53m 16.4s
Regional File: 26250-20/7210
Region: SURREY, LOWER MAINLAND

Site Address: 10669-10775 FIR, 12094-12184 OLD YALE, 10645 SCOTT
City: SURREY Prov/State: BC
Postal Code:

Registered: MAY 08, 2001 Updated: OCT 27, 2010 Detail Removed: OCT 21, 2010

Notations: 5 Participants: 5 Associated Sites: 0
Documents: 6 Susp. Land Use: 1 Parcel Descriptions: 11

Location Description: GROUP V PROPERTIES ONLY. LAT/LONG CONFIRMED USING GOAT
BY MINISTRY STAFF LAT/LONG VERIFIED IN ICIS FOR THE CENTROID OF ALL PIDS
TOGETHER BY MMARCAKIS ON OCT.21/10.

Record Status: NOT ASSIGNED
Fee category: UNRANKED

= = = = =
NOTATIONS

Notation Type: CONDITIONAL CERTIFICATE OF COMPLIANCE ISSUED (WMA 27.6(3))
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: JUN 03, 2003 Approved: JUN 03, 2003

Ministry Contact: WALTON, DOUG G

Notation Participants	Notation Roles
PRICEWATERHOUSE-COOPERS INC. (VANCOUVER)	RECEIVED BY
WALTON, DOUG G	ISSUED BY

Note: 002-492-849

- - - - -
Notation Type: CONDITIONAL CERTIFICATE OF COMPLIANCE ISSUED (WMA 27.6(3))
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: AUG 29, 2002 Approved: AUG 29, 2002

Notation Participants
GOLDER ASSOCIATES LTD (BURNABY)
WALTON, DOUG G

Note: 002-492-831

As of: AUG 16, 2020	BC Online: Site Registry	20-08-19
	For: PJ64131 KEYSTONE ENVIRONMENTAL LTD.	10:17:36
Folio: 15934		Page 2
NOTATIONS		

Note: DETAILED SITE INVESTIGATION REPORT REQUIRED

Notation Participants	Notation Roles
PRICEWATERHOUSE-COOPERS INC. (VANCOUVER)	SITE PROFILE SUBMITTED BY

Note: SITE PROFILE SUBMISSION REQUESTED

SITE PARTICIPANTS

Participant: DUNDAS, KERRI (SURREY) L
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: DEC 06, 2000

End Date:

Participant: GOLDER ASSOCIATES LTD (BURNABY)
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR
Start Date: DEC 07, 2000

End Date:

Participant: MCCAMMON, ALAN (SURREY) W
Role(s): MAIN MINISTRY CONTACT
Start Date: APR 19, 2001

End Date:

Participant: PRICEWATERHOUSE-COOPERS INC. (VANCOUVER)
Role(s): PROPERTY OWNER
SITE PROFILE COMPLETOR
SITE PROFILE CONTACT

Start Date: JAN 18, 2002

End Date:

Participant: WALTON, DOUG G
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: AUG 29, 2002

End Date:

=====

DOCUMENTS

Title: CONFIRMATION OF REMEDIATION, PARCEL 1, FORMER UNITED AUTO LANDS
GROUP, SURREY BC

As of: AUG 16, 2020

BC Online: Site Registry
For: PJ64131 KEYSTONE ENVIRONMENTAL LTD.

20-08-19

10:17:36

Folio: 15934

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DOCUMENTS

Authored: MAY 16, 2002

Submitted: MAY 16, 2002

Participants

Role

GOLDER ASSOCIATES LTD (BURNABY)

AUTHOR

Title: CONFIRMATION OF REMEDIATION, PARCELS 2 AND 3, FORMER UNITED AUTO
LANDS GROUP V, SURREY BC

Authored: APR 01, 2002

Submitted: APR 01, 2002

Participants

Role

GOLDER ASSOCIATES LTD (BURNABY) AUTHOR

Title: DETAILED SITE INVESTIGATION, REMEDIATION PLAN AND RISK ASSESSMENT,
FORMER UNITED AUTO LANDS GROUP V, SURREY BC

Authored: DEC 14, 2001

Submitted: DEC 14, 2001

Participants

Role

GOLDER ASSOCIATES LTD (BURNABY)

AUTHOR

Title: DETAILED SITE INVESTIGATION, REMEDIATION PLAN AND RISK ASSESSMENT,
FORMER UNITED AUTO LANDS GROUP V, SURREY BC

Authored: DEC 14, 2001

Submitted: DEC 14, 2001

Participants

Role

GOLDER ASSOCIATES LTD (BURNABY)

AUTHOR

Title: STAGE 2 PRELIMINARY SITE INVESTIGATION, UNITED AUTO LANDS, GROUP V,
SURREY BC

Authored: DEC 21, 2000

Submitted: DEC 21, 2000

Participants

Role

GOLDER ASSOCIATES LTD (BURNABY)

AUTHOR

Title: STAGE 1 PRELIMINARY SITE INVESTIGATION, UNITED AUTO LANDS, GROUP V,
SURREY BC

Authored: DEC 07, 2000

Submitted: DEC 07, 2000

Participants

Role

GOLDER ASSOCIATES LTD (BURNABY)

AUTHOR

SUSPECTED LAND USE

Description: AUTO/TRUCK/BUS/SUBWAY/OTHER VEHICLE REPAIR/SALVAGE/WRECKING

Notes: INSERTED FOR SITE PROFILE DATED 2002-01-17(described on Site
Profile dated 02-01-17)

PARCEL DESCRIPTIONS

Date Added: JAN 17, 2002

Crown Land PIN#:

LTO PID#: 001975790

Crown Land File#:

Land Desc: LOT 1 DISTRICT LOT 4 GROUP 2 NEW WESTMINSTER DISTRICT PLAN

69995EXCEPT: PART DEDICATED ROAD ON PLAN BCP39503

Date Added: JAN 17, 2002

Crown Land PIN#:

LTO PID#: 002205521

Crown Land File#:

Land Desc: LOT 1 DISTRICT LOT 4 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 64927

As of: AUG 16, 2020

BC Online: Site Registry
For: PJ64131 KEYSTONE ENVIRONMENTAL LTD.

20-08-19

10:17:36

Folio: 15934

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PARCEL DESCRIPTIONS

Date Added: JAN 17, 2002 Crown Land PIN#:
LTO PID#: 002335905 Crown Land File#:
Land Desc: LOT 3 DISTRICT LOT 4 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 67503

Date Added: JAN 17, 2002 Crown Land PIN#:
LTO PID#: 002336103 Crown Land File#:
Land Desc: LOT 4 DISTRICT LOT 4 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 67503

Date Added: JAN 17, 2002 Crown Land PIN#:
LTO PID#: 002397668 Crown Land File#:
Land Desc: LOT 2 DISTRICT LOT 5 GROUP 2 NEW WESTMINSTER DISTRICT PLAN
5502EXCEPT: FIRSTLY; PART SUBDIVIDED BY PLAN 70521
SECONDLY; PART DEDICATED ROAD ON PLAN BCP40463

Date Added: JAN 17, 2002 Crown Land PIN#:
LTO PID#: 002397676 Crown Land File#:
Land Desc: LOT 5 DISTRICT LOT 5 GROUP 2 NEW WESTMINSTER DISTRICT PLAN
5502EXCEPT: FIRSTLY; PART SUBDIVIDED BY PLAN 70521
SECONDLY; PART DEDICATED ROAD ON PLAN BCP40463

Date Added: JAN 17, 2002 Crown Land PIN#:
LTO PID#: 002492831 Crown Land File#:
Land Desc: LOT B DISTRICT LOT 6 GROUP 2 NEW WESTMINSTER DISTRICT PLAN
70521EXCEPT: PART DEDICATED ROAD ON PLAN BCP40462

Date Added: JAN 17, 2002 Crown Land PIN#:
LTO PID#: 002492849 Crown Land File#:
Land Desc: LOT C DISTRICT LOT 5 GROUP 2 NEW WESTMINSTER DISTRICT PLAN
70521EXCEPT: PART DEDICATED ROAD ON PLAN BCP40462

Date Added: JAN 17, 2002 Crown Land PIN#:
LTO PID#: 002492865 Crown Land File#:
Land Desc: LOT E DISTRICT LOTS 5 AND 6 GROUP 2 NEWWESTMINSTER DISTRICT PLAN
70521

Date Added: JAN 17, 2002 Crown Land PIN#:
LTO PID#: 004745442 Crown Land File#:
Land Desc: PARCEL "A" (J140637E) LOT 1 BLOCK 15 DISTRICT LOT 4GROUP 2 NEW
WESTMINSTER DISTRICT PLAN 886

Date Added: JAN 17, 2002 Crown Land PIN#:
LTO PID#: 011928603 Crown Land File#:

Land Desc: PARCEL "A" (H41885E) LOT 2 BLOCK 15 DISTRICT LOT 4 GROUP 2NEW
WESTMINSTER DISTRICT PLAN 886

= = = = =

CURRENT SITE PROFILE INFORMATION (Sec. III to X)

Site Profile Completion Date: JAN 17, 2002

Local Authority Received:

Ministry Regional Manager Received: JAN 18, 2002

Decision: FEB 13, 2002

As of: AUG 16, 2020 BC Online: Site Registry 20-08-19
For: PJ64131 KEYSTONE ENVIRONMENTAL LTD. 10:17:36
Folio: 15934 Page 5
Decision: INVESTIGATION REQUIRED

Site Registrar Received: Entry Date:

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES ON SITE

Schedule 2

Reference	Description
G2	AUTO/TRUCK/BUS/SUBWAY/OTHER VEHICLE REPAIR/SALVAGE/WRECKING

AREAS OF POTENTIAL CONCERN

Petroleum, solvent or other polluting substance spills to the environment
greater than 100 litres?.....NO
Residue left after removal of piled materials such as chemicals, coal,
ore, smelter slag, air quality control system baghouse dust?.....NO
Discarded barrels, drums or tanks?.....YES

FILL MATERIALS

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?.....NO
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?.....NO
Dredged sediments, or sediments and debris materials originating from
locations adjacent to foreshore industrial activities, or municipal
sanitary or stormwater discharges?.....NO

WASTE DISPOSAL

X ADDITIONAL COMMENTS AND EXPLANATIONS

End of Detail Report

APPENDIX D

GENERAL TERMS AND CONDITIONS FOR SERVICES

KEYSTONE ENVIRONMENTAL LTD.
GENERAL TERMS AND CONDITIONS FOR SERVICES

All work and/or professional services described in the Proposal or Work Plan prepared by Keystone Environmental Ltd. ("Keystone Environmental" shall be performed in accordance with these General Terms and Conditions. The Proposal or Work Plan stipulate the scope of work/services, schedule, compensation, and any other specified conditions.

1. COMPENSATION

The fees for services provided by Keystone Environmental consists of: (1) an hourly billing rate for any staff member working on the project, except for lump-sum or percent of construction fee basis projects; (2) reimbursement of direct expenses; (3) reimbursement of subcontractor's and other special costs; and (4) use and rental charges for equipment. Invoices will be issued monthly for payment, unless other arrangements have been agreed upon in writing. Invoices are due in 30 days of the invoice date. Subcontractor billings are payable upon presentation. A finance charge of 1.5% per month (19.6% per annum) may be charged on past due accounts. Payment of Keystone Environmental invoices shall be in Canadian currency.

Payment shall be provided by money transfer, cheque, or with prior approval by Keystone Environmental, Master Card or Visa. A surcharge of 3% may be added to payments by MasterCard or Visa if the invoice amount exceeds \$6,000.00. Fees shall be paid in advance if stipulated in the proposal and/or work plan.

Keystone Environmental may, at its sole discretion, withhold work products at any time that invoices are past due and until invoices are paid in full. Keystone Environmental may also, at its sole discretion, stop work at any time invoices are past due.

In the event that Keystone Environmental shall take collection or legal action for the recovery of the payment of outstanding invoices, Keystone Environmental shall be entitled to recover all collection and legal fees and expenses incurred by it with respect to such action.

All time, including traveling hours, spent on the project by Keystone Environmental personnel will be invoiced. Overtime incurred by and paid to personnel may be invoiced at a rate of 1.2 times the hours worked, if so stipulated in the proposal and/or work plan. Unless a lump-sum or percent of construction fee basis is used, the fee estimate presented in the proposal and/or work plan is for budgetary purposes only and is not a fixed lump-sum or maximum fee. The estimated fee does not include GST/HST which will be charged in addition to the professional fees, expenses and disbursements. The estimated fee will not be exceeded without prior written approval from CLIENT. Estimated fees may be exceeded as a result of changed conditions outside the control of Keystone Environmental and/or change in scope of work.

REIMBURSABLE EXPENSES

(a) The following expenses will be invoiced at cost plus 10% to cover overhead:

- (i) Travel expenses including airfare, rental vehicles, personal vehicles at \$0.58/km for less than 5,000 kms and \$0.52/km for 5,000 kms and over, subsistence and lodging.
- (ii) Costs for expendable sampling and field supplies.
- (iii) All project-related purchases including subcontractor costs, laboratory charges, material fees, duties, deposits, equipment purchases, third party equipment rentals and other outside costs incurred specifically for the project.

(b) The following expenses will be invoiced at the rates which follow:

- (i) Field and reproduction equipment in accordance with our Equipment Rate Schedule.
- (ii) Engineering and specialty software services will be invoiced at \$20.00/connect hour as stipulated in the proposal and/or work plan

Technology & Support fee equal to three percent (3%) of all labour fees will be charged to cover communications costs, including telephone, cellular data, mailing and courier, creating electronic PDF reports, electronic file transfer, project administration and accounting labour, secure electronic professional signatures and seals.

2. **INDEPENDENT CONTRACTOR**

Keystone Environmental shall be an independent contractor and shall be fully independent in performing the services and shall not act or hold themselves out as an agent, servant or employee of CLIENT.

3. **KEYSTONE ENVIRONMENTAL'S PERFORMANCE**

Keystone Environmental shall perform the services with the standard of care that is in accordance with generally accepted professional practices, for services of a similar nature and time.

In the event Keystone Environmental's professional performance, fails to conform to the above stated standard, Keystone Environmental shall, at its discretion and its expense, proceed expeditiously to reperform the nonconforming, or upon the mutual agreement of the parties, refund the amount of compensation paid to Keystone Environmental for such nonconforming work. In no event shall Keystone Environmental be required to bear the cost of gaining access in order to perform its obligations.

4. **CLIENT WARRANTY**

CLIENT warrants that it will provide to Keystone Environmental all information regarding the site, including underground structures and utilities, facilities, buildings, and land involved with the work and that such information shall be true and correct and that it has title to or will provide right of entry or access to all property necessary to perform the work. The Client shall provide all licenses and permits required for the work, unless otherwise stated in the proposal and/or work plan,

5. **INDEMNITY**

a. Subject to the limitations of Section 7 below, Keystone Environmental agrees to indemnify, and hold harmless CLIENT (including its officers, directors, employees and agents) from and against any and all losses, damages, liabilities, and the costs and expenses incident thereto (including reasonable legal fees and reasonable costs of investigation) which any or all of them may hereafter incur, become responsible for or pay out as a result of death or bodily injuries to any person, destruction or damage to any property, private or public, contamination or adverse effects on the environment or any violation or alleged violation of governmental laws, regulations, or orders, to the extent caused by or arising out of: (i) Keystone Environmental's errors or omissions or (ii) negligence on the part of Keystone Environmental in performing services hereunder.

b. CLIENT agrees to indemnify and hold harmless Keystone Environmental (including its officers, directors, employees and agents) from and against any and all losses, damages, liabilities, and the costs and expenses incident thereto (including legal fees and reasonable costs of investigation) which any or all of them may hereafter incur, become responsible for or pay out as a result of death or bodily injuries to any person, destruction or damage to any property, private or public, contamination or adverse effects on the environment or any violation or alleged violation of governmental laws, regulations, or orders, caused by, or arising out of in whole or in part: (i) any negligence or willful misconduct of CLIENT, (ii) any breach by CLIENT of any warranties or other provisions hereunder, (iii) any condition including, but not limited to, contamination existing at the site, or (iv) contamination of other property arising or alleged to arise from or be related to the site, provided however, that such indemnification shall not apply to the extent any losses, damages, liabilities or expenses result from or arise out of: (i) any negligence or willful misconduct of Keystone Environmental; or (ii) any breach of Keystone Environmental of any warranties hereunder.

6. **LIMITATION OF LIABILITY**

Keystone Environmental's total liability, whether arising from or based upon breach of professional standard of care, breach of contract, tort, including Keystone Environmental's negligence, strict liability, indemnity or any other cause of basis whatsoever, is expressly limited to the limits of Keystone Environmental's insurance coverage. This provision limiting Keystone Environmental's liability shall survive the termination, cancellation or expiration of any contract resulting from this Proposal and the completion of services thereunder. After three (3) years of completion of Keystone Environmental's services, any legal costs arising to defend third party claims made against Keystone Environmental in connection with the project defined in the Proposal or Agreement will be paid in full by the CLIENT.

7. **INSURANCE**

Keystone Environmental, during performance of this Agreement, will at its own expense carry Worker's Compensation Insurance within limits required by law; Comprehensive General Liability Insurance for bodily injury and for property damage; Professional Liability Insurance for errors, omissions and negligence; and Comprehensive Automobile Liability Insurance for bodily injury and property damage. At CLIENT'S request, Keystone Environmental shall provide a Certificate of Insurance demonstrating Keystone Environmental's compliance with this section. Such Certificate of Insurance shall provide that said insurance shall not be cancelled until at least ten (10) days after written notice to CLIENT.

8. **CONFIDENTIALITY**

Each party shall retain as confidential all information and data furnished to it by the other party which relate to the other party's technologies, formulae, procedures, processes, methods, trade secrets, ideas, improvements, inventions and/or computer programs, which are designated in writing by such other party as confidential at the time of transmission and are obtained or acquired by the receiving party in connection with work or services performed subject to this Proposal or Agreement, and shall not disclose such information to any third party.

However, nothing herein is meant to prevent nor shall it be interpreted as preventing either Keystone Environmental or CLIENT (the Parties) from disclosing and/or using said information or data; (i) when the information or data is actually known to the receiving Party before being obtained or derived from the transmitting Party; or (ii) when the information or data is generally available to the public without the receiving Party's fault; or (iii) or (iii) where a written release is obtained by the receiving Party from the transmitting Party; or (iv) as required by law.

9. **PROTECTION OF INFORMATION**

Keystone Environmental specifically disclaims any warranties expressed or implied and does not make any representations regarding whether any information associated with conducting the work, including the report, can be protected from disclosure in responses to a request by a federal, provincial or local government agency, or in response to discovery or other legal process during the course of any litigation involving Keystone Environmental or CLIENT. Should Keystone Environmental receive such request from a third party, it will immediately advise CLIENT.

10. **ASSIGNMENT/SUBCONTRACT**

Neither party hereto shall assign this Agreement or any part thereof nor any interest therein without the prior written approval of the other party hereto except as herein otherwise provided. Keystone Environmental shall not subcontract the performance of any work hereunder without the written approval of CLIENT. Subject to the foregoing limitation, the Agreement shall inure to the benefit of and be binding upon the successors and permitted assigns of the parties hereto.

11. **ESTIMATES**

To the extent the work requires Keystone Environmental to prepare opinions of probable cost, for example, opinions of probable cost of construction, such opinions shall be prepared in accordance with generally accepted engineering practice and procedure. However, Keystone Environmental has no control over construction costs, competitive bidding and market conditions, costs of financing, acquisition of land or rights-of-way and Keystone Environmental does not guarantee the accuracy of such opinion of probable cost as compared to actual costs or contractor's bid.

12. **DELAYED AGREEMENTS AND OBLIGATIONS**

The performance by Keystone Environmental of its obligations under this Agreement depends upon the CLIENT performing its obligations in a timely manner and cooperating with Keystone Environmental to the extent reasonably required for completion of the Work. Delays by CLIENT in providing information or approvals or performing its obligations set forth in this Agreement may result in an adjustment of contract price and schedule.

13. **CONSTRUCTION PHASE**

To the extent the work is related to or shall be followed by construction work not performed by Keystone Environmental, Keystone Environmental shall not be responsible for the construction means, methods, techniques, sequences or procedures of construction contractors, or the safety precautions and programs incident thereto, and shall not be responsible for the construction contractor's failure to perform the work in accordance with the contract documents, drawings and specifications. Keystone Environmental will not direct, supervise or control the work of the CLIENT'S contractors or the CLIENT'S subcontractors.

14. **DOCUMENTATION, RECORDS, AUDIT**

Keystone Environmental when requested by CLIENT, shall provide CLIENT with copies of all documents relating to the service(s) of work performed. Keystone Environmental shall retain true and correct records in connection with each service and/or work performed and all transactions related thereto and shall retain all such records for twelve (12) months after the end of the calendar year in which the last service pursuant to this Agreement was performed. CLIENT, at its expense and upon reasonable notice, may from time to time during the term of this Agreement, and at any time after the date the service(s) were performed up to twelve (12) months after the end of the calendar year in which the last service(s) were performed, audit records of Keystone Environmental in connection with all costs and expenses which it was invoiced.

15. REPORTS, DOCUMENTS AND INFORMATION

All field data, field notes, laboratory test data, calculations, estimates and other documents prepared by Keystone Environmental in performance of the work shall remain the property of Keystone Environmental. If required as part of the work, Keystone Environmental shall prepare and provide to the CLIENT a report summarizing the work, detail design, specifications and drawings, as the case may be (CLIENT Report), with electronic secure signature and professional seal. CLIENT shall use the report for its internal purposes and only for those purposes consistent with that which the services and work were performed. , Keystone Environmental shall retain an electronic copy of such CLIENT Report which shall be deemed the original and true copy of the report..

The CLIENT Report shall not be changed in any way without the prior written consent of Keystone Environmental. The Client accepts full responsibility for any changes made to the report without the prior written consent of Keystone Environmental and shall indemnify and hold harmless Keystone Environmental from any claims arising from use of such changed reports.

16. LIMITED USE OF REPORT

Any report prepared as part of the work will be prepared solely for the internal use of CLIENT. Unless otherwise prior to agreed by Keystone Environmental in writing, CLIENT agree that third parties are not to rely upon the report.

17. SAMPLE MANAGEMENT

CLIENT shall be the owner of all samples collected by Keystone Environmental from the project site . Keystone Environmental or its laboratory sub-contractor will store such samples in a professional manner in a secure area for the period of time necessary to complete the project. Upon completion of the project, Keystone Environmental disposes of the samples in a lawful manner.

18. ACKNOWLEDGMENT AND RECOGNITION OF RISK

CLIENT recognizes and accepts the work to be undertaken by Keystone Environmental may involve unknown undersurface conditions and hazards. CLIENT further recognizes that environmental, geologic, hydrological, and geotechnical conditions can and may vary from those encountered by Keystone Environmental at the times and locations where it obtained data and information and that limitations on available data may result in uncertainty with respect to the interpretation of these conditions. CLIENT recognizes that the performance of services hereunder or the implementation of recommendations made by Keystone Environmental in completing the work required may alter the existing site conditions and affect the environment in the site area.

Unknown undersurface conditions, including underground utility services, tanks, pipes, cables and other works (Underground Works) may be present at the site. Keystone Environmental will conduct utility locates to obtain available information regarding the location of Underground Works in accordance with industry practice. Utility locates are not a guarantee of the location of, or existence of, Underground Works and as a result damage to Underground Works may occur. Keystone Environmental relies on utility locates and Client provided "as-built" and record drawings to determine the location and existence of Underground Works. CLIENT recognizes that the use of utility locates is not a guarantee or warranty that Underground Works may not be damaged and acknowledges that Keystone Environmental is not responsible for any damage caused to Underground Works or the repair of such damage or any resulting or related damage and any costs related to such damage.

19. DISPOSAL OF CONTAMINATED MATERIAL

It is understood and agreed that Keystone Environmental is not, and has no responsibility as, a generator, operator or storer of pre-existing hazardous substances or wastes found or identified at work sites. Keystone Environmental shall not directly or indirectly assume title to such hazardous or toxic substances and shall not be liable to third parties.

CLIENT will indemnify and hold harmless Keystone Environmental from and against all incurred losses, damages, costs and expenses, including but not limited to attorneys' fees, arising or resulting from actions brought by third parties alleging or identifying Keystone Environmental as a generator, operator, storer or owner of pre-existing hazardous substances or wastes found or identified at work sites.

20. SUSPENSION OR TERMINATION

In the event the work is terminated or suspended by CLIENT prior to the completion of the services contemplated hereunder, Keystone Environmental shall be paid for: (i) the services rendered to the date of termination or suspension, (ii) the demobilization costs, and (iii) the costs incurred with respect to non-cancelable commitments.

21. FORCE MAJEURE

Neither party shall be responsible or liable to the other for default or delay in the performance of any of its obligations hereunder (other than the payment of money for services already rendered) caused in whole or in part by strikes or other labour difficulties or disputes; governmental orders or regulations; war, riot, fire, explosion; acts of God; acts of omissions of the other party; any other like causes; or any other unlike causes which are beyond the reasonable control of the respective party.

In the event of delay in performance due to any such cause, the time for completion will be extended by a period of time reasonably necessary to overcome the effect of the delay. The party so prevented from complying shall within a reasonable time of its knowledge of the disability advise the other party of the effective cause, the performance suspended or affected and the anticipated length of time during which performance will be prevented or delayed and shall make all reasonable efforts to remove such disability as soon as possible, except for labour disputes, which shall be solely within said party's discretion. The party prevented from complying shall advise the other party when the cause of the delay or default has ended, the number of days which will be reasonably required to compensate for the period of suspension and the date when performance will be resumed. Any additional costs or expense accruing or arising from the delaying event shall be solely for the account of the CLIENT.

22. NOTICE

Any notice, communication, or statement required or permitted to be given hereunder shall be in writing and deemed to have been sufficiently given when delivered in person or sent by facsimile, wire, or certified mail, return receipt requested, postage prepaid, to the address of the party set forth in the Authorization for Work, or to such address for either party as the party may be written notice designate.

23. GOVERNING LAW

This Agreement shall be governed by and interpreted pursuant to the laws of the Province of British Columbia.

24. HEADINGS AND SEVERABILITY

Any heading proceeding the text of sections hereof is inserted solely for convenience or reference and shall not constitute a part of the Agreement and shall not affect the meanings, context, effect or construction of the Agreement. Every part, term or provision of this Agreement is severable from others. Notwithstanding any possible future finding by duly constituted authority that a particular part, term or provision is invalid, void or unenforceable, this Agreement has been made with the clear intention that the validity and enforceability of the remaining parts, terms and provision shall not be affected thereby.

25. ENTIRE AGREEMENT

The terms and conditions set forth herein constitute the entire Agreement and understanding or the parties relating to the provision of work or services by Keystone Environmental to CLIENT, and merges and supersedes all prior agreements, commitments, representation, writings, and discussions between them and shall be incorporated in all work orders, purchase orders and authorization unless otherwise so stated therein. The terms and conditions and details of this proposal and/or work plan may be amended only by written instrument signed by both parties.