



FINAL DETERMINATION
(Pursuant to Section 44 of the *Environmental Management Act*)

I have made a Final Determination that the site identified in Schedule A of this document is **not** a contaminated site.

This Final Determination is qualified by the requirements and conditions specified in Schedule B.


The site does not have concentrations of the substances specified in Schedule C that exceed the applicable standards and criteria prescribed in the Contaminated Sites Regulation for determining whether a site is a contaminated site.

I have issued this Final Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

This Final Determination should not be construed as an assurance that there are no hazards present at the site.

AUG 04 2015

Date Issued



Alan W. McCammon
For Director, *Environmental Management Act*

Schedule A

The site covered by this Final Determination is located at 11000 Bridge Road, Surrey, British Columbia which is more particularly known and described as:

PARCEL 4 DISTRICT LOT 3 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 61643
EXCEPT PLANS LMP30778 AND EPP329

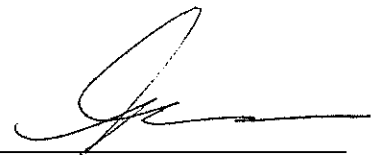
PID: 002-833-948

The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49 ° 12' 7.17"
Longitude: 122° 53' 11.4"

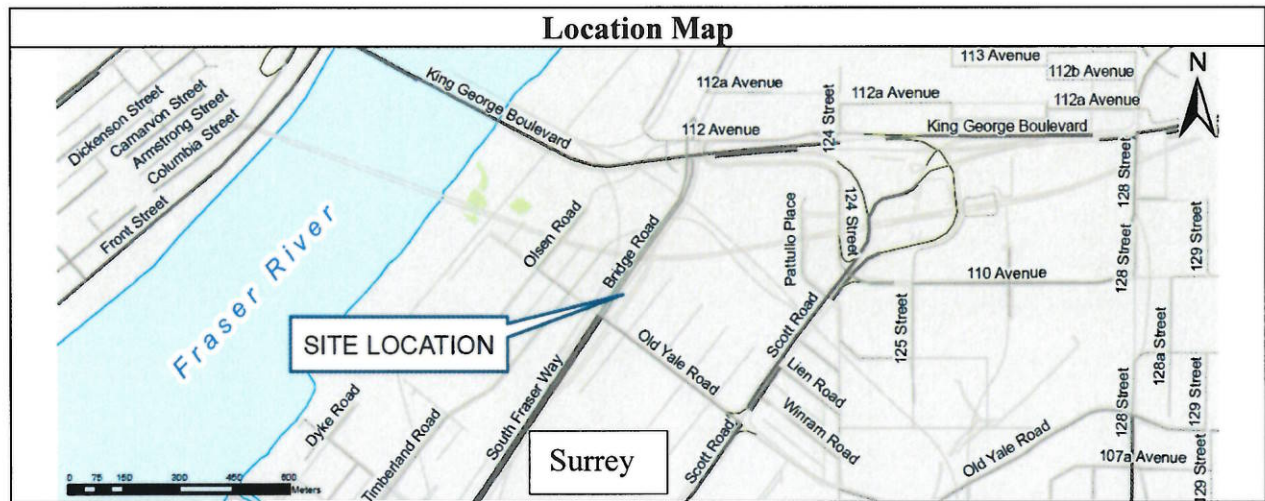
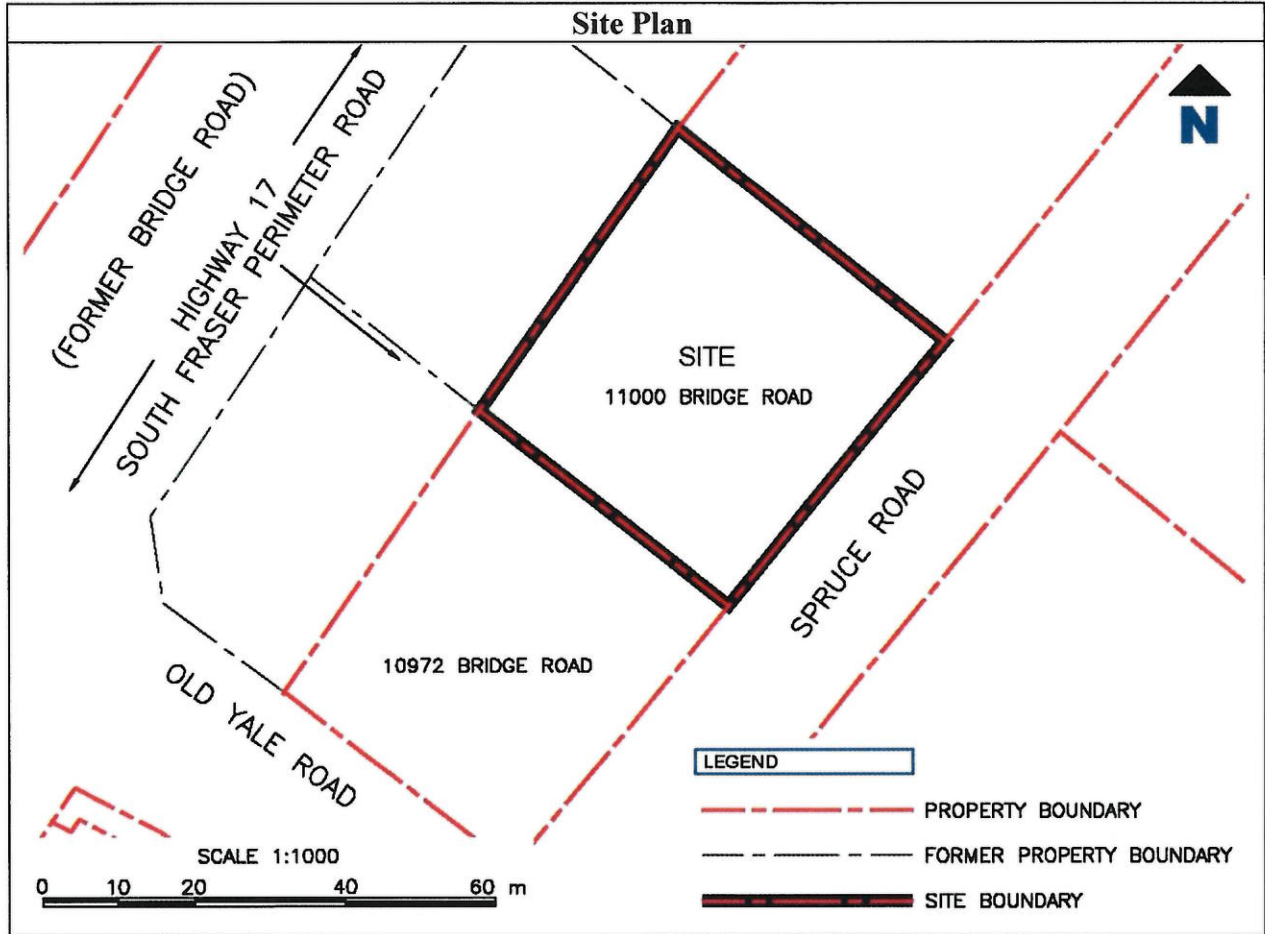
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Site Identification Number 17845
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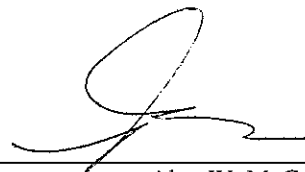
Schedule B
Requirements and Conditions

This Schedule contains no requirements or conditions.

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Schedule C

Substances and Uses

Substances evaluated in soil for industrial land soil use:

To meet numerical standards prescribed for defining whether a site is contaminated:

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, tin, uranium, and zinc;
- VPHs, LEPHs, and HEPHs;
- Chlorophenol isomers (ortho, para), 2,3-dichlorophenol, 2,4-dichlorophenol, 2,5-dichlorophenol, 2,6-dichlorophenol, 3,4-dichlorophenol, 3,5-dichlorophenol, pentachlorophenol, 2,3,4- trichlorophenol, 2,3,5-trichlorophenol, 2,3,6- trichlorophenol, 2,4,5- trichlorophenol, 2,4,6-trichlorophenol, 3,4,5- trichlorophenol, 2,3,4,5-tetrachlorophenol, 2,3,4,6- tetrachlorophenol, and 2,3,5,6-tetrachlorophenol;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene, and pyrene;
- Benzene, ethylbenzene, toluene, and xylene;
- Chloride, sodium;
- PCBs; and
- Diethylene glycol, ethylene glycol, and propylene glycol.

Substances evaluated in vapour for industrial land vapour use:

To meet numerical standards prescribed for defining whether a site is contaminated:

- Acetone, benzene, bromobenzene, bromodichloromethane, bromomethane, 1,3-butadiene, carbon disulfide, carbon tetrachloride, chlorobenzene, 1,2-dibromoethane, 1,2-dichlorobenzene, dichlorodifluoromethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, trans-1,2-dichloroethene, 1,2-dichloropropane, ethyl acetate, ethylbenzene, isopropylbenzene, methyl tert-butyl ether, methylcyclohexane, methyl ethyl ketone, methyl isobutyl ketone, naphthalene, n-decane, n-hexane, 1,1,2,2-tetrachloroethane, tetrachloroethylene, toluene, 1,2,4-trichlorobenzene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene, 1,1,2-trichloro-1,2,2-trifluoroethane (Freon 113), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride, VPHv, and xylenes.

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Substances evaluated in water for freshwater aquatic life water use:

To meet numerical standards prescribed for defining whether a site is contaminated:

- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium, and zinc;
- VPHw, LEPHw, VHw₆₋₁₀, and EPHw₁₀₋₁₉;
- Dichlorobenzene, 1,2-; dichlorobenzene, 1,3-; dichlorobenzene, 1,4-; monochlorobenzene; trichlorobenzene, 1,2,4-; dichloroethane, 1,2-; tetrachloroethylene; trichloroethylene; dichloromethane, tetrachloromethane (carbon tetrachloride), and trichloromethane (chloroform);
- Ethylene glycol, and propylene glycol;
- Benzene, ethylbenzene, and toluene;
- Dichlorophenol, monochlorophenol, pentachlorophenol, tetrachlorophenol, and trichlorophenol; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

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Schedule D

Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., March 2015;
- *Stage 2 Preliminary Site Investigation*, SLR Consulting (Canada) Ltd., March 2015;
- *Stage 1 and Limited Stage 2 Preliminary Site Investigation*, SLR Consulting (Canada) Ltd., March 2013;
- *Well Installation and Groundwater Sampling*, SLR Consulting (Canada) Ltd., March 2010;
- *Off-site Delineation Drilling*, SLR Consulting (Canada) Ltd., November 27, 2009;
- *Phase I & II Environmental Site Assessment (ESA)*, SLR Consulting (Canada) Ltd., January 21, 2008.

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