



Ministry of
Environment

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

I have made a Final Determination that the site identified below is **not** a contaminated site. The information provided indicates that the site **does not** have concentrations of substances that exceed standards and criteria prescribed in the Contaminated Sites Regulation standards for **residential land soil use, drinking water and freshwater aquatic life water uses, and sensitive freshwater sediment use.**

The site covered by this Final Determination is located at 23070 Lougheed Highway, Maple Ridge, British Columbia which is more particularly known and described as:

Legal Address: Parcel "J" (Reference Plan 3829), Except: Firstly: Part on Statutory Right of Way Plan 3041; Secondly: Parcel "L" (Reference Plan 3957) ; Thirdly: Part on Statutory Right of Way Plan 4834; Fourthly: Parcel "One" (Explanatory Plan 8328); Fifthly: Part within heavy outline taken by highway statutory right of way plan 63428; District lots 402 and 403 Group 1 New Westminster District.

PID: 014-508-451

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

Latitude: 49° 12' 22.44"
Longitude: 122° 35' 0.6"

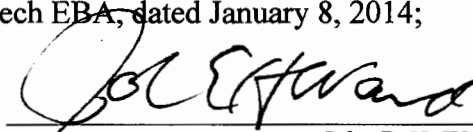
A site plan is attached as Schedule "A" to this Final Determination. Conditions are attached as Schedule "B". The substances evaluated against the standards and criteria specified above are listed in Schedule "C".

This Final Determination is based upon a review of the following documents:

- *Stage 1 Preliminary Site Investigation Update Addendum, 23070 Lougheed Highway (Parcel J), Maple Ridge, BC*, prepared by Stephanie Judge and Lora Paul / EBA Engineering Consultants Ltd., operating as Tetra Tech EBA, dated January 8, 2014;

May 8/14

Date Issued



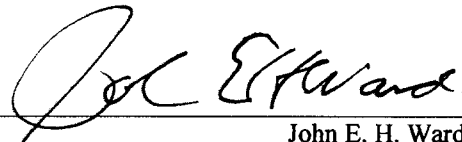
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For Director, *Environmental Management Act*

- *Summary of Site Condition*, prepared by Brant Dorman, Tetra Tech EBA, dated December 2013;
- *Stage 2 Preliminary Site Investigation, 23070 Lougheed Highway, Maple Ridge, BC*, prepared by Terry Fulton, Lora Paul, and Brant Dorman / EBA Engineering Consultants Ltd., operating as EBA, a Tetra Tech Company, dated Dec 2013;
- *Stage 1 Preliminary Site Investigation, BC Ministry of Transportation and Infrastructure Cottonwood Properties, Maple Ridge, BC*, prepared by Timo Hess, Terry Fulton, Sharon Basit and Brant Dorman / EBA Engineering Consultants Ltd., operating as EBA, a Tetra Tech Company, dated Feb 2013; and
- *Ministry of Transportation, Maple Ridge Properties, Environmental Assessment*, prepared by Prepared by Coast River Environmental Services Ltd. for the Ministry of Transportation Environmental Services Section, dated Sep 2005.

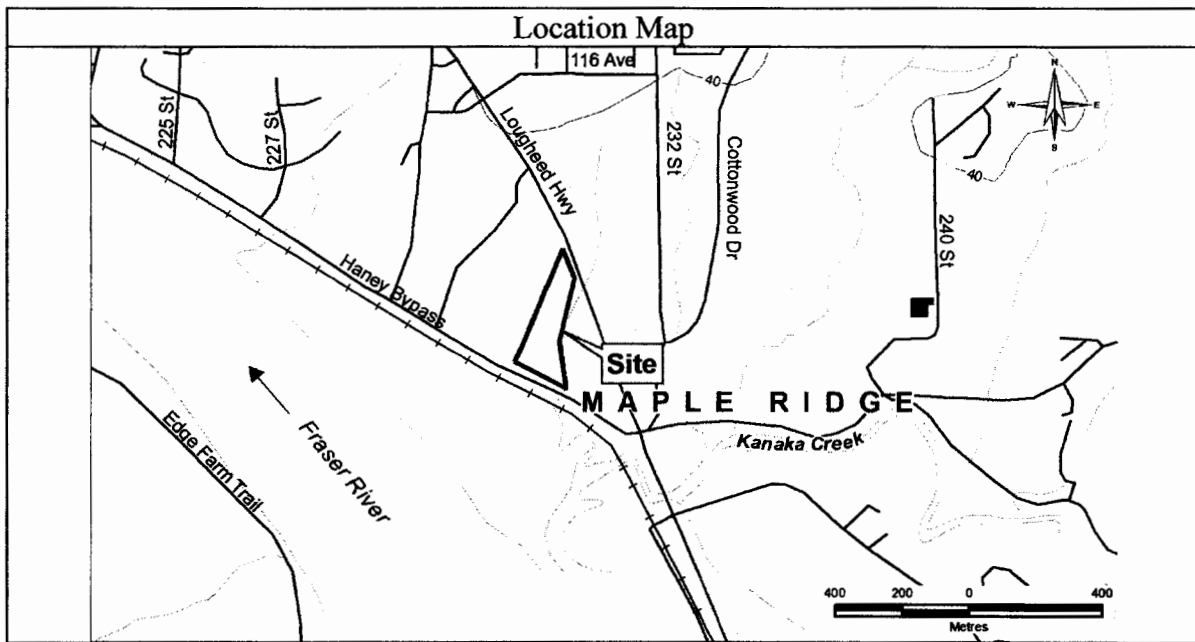
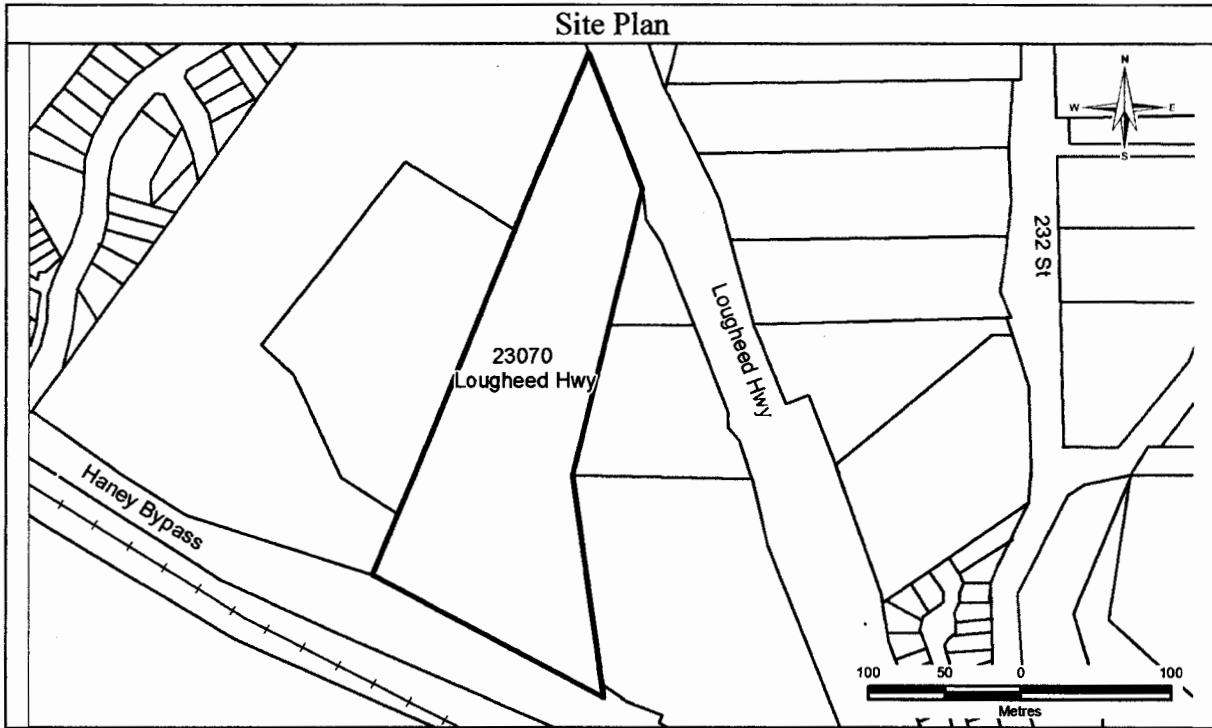
The Final Determination is based on the most recent information provided to the ministry regarding the specified lands. I, however, make no representation or warranty as to the accuracy or completeness of this information.

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

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Schedule A



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Schedule "B"

Conditions

1. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during any future subsurface work at the site.

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Schedule C

Substances evaluated in soil:

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, tin, uranium, vanadium and zinc;
- HEPHs and LEPHs;
- Benzene, ethylbenzene, styrene, toluene, xylene (total) and methyl tertiary butyl ether (MTBE); and
- 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.

Substances evaluated in water:

- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline;
- EPHw (C10-C19) and LEPH;
- Ammonia, chloride, fluoride, nitrate, nitrite, nitrate + nitrite and sulphate;
- Aluminum, antimony, arsenic, barium, beryllium, boron, cadmium, chromium, chromium III, chromium VI, cobalt, copper, lead, lithium, magnesium, mercury, molybdenum, nickel, selenium, silver, sodium, thallium, titanium, uranium and zinc; and
- Benzene, ethylbenzene, toluene, xylenes (total), methyl tertiary butyl ether (MTBE), Vhw C6-C10 and VPHw (VH6 to 10 – BTEX).

Substances evaluated in sediment:

- Chromium (total).

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