

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

I have made a Preliminary 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 prescribed in the Contaminated Sites Regulation for **industrial land soil and vapour use, and aquatic life freshwater and drinking water uses.**

The site covered by this Preliminary Determination is located at 9812 182A Street, Surrey, British Columbia which is more particularly known and described as:

Lot 12 Except: Parcel Four (Statutory Right Of Way Plan 67878), District Lot 99 Group
2 New Westminster District Plan 19756

PID: 002-520-150

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

Latitude: 49° 10' 52.3"
Longitude: 122° 42' 55.9"

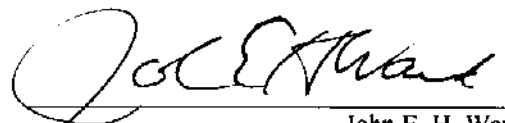
A site plan is attached as Schedule "A" to this Preliminary Determination. Conditions are attached as Schedule "B". The substances evaluated against the standards specified above are listed in Schedule "C".

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

- Summary of Site Condition, prepared by Duncan Macdonald, P.Eng., dated 01 Jan 2014;
- Stage 2 Preliminary Site Investigation, South Fraser Perimeter Road Property #134, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated 01 Oct 2013; and
- Stage 1 Preliminary Site Investigation, Site 134, 9812 182A Street, Surrey, BC, prepared by Golder Associates, dated 01 Mar 2013.

April 7/14

Date Issued



John E. H. Ward
For Director, *Environmental Management Act*

SITE Identification Number 16465
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This is to advise that I will consider submissions received within 30 days after delivery of this Preliminary Determination before a Final Determination is made.

In accordance with the *Environmental Management Act* I will notify all persons with a registered interest in the subject site once a Final Determination is made.

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

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R

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2 of 5

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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R

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For Director, *Environmental Management Act*

4 of 5

Schedule "C"

Substances evaluated in soil:

- VPHs, LEPHs and HEPHs;
- Styrene;
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene and pyrene;
- Benzene, benzo[a]pyrene, ethylbenzene, toluene and xylene; and
- Methyl tertiary butyl ether (MTBE).

Substances evaluated in water:

- Methyl tertiary butyl ether (MTBE), VPHw, LEPHw, VHW₆₋₁₀ and EPHw₁₀₋₁₉;
- 1,2-dichloroethane;
- 1,2-dibromoethane;
- Benzene, ethylbenzene, styrene, toluene and xylenes; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

Substances evaluated in vapour

- Benzene, 1,3-butadiene, decane, 1,2-dichloroethane, 1,2-dibromoethane, ethylbenzene, n-hexane, isopropylbenzene, methylcyclohexane, methyl tertiary butyl ether (MTBE), naphthalene, styrene, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv and xylenes.

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R


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5 of 5