

SCHEDULE 1 Site Profile

Version 4.0

Introduction

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

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

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

Notes/Instructions:

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

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

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

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

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

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

If the property is untitled Crown land (no PID number), then the appropriate PIN numbers (**P**arcel **I**dentification **N**umbers – Crown Land registry system) for each parcel with the appropriate land description should be supplied.

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

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

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

I CONTACT IDENTIFICATION

A. Name of Site Owner:

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

Company 602534 British Columbia Ltd., Inc. No. 602534

Owner's Civic Address 1209 McKeen Avenue

City North Vancouver Province/State British Columbia

Country Canada Postal Code/ZIP V7H 3H9

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

Last Jochems First Chuck Middle Initial(s) J (and/or, if applicable)

Company Hemmera Envirochem Inc.

C. Person to Contact Regarding the Site Profile:

Last Jochems First Chuck Middle Initial(s) J (and/or, if applicable)

Company Hemmera Envirochem Inc.

Mailing Address 18th Floor, 4730 Kingsway

City Burnaby Province/State British Columbia

Country Canada Postal Code/ZIP V5H 0C6

Telephone (604) 669 - 0424 Fax (604) 669 - 0430

II SITE IDENTIFICATION

Please attach a site location map

All Property

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

Latitude: Degrees 49 Minutes 18 Seconds 47.20 N

Longitude: Degrees 123 Minutes 06 Seconds 33.63 W

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

For Legally Titled, Registered Property

Site Street Address (if applicable) 1209 McKeen Avenue

City North Vancouver Postal Code V7H 3H9

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

<u>PID</u>	<u>Legal Description</u>
007-275-935	Lot B, Block 28, District Lot 266 and of the Bed and Forshore of Burrard Inlet, Plan 17505
_____	_____
_____	_____
_____	_____

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

For Untitled Crown Land

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

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

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

(and, if available)

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

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

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

EXAMPLE

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

Please print legibly. Attach an additional sheet if necessary

<u>Schedule 2 Reference</u>	<u>Description</u>
E3	Asphalt tar manufacture, wholesale storage and distribution
E10	Sites which have been or likely have been contaminated by substances migrating from other properties
F6	Petroleum or natural gas product or produced water storage in above ground or underground tanks
G3	Bulk commodity storage or shipping (e.g. coal)
G7	Truck, rail or marine bulk freight handling

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

VII TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Underground fuel or chemical storage tanks other than storage tanks for compressed gases?	x	
B.	Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?	x	
VIII HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		x
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		x
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		x
IX LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS			
	To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?	x	
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		x
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		x
X ADDITIONAL COMMENTS AND EXPLANATIONS			
<p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):</p> <p>Stage 1 Preliminary Site Investigation, completed July 2015 _____</p> <p>Stage 2 PSI, currently underway _____</p> <p>Review of investigation data from Domtar/Seaspan on Fibreco property _____</p> <p>Remediation Order associated with Domtar/Seaspan migrated contamination _____</p>			

XI SIGNATURES

The person completing the site profile states that the above information is true based on the person's current knowledge as of the date completed.

Chuck Jackson

15-11-13

Signature of person completing site profile

Date completed: (YY-MM-DD)

XII OFFICIAL USE

Local Government Authority

Reason for submission (Please check one or more of the following)

Soil removal

Subdivision application Zoning application Development permit Variance permit Demolition permit

Date received:

Local Government contact :

Date submitted to Site Registrar:

Date forwarded to Director of Waste Management:

Name _____

Agency _____

Address _____

Telephone _____ Fax _____

Director of Waste Management

Reason for submission (Please check one or more of the following)

Under Order

Site decommissioning

Foreclosure

Date received:

Assessed by:

Investigation Required?

Decision date:

Name _____

Region _____

YES NO

Telephone _____ Fax _____

If site profile entered, SITE ID # _____

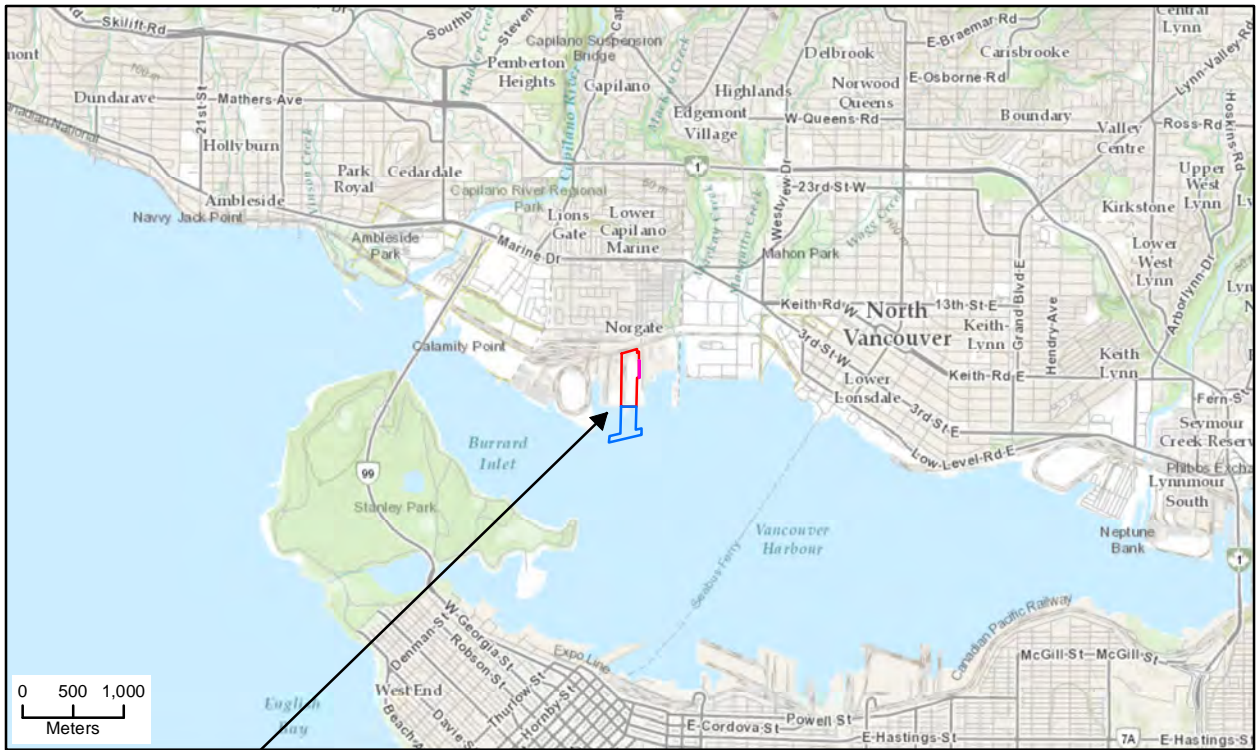
Site Registrar

Date received:

Entered onto Site Registry by:

SITE ID #:

Entry date:



Site Location

Site Location 1:75,000
(Source: ESRI World Topographic Map)



Aerial View 1:8,500
(Source: ESRI World Imagery)



FIBRECO REDEVELOPMENT PERMITTING SUPPORT
1209 McKeen Avenue, North Vancouver, BC

SITE LOCATION MAP & AERIAL VIEW

CLIENT:

Fiberco Export Inc.

PROJECT No.

315-006.02

June 2015

FIGURE 1