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FILE NO.: 934-7618

KERKHOFF DEVELOPMENT LTD.

CHILLIWACK, BC

**PHASE 1 ENVIRONMENTAL SITE ASSESSMENT –
167 KONIGUS STREET (PLAN 8918 DYKE BOULEVARD)**

February 2014

PREPARED BY:

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**Lizzie Brown, E.I.T.
Project Engineer**

REVIEWED AND CHECKED BY:

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**James Mathers, B.Sc.E.S., A.Sc.T., EP
Environmental Project Manager**

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**Alex Ramos-Espinoza, P.Eng, Partner
General Manager**

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934-7618-ANTF-140221-Rpt167KonigusPhase1ESA

EXECUTIVE SUMMARY

On behalf of Kerkhoff Development Ltd., Lapointe Engineering Ltd. (LEL) completed a Phase 1 Environmental Site Assessment (ESA) of the subject property located at 167 Konigus Street in Kitimat, BC. LEL conducted a site visit on February 6, 2014 and completed an Environmental Screening Checklist.

The purpose of this Phase 1 ESA is to identify actual or potential contamination of the subject property as a result of past or present site uses and/or as a result of activities at adjacent sites. LEL understands that this Phase 1 ESA is for the purpose of facilitating subject property sale and potential lender requirements for financing.

The zoning of the subject property is "R1-B" for One Family Residential and "G5" for Forestry. The property is currently vacant, but was cleared for development in the late 1960's. A subdivision plan was drafted for the "R1-B" zoned portion of the property; however, the subdivision was not constructed. In recent years, vegetation regrowth has occurred in the cleared areas.

Two (2) 200 litre (estimated) rusted drums were located on the subject property during the site investigation. These items can be considered a potential environmental concern, although there were no signs of staining around the drums. We recommend removing and disposing of the drums.

Several miscellaneous machinery parts (an axle and a tire) were also discovered during the site investigation. The ground surrounding the parts was frozen; therefore it was difficult to identify signs of staining.

A BC Online search of the Contaminated Site Registry was completed and results show that there are two (2) contaminated sites registered within 500 m of the subject property. Both sites are located on Lillooet Street – numbers 42 and 46 and are currently under assessment. However, due to the inferred ground water flow direction, it is unlikely that these two (2) contaminated sites pose an environmental risk to the subject property.

Upon review of all pertinent documentation received at the time of the environmental assessment, LEL deems the subject property to be a low environmental risk. We recommend conducting the following investigations for the two (2) areas of potential environmental concern:

- Soil sampling of the 10m x 10m area around the machinery parts found on the northern half of the subject property.



- Sampling the contents of the rusted drums to ensure appropriate disposal measures are taken and soil sampling of the 5m x 5m area around the drums.

These investigations would fall under the scope of a Limited Phase II Environmental Site Assessment.

