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CANASIA

Prepared By

Mr. Ruby Sandhu
10944 - 124th Street
Surrey, BC

Prepared for

10847 - 124th Street
Surrey, B.C.
STAGE I PRELIMINARY
SITE INVESTIGATION

Environmental and Engineering Ltd.
Consultants and Project Managers

CANASIA



TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	PURPOSE	1
3.0	LOCATION AND SITE DESCRIPTION	2
4.0	SCOPE OF WORK	2
5.0	FINDINGS	3
	5.1 Information Gathering	3
	5.1.1 Aerial Photographs	3
	5.1.2 City Directories	4
	5.1.3 Fire Insurance Maps	5
	5.1.4 Environmental Index Search	5
	5.1.5 Topographic and Surficial Geology Maps	5
	5.1.6 Government Records Search	5
	5.1.6.1 Terasen Gas	6
	5.1.6.2 City of Surrey	6
	5.1.7 Interviews	7
	5.1.7.1 Persons Familiar with the Site	7
	5.1.8 History of Land Use on Adjacent Sites	8
6.0	SITE RECONNAISSANCE	8
	6.1 General	8
	6.2 Site Inspection	8
7.0	SUMMARY	10
8.0	CONCLUSION AND RECOMMENDATIONS	11
9.0	CLOSURE	12
REFERENCES		
14		
APPENDIX		
	Site Location Map	
	Site Sketch Plan	
	Site Photographs	
15		

Page

1.0 INTRODUCTION

CanAsia Environmental and Engineering Ltd. (CanAsia) was retained by Mr. Ruby Sandhu to conduct a Stage I Preliminary Site Investigation (Stage I - PSI) of the property located at 10847 - 124th Street, Surrey, BC. The Site Registry Information of the study property is reportedly as follows:

Site Registry Information:

Civic Address: 10847 - 124th Street, Surrey, BC

Legal Description: LOT 8 BLK 1 SEC 17 RANGE 2 PLAN 9502 NWD

Longitude: 122° 52' 15" (estimated)
Latitude: 49° 06' 44" (estimated)

Parcel Identifier: 002-516-209

A Stage I Preliminary Site Investigation (Stage I - PSI) is a review of historical ownership and tenancy of the property, archival information to identify the nature of business activities, and an inspection of the property to identify activities which may be indicative of conditions that may result in liability to the owner or require further investigation. This investigation was conducted in accordance with the Canadian Standards Association protocol - (CIA Z768-94) Stage I Preliminary Site Investigation - and the Canadian Mortgage and Housing Corporation (CMHC) guidelines. However, the scope of work for this project was limited to the gathering and interpretation of written and anecdotal information including a site reconnaissance to identify the potential for subsurface contamination on the subject site. This assessment included a records review, site inspection, interviews with personnel familiar with the subject site, review of information supplied by government agencies and evaluation of the data and preparation of a report. A limited building materials survey was included as part of this Stage I - PSI.

Written authorization to proceed with the Stage I - PSI work was received by Mr. Ruby Sandhu on August 19, 2003.

2.0 PURPOSE

This report is intended for due diligence in connection with the sale or acquisition of the study property and/or for financing. While the investigation has followed the most important aspects of the B.C. Contaminated Sites Regulation (CSR), it may not include sufficient documentation and formatting requirements for a regulatory review process. Reports for the regulatory review process are more technical than what is typically required for due diligence purposes and are, therefore, more detailed and costly to prepare.

3.0 LOCATION AND SITE DESCRIPTION

A Site Location Map, a Site Sketch Plan and a photo log of the site and neighbouring properties are attached in the Appendix. The photographs show site conditions as observed on August 22, 2003.

The subject site occupies an irregularly-shaped lot located at the northwest corner of the 124th Street and Lien Road intersection in Surrey, BC. The subject lot covers an approximate area of 440m². The subject site is accessible from 124th Street, which bounds the subject site to the east.

At present, the subject site is occupied by a gravel-paved driveway leading to a single-family dwelling. The remainder of the site is covered primarily with grass, thick shrubs and trees. The subject site is bound by 124th Street to the east followed by a car lot and Marlon Recreational and Distributor along the south side of 124th Street, by a residential dwelling and a warehouse to the immediate north. The warehouse is above grade and is occupied by Larson Motors and Gerry's Auto Repairs. The adjoining lot to the west of the subject site is occupied by Best Deal Auto Sales Ltd. And Transmission Rebuilders followed by Scott Road further west. The subject property is bounded by Lien Road followed by residential buildings and fenced vacant lots along the south side of the road.

The subject site is at grade and fairly flat-lying. The surface geodetic elevation of the subject site area is about 2.5m above the mean sea level.

4.0 SCOPE OF WORK

The scope of work for this Stage I - PSI study involved the following:

- Review of historical records such as business directories, aerial photographs, fire insurance plans and archival literature and land use maps to assess both the subject property and surrounding area;
- Review of information from city/municipal agencies;
- Review of information from interviews held with personnel familiar with the subject site and surrounding area;
- Site reconnaissance of the subject property and surrounding area;
- CanAsia in-house information; and
- Prepare a report describing the findings and provide recommendations regarding conditions which require further investigation.

The scope of work in this study specifically excluded sampling of soil, groundwater or other site materials for environmental purposes. A limited building material survey was conducted as part of this study. The findings of the Stage I - PSI are discussed in subsequent sections of this report. A photo log is provided in Appendix for reference.

5.0 FINDINGS

5.1 Information Gathering

Various historical and archival records and sources were reviewed for historical information with respect to land use of the subject site lots and adjacent properties. This review was completed by a representative of CanAsia. The review included the following:

- Review of available aerial photographs dated from 1940 to 1999;
- Review of available city directory listings dated from 1956 to 2001;
- Review of Fire Insurance Plans;
- Review of information from the BC Online search;
- Review of soil and surficial geology maps;
- Review of CanAsia in-house data sources;
- Inspection of topographic and historical land use maps for the Surrey area;
- Information review from local government departments and agencies; and
- Information collection from personnel familiar and/or associated with the site.

A summary of the historical development of the subject and adjacent sites is presented below.

5.1.1 Aerial Photographs

Aerial photographs dated 1949, 1954, 1963, 1974, 1979, 1984, 1994 and 1999 were obtained from the Geography Information Centre, the University of British Columbia (UBC). These were reviewed for information concerning land use and the presence of buildings and other structures within the subject property.

1940: The prominent Right of Ways (ROWS) visible in the immediate vicinity of the subject site include the Southern Railway to the north, Old Yale Road to the south, 124th Street to the east, and Scott Road to the west. In general, the subject site area and its surroundings appear to be a mixture of agricultural and rural residential lands.

1948: There appears to be no significant change within the subject site. Larson Road is now visible north of the subject site. There appears to be no significant changes in the immediate vicinity (rural residential). Two dwelling-like structures appear to be present within immediately north of the subject building.

1954: There appears to be no significant changes within the subject site and its immediate vicinity. The subject site area and its surroundings appear to be a mixture of cultivated fields, pasture and rural residential lands.

1963: There appears to be no significant changes within the subject site and its immediate vicinity except the development of Lien Road and Winram Road between Scott Road and 124th Street.

1969: There appears to be little change within the subject site and the area to the east. The western portion of the subject site has been cleared of vegetation. The area south of Lien Road appears to be developed with more dwelling-like structures.

1979: There appears to be little change within the subject site and the areas to the east, west and south. A warehouse-like structure is now visible north of the western portion of the subject site.

1984: There appears to be no change within the subject site and in the areas to the north and south. A narrow strip of land between the subject site and Scott Road is now clear of vegetation. A warehouse-like structure is visible immediately west of the subject site. The approximate location of 10816 - 124th Street appears to be devoid of vegetation.

1994: There appears to be no change within the subject site and in the area to the north and west. A strip of land along the east side of 124th Street appears to be clear cut.

1999: There appears to be no change within the subject site area and in the area to the direct north, south and west. A warehouse-like structure is visible east of the subject site across from 124th Street.

5.1.2 City Directories

City directories dated 1956/57, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 1998 and 2001 were reviewed for information concerning the occupancy of the subject site and the adjoining properties. The underlying information summarizes this information.

Although the subject site at 10847 - 124th Street has been occupied by the current owner for over 15 years, it was unlisted in directories 1998 and 2001. In directories dated 1956 to 1995, it was listed against Walter H. Priddle.

Between 1956 and 1990, the properties in the immediate vicinity were all listed against residential occupants. Between 1990 and 2001, a few service and supply oriented businesses were listed on 124th Street and Lien Road. On Larson Road, lot #10905 has been listed against Blackwell Distributors Ltd. and Larson Motors since 1990. In 2001, lot #10883 on Larson Road was listed against Active Fire & Safety Services Ltd. Before 1985, the adjoining lot to the west of the subject site (10894 - Scott Road) was non-existent. In 1985, 1990 and 1995 directories, lot #10894 was listed against Corewest Diesel Supply Ltd. In 1998, it was listed against #A Concept Finishes Ltd. and Paramount Autobody Surrey Ltd. In 2001, it was listed against #A Concept Finishes Ltd., Dees Auto Collision and Parnir Auto Sales.

5.1.3 Fire Insurance Maps

Fire Insurance Maps for the subject property as well as the surrounding areas were not available at the City of Surrey Archives and the Special Collection Division of the Main Library, the University of British Columbia.

5.1.4 Environmental Index Search

The BC Online Environmental Index search indicated that as of August 21, 2003 there was one record from the British Columbia Environment Site Registry within 0.5km of the subject property at latitude 49° 06' 44" and longitude 122° 52' 15":

- Site 4423 at 10905 – 120th Street is located down-gradient of the subject site. Also, the status of this property with MWLAP is "Inactive – No Further Action". No site profile has been submitted for this site. Therefore, the risk of subsurface impact from this site is likely to be low.

5.1.5 Topographic and Surficial Geology Maps

Topography maps for the subject site area were reviewed at the Engineering Department, City of Surrey. The 2003 topographic map shows that the topographic surface of the subject site area is fairly flat-lying and gently slopes down towards the southwest. The surface geodetic elevation of the subject site is about 2.5m above the mean sea level.

A 1980 Surficial Geology map (1484A New Westminster: 1: 50,000) reveals that the subject site area is underlain by bog, swamp, and shallow lake deposits (SAb). Bog, swamp, and shallow lake deposits are described as lowland peat up to 14m thick, in part overlying overbank sandy to silt loam or silty to silt clay loam up to 2m thick overlying 15m of deltaic and distributary channel fill. The above map also indicates that the site location has approximate Longitude: 122° 52' 15" and Latitude: 49° 06' 44". The same map also revealed that the nearest aquatic receptor with reference to the subject site is the Fraser River situated about 1km west of the subject site.

Based on the general topography described above and the location of the aquatic receptors, the inferred groundwater gradient at the subject site appears to be towards the southwest.

5.1.6 Government Record Search

Various government departments were approached for information concerning the subject property. The departments were approached to collect pertinent information and relevant maps, and converse with responsible officials who had knowledge about the subject site.

5.1.6.1 Terasen Gas (Former BC Gas)

Terasen Gas (Former BC Gas) Records Department was contacted regarding the service connections to the subject site: 10847 - 124th Street. According to the clerk, natural gas was connected to Lot #10847 in 1958 and is currently live. The north adjoining residential property: 10869 - 124th Street was connected in 1960 and is currently live. The TOP Service Ltd. property: 10883 - Larson Road was also connected in 1960 and is currently live.

5.1.6.2 City of Surrey

A review of a current zoning map provided by the City of Surrey Planning and Development Department revealed that current land use for the subject site and the adjoining area to the north, south and east is Light Impact Industrial (II). The lot adjoining the subject site to the northwest is zoned as Highway Commercial Industrial (CHI).

According to the officer at the Planning and Development Department, the subject site and vicinity has always been zoned for industrial land use since 1956. In a rezoning report dated 1984, the subject site and its immediate vicinity were zoned as General Industrial (IG) except the lot (10894 - Scott Road) immediately northwest of the subject site which was rezoned from IG to Service Industrial (IS). The rezoning report also indicated that lot #10894 was developed with a good quality warehouse-like building and an adequately paved parking areas.

The Water Main, Storm and Sanitary Sewer Right of Ways (ROWs) were also reviewed for the subject site area. Both the Sanitary and Water Main lines extend along Lien Road and 124th Street. An open ditch also extends along 124th Street.

A search of permit records was conducted in the Building Department. Building permits for the construction of the existing subject dwelling were not found. Permits found since 1958 include the following:

Subject Site

- Electrical Permit #5673E dated July 31, 1958; and
- Building Permit #46734 dated October 17, 1986 issued to Grant and Margaret Simpson for the addition of a freestanding fireplace with masonry chimney.

A review of permit information with respect to the neighboring sites was also indicated that there were no permits issued to 10840 - 124th Street, a fenced car lot east of the subject site across from 124th Street. A plumbing permit dated May 3, 1999 was issued to 10840 - 124th Street. A building permit for the construction of the existing 1-storey building was issued to the owner of 10905 Larson Road, KDR Investments Ltd., in 1978. Plumbing, electrical and septic permits were also issued in the same year.

5.1.7 Interviews

5.1.7.1 Persons Familiar with the Site

The following personnel were interviewed to determine the past and present site activities with regard to potential areas of environmental liability:

1. Mr. Grant Simpson, Subject site owner & grandson of previous owner
2. Gerry, owner of Gerry's Auto Repairs at 10905 Larson Road, Surrey, BC
3. Mrs. R.N. Taylor, 10869 124th Street, Surrey, BC
4. Lisa and Sherry, staff of TOWOP Service Ltd. at 10883 Larson Road, Surrey, BC

According to Mr. Grant Simpson, there has never been any underground heating oil tank within the subject property. The residential house was wood-heated prior to BC Gas connection. The grey pipe outlet which rises from the ground surface behind the residential house is a vacuum sewer "clean-out" pipe installed by the City of Surrey Engineering Department in 1974. Regarding the warehouse property located at 10905 Larson Road adjoining the subject site to the north, Grant recalled that it was concrete paved when the warehouse was constructed 20 to 25 years ago. A retaining wall was also constructed along the border of subject site and the warehouse property.

Gerry, owner of Gerry's Auto Repairs mentioned that he has operated his auto repairs business at 10905 Larson Road for about 2 years. He rented the property from KDR Holding. According to Gerry, the property was previously occupied by Transmission Rebuilders (which has moved to 10894 Scott Road) and was always concrete paved. A 200-gal tank is kept within the warehouse to collect waste oil which *Mohawk* is contracted to periodically collect for recycling. Anti-freeze and filters are recycled by *Waste Management*. Gerry stated that no major spill has happened and he was not aware of any environmental concern with respect to the current use of the property.

According to Mrs. R. N. Taylor, her husband and she have owned the residential property for about 15 years. She said that there was no underground heating oil tank within their property and former BC Gas was always connected. When asked if she was aware of any vent or fill pipe near the perimeter of their house, she said that she didn't notice any.

According to Lisa and Sherry of TOWOP Service Ltd, the business has owned and operated at the current location for about one and a half years. They use natural gas for heating their office. According to them, they are contracted to provide towing services. Vehicles are towed to their current location and vehicle owners generally pick up their vehicles within one or two days. No repair or disassembly is performed on the site. Abandoned vehicles are removed to dump sites.

Numerous attempts were made to contact the following personnel but they were out of reach within the timeframe for completion of the Stage I PSI.

1. Frank Campbell, 20 years occupant of 10896 Larson Road
2. Owner of Larson Motors, 10 years occupant of a sub-unit of 10905 Larson Road

5.1.8 History of Land Use on Adjacent Sites

The history of land use on sites adjacent to the subject property has been compiled using information gathered from city directories, aerial photographs, historical land use maps, and interviews with persons having knowledge about the site locality.

North

Historically, the subject site area has always been zoned for industrial land uses. On the other hand, the area north of the subject lot was always occupied by isolated dwelling-type structures until about 1990 when a warehouse immediately north of the western portion of the subject site was found to be listed against Blackwell Distributors Ltd., Larson Motors and Gerry's Auto Repairs.

South

The area immediately south of Lien Road which bounds the subject site to the south was always occupied by isolated dwelling-type structures until the 1990s when lot #12354 was used for service-oriented home businesses for a few years.

West

The area immediately west of the subject site was always vacant. In the 1980s, the area was constructed with a warehouse operation to supply and service related businesses.

East

The area immediately east of 124th Street which bounds the subject site to the east was always vacant until the early 1980s when warehouses started to be built and occupied by service oriented businesses.

6.0 SITE RECONNAISSANCE

6.1 General

A site reconnaissance, which included a walkabout of the subject site and neighboring properties, was completed by a CanAsia representative on August 22, 2003. The subsequent section summarizes the information compiled during the site reconnaissance. Pertinent site photographs and a site sketch plan are provided in the Appendix. A site sketch plan and a site location map are also attached in the Appendix.

6.2 Site Inspection

The subject property is located at the northwest corner of 124th Street and Lien Road

intersection in Surrey, BC. The subject site appears to be at grade with 124th Street and Lien Road and is fairly flat-lying. The irregularly shaped lot is accessible from 124th Street, which bounds the subject site to the east. During the site inspection, the subject lot was noted to be occupied by a single-family dwelling. The driveway from 124th Street leading to the entrance of the building is gravelly paved. The remainder of the site is covered with grass, thick shrubs and trees. A rectangular concrete block was noted behind the building. According to Sally, one of the subject property owners, the concrete block was a 60 years old underground septic system. A pipe outlet was also noted immediately behind the building. Upon closer inspection of the pipe outlet, the possibility of it being related to any underground heating oil tank appears to be low. Also, obvious signs of unusual odors, stained soil, mixed fill materials, stressed vegetation and a boggy ground Storage Tanks (ASTs) were not noted to raise any environmental concerns for the subject site.

The western portion of the subject site is bounded by a concrete warehouse. The warehouse was occupied by Larson Motors and Gerry's Auto Repairs. The observations of the existing site conditions with respect to the two auto repair businesses did not reveal any environmental issues likely to cause significant and widespread damage to the subsurface of the subject property. The warehouse appeared to be built above grade and was asphaltic concrete paved. No servicing and repairs were observed outside the warehouse building. The businesses appeared to be neat and the housekeeping was good. Major spills, unusual odors and/or obvious stains were not noted. The asphaltic concrete surfaces appeared to be well maintained and crack free. According to interview information, the surface of this property has been paved with an asphaltic concrete cover since the construction of the warehouse building. Waste oil, anti-freeze and filters were stored properly and routinely hauled for disposal / recycling by independent contractors.

The eastern portion of the subject site is bounded by a well-maintained residential building followed the TOWOP Service Ltd towing site to the north. The TOWOP service Ltd. consists of a 1-storey office building and a gravelly-paved towing lot. No wrecked vehicle, repairs or disassembling activities were noted.

During a cursory inspection of the area to the east, an open ditch was observed along the east side of 124th Street followed by an un-paved car lot, and Marlon Recreational and Distribution. The car lot is locked and fenced and inaccessible to public. However, according to information finding discussed above the east side of the subject site has only been developed for less than 10 years. The possibility of this area to cause significant and widespread damage to the subsurface of the subject property appears to be low.

The area immediately south of the subject site is occupied by residential houses and vacant lots. Large scale industrial activities which would have the potential to impact the subject site subsurface were not noted.

During the site inspection of the subject property, the house was observed to consist of a concrete slab-on-grade foundation and a exterior wall of wooden siding. Internally, the

house has a wood-frame structure decorated with a combination of wall-papered and painted dry wall partitions. The house has two levels and an unfinished basement. The underlying sections provide further information with respect to the limited visual inspection of the building materials completed and comments on the potential presence of materials with any environmental risk.

Asbestos Containing Materials (ACMs): The survey of building materials was not within the scope of this investigation. However, in view of the age of the subject building (over 55 years), the presence of ACMs within the subject buildings was suspected in some of the inaccessible areas of the building, such as enclosed walls and ceiling spaces, pipework insulation inside enclosed walls, the adhesive material beneath the linoleum floor tiles, duct joint mastic inside enclosed walls and ceiling spaces, in drywall joint compounds and roofing subsurface strata (roofing paper and felts).

It should be noted that exposed friable asbestos have been found to be injurious to health when these fibres become airborne due to disturbance. However, non-friable asbestos in the building is not generally a risk to lenders or occupants but does create WCB risks for building owner(s) if maintenance or renovations create hazards for maintenance staff or contractors. Building owner(s) can protect themselves by encouraging staff to be trained on the risk or by implementing a testing and management program.

Polychlorinated Biphenyls (PCBs): During the site inspection, no PCB containing electrical equipment were noted. However, old fluorescent lighting fixtures suspected of PCBs were present in the kitchen, hallway and living room. These fluorescent lighting fixtures may contain PCBs containing ballasts which need to be disposed off in accordance with the Environment Canada guidelines.

Lead Paints: In Canada, the past use of lead in both interior and exterior paint was extensive. Canadian regulations in 1976 limited the amount of lead in interior paint to 0.5% by weight. During the site inspection, painted areas were observed inside the subject dwelling. Lead based paint sampling was not included in the scope of this investigation. However, based on the age of the subject building the use of lead-based paints are suspected.

Should the building undergo renovations involving demolition and/or sanding of painted walls, a detailed inventory of paint composition should be undertaken to ensure that workplace safety is maintained during these activities and that the B.C. Occupational Health and Safety Regulations (WCB185/99) for airborne lead exposure limits are not exceeded.

7.0 SUMMARY

The review of historical information related to the development of the subject site and vicinity, tenancy and ownership, and the current site conditions/activities did not reveal any environmental concerns with a potential to cause widespread subsurface soil and/or

groundwater contamination at the study property. However, the presence of building materials with potential environmental risk was suspected within the subject site building. A summary of information compiled within the scope of this study and our recommendations are provided below.

- A visual inspection of the subject site did not highlight any obvious signs of unusual odors, stained soil, mixed fill materials, stressed vegetation and Aboveground Storage Tanks (ASTs) to raise any environmental concerns for the subject site.
- A site inspection of the up-gradient areas, northeast of the subject site, indicated the presence of mixed residential and service oriented businesses. Large scale industrial activity which would have the potential to impact the subject site subsurface were not noted.

- A BC Gas service connection to the subject buildings was first installed in 1958. During the site inspection, signs indicative of an underground storage tank such as no vent pipes or caps were not found. Although a review of the permit records did not reveal any information regarding their source of heating for the subject building and the adjoining residences, wood appears to be the previous source of heating according to the interview information for the property owners.

- During the site inspection, a septic system was identified at the subject site.

- The visual inspection of the building indicated that there were painted areas inside the buildings. Based on the age of the subject building (over 55 years old), the potential presence of Asbestos Containing Materials (ACMs) and lead based paint within the subject building is suspected. The suspect ACMs within the subject building are likely to be present around pipe work and some of the inaccessible areas of the building such as enclosed walls and ceiling spaces, pipework insulation inside enclosed walls, duct joint mastic inside enclosed walls and ceiling spaces, drywall joint compound, and roofing substrate (roofing paper and felts). In addition, it is possible that the fluorescent light fixtures noted within the building may contain PCBs containing ballasts which need to be disposed off in accordance with the Environment Canada guidelines.

8.0 CONCLUSION AND RECOMMENDATIONS

The review of historical information related to the development of the subject site and vicinity, tenancy and ownership, and the current site conditions/activities did not reveal any environmental concerns with respect to the subsurface at the study property. The environmental risk with respect to significant and widespread subsurface damage that may have occurred within the study site due to onsite and offsite activities appears to be low. Therefore, no further environmental work involving a subsurface investigation is warranted at this time.

The survey of building materials was not within the scope of this investigation. However, based on the age of the subject building (over 55 years old), there is a potential for the presence of Asbestos Containing Materials (ACMs) and lead containing paint. It should be noted that intact and undisturbed lead paint and asbestos materials do not pose a health risk. It is recommended that prior to any renovation and/or demolition of the existing buildings, qualified personnel should be retained to conduct a detailed material survey and assessment to determine the presence and locations of any regulated materials of potential environmental concern in accordance with the WCB regulations. In addition, the fluorescent light fixtures and associated ballasts should be properly identified for the presence/absence of PCBs. According to the Environment Canada guidelines, proper disposal procedures would be required if a large quantity (over 5L) of PCB containing ballasts are to be hauled at once.

During the site inspection, a septic system was identified at the subject site. Septic systems should be decommissioned according to the South Fraser Health Region office guidelines.

9.0 CLOSURE

The foregoing report for the subject property located at 10847 - 124th Street, Surrey, BC, was prepared by CanAsias Environmental and Engineering Ltd. for the exclusive use of our client, *Mr. Ruby Sandhu* and CanAsias. No other parties with the exception of *Mr. Alexander Hayne* of Instrand are entitled to view/use this report without the written consent of CanAsias. The information and data were collected and compiled in accordance with generally accepted environmental engineering practices. The reported information is believed to provide a reasonable representation of general environmental conditions at this site at the time of the assessment/investigation. However, the data were collected at specific locations and within a restrictive time frame and conditions may vary at other locations on the site. The environmental investigations were limited to those areas and contaminants specifically addressed in the report. The Stage I PSI did not include collection and analysis of soil, groundwater or other site material samples.

The evaluations and conclusions of this report do not preclude the existence of chemical substances other than those identified herein, or the possibility that contamination levels may vary between the areas of investigation. Hence, this report (in whole or part) should be used for information purposes only and cannot be regarded as certification of the actual chemical character of the site.

In carrying out this Stage I PSI study, CanAsias Environmental and Engineering Ltd has relied in good faith on information provided by the client and other parties interviewed. We accept no responsibility for any deficiency, misstatements, or inaccuracy contained in this report as a result of misstatements, information held back, or fraudulent acts of person(s) interviewed.

The opinions expressed herein may differ from those offered by third parties. Any use by

a third party of the foregoing report, or any reliance upon or decisions made by a third party based upon them are the sole responsibility of such third parties. CanAsia Environmental and Engineering Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken based on the foregoing report.

If new information is currently available or is discovered in future excavation and/or proposed development work, or if additional subsurface investigations are undertaken by others, CanAsia Environmental and Engineering Ltd. should be requested to re-evaluate the conclusions of this report, and to provide amendments based on this new information.

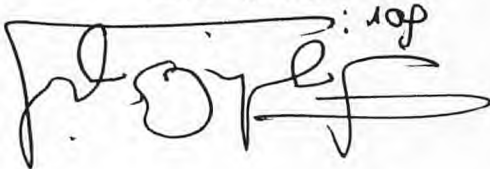
We trust this Stage 1 - PSI report addresses your current requirements. If you have any further questions or concerns, please do not hesitate to call our office or the undersigned at (604) 572-5158.

Yours truly,

CANASIA ENVIRONMENTAL AND ENGINEERING LTD
per:
per:



Connie P. Y. Cheng, EIT
Project Coordinator



Dr. Raj Aujla, PhD
President, Corporate Affairs

REFERENCES

- Aerial Photographs**
1940, 1948, 1954, 1963, 1969, 1979, 1984, 1994, and 1999.
- City Directories**
1956/57, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 1998 and 2001.

BC Online Index Search

B.C. Environment Site Registry

Land Use Maps

Fire Insurance Maps, Special Collection Division, Main Library, The University of British Columbia.
Zoning Maps, City of Surrey 2003

Topography Map, and Surficial Geology Map

City of Surrey.
Surficial Geology, Vancouver, 1484A, 1:50,000, 1980.

City of Surrey

Officer, Planning and Land Development Department.
Officer, Building Department.
Officer, Engineering Department.

B.C. Gas

Officer, Records Department.

Interviews

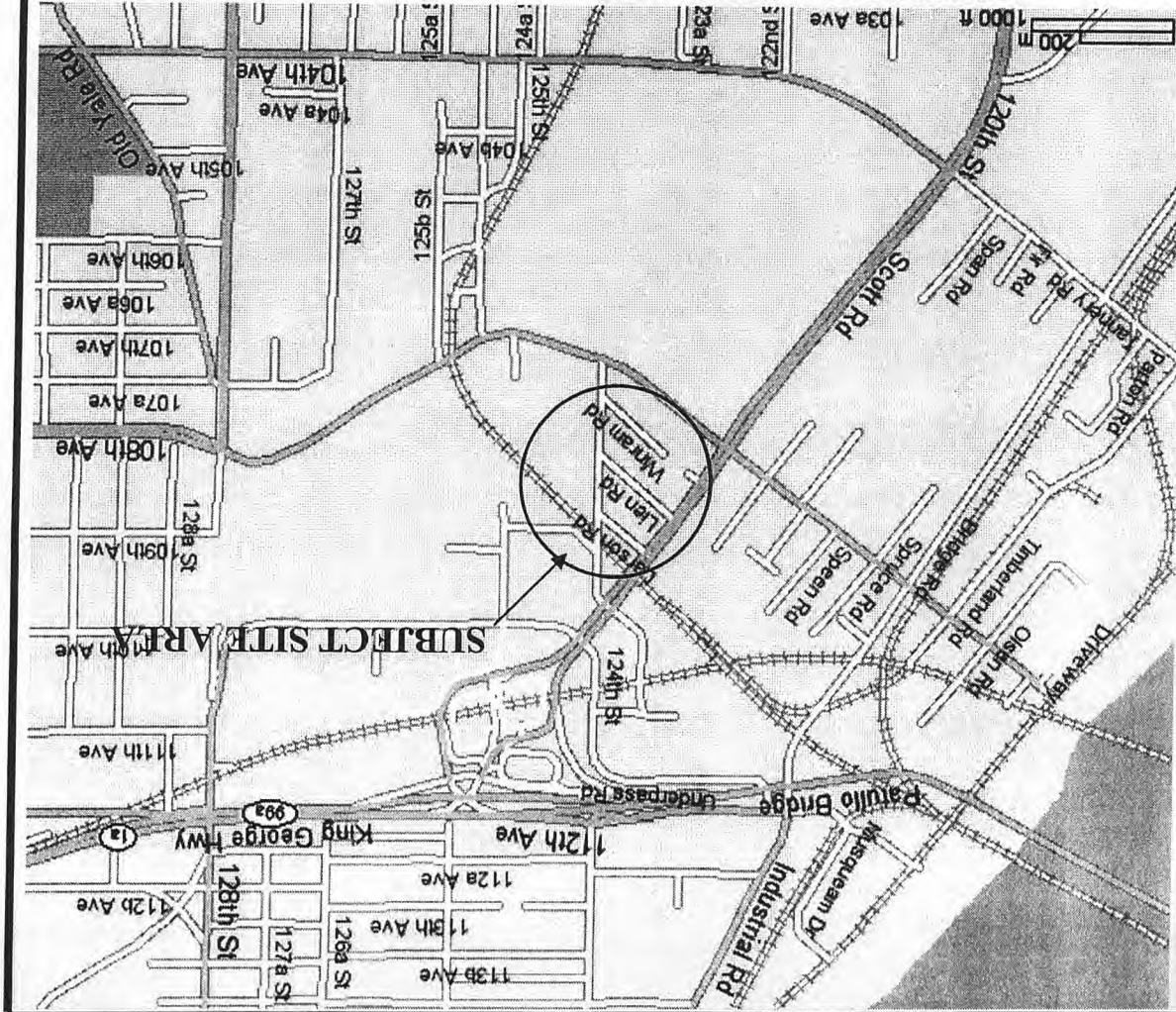
1. Mr. Grant Simpson, Subject site owner & grandson of previous owner
2. Gerty, owner of Gerty's Auto Repairs at 10905 Larson Road
3. Mrs. R.N. Taylor, 10869 124th Street
4. Lisa and Sherry, staff of TOWOP Service Ltd. at 10883 Larson Road

Site Location Map
Site Sketch Plan
Site Photographs

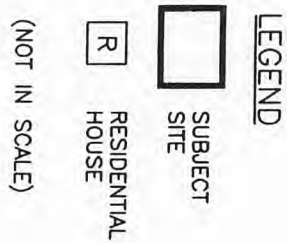
APPENDIX

DATE : AUGUST 19, 2003	JOB #SJE0308.191
CLIENT: Mr. Ruby Sandhu 10944 - 124 th Street Surrey, BC	
TITLE: STAGE I PRELIMINARY SITE INVESTIGATION	
LOCATION: 10847 - 124 th Street Surrey, BC	
CanAsia Environmental & Engineering Ltd.	

FIGURE 1 - SITE AREA LOCATION MAP



SITE SKETCH: 10847 - 124TH STREET, SURREY, BC



- BUSINESSES & OCCUPANTS:**
- 10840: MARLON RECREATIONAL & DISTRIBUTOR
 - 10860: FENCED AND LOCKED, PARKED WITH VEHICLES AND EQUIPMENT
 - 10869: R.N. TAYLOR
 - 10883: TOWOP SERVICE LTD.
 - 10894: TRANSMISSION REBUILDERS/ BEST DEAL AUTO SALES LTD.
 - 10905: LARSON RD.: GERRY'S AUTO REPAIRS/LARSON MOTORS
 - 10905 SCOTT RD.: VACANT VETEGATED



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PROJECT TITLE

STAGE 1 - PSI
 10847 - 124TH STREET
 SURREY, BC

CLIENT

MR. RUBY SANDHU
 10944 - 124TH STREET
 SURREY, BC

DRAWING INFORMATION:

PROJECT NO.: S20008.191
 FIGURE: 2
 DRAWN BY: GPC
 CHECKED BY: RA
 DATE ISSUED: AUGUST 22, 2003



Plate 1: Looking west. Shows the over 55 years old subject site building and a portion of 124th Street.

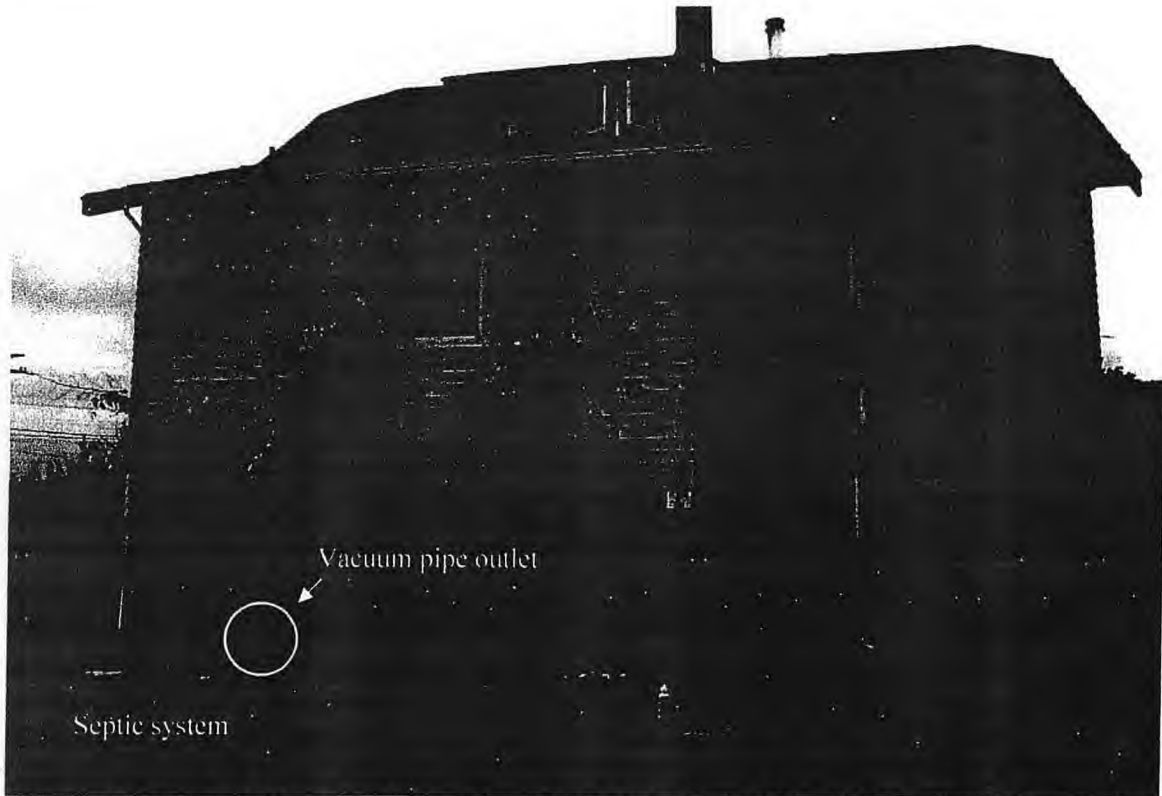


Plate 2: Looking east. Shows the back of the subject site building. Also visible is the septic system on the left.



Plate 3: Looking north. Shows a portion of the subject site backyard. Also visible is the warehouse and the residence immediately north of the subject site.

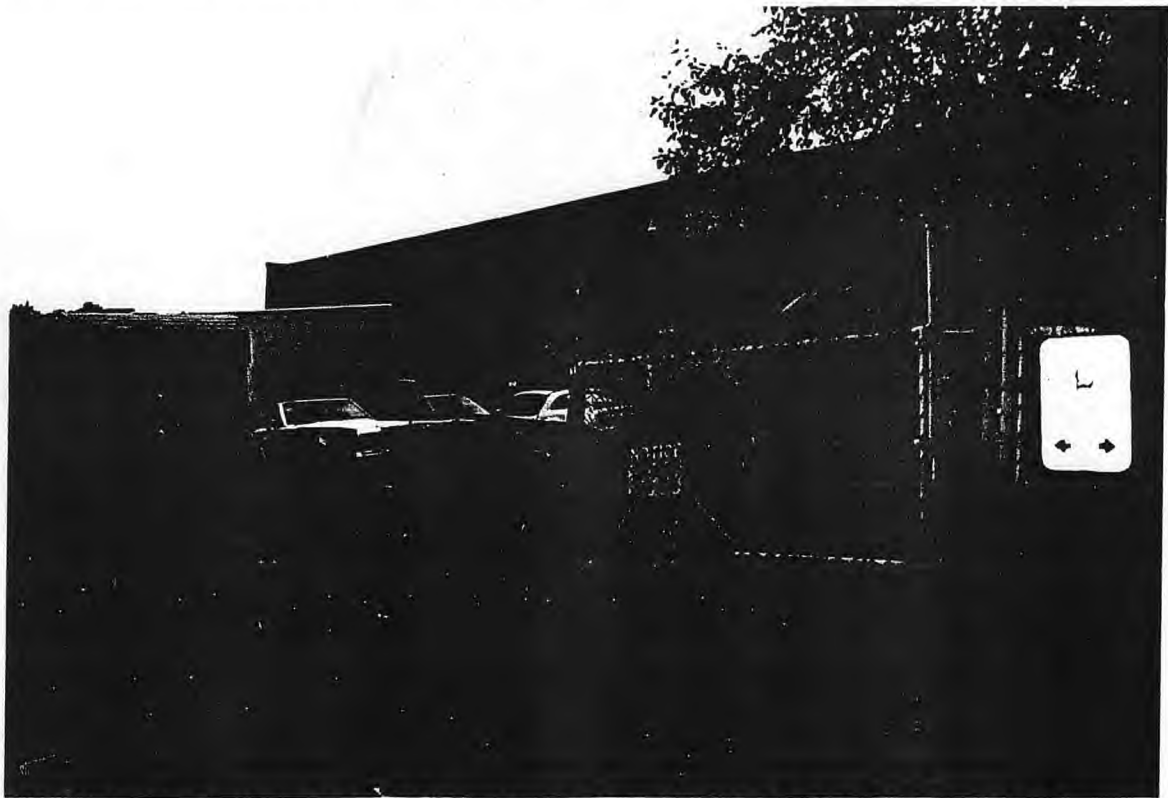


Plate 4: Looking southeast. Shows the warehouse occupied by Gerry's Auto Repairs and Larson Motors located north of the subject site.