



Environmental Risk Information Services Ltd.

12 Concorde Place, Suite 800
Toronto, Ontario, M3C 4J2
Phone: (416) 510-5204
Fax: (416) 510-5133
Toll Free: (888)702-1111 ext.5
www.ecologeris.com

Site: Self Serve Instant Report - DEMO
1970 Alberta Street
BRITISH COLUMBIA

Cities Searched:
VANCOUVER

Client: Demo Report
EcoLog ERIS
12 Concorde Place
Suite 800
North York, ON

ERIS Project # 20081001020w

Report Type: Online Mapless

Date: October 1, 2008

Note: Due to the immediate nature of the instant On-Line report, ERIS can not provide manual verification on the records contained in this report. In addition, the number of records found for a subject site will vary. If a more rigorous search is required, please contact the office for details on other report options at (888) 702-1111 ext 5. **The On-Line service does not comply with CSA standard Z768-01.**

ECOLOG ENVIRONMENTAL RISK INFORMATION SERVICES LTD. DISCLAIMER

The information contained in this online report has been produced by EcoLog ERIS Ltd. using various sources of information, including information provided by Federal and Provincial government departments. Although EcoLog ERIS Ltd. has endeavoured to present you with information that is accurate, EcoLog ERIS Ltd. disclaims, except as set out below, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. Liability on the part of EcoLog ERIS Ltd. is limited to the monetary value paid for this report. The report applies only to the address specified as 'Site' on this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. This report is solely intended to be used to focus further investigation and is not intended to replace a full Phase 1 Environmental Site Assessment. No page of this report should be used without this cover page, this disclaimer and the project property identifier.

ECOLOG ENVIRONMENTAL RISK INFORMATION SERVICES LTD. COPYRIGHT NOTICE

The contents of this Service are protected by copyright. Copyright in the Service is owned by EcoLog ERIS Ltd. Copyright in environmental data provided by the Province of Ontario is owned by Ontario and copyright in data obtained from other sources is owned by EcoLog ERIS Ltd. or its licensors. The Service and its contents may not be copied or reproduced in whole or in any substantial part without prior written consent of the relevant copyright owner(s).

Table of Contents

Order Number: 20081001020w
Site Name: Self Serve Instant Report - DEMO
Site Address: 1970 Alberta Street in BC

	<u>Section</u>
Report Outline	i
Database Descriptions	ii
Detail Report	iii
	<u>Page</u>
ERIS Historical Searches	1
Scott's Manufacturing Directory	2

Report Outline

EcoLog Environmental Risk Information Services Ltd (EcoLog ERIS) is an environmental database and information service company. Our clients include consulting and engineering firms, banks, law firms, real estate firms and other organizations concerned with environmental information concerning property and due diligence investigations.

EcoLog ERIS specializes in providing environmental and historical information compiled from government and private source records. To assist in meeting the Canadian Standards Association (CSA) Standard Z768-01 Phase 1 Environmental Site Assessment, EcoLog ERIS will provide you with the government and/or private records available on our system that pertain to your project property and neighbouring properties. However, reports other than the "Complete Report" may not satisfy the CSA Standard Z768-01 given that the information pertains to only a portion of the subject area (i.e. site only) or is generated from only a portion of the entire set of records (i.e. selecting 10 databases). Descriptions and features of the report include:

1. Databases Information

The first section briefly describes the databases searched for your report. It provides details about the sources of the information and the years included for each database.

2. Detail Report

The Detail Report presents information, by database, for the records found for the address and company name submitted.

British Columbia Database Descriptions

EcoLog Environmental Risk Information Services Ltd can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to EcoLog ERIS at the time of update. **Note:** Databases denoted with "*" indicates that the database will no longer be updated. See the individual database descriptions for more information.

Provincial Government Source Databases:

Assessment Report Indexing System 1947-May 2006 **ARIS**

Within British Columbia, the "Mineral Tenure Act Regulation", requires that all results of mineral exploration and development programs be submitted to the British Columbia Ministry of Employment and Investment, where they are then maintained and housed by the Geological Survey Branch. The assessment reports provided by the Geological Survey Branch contain summary information for reports approved to November 1998; on geology, geophysics, geochemistry, drilling, prospecting and physical work.

BC Oil and Gas Wells 1918-Jan 2006* **BOGW**

The BC Oil and Gas Wells database was collected from the BC Oil and Gas Commission and is a comprehensive database that includes information regarding well number, well name, operator name, location, depth, status, as well as drill date and type. Please note that this database will not be updated, information on wells drilled after January 2006 can be found in the Oil and Gas Wells (OGW) database under the 'Private Source Database' section.

Certificates of Approval 1957-Feb 2007 **CA**

This database contains all certificates issued since 1980 within the following categories: Approvals for Air or Effluent and Orders, Permits and/or Regulated Sites designations for Air, Effluent, Refuse or Storage. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Unfortunately, from state of the data, the location that the address pertains to cannot be confirmed.

Coal Tar Sites 1992* **COAL**

This one-time study is an inventory of all known and historical coal tar sites, identifying sites that produced coal tar and other related tars during the mid 1800's to the mid 1900's.

Compliance and Enforcement Summary 2006-2007 **CPL**

This database summarizes orders, tickets and convictions issued by the Ministry of the Environment under applicable ministry and federal legislation. Orders are issued when action is required to prevent or stop actual or potential impact to the environment. Tickets apply to all tickets paid, deemed guilty by non-payment or expiry, or contested in court and found guilty by a judge. Convictions apply to all court convictions of ministry legislation as well as federal legislation where the ministry has taken action. This reporting summary began in January 2006, replacing Non-Compliance Reports by the former Ministry of Water, Land & Air Protection. See the *Non-Compliance Reports (NCPL)* database below for more information.

Convictions 1990-March 2007 **CONV**

This database summarizes the penalties and convictions handed down by the British Columbia courts. Companies and individual that have been found guilty of environmental offenses under British Columbia's Environmental Protection Legislation.

Wastewater Discharge Inventory 1957-1995*

DIS

This inventory contains information regarding direct dischargers of toxic pollutants for the following operations: Industrial; Commercial; Agricultural; Mining; Municipal; Urban; Aquaculture; and Pulp & Paper, operating under provincial permits. Please note that this program was discontinued and therefore the database will not be updated.

Commercial Fisheries 1993-2008

FISH

The Fisheries, Aquaculture & Commercial Fisheries Branch of the Ministry of Water, Land & Air Protection maintains a database of fish processing plant approvals, licenses and activities. Each year, licenses need to be renewed.

Waste Generators Summary 1993-2007

GEN

Within British Columbia, the *Special Waste Regulation* defines a waste generator as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number (BCG#), company name and address of registered generators; including the types of hazardous wastes generated and the form of treatment used in the handling of the waste. This information is a summary of all years from June 1993 to March 2006. Please note that a British Columbia Generator number (BCG#) are not unique to a company.

Lumber Mills 1997-2005

LUM

This database provides information regarding the general location and estimated annual output capacity of major timber processing facilities within the province of British Columbia.

Mineral Deposits Database 1852-Jan 2006

MNR

The Ministry of Energy and Mines maintains a database of more than 12,000 metallic mineral, industrial mineral and coal deposits and occurrences within British Columbia. Information within our report pertains to primary name, elevation, mining division, commodities, and status. Please note that as of January 27, 1999, information included within this database was divided into 2 categories: *released* and *unreleased* areas. Records for unreleased areas may contain incomplete, unedited, and/or inaccurate data.

Non-Compliance Reports 1990-March 2001*

NCPL

From 1990 to March 2001 the Ministry of Water, Land & Air Protection maintained a reporting system that identified any reported concern that pertained to compliance with authorized waste management permits or plans, approvals, orders, operational certificates and regulations, or any other activity under the *Waste Management Act*. This reporting system was discontinued in April of 2001; therefore there will be no updates to this database. However, beginning in January 2006 the Ministry of the Environment began publishing Compliance and Enforcement Summaries. See the *Compliance and Enforcement Summary (CPL)* database above for more information.

Inventory of PCB Storage Sites 1989, May 1993-2007

PCB

The Ministry of Water, Land & Air Protection maintains a database of all active PCB waste storage sites within the Special Waste Information System. Please note that there is no requirement to maintain an accurate listing of all inactive PCB waste storage equipment and/or disposal sites. The records within this database provide information regarding site name, location, an inventory of stored wastes and quantities, and status date (when site first active/inactive). Previous to May 1993, data was collected from a different source and is only available for 1989.

Potentially Contaminated Sites 1985-May 2008

PCS

This information was collected from the Ministry of Environment and is listed on the Site Registry. All records pertain to sites that have been investigated by the Ministry due to environmental concerns. This database includes information on: sites that have been confirmed to be contaminated, sites in the process of being investigated and not yet confirmed to be contaminated or not, sites that have been cleaned up, and sites that are in the process of being cleaned up.

Pesticide Register 1998-Mar 2008

PES

This is a database of individuals who apply for a service or vendor license for the use of registered pesticides. A service license is denoted by an "S" in the license number, likewise, a vendor license by a "V" in the license number.

Private Aggregate Inventory 1975-1996*

PRAI

Within British Columbia, aggregate pits are designated as mines; and as such, the Ministry of Energy and Mines is responsible for their planning, management and regulation, including permitting, health, safety and reclamation. Owners or operators of all private aggregate pits must file Notices of Work as part of the permitting and reclamation process. In 1994, the Geological Survey Branch initiated the Aggregate Program, in order to establish an inventory of natural and crushed aggregate pits. Information about each pit in the database file includes its location, NTS map sheet number, Notice of Work file number and status (active/inactive) and the type of landform hosting the pit. This database was a one-time inventory and will not be updated.

Public Aggregate Inventory 1960-2001

PUAI

Information about public aggregate pits in British Columbia is collected and managed by the Ministry of Transportation and Highways. Data has been gathered on more than 2000 pits, in respect to pit name, type and geographical location.

Waste Receivers Summary 1992-2007

REC

The *Special Waste Regulation* defines the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. A waste receiving location is any site or facility to which waste is transferred through a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address.

Waste Disposal Site Inventory 1980-1998*

WDS

This inventory pertains to active, regulated waste disposal sites within the province of British Columbia. Registered companies may hold a permit or certificate for release of the following waste types: Effluent, Refuse, Air and Special Waste Storage. Information on Waste Disposal Sites after 1998 is contained within the Certificate of Approvals (CA) database.

Water Well Information System 1880-May 2008

WWIS

This database was collected from the Groundwater Information Center of the Ministry of Water, Land & Air Protection and contains over 80,000 records. Information is available regarding well location (address/site area), latitude/longitude, legal description (section, lot, plan, district lot, range, township) and BCGS Mapsheet No. The accuracy of well locations is also provided, as well as the reference source for obtaining geographic coordinates. Please note that more descriptive information (i.e. well depth, lithology) is not currently available.

Federal Government Source Databases:

Diagram Identifier:

Environmental Effects Monitoring 1992-2004

EEM

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Environmental Issues Inventory System 1992-2001*

EIIS

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Federal Convictions 1988-Jan 2002

FCON

Environment Canada maintains a database referred to as the “Environmental Registry” that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Contaminated Sites on Federal Land June 2000-Sept 2007

FCS

The Treasury Board of Canada Secretariat maintains an inventory of all known contaminated sites held by various Federal departments and agencies. This inventory does not include properties owned by Crown corporations, but does contain non-federal sites for which the Government of Canada has accepted some or all financial responsibility. All sites have been classified through a system developed by the Canadian Council of Ministers of the Environment. The database provides information on company name, location, site ID #, property use, classification, current status, contaminant type and plan of action for site remediation.

Fisheries & Oceans Fuel Tanks 1964-Sept 2003

FOFT

Fisheries & Oceans Canada maintains an inventory of all aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Indian & Northern Affairs Fuel Tanks 1950-Aug 2003

IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of all aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

National Analysis of Trends in Emergencies System (NATES) 1974-1994*

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

National Defence & Canadian Forces Fuel Tanks Up to May 2001

NDFT

The Department of National Defence and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

National Defence & Canadian Forces Spills Mar 1999-Oct 2007

NDSP

The Department of National Defence and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the “Transportation of Dangerous Goods Act - 1992”. Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

National Defence & Canadian Forces Waste Disposal Sites 2001, 2003

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

National Energy Board Wells 1920-Feb 2003*

NEBW

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date. Data is not available after Feb 2003.

National Environmental Emergencies System (NEES) 1974-2003

NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for all previous Environment Canada spill datasets. NEES is composed of the historic datasets – or Trends – which dates from approximately 1974 to present. **NEES Trends** is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

National PCB Inventory 1988-June 2004

NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites.

National Pollutant Release Inventory 1993-2006

NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers of 178 specified substances.

Parks Canada Fuel Storage Tanks 1920-Jan 2005

PCFT

Canadian Heritage maintains an inventory of all known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Transport Canada Fuel Storage Tanks 1970-March 2007

TCFT

With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Private Source Databases:

Automobile Wrecking & Supplies 2001-Jan 2008

AUWR

This database provides an inventory of all known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Chemical Register 1999-Jan 2008

CHEM

This database includes a listing of locations of facilities within British Columbia that either manufacture and/or distributes chemicals.

ERIS Historical Searches 1999-2007

EHS

EcoLog ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and “Statistical Profile” page.

Canadian Mine Locations 1998-2006

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Oil and Gas Wells 1988-Mar 2008

OGW

The Nickle’s Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickles’ database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Canadian Pulp and Paper 1999, 2002, 2004, 2005

PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Retail Fuel Storage Tanks 1999-Jan 2008

RST

This database includes an inventory of known fuel outlet locations (including marinas) that have on their property gasoline, petroleum oil, natural gas and / or gas propane storage tanks.

Scott’s Manufacturing Directory 1999-Jan 2007

SCT

Scott’s Directories is a data bank containing information on over 17,000 manufacturers in British Columbia. Even though Scott’s listings are voluntary, it is the most comprehensive database of British Columbia manufacturers available. Information concerning a company’s address, plant size, and main products are included in this database.

Detail Report

Order Number: 20081001020w

Site Name: Self Serve Instant Report - DEMO

Site Address: 1970 Alberta Street in BC

Report Type: Self-Serve Instant Report

If information is required for sites located beyond the selected address, please contact your ERIS representative.

ERIS Historical Searches

Scott's Manufacturing Directory

ERIS Historical Searches

Map Key	Company	Address	Order No.	Report Date	Report Type	Search Radius (km)
n/a		1970 Alberta St Vancouver V5Y 3X4	20071130002 Addit. Info Ordered:	11/30/2007	CAN - No Charge	0.25

Scott's Manufacturing Directory

Map Key	Company	Address	Established	Plant Size (ft ²)	Employment	SIC/NAICS Code	Description
n/a	MADISON INDUSTRIAL EQUIPMENT	1970 Alberta St Vancouver V5Y 3X4	1980	0	7	3423	Hand and Edge tools, Except Machine tools and Hand Saws
						5084	Industrial Machinery and Equipment
						332210	Cutlery and Hand Tool Manufacturing
						333990	All Other General-Purpose Machinery Manufacturing
n/a	Glacier Ventures Intl Corp.	1970 Alberta St Vancouver V5Y 3X4			6	511110	Newspaper Publishers
						511120	Periodical Publishers