



Pottinger Gaherty
Environmental Consultants Ltd.
1200 - 1185 West Georgia Street
T 604.682.3707
F 604.682.3497
Vancouver, BC Canada V6E 4E6
www.pggroup.com

July 3, 2014
PGL File: 3190-01.02

Via E-mail: nebrahim2001@yahoo.ca

Nick Ebrahim
3707 Dollarton Highway
North Vancouver, BC
V7G 1A1

Attention: Nick Ebrahim

RE: ADDENDUM TO JANUARY 2008 PHASE 1 ENVIRONMENTAL SITE INVESTIGATION, 3707, 3715, AND 3739 DOLLARTON HIGHWAY, NORTH VANCOUVER, BC.

Pottinger Gaherty Environmental Consultants Ltd. (PGL) completed a Phase 1 Environmental Site Investigation (ESI) of 3707, 3715, and 3739 Dollarton Highway, North Vancouver, BC (the Site) in January 2008 (File 3190-01.01). The report was prepared for Mr. Nick Ebrahim, the Site owner.

PGL has prepared this letter as an addendum to our 2008 Phase 1 ESI to provide a statement of the environmental condition of a portion of the Site which is proposed to be dedicated to the District of North Vancouver.

Our scope of work included reviewing our 2008 Phase 1 ESI and Site plans showing the area to be dedicated. We did not conduct an additional Site inspection or additional interviews.

BACKGROUND

The Site is a residential property on the south side of Dollarton Highway, west of the intersection with Roche Point Drive. The local topography slopes steeply down to the south and Burrard Inlet. Burrard Inlet borders the Site to the south.

At the time of the Phase 1 Site inspection there were three residences onsite which were constructed in 1952, 1954, and 1970.

We understand the Site will be developed and that a strip of land along the south Site boundary (Lot C) will be dedicated to the District of North Vancouver for parkland. The strip of land follows the shoreline of Burrard Inlet and is about 12m wide.

CONCLUSIONS

Based on the findings of our 2008 Phase 1 ESI we conclude that **there is an insignificant risk of environmental contamination on the parcel to be dedicated.**

The Site and upgradient properties to the north have always been residential since they were developed. Adjacent properties to the east and west have been undeveloped or residential. Two shipyard properties farther east are not considered environmental risks to the Site based on their cross-gradient location and distance from the Site.

There have been sheds along the high-water mark which may encroach on the parcel to be dedicated. At the time of our Site inspection in 2008 there were two empty sheds and historically there were three similar sheds during the 1940s and early 1950s. Based on the size and location of the historical sheds, and an inspection of the sheds onsite in 2008 we conclude that all buildings in this area were boat sheds. We saw no evidence of wharves or docks in any of the historical aerial photographs. We did not observe any hazardous materials or indications of contamination (staining or stressed vegetation). There are no indications that these sheds pose an environmental risk to the Site.

There is no available information which would indicate the presence of contamination on the lands to be dedicated to the District of North Vancouver. No further environmental investigation is recommended.

LIMITATIONS

PGL prepared this report for Nick Ebrahim, his agents and lender, and the District of North Vancouver. PGL accepts no responsibility for any damages that may be suffered by third parties as a result of decisions or actions based on this report.

The purpose of this report is to provide an assessment of the potential for environmental contamination on the subject property. Our investigation identified reasonably foreseeable risks that can be detected by normal archival research and a single untimed Site visit with no sampling or testing. Our conclusions rely on there having been complete and accurate disclosure of conditions by the client and our sources. As with all environmental investigations, potential remains for unknown, unidentified, or unforeseen contamination. Environmental investigations are limited by both practical limitations in scope and inherent limitations in technique.

The findings and conclusions are Site-specific and were developed in a manner consistent with that level of care and skill normally exercised by environmental professionals currently practicing under similar conditions in the area. Changing assessment techniques, regulations, and Site conditions means that environmental investigations and their conclusions can quickly become dated, so this report is for use now. The report should not be used after that without PGL review/approval.

The project has been conducted according to our instructions and work program. Additional conditions, and limitations on our liability are set forth in our work program/contract. This report is neither an endorsement nor a condemnation of the subject property. No warranty, express or implied, is made.

We trust that this meets your needs. If you have any questions or require clarification, please contact Kathy Minehan or Duncan Macdonald at 604-895-7622 and 604-895-7639, respectively.

POTTINGER GAHERTY ENVIRONMENTAL CONSULTANTS LTD.

Per:

Kathleen P. Minehan, M.Sc., P.Geo.
Senior Geologist

Duncan Macdonald, B.Sc., P.Eng.
Senior Environmental Engineer

