STAGE 1
PRELIMINARY SITE INVESTIGATION

6049 NURSERIES ROAD
University of British Columbia
Vancouver, BC

Report prepared for:

UBC Properties Trust
Suite 200 - 3313 Shrum Lane
Vancouver, BC
V6S 0C8

December 6, 2024

EXECUTIVE SUMMARY

Alliance EHS Consulting (Alliance) was retained by UBC Properties Trust to conduct a Stage 1 Preliminary Site Investigation (PSI) for the UNA Works Yard Project located at 6049 Nurseries Road on the University of British Columbia campus in Vancouver, BC (the Site).

The objective of this Stage 1 PSI was to determine the environmental liability posed by the Site by identifying any onsite and offsite areas of potential environmental concern (APECs) and the risk level of the APECs to adversely impact (i.e. contaminate) the surface and/or subsurface soil, groundwater and/or vapour beneath the Site.

The investigation was undertaken in accordance with the requirements as set forth by the British Columbia (BC) Ministry of Environment (MoE), 1997 Contaminated Sites Regulation (CSR) and included relevant steps, documents and suggestions as outlined in the MoE Technical Guidance Document 10 (2016), *Checklist for Reviewing a Preliminary Site Investigation* and other MoE technical guidance documents, policies and procedures.

Based on the information collected during this investigation, it is considered that a low potential exists for soil, groundwater and/or soil vapour contamination to be present on the Site originating from onsite and offsite sources. Therefore, no further environmental investigation related to the subsurface conditions is recommended.

If the soil stockpile requires removal from the Site, the soil must go to a non-agricultural landfill site or a soil treatment facility for disposal.

<u>Other Environmental Concerns</u>

Hazardous building materials in the form of asbestos, lead, polychlorinated biphenyls (PCBs), mercury, etc. may be present within the older structures on the Site.

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1.0 INTRODUCTION

Alliance EHS Consulting (Alliance) was retained by UBC Properties Trust to conduct a Stage 1 Preliminary Site Investigation (PSI) for the UNA Works Yard Project located at 6049 Nurseries Road on the University of British Columbia campus in Vancouver, BC (the Site). This report describes the Stage 1 PSI completed for the Site.

The legal description details for Site are provided in Table 1 below.

Table 1: Site Legal Description Details

Civic Address	Legal Description	PID No.
6049 Nurseries Road, Vancouver, BC	District Lot 6494, Group 1, NWD, except parts in plans 11345, 18645, 21966, BCP5864, 20570, BCP30252, BCP45808 and EPP86350	012-132-896

1.1 Objective

The objective of this Stage 1 PSI will be to determine the environmental liability posed by the Site by identifying any onsite and offsite areas of potential environmental concern (APECs) and the risk level of the APECs to adversely impact (i.e. contaminate) the surface and/or subsurface soil, groundwater and/or vapour beneath the Site.

The investigation will follow the requirements as set forth by the British Columbia (BC) Ministry of Environment and Climate Change Strategy (BC ENV), 1997 Contaminated Sites Regulation (CSR) and will include relevant steps, documents and suggestions as outlined in the BC ENV Technical Guidance Document 10 (2016), *Checklist for Reviewing a Preliminary Site Investigation* and other BC ENV technical guidance documents, policies and procedures.

1.2 Scope

The scope of this Stage 1 PSI will include a site visual inspection and records review. The visual inspection will be completed by a qualified environmental consultant and will include an inspection of the Site and surrounding properties for evidence of potential environmental risk.

The records review will include the following current and historical sources:

- relevant local and regional topography, geology and hydrogeology maps;
- surrounding groundwater well locations;
- aerial photographs;
- site plans, zoning maps and building permits;
- historical fire insurance maps;
- title search; and
- city directories (i.e. Criss-Cross).

Interviews may also be conducted with neighbours, employees, local residents and/or government officials.

Please note that no intrusive environmental media samples will be collected or analysed as part of this investigation.

2.0 SITE DESCRIPTION

2.1 Site Location and Description

The Site is located on the east side of Nurseries Road and north of Imperial Trail on the University of British Columbia campus in Vancouver, BC. The Site lot is irregular in shape with a gross parcel area of about 1.67 hectares. The Site is currently occupied by the Library PARC building and the UNA Works Yard.

A summary of relevant details with reference to the Site is provided in Table 2.

Table 2: Site Details

Civic Address	6049 Nurseries Road, Vancouver, BC
Legal Description	District Lot 6494, Group 1, NWD, except parts in plans 11345, 18645, 21966, BCP5864, 20570, BCP30252, BCP45808 and EPP86350
Parcel Identifier Numbers	012-132-896
Current Zoning	Institutional
Latitude	49 deg. 14 min. 42.81 sec. North
Longitude	123 deg. 13 min. 45.16 sec. West
Registered Site Owner	University of British Columbia
Lot Area (estimated)	1.67 ha.

The Site is bounded by Imperial Trail to the south, forest to the east, Nurseries Road to the west and TRIUMF and the South Campus Substation to the north. A location map of the Site is presented in Figure 1.

2.2 Site Physical Setting

2.2.1 Topography

The topography of the Site slopes to the south with a spot geodetic elevation of 60 metres. The overall topography of the surrounding area is relatively similar to the Site. A contour map of the Site and surrounding area is shown in Figure 2.

2.2.2 Site Drainage

Approximately 70% of the Site is comprised of pervious ground surfaces. The majority of surface water from precipitation events at the Site is expected to infiltrate directly into the ground and any surface runoff across the Site would drain directly into the stormwater system. The stormwater system follows the surrounding street network to the south and eventually into the Georgia Straight.

2.2.3 Site Geology

The 1980 Surficial Geology map (1486A Vancouver, 1:50,000) shows that the surficial geology of the Site consists of Vashon Drift and Capilano Sediments with glacial drift including lodgment and minor flow till, lenses and interbeds of substratified glaciofluvial

sand to gravel, and lenses and interbeds of glaciolacustrine laminated stony silt up to 25m thick. Bedrock is greater that 10 m below the surface.

2.3 Site Hydrogeology

Based on the prevailing local topography, the inferred direction of groundwater flow beneath the Site is mainly to the south toward the Georgia Straight. However, the actual groundwater flow direction locally can vary from the influence of additional factors such as local variations in soil types, underground utility corridors, etc.

A search of the BC ENV water well database within a 500 metre (m) radius of the Site was conducted utilizing the BC ENV online Water Resources Atlas service. The search revealed no wells within 500 m of the Site. A water well map is shown in Figure 3.

Drinking water for the Site and the surrounding area is provided by a piped distribution network. The sources for this potable drinking water supply include lakes in the north shore mountains. Should further work be recommended for the Site, the applicability of the Contaminated Sites Regulation (CSR) Drinking Water standards would need to be further assessed.

2.4 Nearest Ecologically Sensitive Area

No ecologically sensitive areas are known to exist within the Site or in the area of the Site.

2.5 Annual Precipitation Records

Annual precipitation records were obtained from the Environment Canada National Climate Data and Information Archive. The average annual precipitation for the Vancouver Langara station was used to represent the approximate annual precipitation at the Site. Annual precipitation records are presented in Table 3 below.

Table 3: Monthly and Annual Average Precipitation (mm)

January	February	March	April	May	June
222.7	111.4	125.0	101.7	75.3	67.8
July	**August**	**September**	**October**	**November**	**December**
42.6	48.4	59.1	156.8	238.5	207.3

Total annual precipitation: 1456.6 mm

2.5.1 Infiltration of Precipitation

Given that the majority of the Site is comprised of pervious ground surfaces, much of the surface water runoff from rainfall and snowfall precipitation events at the Site is expected to drain directly into the ground or by runoff to the onsite or offsite stormwater collection system.

3.0 SITE HISTORY

3.1 Aerial Photographs

Historical aerial photographs of the Site and surrounding area were obtained from the Geography Department at UBC. Aerial photographs from 1982 and 2004 were examined using a magnification stereoscope to assess changes to onsite and offsite conditions over time. The historical aerial photographs are described in Table 4 below and presented in Appendix A.

Table 4: Aerial Photograph Interpretation

Date	Description
1982	The Site has been cleared of trees, although appears largely unused and vacant. The Triumf facility and power station are visible north of the Site
2004	The Site and surrounding area remain relatively unchanged, although some single family residences are now visible east of the Site.

3.2 Land Title Search

Records from the BC Land Title Office were reviewed to conduct a search of current titles with reference to the Site. The title search records are listed in Table 5 below.

Table 5 – List of Site Owners

Registered Owner	Title Registered	Title Cancelled
University of British Columbia	March 2019	Current

The current registered owner of the Site is the University of British Columbia. Complete details of the land title search are presented in Appendix B.

The search of historical land title records for the Site was not conducted, as the Site is known to have been owned by the university since the area's development.

The search of the current and cancelled titles did not highlight any commercial or industrial ownership records that indicate potential environmental concerns.

3.3 Site Building Plans

A review of the historical building plans was conducted for the Site and surrounding area. Our review of the drawings did not highlight any suspect environmental concerns.

3.4 Historical Directory Search

Historical Criss Cross directories for UBC were searched. Detailed results of the directories search are presented in Appendix C. A summary of the directories search results is presented below.

The Site at 6049 Nurseries Road was developed circa 2015 as the UBC Library Preservation and Archives Centre (PARC). Prior to this building, the site had not been developed. The UBC design brief for the Integrated Research Library (now PARC) project states, "Prior to commencement of this project the site has been cleared and leveled as it was previously a dumping site for soils from other UBC construction projects."

The nearby TRIUMF Building, located at 4004 Wesbrook Mall, was erected in 1969 on what was forest land. TRIUMF is a national laboratory researching nuclear, particle and accelerator physics.

The South Campus Warehouses and Plant Operations Nurseries located at 6116 Nurseries Road were erected in 1970. As with the TRIUMF Building, the land was undeveloped prior to their construction. Similarly, the South Campus Substation located at 6075 Nurseries Road was erected in 1971 on previously undeveloped land.

Directory listings for the University of British Columbia are very limited and incomplete, appearing only sporadically in the directories. When buildings are listed, they are included under the title "University of British Columbia" and have no addresses attached to the names. Only academic buildings are listed under the heading "University of British Columbia."

The historical directories search for the Site and the surrounding area did not find any Contaminated Sites Regulation (CSR) Schedule 2 commercial or industrial activities that may result in environmental risk to the Site, with the exception of the presence of the soil stockpile consisting of soil from unknown origin.

3.5 Fire Insurance Maps

Fire insurance maps were reviewed at the City of Vancouver Archives. These maps are typically reviewed for the purpose of locating underground storage tanks, confirming the locations of businesses, identifying construction materials, etc.

However, no fire insurance maps were available for the area of the Site.

3.6 MOE Site Registry Search

A 0.5 kilometre (km) area search of the Site Registry database at BC Online was conducted utilizing the latitude and longitude geographic coordinates of the Site. The purpose of this search was to identify sites listed by the BC ENV which have been reported under the Site Registry provisions of the BC Contaminated Sites Regulation (CSR). An index search report from the Site Registry is presented in Appendix D.

As of December 12, 2024, the 0.5 kilometre (km) area search of the Site Registry database revealed no records.

3.7 Natural Gas Records

Natural gas connection records are no longer provided to the public by the natural gas utility, Fortis BC. No Site natural gas connection records were obtained for this investigation.

3.8 Prior Investigations

A soil investigation was conducted by Alliance EHS Consulting in February 2024. The investigation focused on the soil stockpile currently occupying the centre of the Site. Twelve sets of soil samples were collected from the stockpile and analyzed for light and heavy extractable petroleum hydrocarbons (LEPH/HEPH) corrected for polycyclic aromatic hydrocarbons (PAHs), Benzene, Toluene, Ethylbenzene, Xylenes (BTEX), Volatile Petroleum Hydrocarbons (VPH), Metals and Soil Salinity. Results of the investigation found that all parameters analysed within the stockpile contained concentrations less than the most stringent CSR generic and matrix soil standards for Urban Park, Residential, Commercial and Industrial land uses. However, concentrations of PAHs were found in excess of the CSR standards for Agricultural land use. Therefore, if the soil is to be transported offsite, it must go to a non-agricultural landfill site or waste treatment facility.

4.0 SITE INSPECTION

An inspection of the Site was conducted by Jim Williams of Alliance on December 10, 2024. A site plan showing the current land use of the Site is presented in Figure 4. Photographs taken during the site inspection are presented in Appendix E.

4.1 Current Site Conditions

The Site is located on the east side of Nurseries Road and north of Imperial Trail on the University of British Columbia campus in Vancouver, BC. The Site lot is irregular in shape with a gross parcel area of about 1.67 hectares. The Site is currently occupied by the Library PARC building and the UNA Works Yard. The following is a detailed discussion of the current site conditions.

4.1.1 Fuel/Chemical Handling and Storage

No evidence of above ground or underground storage tanks were observed at the Site, although a chemical storage shed was observed within the Environmental Research Centre area located at the east end of the Site. No access was provided to the area, although the shed appeared to be properly constructed and no evidence of spills was observed.

4.1.2 Waste Materials

No hazardous waste generation or storage was observed at the Site.

Solid non-hazardous wastes and recyclable materials are removed from the Site by UBC waste collection and management. The Site is also used for sorting of recycling materials such as plastics, metals, scrap wood, etc.

4.1.3 Spill and Stain Areas

No staining or evidence of chemical or hydrocarbon spills were observed on the Site.

4.1.4 Wastewater Discharges

No wastewater discharges are expected to occur at the Site other than normal domestic discharges (i.e. washwater and sewage from washrooms) which is discharged to the municipal sanitary sewer. No oil/water separator or other potential sources of contamination related to wastewater discharge were observed.

4.1.5 Air Discharges

No sources of air emissions that are suspected to result in residual contamination to the Site were observed.

4.1.6 Polychlorinated Biphenyls (PCBs)

The past use of PCBs in electrical equipment such as transformers, fluorescent lamp ballasts and capacitors was common. The federal *Environmental Contaminants Act*,

1976, prohibited the use of PCBs in heat transfer and electrical equipment installed after September 1, 1977, and in transformers and capacitors installed after July 1, 1980. In addition, storage and disposal of PCBs is regulated.

Therefore, PCB containing electrical equipment may be present within some of the older structures on the Site.

4.1.7 Asbestos

The common use of potential friable asbestos containing materials (ACMs) such as pipe/boiler insulation and fireproofing in building construction generally ceased voluntarily in the mid 1970s. However, asbestos is known to be present in buildings constructed as late as the mid 1980s.

Therefore, asbestos containing building materials may be present within some of the older structures on the Site.

4.1.8 Urea Formaldehyde Foam Insulation (UFFI)

The sale and installation of UFFI as thermal insulation began in approximately 1970 and continued until 1980 when it was banned under the federal *Hazardous Products Act*. UFFI was installed in both new and existing buildings during this period.

Therefore, UFFI may be present within some of the older structures on the Site.

4.1.9 Lead

In 1976, the lead content in interior paint products was limited to 0.5% by weight under the federal *Hazardous Products Act*. Lead is also associated with plumbing solder and old pipes as well as other lead based products such as wall shielding (x-ray rooms).

Therefore, lead containing materials may be present within some of the older structures on the Site.

4.1.10 Ozone Depleting Substances (ODSs)

In 1994, the federal government filed the Ozone-depleting Substances Regulations to amend controls on production and consumption of chlorofluorocarbons (CFCs), halons, carbon tetrachloride and methyl chloroform.

Therefore, ODSs may be present within some of the older structures on the Site.

4.1.11 Radon

Radon gas is a product of the decay series that begins with uranium. Radon is produced directly from radium which can be commonly found in bedrock that contains black shale and/or granite. Radon gas can migrate through the ground and enter buildings through porous concrete or fractures. Radon tends to accumulate in poorly ventilated basements. However, based on information contained on regional geological maps, radon gas is not expected to be found in the area of the Site.

4.1.12 Electromagnetic Fields (EMFs)

No high tension hydro transmission lines which could generate significant EMFs were identified on and adjacent to the Site. However, an electrical substation is present adjacent to the northeast portion of the Site which may result in EMF exposure in that area.

4.1.13 Noise and Vibration

No major sources of noise or vibration on or adjacent to the Site were identified.

4.1.14 Mercury

Mercury can be present in building products such as high intensity and compact fluorescent bulbs and interior climate control thermostats.

Therefore, mercury may be present within the older structures on the Site.

4.1.15 Mould

No evidence of mould growth was observed during the site visit.

4.1.16 Radioactive Materials

No radioactive substances, requiring licensing, are known to be present or to have been located on the Site.

4.2 Current Adjacent Land Uses

A visual assessment of the surrounding properties was also conducted during the site inspection to identify any potential offsite sources of contamination which may affect or adversely impact the Site. A surrounding land use map is presented in Figure 5.

The Site is located on the UBC campus. Access to the Site and surrounding area is available from SW Marine Drive or 16th Avenue and Wesbrook Mall.

No evidence of underground fuel storage tanks was observed near the Site and no businesses or activities with the potential to adversely impact the subsurface within the Site were observed.

4.3 Interviews

No interviews were conducted during the assessment.

5.0 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

The objective of this Stage 1 PSI was to determine the environmental liability posed by the Site by identifying any onsite and offsite areas of potential environmental concern (APECs) and the risk level of the APECs to adversely impact the subsurface soil, groundwater and/or vapour within the Site. The following is a discussion of the onsite and offsite APECs identified in this investigation.

5.1 Onsite APECs

The current and historical information gathered for this investigation has highlighted no onsite APECs with the potential to contaminate the surface and/or subsurface within the Site.

5.2 Offsite APECs

The current and historical information gathered for this investigation has highlighted no offsite APECs that would potentially impact the Site.

6.0 CONCLUSION AND RECOMMENDATIONS

Alliance EHS Consulting (Alliance) was retained by UBC Properties Trust to conduct a Stage 1 Preliminary Site Investigation (PSI) for the UNA Works Yard Project located at 6049 Nurseries Road on the University of British Columbia campus in Vancouver, BC.

The scope of this Stage 1 PSI was limited to a desktop records review and visual inspection of the Site.

Please note that the scope of this Stage 1 PSI included no intrusive sampling activities or detailed assessment of potential regulated hazardous building materials such as asbestos, lead, polychlorinated biphenyls (PCBs), etc.

Based on the information collected during this investigation, it is considered that a low potential exists for soil, groundwater and/or soil vapour contamination to be present on the Site originating from onsite and offsite sources. Therefore, no further environmental investigation related to the subsurface conditions is recommended.

If the soil stockpile requires removal from the Site, the soil must go to a non-agricultural landfill site or a soil treatment facility for disposal.

<u>Other Environmental Concerns</u>

Potential hazardous building materials in the form of asbestos, lead, polychlorinated biphenyls (PCBs), mercury, etc. may be present within the older structures on the Site.

7.0 REFERENCES

British Columbia Ministry of Environment and Climate Change Strategy (1997), *Contaminated Sites Regulation, and all current amendments*.

British Columbia Ministry of Environment and Climate Change Strategy (2005), Guidance Document 10 – *Checklist for Reviewing a Preliminary Site Investigation.*

American Society of Testing Materials (ASTM), *Standard Practice for Environmental Site Assessments E-1527-00*.

Canadian Standards Association, *CSA Standard Z768-01 - Environmental Site Assessments*.

WorkSafe BC, *Occupational Health and Safety (OH&S) Regulations and Guidelines*.

BC Online, *Site Registry Database.*

British Columbia (BC) Ministry of Environment (MoE) *Groundwater Resources of British Columbia.*

Environment Canada, *National Climate Data and Information Archive*

Geological Survey of Canada (1979), *Map 1486A – Vancouver.*

8.0 STATEMENT OF LIMITATIONS

The information in this report is prepared solely for the use of the Client and is based on public and private records obtained by Alliance EHS Consulting (Alliance). Alliance has made all reasonable attempts to locate documents pertaining to relevant information for this site and shall not be responsible for matters over which it has no control, including, but not limited to such matters as access to complete records, ability to enter private dwellings or on site buildings, and availability of complete documentation.

The Alliance report is intended to direct the Client's attention to recognized environmental conditions and to potential sources of environmental contamination. The findings and conclusion regarding contamination of the Site are based solely on the extent of observations and information gathered during the Stage I PSI. Nothing in the report is intended to express any legal opinion upon environmental liabilities relating to the Site or whether operations legally conformed with relevant legislative requirements.

Furthermore, it must be understood that changing circumstances in the physical environment, the use of the Site, as well in changes in any substances stored, used, handled at the Site, could radically alter the conclusions and information contained in this report. Therefore, it is important that the Site is periodically re-evaluated and the client kept informed as to developments, which may impact the Site.

Unless an accidental release has been caused by our negligence, our Client agrees to hold harmless and to indemnify and defend Alliance, its directors, officers, servants, agents, employees, workmen, contractors, subcontractors, and sub-consultants from, and against, any and all claims, losses, damages, demands, disputes, liability, and legal and investigative costs, for the defence of any proceedings resulting from all accidental releases which may occur in the course of our retainer. This indemnification shall extend to all claims brought or threatened against Alliance under any federal or provincial statute or municipal bylaw. Our Client further agrees that it will assert no claims against Alliance (except for our own negligence) for accidental releases, which may occur in the course of our retainer.

Information from this report is for the sole use of the UBC Properties Trust and is their intellectual property. The Ministry of Environment may rely on the information contained in this report. This report is subject to copyright and shall not be reproduced in whole or part without the express written consent of Alliance. Copies can be obtained upon request from Alliance if permission for disclosure is received from UBC Properties Trust.

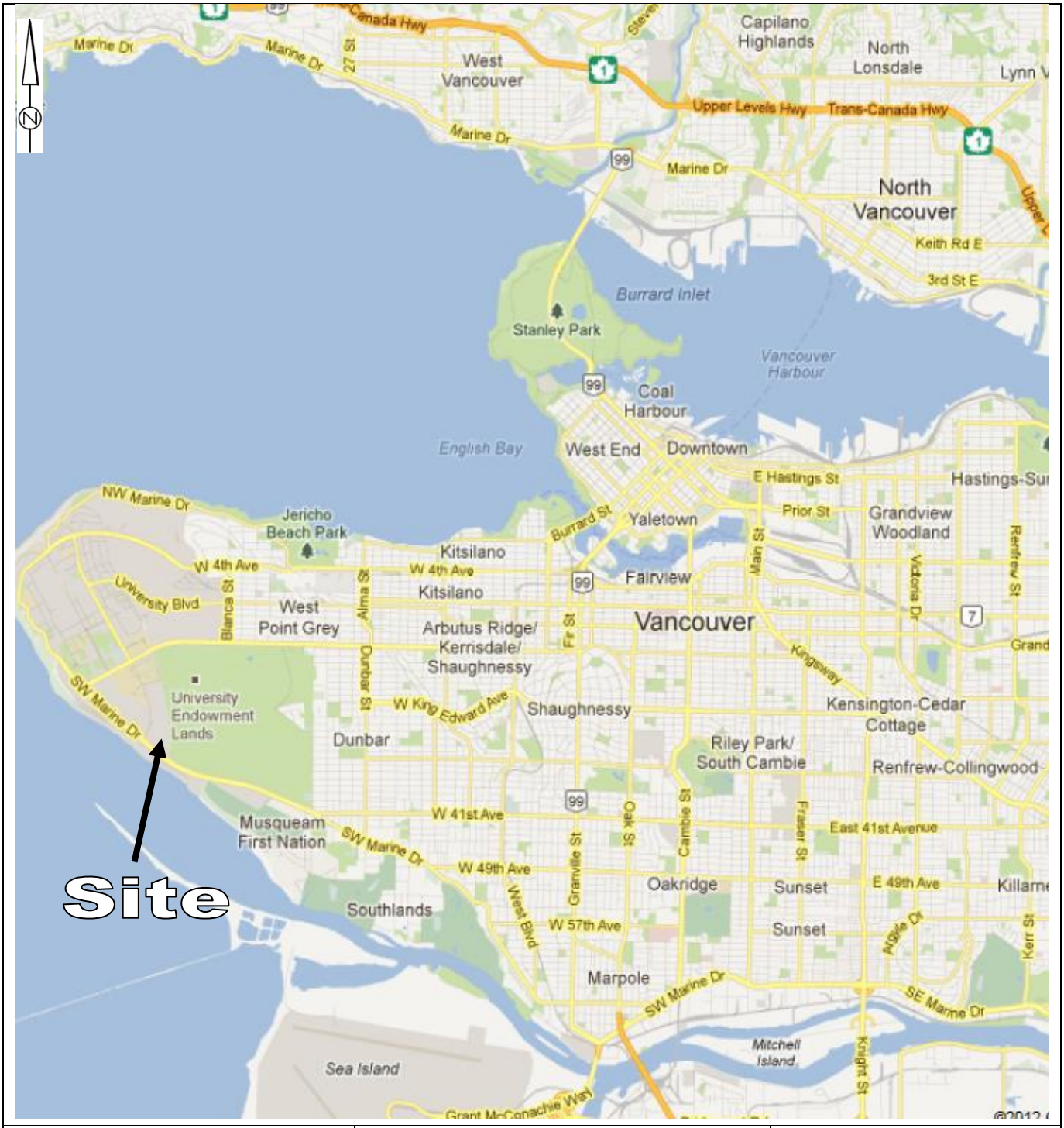
9.0 QUALIFICATIONS OF ASSESSOR

Jim Williams has a diploma in Environmental Engineering Technology from the British Columbia Institute of Technology in 1998. Mr. Williams has also completed the Phase I and Phase II Environmental Site Assessment training through the Associated Environmental Site Assessors of Canada (AESAC). Jim has practiced environmental consulting in the province of British Columbia for over twenty years.

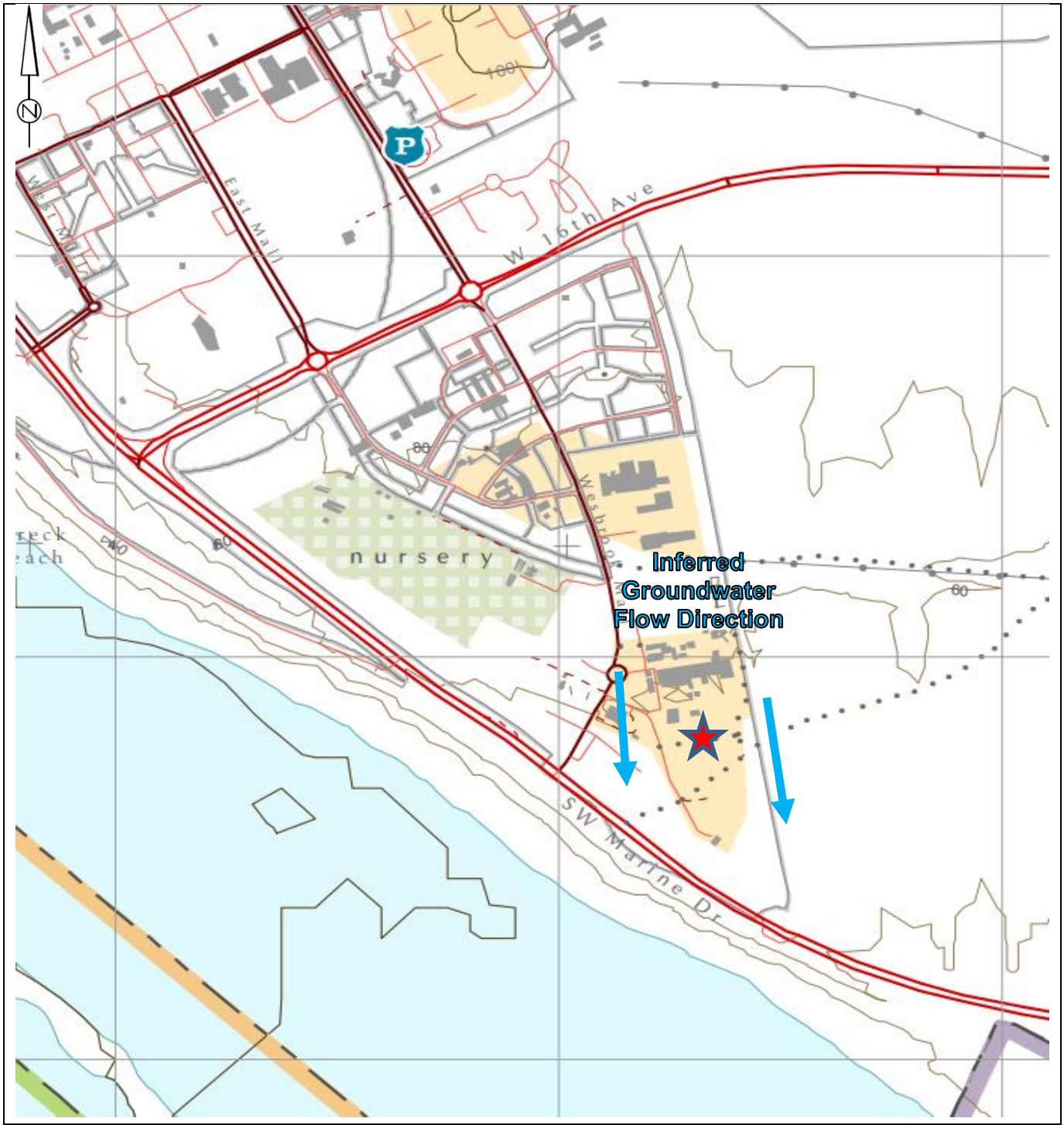
Alliance EHS Consulting Inc.

Jim Williams, Dipl. Tech., ABI
Principal Consultant

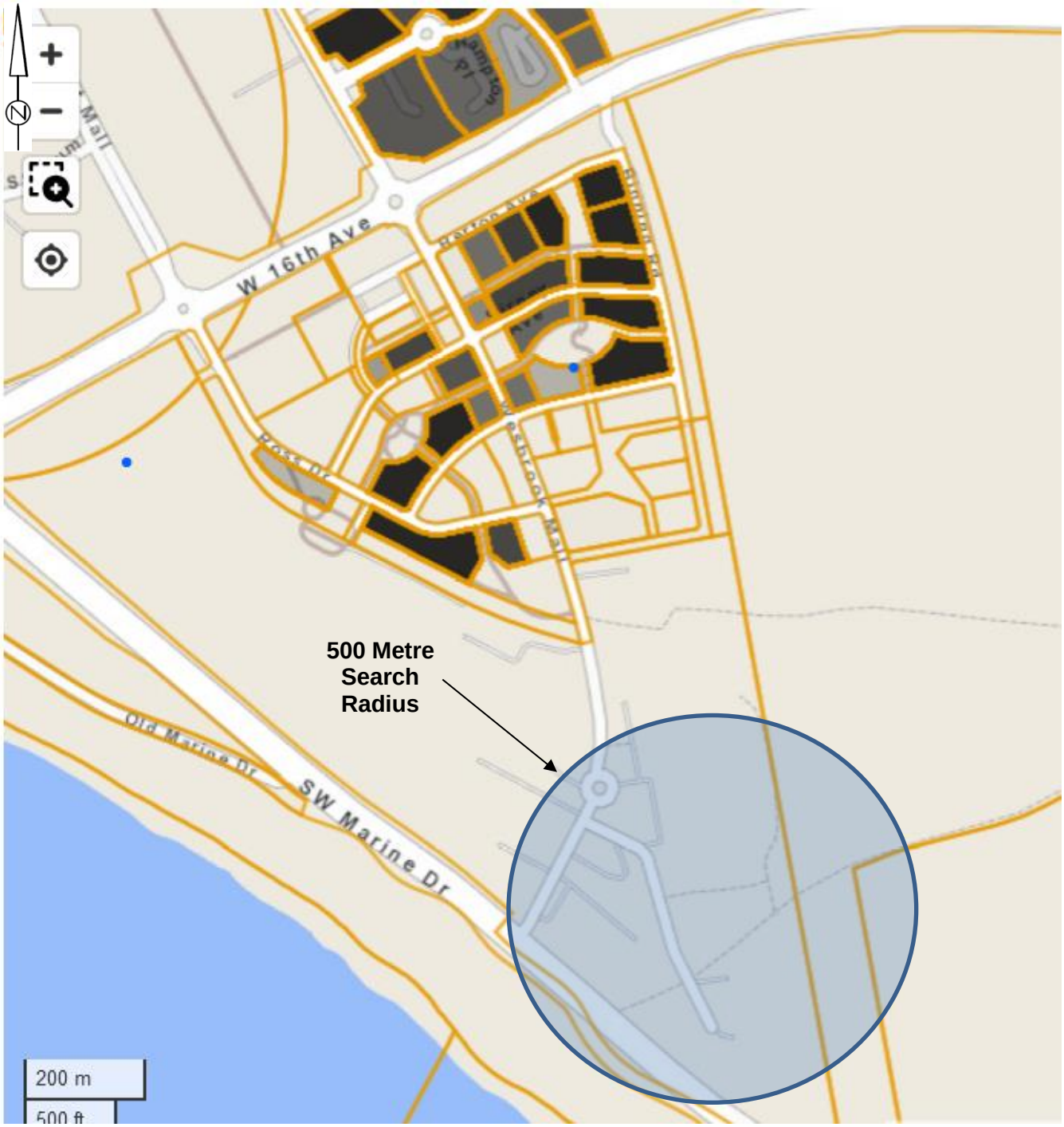
FIGURES



ALLIANCE EHS CONSULTING INC.	**Client:** UBC Properties Trust	**Figure 1:** **Site Location Map**
	Location: 6049 Nurseries Road	
Date: December 2024	**Job No:** 24398	**Scale:** 1:50,000



ALLIANCE EHS CONSULTING INC.	**Client:** UBC Properties Trust	**Figure 2:** **Area Contour Map**
	Location: 6049 Nurseries Road	
Date: December 2024	**Job No:** 24398	**Scale:** 1:20,000



ALLIANCE EHS CONSULTING INC.	**Client:** UBC Properties Trust	**Figure 3:** **Water Well Map**
	Location: 6049 Nurseries Road	
Date: December 2024	**Job No:** 24398	**Scale:** 1:15,000

ALLIANCE EHS CONSULTING INC.	**Client:** UBC Properties Trust	**Figure 4: Site Plan**
	Location: 6049 Nurseries Road	
Date: December 2024	**Job No:** 24398	**Scale:** 1: 2,000

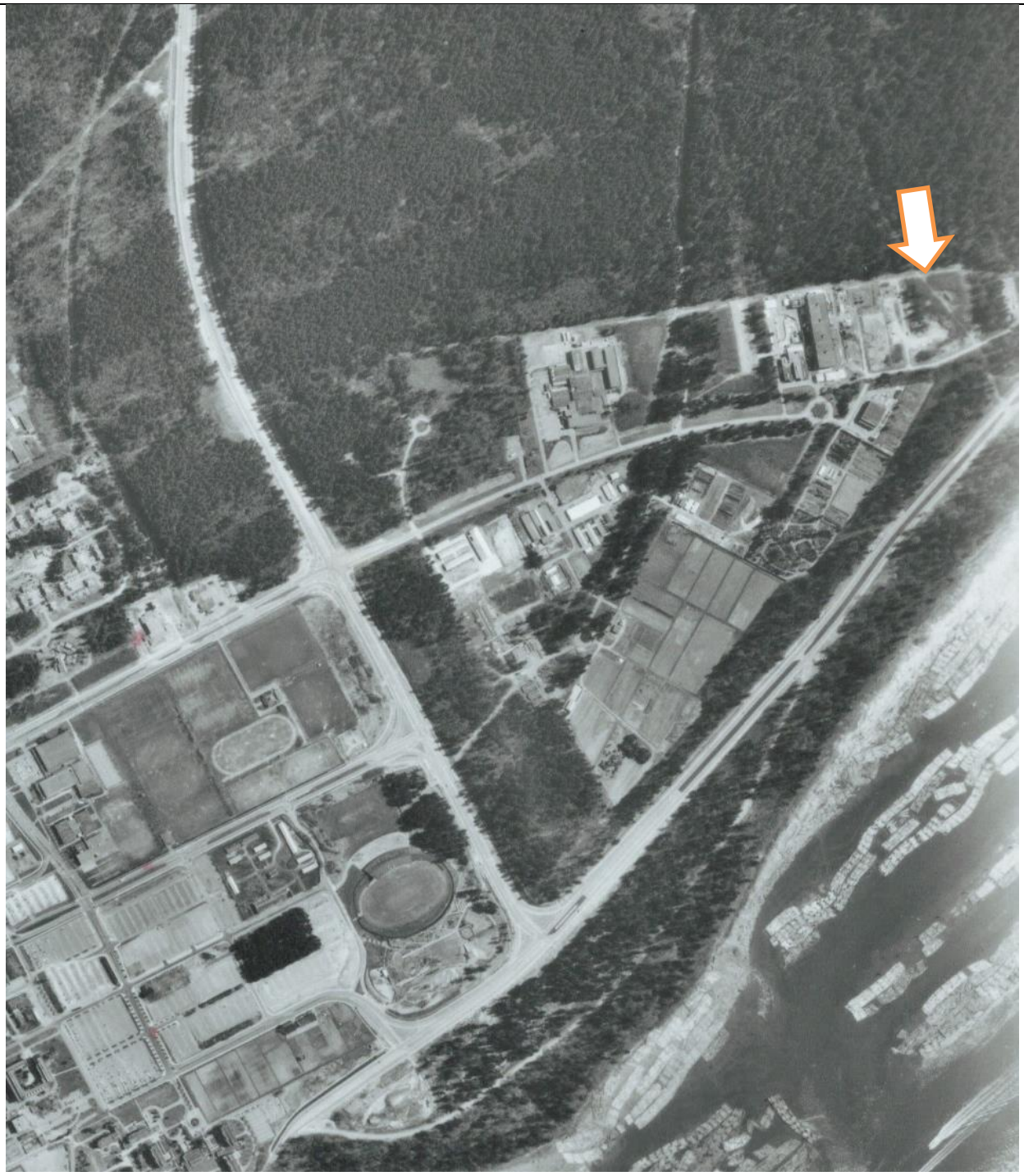
ALLIANCE EHS CONSULTING INC.	**Client:** UBC Properties Trust	**Figure 5:**
	Location: 6049 Nurseries Road	**Surrounding Land Use**
Date: December 2024	**Job No:** 24398	**Scale:** 1: 9,000

APPENDICES

APPENDIX A

AERIAL PHOTOGRAPHS

ALLIANCE EHS CONSULTING INC.	**Client:** UBC Properties Trust	**2004 Air Photo**
	Location: 6049 Nurseries Road	



ALLIANCE EHS CONSULTING INC.	**Client:** UBC Properties Trust	**1982 Air Photo**
	Location: 6049 Nurseries Road	

APPENDIX B

TITLE SEARCH

TITLE SEARCH PRINT 2024-12-12, 11:23:06

File Reference: Requestor: Jim Williams

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	SECTION 189 LAND TITLE ACT
Land Title District	VANCOUVER
Land Title Office	VANCOUVER
Title Number	FB519736
From Title Number	BB1280350
Application Received	2019-03-18
Application Entered	2019-03-18
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	THE UNIVERSITY OF BRITISH COLUMBIA ROOM 107 - 6328 MEMORIAL ROAD VANCOUVER, BC V6T 1Z2
Taxation Authority	Vancouver Assessment Area

Description of Land

Parcel Identifier: 012-132-896

Legal Description:

DISTRICT LOT 6494 GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT PARTS IN PLANS 11345, 18645, 21966, BCP5864, BCP23588, BCP26848, 20570, BCP30252, BCP45808 AND EPP86350

Legal Notations

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE BB4031804
FILED 2012-01-04

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE BM82495A
FILED 1998-03-19

HERETO IS ANNEXED EASEMENT BV454507 OVER (VOLUME "A" CONTAINING 666 CUBIC METERS ON PLAN BCP8063) THE COMMON PROPERTY OF STRATA PLAN BCS571

HERETO IS ANNEXED EASEMENT BV454508 OVER (VOLUME "B" CONTAINING 76 CUBIC METERS ON PLAN BCP8063) THE COMMON PROPERTY OF STRATA PLAN BCS571

HERETO IS ANNEXED EASEMENT BV454509 OVER (VOLUME "C" CONTAINING 84 CUBIC METERS ON PLAN BCP8063) THE COMMON PROPERTY OF STRATA PLAN BCS571

HERETO IS ANNEXED EASEMENT BV454510 OVER (76 CUBIC METERS ON PLAN BCP8063) THE COMMON PROPERTY OF STRATA PLAN BCS571

HERETO IS ANNEXED EASEMENT GD85135 OVER PARTS LOTS 6 AND 7 PLAN 22697 SHOWN ON EXPLANATORY PLAN 20323

Charges, Liens and Interests

Nature:	EASEMENT
Registration Number:	BJ167134
Registration Date and Time:	1995-04-18 10:01
Remarks:	PART DARK OUTLINE AND CROSS-HATCHED (CONTAINING .255 HA) SHOWN ON PLAN LMP22687 APPURTENANT TO LEASE BJ111729 (SEE DISTRICT LOT 4805) SEE BJ111729 ACCESS BY EASEMENT ONLY PURSUANT TO BC REG 334/79

Nature:	EASEMENT
Registration Number:	BN327964
Registration Date and Time:	1999-12-09 14:52
Remarks:	INTER ALIA PART (0.255 HA) SHOWN ON PLAN LMP44331 APPURTENANT TO LEASE BN327963

Nature:	EASEMENT
Registration Number:	BT414660
Registration Date and Time:	2002-11-12 15:01
Remarks:	PART (0.255 HA) PLAN BCP2188 APPURTENANT TO LEASE BT414659

Nature:	EASEMENT
Registration Number:	BV439647
Registration Date and Time:	2003-10-24 09:41
Remarks:	PLAN BCP7955 APPURTENANT TO LOT 1 DISTRICT LOT 6494 PLAN BCP5864

Nature:	EASEMENT
Registration Number:	BV439648
Registration Date and Time:	2003-10-24 09:41
Remarks:	PLAN BCP7955 APPURTENANT TO LOT 2, EXCEPT PART IN AIRSPACE PLAN BCP7954, PLAN BCP5864

Nature:	EASEMENT
Registration Number:	BV439649
Registration Date and Time:	2003-10-24 09:41
Remarks:	PLAN BCP7955 APPURTENANT TO AIRSPACE PARCEL 1 AIRSPACE PLAN BCP7954

Nature:	COVENANT
Registration Number:	BB264439
Registration Date and Time:	2007-05-28 15:03
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	PLAN BCP30253

Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

APPENDIX C

CITY DIRECTORIES

Historical search for the UNA Works Yard Site (6049 Nurseries Road, UBC)

The site at 6049 Nurseries Road was developed circa 2015 as the UBC Library Preservation and Archives Centre (PARC). Prior to this building, the site had not been developed. The UBC design brief for the Integrated Research Library (now PARC) project states, “Prior to commencement of this project the site has been cleared and leveled as it was previously a dumping site for soils from other UBC construction projects.”

The nearby TRIUMF Building, located at 4004 Wesbrook Mall, was erected in 1969 on what was forest land. TRIUMF is a national laboratory researching nuclear, particle and accelerator physics.

The South Campus Warehouses and Plant Operations Nurseries located at 6116 Nurseries Road were erected in 1970. As with the TRIUMF Building, the land was undeveloped prior to their construction. Similarly, the South Campus Substation located at 6075 Nurseries Road was erected in 1971 on previously undeveloped land.

Directory listings for the University of British Columbia are very limited and incomplete, appearing only sporadically in the directories. When buildings are listed, they are included under the title “University of British Columbia” and have no addresses attached to the names. Only academic buildings are listed under the heading “University of British Columbia.”

APPENDIX D

SITE REGISTRY SEARCH

Index Search Results

Site Registry - Area Search

BC Registries and Online Services

No records from the Site Registry that match the search criteria provided:

Folio:

Postal Code: V6T 2A3

Radius: 5.0km

You have been charged for this information.

Sites may be revealed by searching with alternate search methods. For example, a site not revealed in an Area search may be revealed by searching with another piece of information such as PID, PIN, address, or Crown Lands File Number.

APPENDIX E

SITE PHOTOGRAPHS

Photo 1: View of Site along Nurseries Road.

Photo 2: Mound of fill soil at centre of Site.

Photo 3: Triumf facility north of Site.

Photo 4: Sorting area for recycling at east end of Site.

Photo 5: Onsite Library PARC building.

Photo 6: National Research Council facility west of Site.

Photo 7: Onsite sorting area for recycling.

Photo 8: Onsite sorting area for recycling.