



STAGE 1 PRELIMINARY SITE INVESTIGATION REPORT

Existing Residential Property
Sunset Apartments
9715 - 104th Street
Fort St. John, B.C.

Prepared for:

Mr. Ron Bartsch

Prepared by:

PHOENIX ENVIRONMENTAL SERVICES LTD.

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STAGE 1 PRELIMINARY SITE INVESTIGATION REPORT

EXISTING RESIDENTIAL PROPERTY SUNSET APARTMENTS

9715 – 104th Street
Fort St. John, B.C.

EXECUTIVE SUMMARY

A Stage 1 Preliminary Site Investigation (PSI) of an existing residential property located at 9715 – 104th Street (the Site) in Fort St. John was conducted in March/April 2004. The Site is located at the southeast corner 98th Avenue and 104th Street. It is a rectangular shaped lot that measures 30.08 m by 45.72 m for a gross area of 1,372.18 m². The Site is occupied by Sunset Apartments; a 2.5-storey, walk-up apartment building containing a total of 14 units including eleven 1-bedroom units and three 2-bedroom units. The Stage 1 PSI entailed the research of pertinent maps, historical air photos and records regarding land use history of the Site and surrounding properties, a visual inspection of the Site and surrounding properties and interviews with people familiar with the present and past land use of the Site and surrounding properties.

The building occupying the Site is wood frame construction on a poured concrete foundation. The exterior of the building consisted of aluminum siding and the roofing cover consisted of tar and gravel. The interior of the building included a poured concrete slab basement floor, carpet, vinyl and ceramic tile flooring, and painted and textured drywall sheet covered walls and ceilings. The heating system for the building consisted of electric baseboard heaters in the units and a forced-air electric furnace in the common areas (hallways and stairwells). Hot water for the units was supplied by individual electric hot water heaters. The concrete slab basement floor within the electrical room was noted to contain some cracking and indications of minor settlement. However, no major cracking/settlement was observed. The storage of household cleaning supplies within the building was visually inspected and no obvious environmental concerns were noted. About 80% of the Site was estimated to be covered with impervious ground surfaces (e.g. the building, asphalt parking lots and walkways).

The Site is located in a mainly mixed, low to high density residential area. The Site is bounded by 98th Avenue followed by a park and school playground for Central Elementary School to the north, a gravel fire lane followed by a vacant lot to the east, a 3-storey, walk-up apartment building (Seral Manor Apartments) followed by 97th Avenue and mixed low and high density residential to the south and 104th Street followed by a park with a running track and soccer field that appeared to be associated with the Key Learning Centre (former North Peace Secondary



School) to the west. The topography at both the Site and the surrounding area was noted to slope very gently downward towards the south. Therefore, the inferred groundwater gradient at the Site is generally towards the south. The visual inspection of the Site and cursory inspection of the surrounding area did not reveal any evidence of stressed vegetation, stained and/or discolored soils, suspect fill materials, above ground and/or underground storage tanks and/or areas of ground settling, subsidence, pits or mounds.

The land use history research carried out for this investigation has indicated that the Site was mainly agricultural in 1945 and 1950, occupied by a residence in 1965, a vacant lot in 1976 and occupied by a 2.5-storey, walk-up, 14 unit apartment building (Sunset Apartments) with on-site parking facilities in 1978. There have been few changes to the existing residential land use at the Site since the late 1970's. Since about 1950, the surrounding area has generally included mixed low and high density residential land use, vacant lots and properties occupied by an elementary school and secondary school and associated open space for a playground, sports fields and a running track.

This investigation did not reveal any past and current on-site activities that are considered to pose a significant risk of generating soil and/or groundwater contamination at the Site. Therefore, no on-site areas of potential environmental concern (APEC) were identified during this investigation and the risk for Site contamination to be present from past and current on-site activities is considered to be low.

However, this investigation did reveal five past and current off-site areas of potential environmental concern (APEC) that could pose a significant risk of generating soil and/or groundwater contamination at the Site. The off-site APEC included a former Texaco service station located at 10355 - 100th Avenue, a former auto repair garage located at 10323 - 100th Avenue, a former Petro Canada service station located at 10344 100th Avenue, a former Esso bulk fuel station located at 10404 - 100th Avenue and a Greyhound Bus Depot located at 10355 - 101st Avenue. The above off-site APEC are situated about 140 m to 200 m north of the Site. Based on the inferred southerly groundwater gradient at the Site, these off-site APEC are generally situated up-gradient with respect to the Site. However, the above off-site APEC are considerably distant from the Site (greater than 140 m) and the native soils/subsoils at the Site and surrounding area are generally fine textured (loamy and clayey) and slowly permeable. Therefore, these native soils/subsoils would likely restrict the migration of any off-site soil and/or groundwater contamination towards the Site. Accordingly, the risk for contamination migrating onto the Site from these off-site APEC is considered to be low.

This investigation has determined that none of the current and/or historical on-site and/or off-site activities have the potential to result in contamination at the Site. It is concluded that there is a low risk for contamination to be present at the Site.

No further investigation or action is considered to be warranted at this time. However, if greater certainty is required, this assessment can be verified through soil and groundwater testing.



1. INTRODUCTION

Phoenix Environmental Services Ltd. was retained by Mr. Ron Bartsch to conduct a Stage 1 Preliminary Site Investigation (PSI) of an existing residential apartment property located at 9715 - 104th Street, Fort St. John, B.C. (the Site). The scope of this site investigation addressed the potential for contamination associated with the present condition and historical uses of the Site and the surrounding properties, and associated with surface runoff and/or groundwater from the surrounding land use activities.

The methodology for the PSI included the research of the historical land use through the review of records with the City of Fort St. John, historical air photos, a visual inspection of the Site and surrounding properties, and interviews with people familiar with the present and past land use of the Site and surrounding properties. However, this investigation has not included a survey for the presence of asbestos-containing materials (ACMs) or other hazardous materials (e.g. lead paint, PCBs containing fluorescent light ballasts and other electrical equipment) as such a survey is not a component of a Stage 1 PSI, as described under the B.C. *Contaminated Sites Regulation* (CSR).

2. SITE DESCRIPTION

2.1 Site Identification

The civic address of the Site is 9715 - 104th Street, Fort St. John, B.C. The legal description for the Site is Lot A, Plan 25647, Peace River District, Fort St. John, B.C. The PID for the Site is 007-534-311. The Site is rectangular in shape and measures 30.08 m by 45.72 m for a gross area of 1,372.18 m². The geodetic coordinates of the approximate center of the Site are 56° 14' 39.3" North, Latitude and 120° 51' 14.3" West, Longitude. The location of the Site in Fort St. John is shown in Figure 1.

2.2 Site Inspection

The site inspection was conducted on March 3, 2004 under cloudy, cold and light snow weather conditions. The Site is located at the southeast corner 98th Avenue and 104th Street.

The Site is occupied by Sunset Apartments; a 2.5-storey, walk-up apartment building containing 14 units including eleven 1-bedroom units and three 2-bedroom units. The building is wood frame construction on a poured concrete foundation.

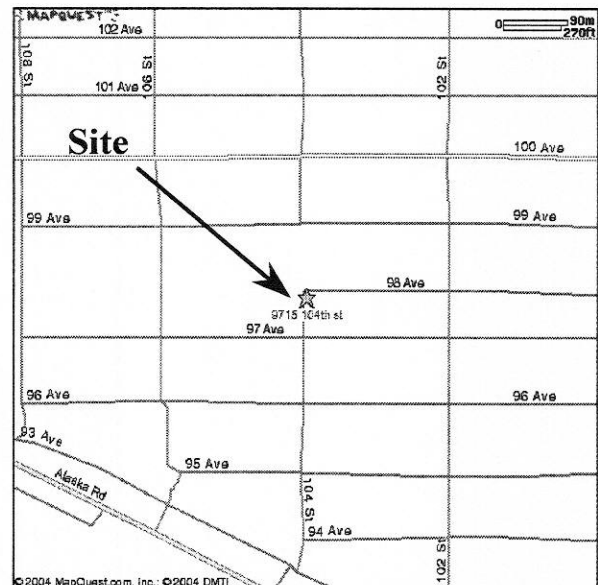


Figure 1: Site Location in Fort St. John



The exterior of the building consisted of aluminum siding and the roofing cover consisted of tar and gravel. The interior of the building included a poured concrete slab basement floor, carpet, vinyl and ceramic tile flooring, and painted drywall sheet covered walls and ceilings. The walls and ceilings within the common areas of the building were also covered with textured plaster and paint. The building included two laundry rooms with each equipped with a washer and dryer. The heating system for the building consisted of electric baseboard heaters in the units and a forced-air electric furnace in the common areas (hallways and stairwells). Hot water for the units was supplied by individual electric hot water heaters. One of the two existing hot water heaters that were visually inspected was noted to be covered with fiberglass insulation. The concrete slab basement floor within the electrical room was noted to contain some cracking and indications of minor settlement. However, no major cracking/settlement was observed. The storage of household cleaning supplies within the building was visually inspected and no obvious environmental concerns were noted.

The Site included two asphalt-paved parking lots located along the east and west sides of the building, respectively. The on-site parking lots contain 14 parking spaces for residents and four parking spaces for visitors and are accessible from the west via 104th Street and from the east via a gravel fire lane. The remainder of the Site was landscaped with grass cover. About 80% of the Site was estimated to be covered with impervious ground surfaces (e.g. the building, asphalt parking lots and walkways).

The topography of the Site appeared to slope very gently downward towards the south. The soils at the Site, where exposed below the snow cover, were noted to be mainly fine textured and moderately well drained. No stressed vegetation, stained and/or discolored soils, suspect fill materials, or evidence of an above ground and/or underground storage tank were observed at the Site. In addition, no areas of ground settling, subsidence, pits or mounds were observed at the Site.

2.3 Adjacent Land Use

The Site is located in a mainly mixed, low to high density residential area that is adjacent to the southwest corner of the downtown core area for Fort St. John. The Site is bounded by 98th Avenue followed by a park and a school playground for Central Elementary School to the north, a gravel fire lane followed by a vacant lot to the east, a 3-storey, walk-up apartment building (Seral Manor Apartments) followed by 97th Avenue and mixed low and high density residential to the south and 104th Street followed by a park with a running track and soccer field that appeared to be associated with the Key Learning Centre (former North Peace Secondary School) to the west.

The topography of the surrounding area appeared to slope very gently downward in a mainly southerly direction. The soils in the surrounding area appeared to be mainly fine textured and moderately well drained. A cursory inspection of the surrounding properties did not reveal any evidence of stressed vegetation, stained and/or discolored soils, or evidence of an above ground and/or underground storage tank.



2.4 Precipitation

Data for climatic norms for the Site were obtained from the Fort St. John, B.C. weather monitoring station (1971-2000 Canadian Climate Normals, 56° 14' N & 120° 44' W, elevation 694.9 m). These data are expected to be very similar to the conditions at the Site. Monthly precipitation ranges from 18.8 mm in April to 83.2 mm in July and the average annual precipitation is 465.6 mm. The average annual precipitation for Fort St. John includes 185.6 cm of snow.

2.5 Soils

The soils map for Fort St. John (B.C. Ministry of Agriculture and Food 1:50,000) indicates that the native soils at the Site and the surrounding properties are characterized as Esher soils (Es). Esher soils are described as a variable mixture of materials (lacustrotill) transported by ice and deposited in glacial lakes. These dark coloured, loamy and clayey deposits are weakly calcareous, slightly saline and usually contain pebbles and weak stratification. Shoreline and beach deposits are frequently included. According to the soils map, Esher soils are widely distributed in the Fort St. John area. As discussed in Section 2.2, the surficial soils at the Site were noted to be mainly fine textured and moderately well drained during the visual site inspection.

2.6 Watercourses

There are no watercourses located on the Site or within 1.0 km of the Site. Therefore, the *Contaminated Sites Regulation* (CSR) soil and groundwater standards for protection of Aquatic Life (AW) would likely not be applicable at this Site (1 km default distance under CSR Guidelines).

2.7 Hydrogeology

The Site is about 80% covered with impervious ground surfaces. Based on the mainly gentle southerly downward slope of the Site and surrounding area, the inferred groundwater flow direction (gradient) at the Site is likely towards the south. Therefore, it is considered likely that groundwater potentially impacted from the activities at the Site would disperse laterally in a mainly southerly direction. The hydraulic conductivity of the mainly fine textured surficial native soils (see Section 2.5) is expected to be relatively low (i.e. slow rate of groundwater flow).

2.8 Water Wells

According to the City of Fort St. John, municipal water services are available at the Site and the surrounding area. Therefore, CSR groundwater quality standards for protection of drinking water (DW) would likely not be applicable at this Site.



3. HISTORY OF USE

3.1 Municipal Records

The City of Fort St. John, Planning Department indicated that the existing zoning at the Site is RM2 – High Density Multiple Family Residential. The zoning in the surrounding area to the north and west of the Site is P2 – Public and Institutional District. The zoning in the surrounding area to the east and south of the Site is RM2.

The City of Fort St. John, Engineering Department records show that the Site and the surrounding area are serviced with municipal water, sanitary and storm sewers. According to the topographic map from the City of Fort St. John, the topography of the Site and the surrounding area mainly slopes very gently downward towards the south.

Furthermore, the City of Fort St. John, Engineering Department has compiled a database of possible contaminated sites in Fort St. John and a map sheet showing the location of these sites. These sites generally include industrial and commercial properties where aboveground and/or underground tanks are present and/or have been removed and where spills or leaks or other environmental incidents have been reported to the City. According to the above database and accompanying map, the Site and adjacent properties surrounding the Site are not listed as possible contaminated sites. However, four possible contaminated sites have been identified about two blocks north of the Site near the intersection to 104th Street and 100th Avenue. These possible contaminated sites included a former Texaco service station located at 10355 – 100th Avenue and about 140 m to the north of the Site, a former auto repair garage located at 10323 - 100th Avenue and about 150 m to the north of the Site, a former Petro Canada service station located at 10344 100th Avenue and about 175 m to the north of the Site and a former Esso bulk fuel station located at 10404 100th Avenue and about 175 m to the north of the Site.

The City of Fort St. John, Building Department was contacted regarding building permit records for the Site. According to the Building Department a building permit was issued to Halwara Holdings in September 1978 for the construction of a 14 unit apartment building.

3.2 Natural Gas Records

Pacific Northern Gas was contacted to determine the date for natural gas connections to the Site. According to Pacific Northern Gas, there were no natural gas connection records for the Site.

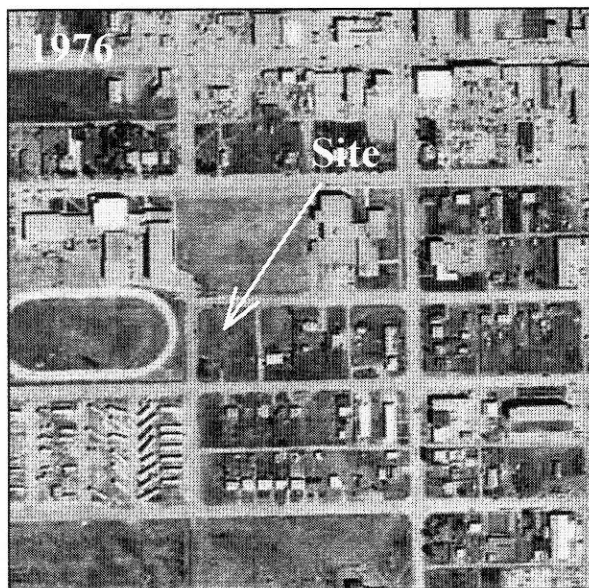
3.3 Air Photos

Air photos used to research historical use of the Site were obtained from the University of British Columbia, Geographic Information Centre. These air photos taken from 1945 to 1990, indicated that the Site was mainly agricultural in 1945 and 1950, occupied by a residence in 1965, a vacant lot in 1976 and occupied by an apartment building with two asphalt paved parking lots (Sunset



Apartments) in 1981 and 1990. Historical air photos of the Site and the surrounding area from 1976 and 1990 are shown below.

1945: The Site appeared to be mainly agricultural. The surrounding area to the north and east appeared to be a mixture of residential and agriculture. The surrounding area to the south and west appeared to be mainly agricultural and woodlots.



1950: The Site appeared to be about the same as the 1945 air photo. The surrounding area to the north and east appeared to be mainly residential. The surrounding area to the south appeared to be a mixture of residential and agriculture. The surrounding area to the west appeared to be about the same as the 1945 air photo.

1965: The Site appeared to be occupied by a residence. The surrounding area to the north and west of the Site appeared to be occupied by an elementary and secondary school and included open space for a playground and a sports field. The surrounding area to the east and south appeared to be a mixture of residential and vacant lots and included a trailer park. The right-of-way (ROW) for 98th Avenue, 104th Street and a fire lane along the east property line of the Site were apparent.

1976: The Site and the surrounding area appeared to be about the same as the 1965 air photo. The adjacent property to the south appeared to be a vacant lot.

1981: The Site appeared to be occupied by an apartment building (Sunset Apartments) with on-site parking lots located along the east and west sides of the building. The adjacent property to



the south appeared to be occupied by an apartment building. The remainder of the surrounding area to the south appeared to be mixed single family residential and apartment buildings.

1990: The Site and the surrounding area appeared to be about the same as the 1981 air photo. However, the adjacent property to the east appeared to be mainly vacant.

3.4 CSR Site Registry Search

A 0.5 km area search of the CSR Online Site Registry (Site Registry) was conducted for a nearby apartment property (Westside Apartments) that is situated about 270 m northwest of the Site. The coordinates of the Site Registry search were 56° 14' 44.1" North, Latitude and 120° 51' 31.2" West, Longitude. A total of five entries were found during this search. The entry situated closest to the Site was Site # 2064 which is a vacant lot located at 10355 100th Avenue. The status of this property with the Ministry of Water, Land and Air Protection (MWLAP) is "active – under assessment". Site #3287 is the Greyhound Bus Depot located at 10355 101st Avenue. The status of this property with MWLAP was "unknown status". The three other entries found during this search were sufficiently distant and/or located down-gradient with respect to the Site and therefore, unlikely to impact the Site. These entries included the properties located at 10604 - 100th Avenue, 10803 – 100th Avenue and 10812 Alaska Road.

3.5 Interviews with Knowledgeable Sources

Mrs. Cindy Martynuk, a property manager with Marco Properties Ltd. was interviewed with respect to the present and past uses of the Site and surrounding properties. Mrs. Martynuk indicated that the Site was undeveloped land and became occupied by an apartment building (Sunset Apartments) about 21 years ago. According to Mrs. Martynuk, there have been no changes to the electrical heating systems within the building. Mrs. Martynuk did not indicate any problems, concerns or significant repairs with respect to the poured concrete foundation the building was constructed upon. Recent renovations to the building have included new paint in the common areas in February 2004. Other interior renovations have included the routine maintenance of the units such as new paint and the replacement of carpet and linoleum/vinyl flooring. Mrs. Martynuk was not aware of any environmental concerns with respect to the Site including the historical land use of the Site, the presence of underground and/or above ground storage tanks, spills involving fuels, hazardous materials or chemicals and suspect buried wastes, landfills, filled-in pits, ponds and lagoons. Furthermore, Mrs. Martynuk was not aware of any environmental concerns with respect to the current and historical land use of the surrounding residential properties including the presence of any underground and/or above ground storage tanks.

Mr. Terry Sawchuk from the Ministry of Water, Land and Air Protection (MWLAP) was interviewed with respect to the entries in the Site Registry including Site #2064 located at 10355 – 100th Avenue and Site #3287 located at 10355 – 101st Avenue. Mr. Sawchuk indicated that Site #2064 is a former Texaco service station property which was closed and decommissioned about ten years ago and Site #2064 is situated at the Fort St. John Greyhound Bus Station where



an underground storage tank was decommissioned in-place about ten years ago and a soil gas survey was conducted in 1996. Mr. Sawchuck indicated that no information has been forwarded to MWLAP regarding the presence or absence of soil and/or groundwater contamination at either of the above properties.

Mr. Curtis Redpath, a Fire Prevention Officer with the City of Fort St. John, Fire Department was interviewed regarding the possible contaminated sites identified by the City of Fort St. John in the vicinity of 104th Street and 100th Avenue. According to Mr. Redpath, the possible contaminated site located at 10323 - 100th Avenue was occupied by an auto repair garage that closed about ten years ago and is currently a vacant building. The possible contaminated site located at 10344 - 100th Avenue was occupied by a Petro Canada service station which was closed and decommissioned approximately 15 years ago and is currently a vacant lot. The possible contaminated site located at 10355 - 100th Avenue was occupied by a Texaco service station which was closed and decommissioned approximately 10 years ago and is currently a vacant lot. In addition, the possible contaminated site located at 10404 - 100th Avenue was occupied by an Esso bulk fuel station which was closed and decommissioned about 20 years ago and is currently a vacant lot. Mr. Redpath indicated that he was not aware of any information regarding the presence or absence of soil and groundwater contamination at any of the above possible contaminated sites.

4. CONTAMINATION RISK

Land use history research indicates that the Site was mainly agricultural in 1945 and 1950, occupied by a residence in 1965 and a vacant lot in 1976. Around 1978, the Site was developed and became occupied by a 2.5-storey, walk-up, 14 unit apartment building (Sunset Apartments) with on-site parking facilities. There have been few changes to the existing residential land use at the Site since the late 1970's. The surrounding area was a mixture of residential and agricultural land use around 1945 and 1950. By the 1960's, the surrounding area to the north and west of the Site was mainly institutional and occupied by an elementary school and secondary school and associated open space for a playground, sports fields and a running track. The surrounding area to the east and south was mainly mixed residential (single family residential and a trailer park) and vacant lots. By the mid to late 1970's, the mixed residential area to the east and south of the Site including the adjacent property to the south was also occupied by apartment buildings. Since the late 1970's and early 1980's, the residential and institutional land use in the surrounding area has remained much the same.

The research of historical land use through the review of records with the City of Fort St. John, historical air photos, a visual inspection of the Site and surrounding properties and interviews with people familiar with the present and past land utilization of the Site and surrounding properties did not reveal any past and current on-site activities that are considered to pose a significant risk of generating soil or groundwater contamination at the Site. Therefore, no on-site areas of potential environmental concern (APEC) were identified during this investigation and



the risk for Site contamination to be present from past and current on-site activities is considered to be low.

However, this investigation did reveal five past and current off-site areas of potential environmental concern (APEC) that could pose a significant risk of generating soil and/or groundwater contamination at the Site. These off-site APEC are mainly former commercial/industrial properties located about two blocks to the north of the Site and in the vicinity of the intersection to 104th Street and 100th Avenue. These properties were either entered into the B.C. CSR Site Registry or identified by the City of Fort St. John as possible contaminated sites. The off-site APEC included a former Texaco service station located at 10355 - 100th Avenue, a former auto repair garage located at 10323 - 100th Avenue, a former Petro Canada service station located at 10344 100th Avenue, a former Esso bulk fuel station located at 10404 - 100th Avenue and the Greyhound Bus Depot located at 10355 - 101st Avenue. The above off-site APEC are situated about 140 m to 200 m north of the Site. Based on the inferred southerly groundwater gradient at the Site, these off-site APEC are generally situated up-gradient with respect to the Site.

However, the above off-site APEC are considerably distant from the Site (greater than 140 m) and the native soils/subsoils at the Site and surrounding area are generally fine textured (loamy and clayey) and slowly permeable. Therefore, these native soils/subsoils would likely restrict the migration of any off-site soil and/or groundwater contamination towards the Site. Accordingly, the risk for contamination migrating onto the Site from these off-site APEC is considered to be low.

5. CONCLUSIONS

The Stage 1 Preliminary Site Investigation of the property occupied by Sunset Apartments and located at 9715 - 104th Street (the Site) included a visual inspection of the Site and the surrounding properties, research of the historical land use through the review of records with the City of Fort St. John, historical aerial photos and interviews with people familiar with the present and past land use of the Site and surrounding properties. This investigation has determined that none of the current and/or historical on-site and/or off-site activities have the potential to result in contamination at the Site. It is concluded that there is a low risk for contamination to be present at the Site.

6. RECOMMENDATIONS

No further investigation is considered to be warranted at this time. However, if greater certainty is required, this assessment can be verified through soil and groundwater testing.

This investigation has not included a survey of asbestos-containing materials (ACMs) or other hazardous materials (e.g. lead paint, fluorescent light ballasts and other electrical equipment that may contain polychlorinated bi-phenyls - PCBs). As a standard precaution, a hazardous



materials survey should be conducted in advance of any major Site building renovations or re-development in the future.

7. PROFESSIONAL STATEMENT

This Preliminary Site Investigation report has been prepared in accordance with all requirements in the Waste Management Act and the regulations, and the undersigned certifies that he has demonstrable experience with the type of investigation, as included in the definition for remediation under the Act, conducted for this report.

8. LIMITATIONS

Phoenix Environmental Services Ltd. warrants that accepted professional practices have been used to conduct this site contamination investigation, including research and enquiries respecting site history and site inspection. It is hereby stipulated that the findings of this site contamination investigation are based on information made available and disclosed for the purposes of this Stage 1 investigation and on features of the site examined which can be reasonably detected and analyzed using the level of care and skill normally applied by environmental professionals practicing under similar circumstances, and that any and all liability relating to the findings presented in this site contamination investigation are limited accordingly. Phoenix Environmental Services Ltd. hereby certifies that the undersigned is familiar with the activities presently conducted on the property investigated, and has made a diligent inquiry into the former uses of the property and surrounding properties, and to the best of our knowledge, information and belief, the information disclosed in this report is true and correct.

This report has been prepared for Mr. Ron Bartsch and any associated lending institutions. Any use which a third party makes of this report, or any reliance or decisions to be made based on it, are the responsibilities of such third parties. Phoenix Environmental Services Ltd. accepts no responsibility for damages suffered by any third party as a result of decisions made or actions based upon this report. However, the B.C. Ministry of Water, Land & Air Protection may rely of the results of this investigation for regulatory purposes.

Ken Lambertsen and David Graham conducted this investigation. Mr. Lambertsen has over 28 years of extensive environmental expertise and has been the primary investigator for many environmental site investigations, including contamination delineation, remediation planning, and remediation monitoring. David Graham has over 10 years experience as a consultant and has worked primarily in the assessment and remediation of contaminated sites.

Ken G. Lambertsen, B.Sc., R.P.Bio.,
Principal Dated: April, 2004

David Graham, B.E.S.
Primary Investigator



APPENDIX A

Site Photographs



Photo 1: Looking southeast at the front exterior portion of Sunset Apartments from 104th Avenue.



Photo 2: Looking northwest at the rear portion of Sunset Apartments from the fire lane.





Photo 3: Looking at the electrical panel within the electrical room at Sunset Apartments.

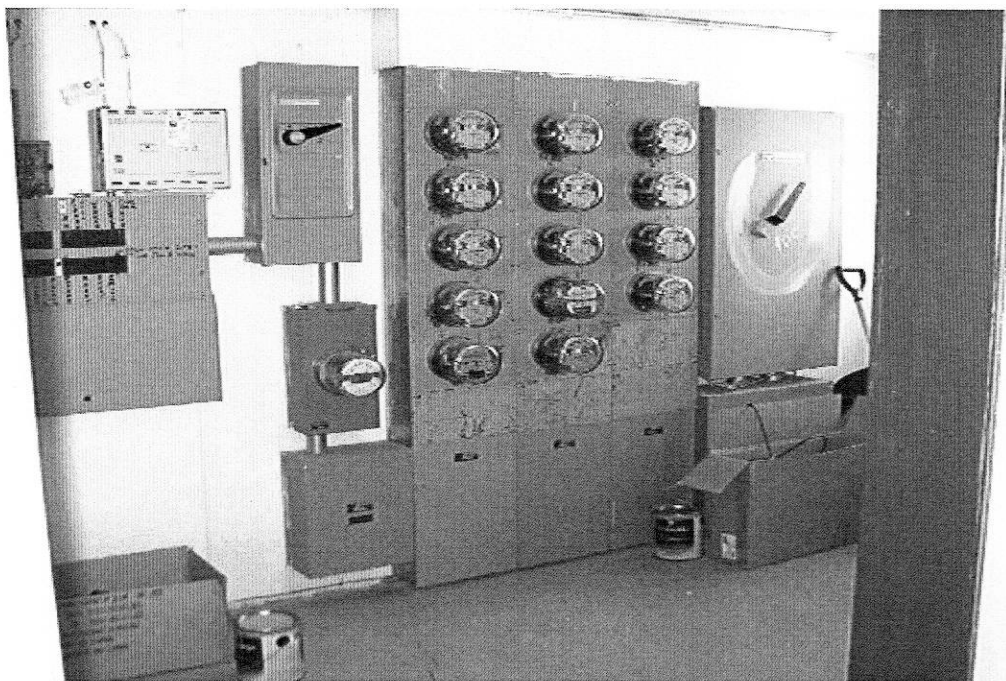


Photo 4: Looking at the storage of household cleaning supplies at Sunset Apartments.

