



This is the 1st affidavit of Vincent Hanemayer
made in this matter
Sworn, June 22, 2012

No. S120712
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,
R.S.C. 1985, c. C-36, AS AMENDED

AND

IN THE MATTER OF THE *CANADA BUSINESS CORPORATIONS ACT*, R.S.C. 1985,
c. C-44

AND

IN THE MATTER OF THE *BUSINESS CORPORATIONS ACT*, S.B.C. 2002, c. 57

AND

IN THE MATTER OF CATALYST PAPER CORPORATION AND THE PETITIONERS
LISTED IN SCHEDULE "A"

AFFIDAVIT of VINCE HANEMAYER

I, Vince Hanemayer, of #200 - 10470 - 152nd Street, Surrey, British Columbia, SWEAR
THAT:

1. I am a Senior Contaminated Sites Officer, Operations Branch, Land Remediation Section, Environmental Management Branch, Ministry of Environment ("MOE") for the Province of British Columbia. I am also the Site Registrar for the Site Information Systems Database (the "Database") and the contaminated Site Registry

(the "Registry") and as such have personal knowledge of the facts set out in this my Affidavit except where stated to be on information and belief, and where so stated, I verily believe them to be true.

Regulatory Overview

2. The *Environmental Management Act*, S.B.C. 2003, c.53 ("*EMA*"), and the regulations made thereunder, is the primary provincial environmental statute governing industrial and commercial activities and the management, protection, and use of the environment. Contaminated sites provisions under *EMA* and the *Contaminated Site Regulation*, B.C. Reg. 375/96 (the "*CSR*") require MOE to provide public information about site investigations and remediation in relation to contaminated sites. The Database is a database summarizing records regarding contaminated sites received by MOE in the ordinary course of its business. Information is entered into the Database by staff of the Land Remediation Branch, MOE in the ordinary course of business. The Registry is the publicly accessible portion of the Database.
3. As the Database is populated with information provided to MOE, the fact that a property *is not* in the Database does not mean the property is not contaminated. Similarly, simply because a property *is in* the Database does not necessarily mean the property is contaminated. Some sites in the Registry are contaminated, but many are simply being investigated and may require little, if any, cleanup or they have already been cleaned up to standards and criteria as prescribed in *EMA* and the *CSR*.
4. In preparation of this Affidavit, I have reviewed the Registry in relation to the Crofton Mill, the Elk Falls Mill, the Port Alberni Mill, and the Powell River Mill and where my statements are based on information in the Registry, I verily believe them to be true.

Crofton Mill

5. Attached hereto and marked as Exhibit "A" to this my Affidavit is a Site Detail Report from the Registry for Site ID 3160. Site ID 3160 is in relation to the mill at Crofton,

British Columbia.

6. Site ID 3160 is a former landfill for industrial waste. In 1989, the MOE received a permit abandonment notice. In 1996 landfill restoration work was completed and the land fill permit cancelled. This landfill restoration was completed prior to the introduction of the current contaminated sites legislative regime, which came into force in April, 1997.
7. The current status of Site ID 3160 is coded in the Registry as 'Inactive - No Further Action'. This code means that, from the ministry's perspective, the site is inactive, but not necessarily remediated. However, the ministry requires no further information or action with respect to the site at this time. As a result, a site with an Inactive – No Further Action coding may not have been remediated, or may have been remediated through independent remediation, but confirmation of remediation has not been provided to MOE.

Elk Falls Mill

8. Attached hereto and marked as Exhibit "B" to this my Affidavit is a Site Detail Report from the Registry for Site ID 12046 which is in relation to the mill at Campbell River, British Columbia, commonly known as the Elk Falls Mill.
9. Registry notations for Site ID 12046 commenced in 2010. Site ID 12046 is comprised of seven legal parcels of land. The current status of the Site is coded in the Registry as 'Active - Under Assessment'. This code means that a site is undergoing or requires an environmental investigation.
10. In or about January, 2010, a site profile in respect of the Island Cogeneration Plant at the Elk Falls Mill was provided to the City of Campbell River in relation to a subdivision application. The city subsequently forwarded the site profile to MOE. Attached hereto and marked as Exhibit "C" to this my Affidavit is a copy of the site profile, dated December 29, 2009, together with a fax transmittal sheet with a fax date of January 4, 2010.
11. The property on which the Island Cogeneration Plant is located falls within Site ID

12046. On January 14, 2010, MOE advised the City and the subdivision applicant that MOE required that a preliminary site investigation be undertaken. This decision suspends municipal approval of the subdivision application. Attached hereto and marked as Exhibit "D" to this my Affidavit is an unsigned, word copy of a letter to McElhanney Associates Land Surveying Ltd. and the City of Campbell River from MOE. I have not been able to locate a signed copy of the letter.

12. In order to determine if soil, sediment, groundwater and soil vapour conditions at a site require remediation, investigation of the soil, sediment, groundwater and soil vapour may need to be undertaken. These investigations are typically referred to as preliminary site investigations ("PSI") and detailed site investigations ("DSI") and their content is governed by sections 58 and 59 of the *CSR*.
13. The investigatory information contained in the PSI and the DSI inform the development and implementation of any remediation plan.
14. On or about April 13, 2010, a document letter entitled "Sub-Division Support - Offsite Migration Assessment, Island Cogeneration Plant" was submitted in support of the subdivision request. Attached as Exhibit "E" to this my Affidavit is a copy of the letter to MOE from Peter Reid, P. Eng, Stantec Consulting Ltd., dated April 13, 2010.
15. On the basis of the information provided to MOE, the Director, *EMA* formed the opinion that the site would not present a significant threat or risk if the subdivision application was approved, provided that proponent retained a qualified environmental consultant to identify, characterize and appropriately manage any soil and/or water of suspect environmental quality encountered during any excavation work at the site, and that the City of Campbell River contacts MOE for further advice in connection with any future applications for the site. Attached as Exhibit "F" to this my Affidavit is a copy of the letter to McElhanney Associates Land Surveying Ltd. and the City of Campbell River from MOE, dated April 26, 2010.
16. On or about December 15, 2011, I spoke with Drew Kilback at Catalyst to inquire as to whether the Elk Falls Mill had been decommissioned and to advise that a site

profile was required to be submitted in association with any decommissioning. On or about December 19, 2011 a site profile was submitted to MOE by Catalyst Paper Corporation in respect of two other legal parcels associated with Site ID 12046. Attached as Exhibit "G" to this my Affidavit is a copy of the site profile prepared by Catalyst Paper Corporation, dated December 19, 2011.

17. On January 3, 2012, MOE wrote to Catalyst Paper Corporation and the City of Campbell River acknowledging receipt of the site profile and advising that a PSI was required to be submitted within a year, as well as a Site Risk Classification Report and supporting documents. Attached hereto and marked as Exhibit "H" to this my Affidavit is a copy of the letter from MOE to Catalyst Paper Corporation and the City of Campbell River, dated January 3, 2012. I am advised by Ms. Hewlett, and do verily believe, that as of June 21, 2012 no investigation reports have been provided to MOE.
18. On January 19, 2012 Catalyst Paper Corporation advised MOE that it was not Catalyst's intention to disturb the subsurface during decommissioning and requested a meeting to discuss a reconsideration of MOE's request for a PSI. Attached as Exhibit "I" to this my Affidavit is a letter from Drew Kilback, Director, Risk & Environment, Catalyst Paper Corporation to MOE dated January 19, 2012 with covering email of same date.
19. On February 28, 2012 I met with Drew Kilback and Ben McGuffie of Catalyst Paper. John Ward, Operations Manager, MOE in Victoria, also participated in the meeting via telephone. At the meeting John and I reconfirmed MOE's expectations for Catalyst to conduct a PSI in order to determine the extent and degree of contamination which may be at and migrating from the site. The PSI is to be submitted to MOE along with a Site Risk Classification Report within a year of the January, 2012 letter from the MOE, as per MOE's January 3, 2012 letter. We also expressed MOE's expectation that Catalyst properly manage all unused chemicals, hazardous wastes, and building materials encountered during demolition.

Port Alberni Mill

20. There are several Registry Site IDs associated with the Port Alberni Mill: Site IDs 3349; 5619; 4312; 4442; 4298; 4316; 4317; and 12138. Some of the Site IDs have common parcels of land and some of the Site IDs are associated with other Site IDs. When a Site ID is created, it is often in response to an application (i.e. for a development application) which triggers a site profile submission. These applications may only identify some, but not all properties associated with the operation. Alternatively, sometimes the parcels identified in the Site ID are restricted to a part of the operation only (i.e. fuel storage) so as to limit the area requiring site investigation. I do not know if these are the reasons why there are numerous Site IDs associated with the Port Alberni Mill.
21. Attached hereto and marked as Exhibit "J" to this my Affidavit is a Site Detail Report from the Registry for Site ID 3349. The Site Detail Report for Site ID 3349 identifies two associated Site ID's: 4298 and 4316.
22. The status of Site ID 3349 is coded in the Registry as 'Active - Under Assessment'. This code means that a site is undergoing or requires an environmental investigation.
23. Site ID 3349 encompasses seven legal land parcels including parts of the bed of the Alberni Harbour. All seven parcels are also associated with other Site IDs. The Site Detail Report indicates that a site investigation report and remediation plan were submitted in 1994 and that a monitoring report was submitted in 1996.
24. Attached hereto and marked as Exhibit "K" to this my Affidavit is a Site Detail Report from the Registry for Site ID 5619. The Site Detail Report for Site ID 5619 identifies one associated Site ID: 4442.
25. The status of Site ID 5619 is coded in the Registry as 'Active - Under Assessment'.
26. On or about December 17, 1998 a site profile was submitted to MOE. On or about January 22, 1999, MOE wrote to the Ministry of Transportation and Highways, with a copy to Pacifica Papers Inc. advising that a PSI was required. Attached as Exhibit

"L" to this my Affidavit is a copy of the site profile submission dated December 15, 1998 and a copy of the letter from MOE to the Ministry of Transportation and Highways dated January 22, 1999.

27. The Site Detail Report indicates that a PSI was submitted and was accepted on November 2, 1999.
28. On or about August 8, 2007, a Notice of Independent Remediation was submitted to MOE. Attached as Exhibit "M" to this my Affidavit is a copy of the Notice of Independent Remediation, dated August 8, 2007.
29. Independent Remediation is where a person carries out remediation with no or limited oversight by MOE. The remediation activities may only include a small portion of the site or the entire extent of contamination associated with the site. Until July 1, 2010, the party doing the remediation merely notifies MOE of initiation and completion of remediation. As of July 1, 2010, parties undertaking Independent Remediation are also required to provide a Site Risk Classification Report. The purpose of the Site Risk Classification Report is to help identify sites which may require greater MOE over-sight.
30. Attached hereto and marked as Exhibit "N" to this my Affidavit is a Site Detail Report from the Registry for Site ID 4312. The Site Detail Report for Site ID 4312 identifies four associated Site IDs: 4298, 4316, 4317, and 4442.
31. The current status of Site ID 4312 is coded in the Registry as 'Inactive – No Further Action'. As mentioned, a site with this coding may or may not have been remediated.
32. Site ID 4312, is a landfill and encompasses two legal land parcels, including parts of the bed of the Alberni Harbour. On August, 11, 1997, a site profile was submitted by MB Paper Limited. Attached as Exhibit "O" to this my Affidavit is a copy of the site profile dated June 17, 1997, with a covering letter from Ministry of Transportation and Highways to MOE, dated August 15, 1997.
33. On August 20, 1997, MOE advised the Ministry of Transportation and Highways that

a PSI was required. Attached as Exhibit "P" to this my Affidavit is a copy of a letter from MOE to the Ministry of Transportation and Highways, dated August 20, 1997.

34. On or about December 2, 1997, MB Paper Limited and MacMillan Bloedel Limited wrote to MOE in respect of the proposed subdivision plan clarifying the subdivision application and indicating that they may undertake independent remediation at contaminated area(s) within the site. Attached as Exhibit "Q" to this my Affidavit is a copy of a fax transmittal from MacMillan Bloedel Limited to MOE, dated December 2, 1997 appending three letters with the following respective re lines: 'Somass Flats Subdivision'; 'Alberni Specialty Mill Site Subdivision'; and 'Proposed Subdivision of Lot A, District Lots 159 and 196 and Block 105, Alberni District, Plan VIP51573 - PID #016-926-099.
35. On December 11, 1997, MOE wrote to MacMillan Bloedel Limited advising that, in light of the information provided on or about December 2, 1997, submission of a PSI was not required at this time. MOE requested that it be notified of completion of remediation. Attached as Exhibit "R" to this my Affidavit is a copy of the letter to MacMillan Bloedel Limited from MOE, dated December 11, 1997.
36. Attached hereto and marked as Exhibit "S" to this my Affidavit is a Site Detail Report from the Registry for Site ID 4442. The Site Detail Report for Site ID 4442 identifies five associated Site ID's: 3349; 4312; 4316; 4317; and 5619. The current status of Site ID 4442 is coded in the Site Registry as 'Active – Under Remediation'.
37. Site ID 4442 encompasses 14 legal land parcels. On or about September 25, 1997, a site profile was submitted to MOE in respect of a sub-division application. Attached as Exhibit "T" to this my Affidavit is a copy of the site profile, signed August 11, 1997 with a covering letter from Ministry of Transportation and Highways to MOE.
38. On or about December 2, 1997, MB Paper Limited and MacMillan Bloedel Limited, as set out in Exhibit "Q" above, wrote to MOE in respect of the proposed subdivision plan advising that they may undertake independent remediation at the Site.

39. The Site Detail Report for Site ID 4442 indicates that a Notice of Independent Remediation was submitted November 25, 1998.
40. Attached hereto and marked as Exhibit "U" to this my Affidavit is a Site Detail Report from the Registry for Site ID 4316. The Site Detail Report for Site ID 4316 identifies five associated Site IDs: 3349; 4298; 4312; 4317; and 4442.
41. On or about August 19, 1997, a site profile report was submitted to MOE. Attached as Exhibit "V" to this my Affidavit is a copy of the site profile signed June 17, 1997 and stamp dated August 19, 1997.
42. On or about August 25, 1997, MOE wrote to the City of Port Alberni (with a copy to MacMillan Bloedel Limited) advising that a PSI was required to be submitted. Attached as Exhibit "W" to this my Affidavit is a copy of the letter from MOE to the City of Port Alberni dated August 25, 1997.
43. On December 11, 1997 and pursuant to MacMillan Bloedel Limited's letter of December 2, 1997 (Exhibit "Q" above), MOE advised MacMillan Bloedel Limited that a PSI was no longer required at the time. Attached as Exhibit "X" to this my Affidavit is an unsigned copy of the letter from MOE to MacMillan Bloedel Limited re: Independent Remediation at Alberni Specialty Mill Site.
44. Attached hereto and marked as Exhibit "Y" to this my Affidavit is a Site Detail Report from the Registry for Site ID 4298. The Site Detail Report for Site ID 4298 identifies five associated Site ID's: 3349; 4312; 4316; 4317 and 4442. The current status of Site ID 4442 is coded in the Site Registry as 'Active – Under Remediation'.
45. Site ID 4298 encompasses 12 legal land parcels. The Site Detail Report indicates that on or about August 7, 1997 a site profile was submitted.
46. On or about December 2, 1997, MB Paper Limited and MacMillan Bloedel Limited, as set out in Exhibit "Q" above, wrote to MOE in respect of the proposed subdivision plan advising that they may undertake independent remediation at the Site.

47. Attached hereto and marked as Exhibit "Z" to this my Affidavit is a Site Detail Report from the Registry for Site ID 4317. The Site Registry Detail Report for Site ID 4317 identifies four associated Site IDs: 4298, 4312, 4316, and 4442.
48. The status of Site ID 4317 is coded in the Registry as 'Active - Under Assessment'.
49. Site ID 4317 encompasses 24 legal land parcels, including parts of the bed of the Alberni Harbour.
50. In or about September, 2007 a site profile was provided to the City of Port Alberni in relation to a subdivision application initiated by Catalyst. The city subsequently forwarded the site profile to MOE. Attached as Exhibit "AA" to this my Affidavit is a copy of the site profile, dated September 18, 2007, and fax transmittal sheet from the City of Port Alberni to MOE, dated September 20, 2007.
51. The property that is the subject matter of the subdivision application is located within Site ID 4317. On October 4, 2007, MOE advised the City of Port Alberni and Catalyst that a PSI and DSI were required for the site. Attached as Exhibit "BB" to this my affidavit is a copy of the letter to Catalyst Paper and the City of Port Alberni from MOE, dated October 4, 2007. The Site Detail Report from the Registry doesn't indicate that a PSI or a DSI have been submitted to MOE.
52. Attached hereto and marked as Exhibit "CC" to this my Affidavit is a Site Detail Report from the Registry for Site ID 12138. The Site Detail Report for Site ID 12138 identifies four associated Site ID's: 3349; 4298; 4316; and 4317. The current status of Site ID 4442 is coded in the Site Registry as 'Inactive – No Further Action'.
53. Site ID 12138 encompasses two legal land parcels. On or about February 19, 2010, a site profile was submitted in respect of a sub-division application. The owner of the property is Western Forest Products Inc. and the contact person in respect of the site profile is with Enex Fuels Ltd. Attached as Exhibit "DD" to this my Affidavit is a copy of the site profile, dated February 10, 2010.
54. On March 16, 2010, MOE advised the City of Port Alberni and Enex Fuels Ltd. that MOE required that a preliminary site investigation be undertaken. Attached hereto

and marked as Exhibit "EE" to this my Affidavit is a copy of a letter to the City of Port Alberni and Enx Fuels Ltd. from MOE.

55. A previous Site ID also existed in respect of the Port Alberni Mill: Site ID 8046. This Site ID has been removed from the Registry for reasons unknown to me.
56. In 2002, Norske Skog Canada Limited advised the MOE of commencement of independent remediation at the site. Attached hereto and marked as Exhibit "FF" to this my Affidavit is a copy of the Notice of Independent Remediation and fax cover sheet, dated October 3, 2002.
57. In February, 2006, MOE was notified that Independent Remediation was complete. Attached as Exhibit "GG" to this my Affidavit is a copy of a letter from Worley Parsons Komex to MOE, dated February 16, 2006 with a fax cover sheet dated February 22, 2006.

Powell River Mill

58. Attached hereto and marked as Exhibit "HH" to this my Affidavit is a Site Detail Report from the Registry for Site ID 237 in relation to the mill at Powell River. The current status for Site ID 237 is coded in the Registry as 'Active - Under Remediation'.
59. Site ID 237 encompasses 17 legal land parcels. Registry notations span a time period from 1990 – 2007. In July 1990 a pollution abatement order was issued. A site investigation report was submitted on November 30, 1990, as well as a remediation plan. The remediation plan was approved.
60. On November 7, 2000, a Notice of Independent Remediation for a portion of the site was submitted on behalf of Pacifica Papers Inc. Attached as Exhibit "II" to this my Affidavit is letter to MOE from Golder Associates Ltd. re: Notification of Independent Remediation Rail Spur No. 3 Area, dated November 7, 2000.
61. On December 29, 2000, a further Notice of Independent Remediation for a portion of the site was submitted on behalf of Pacifica Papers Inc. Attached as Exhibit "JJ"

to this my Affidavit is letter to MOE from Golder Associates Ltd. re: Notification of Independent Remediation Above Ground Precipitate Pipe Installation Located near the Kraft Mill and the No. 2 Steam Plant, dated December 29, 2000.


62. On November 8, 2002, a further Notice of Independent Remediation for a portion of the site was submitted on behalf of NorskeCanada. Attached as Exhibit "KK" to this my Affidavit is letter to MOE from Golder Associates Ltd. re: Notification of Independent Remediation Removal of Underground Storage Tanks Located Near the Sheet Metal Shop, dated November 8, 2002.

63. On October 23, 2007, a further Notice of Independent Remediation for a portion of the site was submitted on behalf of PRSC Land Development Ltd. Attached as Exhibit "LL" to this my Affidavit is fax transmittal to MOE from Golder Associates Ltd. appending a Notice of Independent Remediation, dated October 23, 2007.

Coquitlam Operation

64. I am advised by Cassandra Counce, Regional Director, Environmental Protection Division, MOE, and do verily believe, that the Coquitlam Operation (located at 1050 United Boulevard, Coquitlam) was a newsprint recycling facility which did not require permits or authorizations from MOE under *EMA*. There is no information in the Database or the Registry with respect to this property.

SWORN BEFORE ME)
at Surrey British Columbia)
on June 22, 2012.)
AC Branya)
A commissioner for taking)
affidavits for British Columbia)



Vince Hanemayer

This is Exhibit " A " referred to in the Affidavit of VINCE HANEMAYER Sworn before me at Surrey in the Province of British Columbia this 22 day of June, 2012
A. Chappell
A Commissioner for taking Affidavits within the Province of British Columbia

site_Reg_Detail_siteID3160_Lat48_Long123.txt

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:51
Detail Report Page 1

SITE LOCATION

Site ID: 3160 Latitude: 48d 53m 30.5s
Victoria File: Longitude: 123d 40m 40.2s
Regional File: 26250-20/PR507/3160
Region: NANAIMO, VANCOUVER ISLAND

Site Address: C/O 8451 HAY ROAD
City: CROFTON Prov/State: BC
Postal Code:

Registered: AUG 10, 1998 Updated: MAR 16, 2000 Detail Removed: MAR 16, 2000

Notations: 31 Participants: 21 Associated Sites: 0
Documents: 0 Susp. Land Use: 1 Parcel Descriptions: 0

Location Description: CROFTON

Record Status: INACTIVE - NO FURTHER ACTION
Fee category: LARGE SITE, SIMPLE CONTAMINATION

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NOTATIONS

Notation Type: PERMIT/APPROVAL CANCELLED
Notation Class: LEGAL REQUIREMENT
Initiated: MAY 09, 1996 Approved: MAY 09, 1996

Ministry Contact: OLDHAM, GEORGE (TED) E

Notation Type: LANDFILL RESTORATION WORK COMPLETED
Notation Class: ADMINISTRATIVE
Initiated: APR 02, 1996 Approved: APR 02, 1996

Ministry Contact: TAEKEMA, BERNIE

Notation Type: LANDFILL RESTORATION WORK INSPECTED
Notation Class: ADMINISTRATIVE
Initiated: FEB 01, 1996 Approved: FEB 01, 1996

Ministry Contact: TAEKEMA, BERNIE

Note: DATE UNKNOWN

Notation Type: INSPECTION / VISIT
Notation Class: ADMINISTRATIVE
Initiated: NOV 24, 1993 Approved: NOV 24, 1993

Ministry Contact: TAEKEMA, BERNIE

Notation Type: INSPECTION / VISIT
Notation Class: ADMINISTRATIVE
Initiated: AUG 05, 1992 Approved: AUG 05, 1992

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:51
Folio: 2012-0044189 Page 2
NOTATIONS

Ministry Contact: TAEKEMA, BERNIE

Notation Type: INSPECTION / VISIT
Notation Class: ADMINISTRATIVE
Initiated: NOV 19, 1991 Approved: NOV 19, 1991

Ministry Contact: TAEKEMA, BERNIE

Notation Type: INSPECTION / VISIT
Notation Class: ADMINISTRATIVE
Initiated: MAR 14, 1990 Approved: MAR 14, 1990

Ministry Contact: LOCKHART, DAVE

Notation Type: INSPECTION / VISIT
Notation Class: ADMINISTRATIVE
Initiated: SEP 05, 1989 Approved: SEP 05, 1989

Ministry Contact: LOCKHART, DAVE

Notation Type: PERMIT ABANDONMENT NOTICE RECEIVED
Notation Class: LEGAL REQUIREMENT
Initiated: JUL 21, 1989 Approved: JUL 21, 1989

Ministry Contact: POMAJZL, VLAD

Notation Participants FLETCHER CHALLENGE CANADA LTD. (NEW WESTMINSTER) Notation Roles REQUESTED BY

Notation Type: INSPECTION / VISIT
Notation Class: ADMINISTRATIVE
Initiated: NOV 10, 1988 Approved: NOV 10, 1988

Ministry Contact: LOCKHART, DAVE

Notation Type: INSPECTION / VISIT
Notation Class: ADMINISTRATIVE
Initiated: APR 08, 1988 Approved: APR 08, 1988

Ministry Contact: LOCKHART, DAVE

Note: DATE UNKNOWN

Notation Type: INSPECTION / VISIT
Notation Class: ADMINISTRATIVE
Initiated: JAN 13, 1987 Approved: JAN 13, 1987

Ministry Contact: LOCKHART, DAVE

Site_Reg_Detail_SiteID3160_Lat48_Long123.txt
Notation Type: INSPECTION / VISIT

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:51
Page 3

NOTATIONS

Notation Class: ADMINISTRATIVE
Initiated: SEP 30, 1986 Approved: SEP 30, 1986

Ministry Contact: ARMSTRONG, JIM

Notation Type: INSPECTION / VISIT
Notation Class: ADMINISTRATIVE
Initiated: FEB 18, 1986 Approved: FEB 18, 1986

Ministry Contact: ARMSTRONG, JIM

Notation Type: INSPECTION / VISIT
Notation Class: ADMINISTRATIVE
Initiated: OCT 02, 1985 Approved: OCT 02, 1985

Ministry Contact: ARMSTRONG, JIM

Notation Type: INSPECTION / VISIT
Notation Class: ADMINISTRATIVE
Initiated: NOV 05, 1984 Approved: NOV 05, 1984

Ministry Contact: TEASDALE, AL R

Notation Type: INSPECTION / VISIT
Notation Class: ADMINISTRATIVE
Initiated: SEP 26, 1984 Approved: SEP 26, 1984

Ministry Contact: TEASDALE, AL R

Notation Type: INSPECTION / VISIT
Notation Class: ADMINISTRATIVE
Initiated: APR 24, 1984 Approved: APR 24, 1984

Ministry Contact: TEASDALE, AL R

Notation Type: INSPECTION / VISIT
Notation Class: ADMINISTRATIVE
Initiated: JAN 27, 1983 Approved: JAN 27, 1983

Ministry Contact: TEASDALE, AL R

Notation Type: INSPECTION / VISIT
Notation Class: ADMINISTRATIVE
Initiated: SEP 16, 1982 Approved: SEP 16, 1982

Ministry Contact: TEASDALE, AL R

Notation Type: INSPECTION / VISIT

Notation Class: ADMINISTRATIVE

Initiated: AUG 20, 1981

Approved: AUG 20, 1981

As of: MAR 25, 2012

BC Online: Site Registry

12-03-28

For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE

15:40:51

Folio: 2012-0044189

Page 4

NOTATIONS

Ministry Contact: TEASDALE, AL R

Notation Type: INSPECTION / VISIT

Notation Class: ADMINISTRATIVE

Initiated: MAR 01, 1981

Approved: MAR 01, 1981

Ministry Contact: TEASDALE, AL R

Notation Type: INSPECTION / VISIT

Notation Class: ADMINISTRATIVE

Initiated: APR 03, 1975

Approved: APR 03, 1975

Ministry Contact: LAFONTAN, DON

Notation Type: INSPECTION / VISIT

Notation Class: ADMINISTRATIVE

Initiated: OCT 01, 1974

Approved: OCT 01, 1974

Ministry Contact: LAFONTAN, DON

Notation Type: INSPECTION / VISIT

Notation Class: ADMINISTRATIVE

Initiated: MAR 08, 1974

Approved: MAR 08, 1974

Ministry Contact: LETVAK, D BRUCE

Notation Type: INSPECTION / VISIT

Notation Class: ADMINISTRATIVE

Initiated: AUG 21, 1973

Approved: AUG 21, 1973

Ministry Contact: THOMAS, J WILLIAM

Notation Type: INSPECTION / VISIT

Notation Class: ADMINISTRATIVE

Initiated: SEP 08, 1972

Approved: SEP 08, 1972

Ministry Contact: THOMAS, J WILLIAM

Notation Type: INSPECTION / VISIT

Notation Class: ADMINISTRATIVE

Initiated: FEB 23, 1972

Approved: FEB 23, 1972

Ministry Contact: MILLER, DON W

Site_Reg_Detail_SiteID3160_Lat48_Long123.txt

Notation Type: INSPECTION / VISIT

Notation Class: ADMINISTRATIVE

Initiated: SEP 22, 1971

Approved: SEP 22, 1971

Ministry Contact: THOMAS, J WILLIAM

Notation Type: HISTORIC WASTE REFUSE PERMIT SITE

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:51
Folio: 2012-0044189 Page 5
NOTATIONS

Notation Class: ADMINISTRATIVE
Initiated: MAR 12, 1971

Approved: MAR 12, 1971

Ministry Contact: TAEKEMA, BERNIE

Notation Type: POLLUTION CONTROL ACT PERMIT ISSUED
Notation Class: POLLUTION CONTROL ACT
Initiated: MAR 12, 1971

Approved: MAR 12, 1971

Ministry Contact: VENABLES, WILLIAM N

Notation Participants
FLETCHER CHALLENGE CANADA LTD. (NEW WESTMINSTER)

Notation Roles
REQUESTED BY

Note: PR-00507, ISSUED ALONG WITH PR-00506

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SITE PARTICIPANTS

Participant: ARMSTRONG, JIM
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: OCT 02, 1985 End Date: APR 02, 1997

Participant: AUSTIN, KEN
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: APR 28, 1975 End Date: NOV 01, 1998

Participant: BAILLIE, KEN
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: APR 01, 1975 End Date: JAN 01, 1980

Participant: BOLLANS, RON A
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: NOV 05, 1985 End Date: MAR 29, 2002

Participant: CENTRAL VANCOUVER ISLAND HEALTH UNIT
Role(s): ASSOCIATED PROVINCIAL GOVERNMENT CONTACT
Start Date: MAY 09, 1996 End Date:

Participant: COWICHAN VALLEY REGIONAL DISTRICT (DUNCAN, B.C.)
Role(s): MUNICIPAL/REGIONAL CONTACT
Start Date: MAY 09, 1996 End Date:

Site_Reg_Detail_SiteID3160_Lat48_Long123.txt

Participant: DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES (POLLUTION
CONTROL BRANCH)
Role(s): ASSOCIATED PROVINCIAL GOVERNMENT CONTACT
Start Date: MAR 12, 1971 End Date:

Participant: ENVIRONMENT CANADA (GENERAL)
Role(s): ASSOCIATED FEDERAL GOVERNMENT CONTACT
Start Date: MAY 09, 1996 End Date:

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:51
Folio: 2012-0044189 Page 6
SITE PARTICIPANTS

Participant: FLETCHER CHALLENGE CANADA LTD. (NEW WESTMINSTER)
Role(s): OPERATOR
Start Date: MAR 12, 1971 End Date:
Notes: FORMERLY CROFTON PULP AND PAPER, THEN BC FOREST
PRODUCTS;MACDONALD, WAYNE

Participant: LAFONTAN, DON
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: OCT 01, 1974 End Date: DEC 31, 1974

Participant: LETVAK, D BRUCE
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: MAR 08, 1974 End Date:

Participant: LOCKHART, DAVE
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: OCT 28, 1986 End Date: MAR 31, 2003

Participant: MILLER, DON W
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: FEB 23, 1972 End Date: DEC 31, 1974

Participant: MORRISON, MURRAY K
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: APR 01, 1975 End Date: DEC 31, 1976

Participant: OLDHAM, GEORGE (TED) E
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: MAY 09, 1996 End Date: MAR 31, 1997

Participant: POMAJZL, VLAD
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: FEB 26, 1986 End Date:

Participant: RIDEOUT, G PAUL
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: APR 12, 1990 End Date: MAR 31, 2003

Site_Reg_Detail_SiteID3160_Lat48_Long123.txt

Participant: TAEKEMA, BERNIE
Role(s): MAIN MINISTRY CONTACT
Start Date: MAR 12, 1971 End Date: JUL 01, 2000

Participant: TEASDALE, AL R
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: MAR 01, 1981 End Date: DEC 31, 1984

Participant: THOMAS, J WILLIAM
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: SEP 22, 1971 End Date: DEC 31, 1980

Participant: VENABLES, WILLIAM N

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:51
SITE PARTICIPANTS Page 7

Role(s): ALTERNATE MINISTRY CONTACT
Start Date: MAR 12, 1971 End Date: DEC 31, 1979
=====

SUSPECTED LAND USE
Description: LANDFILL - INDUSTRIAL WASTE
Notes:
No activities were reported for this site

End of Detail Report

This is Exhibit " B " referred to in the Affidavit of VINCE HANEMAYER. Sworn before me at Surrey in the Province of British Columbia this 22 day of June, 2012. A Commissioner for taking Affidavits within the Province of British Columbia

As of: APR 08, 2012 BC Online: Site Registry 12-04-10
For: SC36350 MINISTRY OF ATT GEN, LEGAL SERVICE 16:47:59
Folio: Page 1

Detail Report

SITE LOCATION

Site ID: 12046 Latitude: 50d 04m 12.0s
Victoria File: 26250-20/12046 Longitude: 125d 16m 56.0s
Regional File:
Region: NANAIMO, VANCOUVER ISLAND

Site Address: 4400 ORANGE POINT ROAD AND 4405 NORTH ISLAND HWY
City: CAMPBELL RIVER Prov/State: BC
Postal Code: V9W 4Z3

Registered: JAN 14, 2010 Updated: MAR 09, 2012 Detail Removed: MAR 09, 2012

Notations: 9 Participants: 5 Associated Sites: 0
Documents: 1 Susp. Land Use: 4 Parcel Descriptions: 7

Location Description: SITE CREATED BY SITE PROFILE, ENTERED 2010-01-12.
LOCATION CONFIRMED USING ICIS ON 3 JANUARY, 2012

Record Status: ACTIVE - UNDER ASSESSMENT
Fee category: NOT APPLICABLE

NOTATIONS

Notation Type: SITE PROFILE - FURTHER INVESTIGATION REQUIRED BY THE MINISTRY
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: JAN 03, 2012 Approved:

Ministry Contact: HANEMAYER, VINCENT (SURREY) C

Note: SITE DECOMMISSIONING - INCLUDES PIDS LISTED IN PREVIOUS SITE PROFILE
DECISION. DEMOLITION RELEASED UNDER SCENARIO 1 ON 9 MARCH, 2012. SITE
INVESTIGATION REQUIRED FOLLOWING DEMOLITION.

Required Actions: PRELIMINARY SITE INVESTIGATION REPORT AND SITE RISK
CLASSIFICATION REPORT

Notation Type: SITE PROFILE REVIEWED - FURTHER INVESTIGATION REQUIRED BY THE
MINISTRY
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: JAN 03, 2012 Approved:

Ministry Contact: HANEMAYER, VINCENT (SURREY) C

Note: SITE DECOMMISSIONING - INCLUDES PIDS LISTED IN PREVIOUS SITE PROFILE
DECISION. DEMOLITION RELEASED UNDER SCENARIO 1 ON 9 MARCH, 2012. SITE
INVESTIGATION REQUIRED FOLLOWING DEMOLITION.

Required Actions: PRELIMINARY SITE INVESTIGATION REPORT AND SITE RISK
CLASSIFICATION REPORT

Notation Type: SITE PROFILE RECEIVED

As of: APR 08, 2012 BC Online: Site Registry 12-04-10
For: SC36350 MINISTRY OF ATT GEN, LEGAL SERVICE 16:47:59
Folio: Page 2
NOTATIONS

Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: DEC 19, 2011 Approved:

Ministry Contact: HANEMAYER, VINCENT (SURREY) C

Notation Participants	Notation Roles
CATALYST PAPER (PORT ALBERNI DIVISION)	SITE PROFILE SUBMITTED
	BY
CATALYST PAPER (PORT ALBERNI DIVISION)	SITE PROFILE SUBMITTED
	BY

Notation Type: SITE PROFILE RECEIVED
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: DEC 19, 2011 Approved:

Ministry Contact: HANEMAYER, VINCENT (SURREY) C

Notation Participants	Notation Roles
CATALYST PAPER (PORT ALBERNI DIVISION)	SITE PROFILE SUBMITTED
	BY
CATALYST PAPER (PORT ALBERNI DIVISION)	SITE PROFILE SUBMITTED
	BY

Notation Type: CASE MANAGEMENT ITEM
Notation Class: ADMINISTRATIVE
Initiated: APR 13, 2010 Approved: APR 13, 2010

Ministry Contact: O'GRADY, TYLER

Note: OFFSITE MIGRATION ASSESSMENT LETTER REPORT SUBMITTED IN SUPPORT OF
SUBDIVISION RELEASE.

Notation Type: SITE PROFILE - FURTHER INVESTIGATION REQUIRED BY THE MINISTRY
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS

Initiated: JAN 14, 2010

Approved:

Ministry Contact: HANEMAYER, VINCENT (SURREY) C

Note: 2010-04-26: RELEASE OF THE SUBDIVISION APPLICATION GRANTED BECAUSE IN THE OPINION OF THE DIRECTOR THE SITE DOES NOT POSE A SIGNIFICANT RISK.

Required Actions: PRELIMINARY SITE INVESTIGATION.

Notation Type: SITE PROFILE REVIEWED - FURTHER INVESTIGATION REQUIRED BY THE
MINISTRY

Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL

Initiated: JAN 14, 2010

Approved:

Ministry Contact: HANEMAYER, VINCENT (SURREY) C

Note: 2010-04-26: RELEASE OF THE SUBDIVISION APPLICATION GRANTED BECAUSE IN

As of: APR 08, 2012

BC Online: Site Registry

12-04-10

For: SC36350 MINISTRY OF ATT GEN, LEGAL SERVICE 16:47:59

Folio:

Page 3

NOTATIONS

THE OPINION OF THE DIRECTOR THE SITE DOES NOT POSE A SIGNIFICANT RISK.

Required Actions: PRELIMINARY SITE INVESTIGATION.

Notation Type: SITE PROFILE RECEIVED

Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS

Initiated: JAN 06, 2010

Approved:

Ministry Contact: HANEMAYER, VINCENT (SURREY) C

Notation Participants

ELK FALLS PULP AND PAPER LTD

ELK FALLS PULP AND PAPER LTD

Notation Roles

SITE PROFILE SUBMITTED

BY

SITE PROFILE SUBMITTED

BY

Notation Type: SITE PROFILE RECEIVED

Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL

Initiated: JAN 06, 2010

Approved:

Ministry Contact: HANEMAYER, VINCENT (SURREY) C

Notation Participants
ELK FALLS PULP AND PAPER LTD

ELK FALLS PULP AND PAPER LTD

Notation Roles
SITE PROFILE SUBMITTED
BY
SITE PROFILE SUBMITTED
BY

=====
SITE PARTICIPANTS

Participant: ELK FALLS PULP AND PAPER LTD
Role(s): PROPERTY OWNER
SITE PROFILE COMPLETOR
Start Date: JAN 06, 2010 End Date:

Participant: HANEMAYER, VINCENT (SURREY) C
Role(s): MAIN MINISTRY CONTACT
Start Date: JAN 06, 2010 End Date:

Participant: MCELHANNEY ASSOCIATES LAND SURVEYING LTD (CAMPBELL RIVER)
Role(s): SITE PROFILE CONTACT
Start Date: JAN 06, 2010 End Date:

Participant: O'GRADY, TYLER
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: APR 13, 2010 End Date:

Participant: STANTEC
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR
Start Date: APR 13, 2010 End Date:
=====

As of: APR 08, 2012 BC Online: Site Registry 12-04-10
For: SC36350 MINISTRY OF ATT GEN, LEGAL SERVICE 16:47:59
Folio: Page 4
DOCUMENTS

Title: SUBDIVISION SUPPORT - OFFSITE MIGRATION ASSESSMENT, ISLAND
COGENERATION PLANT, 4400 ORANGE POINT ROAD, CAMPBELL RIVER
Authored: APR 13, 2010 Submitted: APR 21, 2010

Participants Role
STANTEC AUTHOR

Notes: DOCUMENT SUBMITTED IN SUPPORT OF SUBDIVISION RELEASE REQUEST.
=====
SUSPECTED LAND USE

Description: ELEC. POWER OPERATIONS FUELLED BY COAL OR PETRO. HYDRO.

PARCEL DESCRIPTIONS

Date Added: AUG 12, 2010 Crown Land PIN#:
LTO PID#: 028288904 Crown Land File#:
Land Desc:

Date Added: AUG 12, 2010 Crown Land PIN#:
LTO PID#: 028288912 Crown Land File#:
Land Desc: LOT 1 DISTRICT LOT 109 SAYWARD DISTRICT PLAN EPP7297

CURRENT SITE PROFILE INFORMATION (Sec. III to X)

Site Profile Completion Date: DEC 19, 2011

Local Authority Received: DEC 19, 2011

Ministry Regional Manager Received: DEC 19, 2011 Decision: JAN 03, 2012
Decision: INVESTIGATION REQUIRED

Site Registrar Received: DEC 19, 2011 Entry Date: JAN 03, 2012

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES ON SITE
Schedule 2

Table with 2 columns: Reference, Description. Row 1: I3 PULP & PAPER MANUFACTURING

AREAS OF POTENTIAL CONCERN

- Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres? NO
Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust? NO
Discarded barrels, drums or tanks? NO
Contamination resulting from migration of substances from other properties? NO

FILL MATERIALS

- Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2? YES
Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float? NO
Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges? NO

WASTE DISPOSAL (QUESTIONS AS OF JANUARY 1 2009)

- Materials such as household garbage, mixed municipal refuse, or demolition debris? NO
Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment? NO
Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing? NO

Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?.....NO
Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (eg, ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (eg. solvents); for from the cleaning or repair of parts of boats, ships, barges, automobiles or trucks, including sandblasting grit or paint scrapings?.....NO

TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL

Underground fuel or chemical storage tanks other than storage tanks for compressed gases?.....NO
Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?.....NO

HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES

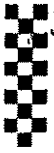
PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?...NO
Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?.....NO
Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?...NO

LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS

Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?.....NO
Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?.....NO
Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?.....NO

X ADDITIONAL COMMENTS AND EXPLANATIONS

End of Detail Report



**CITY OF
CAMPBELL RIVER**



301 St. Ann's Road
Campbell River, B.C.
V9W 4C7
Tel: (250)286-5700
Fax: (250)286-5760

**Land Use Services
Department**
Tel: (250)286-5726
Fax: (250)286-5761

Ian Buck
Planner

Support Staff

Cathie Schopp
Steno III

FAX TRANSMITTAL

TO: Tyler O'Grady	FROM: Ian Buck
COMPANY: MOE	DATE: October 22, 2009
FAX NO: 604-584-9751	NO. OF PAGES: 7
PHONE NO: [Recipient's No.]	FILE NO: SUB-09-040
SUBJECT: Site Profile	

COMMENTS:

Tyler,

Please find the attached site profile for the Island Cogeneration Plant at the Elk Falls Pulp and Paper Mill in Campbell River. The Cogen site is currently a lease lot and the intent is to subdivide the lease lot from the parent parcel to create a new fee simple lot.

Thanks

Ian

250-286-5750

* Ready to Process
2010-01-06 *

This is Exhibit " C " referred to in the
Affidavit of VINCE HANEMAYER
Sworn before me at SUXEM
in the Province of British Columbia this
22 day of June, 2012
A. Swamy
A Commissioner for taking Affidavits
within the Province of British Columbia

IF THIS TRANSMISSION IS INCOMPLETE OR RECEIVED IN ERROR, PLEASE CALL IMMEDIATELY AT (250)286-5725.

I CONTACT IDENTIFICATION

A. Name of Site Owner:

Last Seager First Valerie Middle Initial(s) _____ (and/or, if applicable)

Company Elk Falls Pulp and Paper Ltd.

Owner's Civic Address 3600 Lysander lane (Old Address: 16th Floor Howe Street)

City Richmond (Old Address: Vancouver) Province/State BC

Country Canada Postal Code/ZIP V7B 1C3 (Old Address: V6C 3R8)

B. Person Completing Site Profile (Leave blank if same as above):

Last Walters First Donald Middle Initial(s) _____ (and/or, if applicable)

Company Island Cogeneration No. 2 Inc

C. Person to Contact Regarding the Site Profile:

Last Harris First Michael Middle Initial(s) C. (and/or, if applicable)

Company McElharney Associates Land Surveying Ltd.

Mailing Address 1307 Shoppers Row

City Campbell River Province/State BC

Country Canada Postal Code/ZIP V9W 2C9

Telephone (250) 287 - 7799 Fax (250) 287 - 7662

II SITE IDENTIFICATION

Please attach a site location map

All Property

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees _____ Minutes _____ Seconds _____
Longitude: Degrees _____ Minutes _____ Seconds _____

Please attach a map of appropriate scale showing the boundaries of the site.

For Legally Titled, Registered Property

Site Street Address (if applicable) _____

City _____ Postal Code _____

PID numbers and associated legal descriptions. *Attach an additional sheet if necessary.*

<u>PID</u>	<u>Legal Description</u>
001-233-432	Part of the Rem. District Lot 109, Sayward District as shown as part of Lot 1 on the attached proposed subdivision plan
000-848-905	Part of Lot A, District Lot 68, Sayward District, Plan 20538 as part of Lot 1 on the attached proposed subdivision plan

Total number of titled parcels represented by this site profile is: 2

For Untitled Crown Land

PIN numbers and associated Land Description. *Attach an additional sheet if necessary.*

<u>PIN</u>	<u>Land Description</u>

Total number of untitled crown land parcels represented by this site profile is: _____

(and, if available)

Crown land file numbers. *Attach an additional sheet if necessary.*

III. COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

EXAMPLE

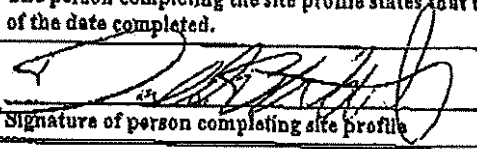
<u>Schedule 2 Reference</u>	<u>Description</u>
E1	appliance, equipment or engine repair, reconditioning, cleaning or salvage
F10	solvent manufacturing or wholesale bulk storage

Please print legibly. Attach an additional sheet if necessary

<u>Schedule 2 Reference</u>	<u>Description</u>
B4	Electrical Transmission or Distribution Substation
B7	Electrical generating operation powered by natural gas
F6	Right of way to transport natural gas
F7	Storage in above ground or underground tank

IV AREAS OF POTENTIAL CONCERN			
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		✓
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		✓
C.	Discarded barrels, drums or tanks?		✓
D.	Contamination resulting from migration of substances from other properties?		✓
V FILL MATERIALS			
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		✓
B.	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		✓
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		✓
VI WASTE DISPOSAL			
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit, spillage or dumping of the following materials (please mark the appropriate column opposite the question):	YES	NO
A.	Materials such as household garbage, mixed municipal refuse, or demolition debris?		✓
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		✓
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		✓
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		✓
E.	Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or from the cleaning or repair of parts of boats, ships, barges, automobiles or trucks, including sandblasting grit or paint scrapings?		✓

VII TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Underground fuel or chemical storage tanks other than storage tanks for compressed gases?		✓
B.	Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?	✓	
VIII HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		✓
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		✓
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		✓
IX LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS			
	To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		✓
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		✓
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		✓
X ADDITIONAL COMMENTS AND EXPLANATIONS			
<p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):</p> <p>Attached please find Stantec Phase 1 Environmental Site Assessment and Phase 11 Environmental Site Assessment for subject property</p>			

XI SIGNATURES			
The person completing the site profile states that the above information is true based on the person's current knowledge as of the date completed.			
		09-12-29	
Signature of person completing site profile		Date completed: (YY-MM-DD)	
XII OFFICIAL USE			
Local Government Authority			
Reason for submission (Please check one or more of the following)			
Subdivision application <input type="checkbox"/> Zoning application <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Variance permit <input type="checkbox"/> Demolition permit <input type="checkbox"/>			Soil removal <input type="checkbox"/>
Date received:	Local Government contact:		Date submitted to Site Registrar:
Jan 4, 2010	Name <u>Ian Buck</u>	Date forwarded to Director of Waste Management: Jan 4, 2010	
	Agency <u>City of Campbell River</u>		
	Address <u>301 51, Annie Road</u>		
	<u>Campbell River BC V9W 4C7</u>		
	Telephone <u>250 296-5750</u> Fax <u>250 296-5761</u>		
Director of Waste Management			
Reason for submission (Please check one or more of the following)			
Under Order <input type="checkbox"/> Site decommissioning <input type="checkbox"/> Foreclosure <input type="checkbox"/>			
Date received:	Assessed by:		Investigation Required?
	Name _____	YES NO	Decision date:
	Region _____		
	Telephone _____ Fax _____		
	If site profile entered, SITE ID # _____		
Site Registrar			
Date received:	Entered onto Site Registry by:	SITE ID #:	Entry date:

**PROPOSED SUBDIVISION PLAN OF
PART OF LOT A, DL 68, PLAN 20538, AND PART OF
DL 109, EXCEPT PARCEL A (DD 285472-1) AND THOSE
PARTS IN PLANS 1373-R, 16956, 19371, 50636,
VIP54479 AND VIP64521, BOTH OF SAYWARD DISTRICT.**

BCCS 92R.004

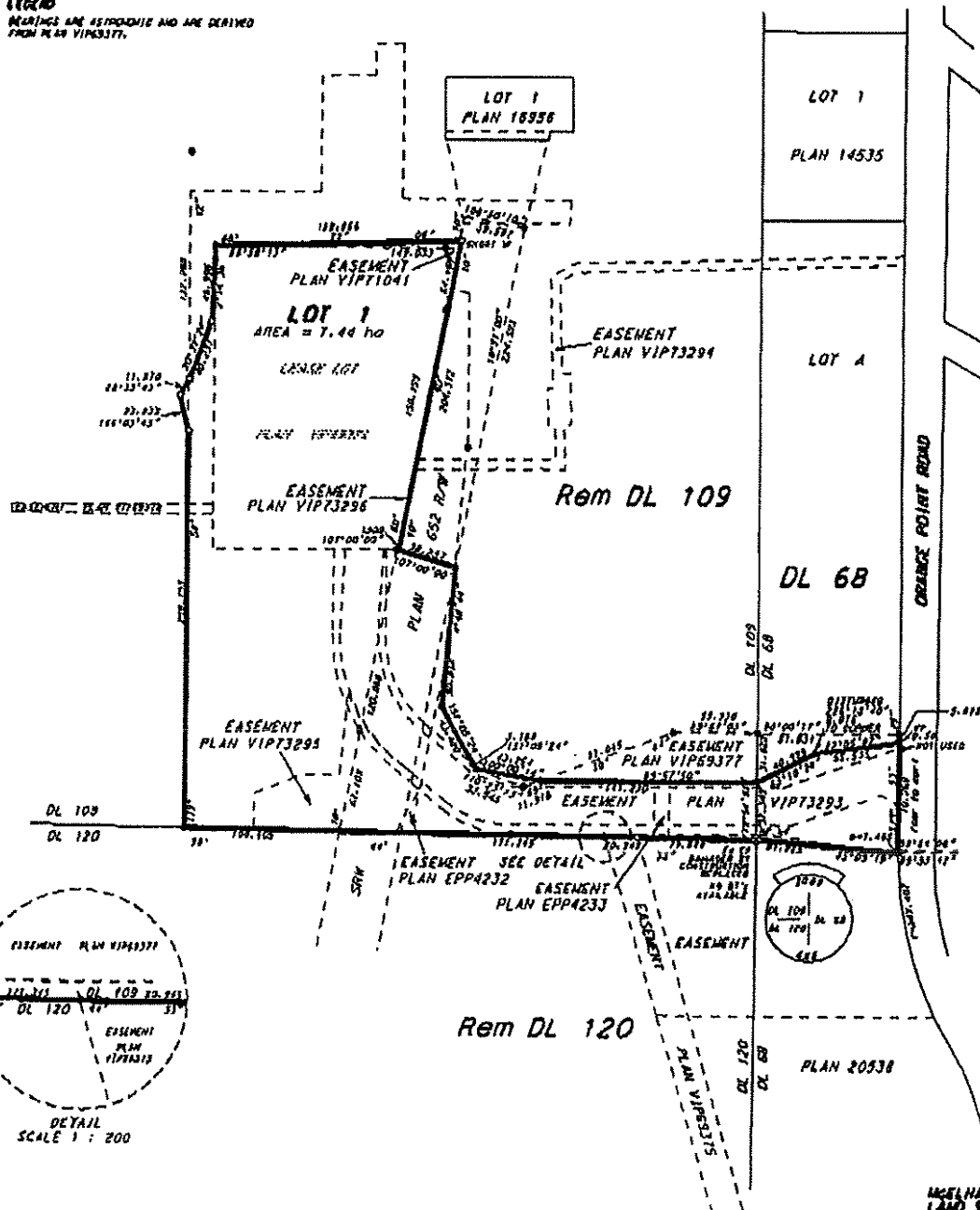
THE PROPOSED PLOT SIZE OF THIS PLAN IS 4370m IN WIDTH BY
360m IN HEIGHT AS SHOWN WHEN PLOTTED AT A SCALE OF 1:10000



ALL DIMENSIONS ARE GIVEN IN METERS AND DECIMALS
THEREOF, UNLESS OTHERWISE INDICATED.

LEGEND

BEARINGS ARE AZIMUTHIC AND ARE DERIVED
FROM PLAN VIP63377.



**MCELHANNETT ASSOCIATES
LAND SURVEYING LTD.
PROFESSIONAL LAND SURVEYORS
1501 BUCHANAN AND TITLE PLAZA
CAMPELL RIVER, S.C., USA-295
TELEPHONE 17501781-7133
FAX 17501181-1662**

FILE 01413 004 PLA

THIS PLAN LIES WITHIN THE STRATHCONA REGIONAL DISTRICT.



Victoria File: 26250-20/12046
SITE 12046

Date:

VIA FAX ONLY: 250-287-7662 and 250-286-5761

McElhanney Associates Land Surveying Ltd.
1307 Shoppers Row
Campbell River, BC V9W 2C9
Attention: Michael Harris

City of Campbell River
301 St. Ann's Road
Campbell River, BC V9W 4C6
Attention: Ian Buck

This is Exhibit " D " referred to in the
Affidavit of ...VINCE... HANEMAYER...
Sworn before me at SURREY.....
in the Province of British Columbia this
...22... day of June....., 2012.....
.....
A Commissioner for taking Affidavits
within the Province of British Columbia

Dear Mr. Harris and Mr. Buck:

Re: Site Profile Submission – Subdivision Application
4400 Orange Point Road, Campbell River
PIDs: 001-233-432 and 000-848-905

This letter is to acknowledge receipt of a satisfactorily completed site profile pertaining to the above-referenced site. In accordance with section 7(1) of the Contaminated Sites Regulation, the ministry does require a preliminary site investigation for the subject site. We understand that, pursuant to the *Local Government Act*, or the *Land Title Act* in the case of subdivision, this decision will suspend approval of the subject application, or other future applications for the site identified in section 40 of the *Environmental Management Act*, until:

- the proponent has applied for, and obtained, one of the following *Environmental Management Act* instruments, as applicable: a determination that the site is not a contaminated site, a voluntary remediation agreement, an approval in principle of a remediation plan or a certificate confirming the satisfactory remediation of the site, and provided a copy of the instrument to the municipality as per sections 946.2(2)(c), (f) or (g) of the *Local Government Act* or approving officer as per sections 85.1(2)(c), (f) or (g) of the *Land Title Act*; or

Ministry of Environment

Environmental Protection Division
Environmental Management Branch
Land Remediation

Mailing/Location Address:
Second Floor
10470 152 Street
SURREY BC V3R 0Y3

Telephone: (604) 582-5200
Facsimile: (604) 584-9751
<http://www.gov.bc.ca/env>

- the municipality or approving officer, as appropriate, has received notice from the ministry, pursuant to section 946.2(2)(d) of the *Local Government Act* or section 85.1(2)(d) of the *Land Title Act*, that the municipality or approving officer may approve a specific application under this section because, in the opinion of the director, the site would not present a significant threat or risk if the specific application were approved.

Please also be advised of the following:

- The ministry recommends that the proponent review all aspects of the government's contaminated sites legislation and supporting guideline documents and protocols to ensure that all required information is collected and documented during investigation and where necessary, remediation of the site;
- In cases of site demolition, we recommend that a survey of building materials and equipment be undertaken to identify any materials that require special management;
- Fees are applicable for the ministry's contaminated sites services, pursuant to section 9 of the Contaminated Sites Regulation. Information on the government's contaminated sites legislation and supporting guideline documents and protocols as well as a Contaminated Sites Services Application Form can be obtained from the ministry's Land Remediation web page located at: <http://www.env.gov.bc.ca/epd/remediation/> ;
- Please be advised that under the authority of the *Environmental Management Act*, all applications eligible under Protocol 6 shall be submitted as roster submissions by an approved professional. For further clarification of application eligibility please see http://www.env.gov.bc.ca/epd/remediation/policy_procedure_protocol/index.htm; and
- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the *Environmental Management Act* and regulations (e.g. Contaminated Sites Regulation, Hazardous Waste Regulation, etc.). The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination.

Decisions of a director may be appealed under part 8 of the *Environmental Management Act*.

Please contact the undersigned at 604-582-5246 if you have any questions about this letter.

Sincerely,

Kelli Larsen
for Director, *Environmental Management Act*

kll/

cc: Valerie Seager, Elk Falls Pulp and Paper Ltd., 3600 Lysander Lane, Richmond, BC
V7B 1C3



Stantec
 4370 Dominion Street, 5th Floor
 Burnaby, BC V5G 4L7
 Tel: (604) 436-3014
 Fax: (604) 436-3752

Stantec

April 13, 2010

Project No: 123110083

BC MOE Site ID 26250-20/12046

Ministry of Environment
 Second Floor 10470 152 Street
 Surrey, BC V3R 0Y3
 604-582-5266

Attention: Tyler O'Grady

This is Exhibit " E " referred to in the
 Affidavit of ...VINCE HANEMAYER...
 Sworn before me at ...Surrey...
 in the Province of British Columbia this
 ...22... day of ...June..., 2012.

 A Commissioner for taking Affidavits
 within the Province of British Columbia

Dear: Mr. O'Grady:

**Reference: Sub-Division Support - Off-Site Migration Assessment
 Island Cogeneration Plant
 4400 Orange Point Road, Campbell River, BC**

As per our recent telephone conversation it is the understanding of Stantec that the British Columbia Ministry of Environment (BCMOE) requires the following two tests to be met in order for subdivision to proceed:

1. At the end of the subdivision both parcels of land need to house a viable business.
2. At the end of the subdivision, there has to be a low likelihood of contamination migrating from land owned by either parcel to an adjacent parcel owned by another party.

The following letter provides additional information to answer the above questions and provides a recommendation on whether subdivision should occur.

Viable Business

Catalyst Paper will remain on the original parcel and Island Cogeneration will remain on the subdivided parcel. Catalyst Paper currently has a viable business located on its site; however as indicated in the company's public disclosure operations have been indefinitely curtailed due to market reasons. Island Cogeneration has a contract to provide power to BC Hydro. Therefore viable businesses will remain on each site, passing the first test.

Off-Site Migration

Catalyst Paper and Island Cogeneration are located adjacent to Duncan Bay, north of Campbell River. As indicated by the attached Drawing No. 1 of land ownership, the entire area was owned by Catalyst Paper with a small area subdivided off for Timber West when the lumber and the pulp and paper operations were separated and other small areas subdivided off for Terasen Gas and the Crown. In addition to owning the majority of the land, Catalyst Paper also leases the water lots directly adjacent to the land holdings.

BC MOE Site ID 26250-20/12046

**Reference: Sub-Division Support - Off-Site Migration Assessment
Island Cogeneration Plant
4400 Orange Point Road, Campbell River, BC**

Soil conditions in the area generally become finer with depth, with sand and gravel fills on the surface, progressing to silts and clays at depth. The groundwater flow direction at the site is radially from the high point towards the ocean or towards Casey Creek. Therefore the groundwater flow direction is expected to vary depending on the location within the site. The following sections provide specific information on both Catalyst Paper and Island Cogeneration.

Island Cogeneration

Stantec has conducted a historical review and a subsurface investigation on the parcel of land to be sub-divided to Island Cogeneration. The following summarizes the results of the investigation by area of potential environmental concern (APEC). Site plans identifying site features, monitor well locations, and analytical results are contained in the attached Drawing Nos. 2 and 3.

Fill Materials – The centre portion of the site was identified as a former disposal area for fill materials. The area was filled with clayey silt containing wood chips. Soil and groundwater samples were analyzed for petroleum hydrocarbons, polycyclic aromatic hydrocarbons, phenols, and metals with no contamination identified. All samples were at or below the detection limits.

Diesel Fuel Tank - There are three diesel fuel tanks on-site. All tanks are above ground with no evidence of leakage. Two monitoring wells were drilled adjacent to the main fuel oil loading and storage tanks on-site. Soil and groundwater samples were analyzed for petroleum hydrocarbons and polycyclic aromatic hydrocarbons with no contamination identified. All samples were at or below the detection limits.

Maintenance Shop - One monitoring well was drilled adjacent to the maintenance shop. Soil and groundwater samples were analyzed for metals, petroleum hydrocarbons and polycyclic aromatic hydrocarbons with no contamination identified. All samples were at or below the detection limits or in the case of metals, at background levels.

Oil Water Separator - There are many oil/water separators throughout the site that were installed during construction in 2001. The oil/water separators were installed as secondary containment in case of a release rather than to intercept oil from daily operations. One monitoring well was drilled adjacent to an oil/water separator servicing the fuel loading/unloading area. Soil and groundwater samples were analyzed for petroleum hydrocarbons and polycyclic aromatic hydrocarbons with no contamination identified. All samples were at or below the detection limits.

Waste Oil Tank - There is one waste oil tank on-site. The tank is above ground with no evidence of leakage. One monitoring well was drilled adjacent to the tank. Soil and groundwater samples were analyzed for metals, petroleum hydrocarbons and polycyclic aromatic hydrocarbons with no contamination identified. All samples were at or below the detection limits.

In conclusion, there was no contamination identified at the site and no evidence of off-site migration was identified. Therefore, there is a low likelihood that contamination is migrating from lands slated for subdivision to Island Cogeneration.

BC MOE Site ID 26250-20/12046

Reference: **Sub-Division Support - Off-Site Migration Assessment
Island Cogeneration Plant
4400 Orange Point Road, Campbell River, BC**

Catalyst Paper

Considering the size of the Catalyst Paper site, the assessment of offsite migration involved completing the following:

- A site visit was completed of the Catalyst Paper site to determine a list of APECs for the land area that will be subdivided.
- Based on topography, assess if there was contamination in those areas where the contamination would migrate if applicable.
- Make an assessment on the likelihood that contamination can migrate to lands not owned by Catalyst Paper.

The assessment was completed under the context that the majority of the infrastructure is aboveground, the ground surface is covered by an impervious layer, i.e. asphalt and concrete and surface water is collected through a drainage system and is treated prior to discharge. Based on the above the following APECs were identified. The attached Drawing No.4 shows the relative location of each APEC.

APEC 1 – Lime Plant: A lime plant is located in the central portion of the site. The infrastructure is aboveground and the plant is constructed over an impervious surface with surface water drainage directed to the effluent treatment plant. Groundwater flow is anticipated to the north towards Duncan Bay however groundwater contamination is not anticipated. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

APEC 2 – Duncan Bay Electrical Substation: An electrical substation is located in the central portion of the Catalyst Paper Mill Site. It was reported that the PCB containing oil has been removed from the transformers. No spills were reported and no staining was noted in the area. Groundwater flow is anticipated to the north towards Discovery Passage however groundwater contamination is not anticipated. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

APEC 3 – Fuel Storage Facilities: Fuel oil storage at the site consists of Bunker C and diesel fuels. Fuel is stored in aboveground tanks with either secondary containment or an earthen dyke. No spills were reported and no staining was noted in the area. Groundwater flow is anticipated to the north towards Discovery Passage however groundwater contamination is not anticipated. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

APEC 4 – Drainage System: All surface water that falls on the site is collected by a drainage system and is directed to the effluent treatment plant. In addition, west of the main site, where the landfill is located there is a groundwater collection system which directs the groundwater to the effluent treatment system for treatment. The effluent treatment plant has a large equalization basin and spill basin that can be used to hold a spill prior to release. Effluent from the treatment system is discharged under Provincial permit and is within the permit parameters. Based on the majority of the site being covered by an impervious layer and surface water being collected prior to discharge there is a low likelihood of contaminant migration to an offsite property from this APEC.

BC MOE Site ID 26250-20/12046

**Reference: Sub-Division Support - Off-Site Migration Assessment
Island Cogeneration Plant
4400 Orange Point Road, Campbell River, BC**

APEC 5 – Wood Stave Line: There is a wood stave line on the southwest portion of the site which supplies water to the mill. Wood stave lines are usually treated by a tar coating that can leach petroleum hydrocarbons and PAH compounds to the underlying soil. Contamination, if it did exist, is usually localized to the area immediately under the wood stave line. Groundwater flow is anticipated to the north towards Casey Creek however groundwater contamination is not anticipated. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

APEC 6 – Chip and Sawdust Storage Pile: The chip and sawdust storage piles have an impermeable base with the drainage directed to the effluent treatment system. Fir, pine and hemlock were the main feedstock for the mill. Cedar products were not a main feedstock for the mill so the leachate from the chips would be more easily degraded. Groundwater flow is anticipated to the north towards Duncan Bay however groundwater contamination is not anticipated. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

APEC 7 – Sulfuric Acid Tank: The sulfuric acid tank is aboveground and there was no staining noted adjacent the tank. The ground surface under the tank is covered by an impermeable layer and surface water is collected and directed to the on-site effluent treatment system. Groundwater flow is anticipated to the northwest towards Duncan Bay however groundwater contamination is not anticipated. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

APEC 8 – Equalization Basin: The effluent treatment plant has a large equalization basin and spill basin that can be used to hold a spill prior to release. The Equalization basin and the Spill basin are constructed of a geomembrane that was visually observed by Stantec to be in good condition. The geomembrane has a sub-drainage collection network and a secondary clay liner. Groundwater flow is anticipated to the northwest and northeast towards Discovery Passage however groundwater contamination is not anticipated. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

APEC 9 – Historical Coal Use: There is a small area of historic coal storage on the site. Coal was added with the hog fuel in the boilers to improve combustion conditions. The ground surface in the area is covered by an impermeable layer and surface water is collected and directed to the on-site effluent treatment system. Groundwater flow is anticipated to the north towards Discovery Passage however groundwater contamination is not anticipated. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

APEC 10 – Plasma Cutting Shop: There is a Plasma Cutting Shop in the central portion of the site. No impacts were noted, however metals impacts, if they did exist would be localized to the area of the Plasma Cutting Shop and would have a low migration potential. Groundwater flow is anticipated to the north towards Discovery Passage however groundwater contamination is not anticipated. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

APEC 11 – Scrap Unloading Building: There is a metals unloading area in the central portion of the site. No impacts were noted, however metals impacts, if they did exist would be localized to the area of the stored materials and would have a low migration potential. Groundwater flow is anticipated to the north towards Discovery Passage however groundwater contamination is not

BC MOE Site ID 26250-20/12046

**Reference: Sub-Division Support - Off-Site Migration Assessment
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anticipated. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

APEC 12 – Peroxide Bleach Facility: The peroxide bleach facility is aboveground and there was no staining noted adjacent to the tanks. The ground surface under the tank is covered by an impermeable layer and surface water is collected and directed to the on-site effluent treatment system. Groundwater flow is anticipated to the northeast towards Discovery Passage however groundwater contamination is not anticipated. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

APEC 13 – Utilities Maintenance Shop, North Maintenance Shops: The maintenance shops are located on the northern portion of the site adjacent to Duncan Bay. The ground surface is covered by an impermeable layer and surface water is collected and directed to the on-site effluent treatment system. Groundwater flow is anticipated to the north towards Discovery Passage however groundwater contamination is not anticipated. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

APEC 14 – Chemical Rail Unloading: The chemical rail unloading area is in the northwest portion of the site. The ground surface under the off-loading area is covered by an impermeable layer and surface water is collected and directed to the on-site effluent treatment system. Groundwater flow is anticipated to the northwest towards Duncan Bay however groundwater contamination is not anticipated. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

APEC 15 – Fill Materials: Fill materials would have been placed throughout the site during construction. Construction fill materials usually are void of debris in order to be able to support buildings etc. Typical fill materials were tested at the Island Cogeneration Site and no contamination was identified. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

APEC 16 – Fuel Station: The fuel station consists of aboveground and underground tanks and pumps. The ground surface under the off-loading area is covered by an impermeable layer and surface water is collected and directed to the on-site effluent treatment system. No spills were reported and no staining was noted in the area. The underground system was tested in 2008 and 2009 with no leaks identified. Groundwater flow is anticipated to the northwest towards Duncan Bay however groundwater contamination is not anticipated. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

APEC 17 – Oil Pipeline: The fuel oil pipeline consists of an underground pipeline from the dock to the fuel storage area, which has been replaced once since original construction. There has been no indication of a previous release from this pipeline. The pipeline is used only during the delivery of oil to the site. Groundwater flow is anticipated to the north towards Duncan Bay and Discovery Passage. If there was a release from the pipeline there would be a sheen noted on Duncan Bay and Catalyst Paper leases the water lot in that area. No spills were reported and no staining was noted in the area. In addition, there is no reason to suspect there is contamination originating at the

Stantec

Ministry of Environment
Attention: Tyler O'Grady
Project No: 123110083

Page 6 of 6

BC MOE Site ID 26250-20/12046

**Reference: Sub-Division Support - Off-Site Migration Assessment
Island Cogeneration Plant
4400 Orange Point Road, Campbell River, BC**

pipeline. Therefore, there is a low likelihood of contaminant migration to an offsite property from this APEC.

In conclusion, although there is likely small localized areas of contamination similar to that expected at an industrial site of its age, based on the mitigative measures taken by Catalyst Paper and the extensive land ownership in the area there is a low likelihood that contamination is migrating from the source lands slated for subdivision to Island Cogeneration to other parcels owed by a separate third party entity.

Conclusion

Based on the above it is concluded that two viable entities will exist on the subdivided lands and there is a low probability that contamination is migrating from the source parcel to a parcel owned by any other entity.

If you have any comments or require additional information, please feel free to contact Peter Reid by telephone at (604) 412-2979 or by e-mail at: Peter.Reid@stantec.com.

Respectfully submitted,

Stantec Consulting Ltd.



Peter T. Reid, M.Eng., P.Eng.
Principal Environmental Remediation
CSAP Approved Professional

Attached:

Drawing No. 1 – Site Plan Showing Land Ownership

Drawing No. 2 – Soil Analytical Results

Drawing No. 3 – Groundwater Analytical Results

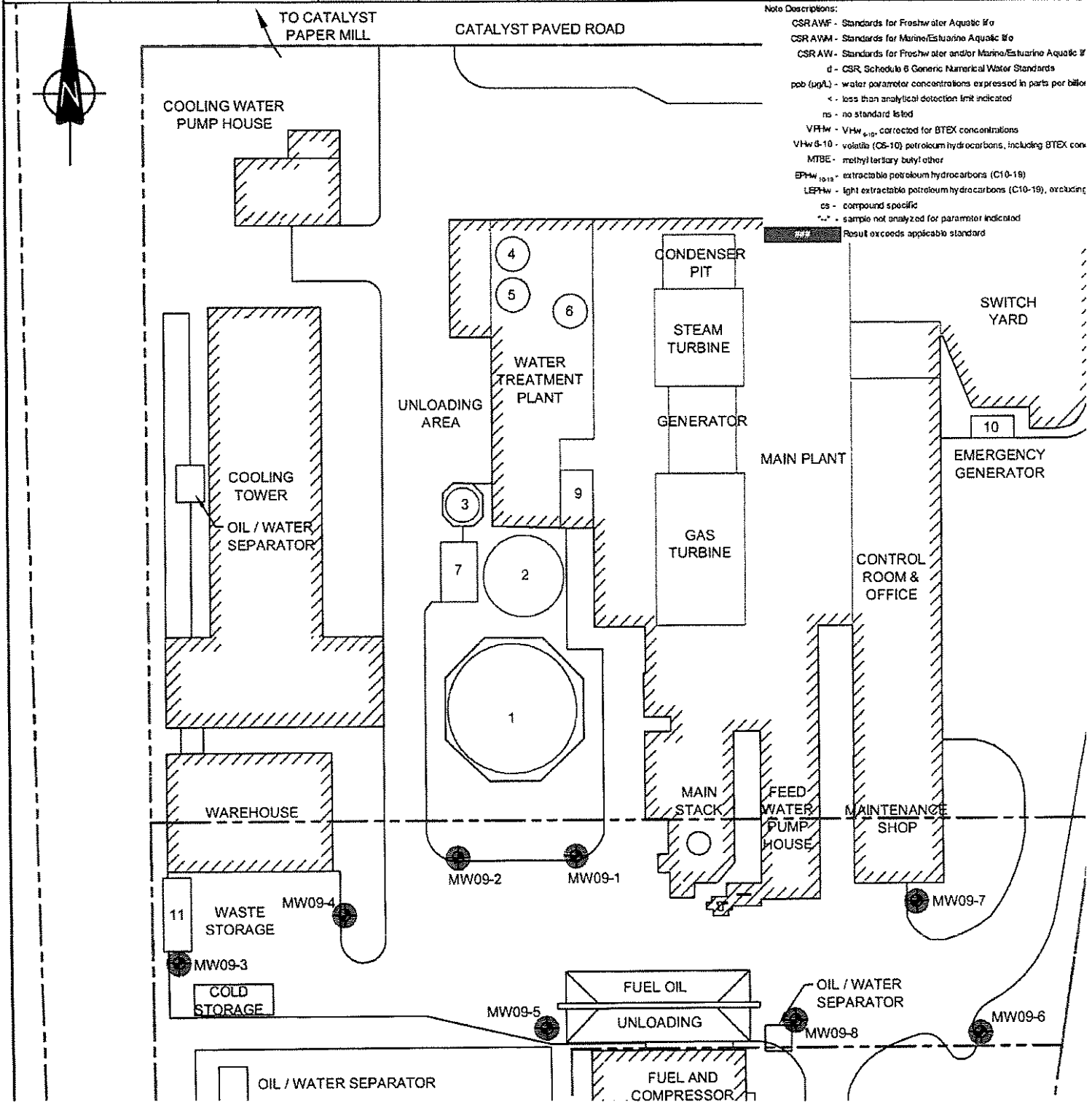
Drawing No. 4 – Site Plan Showing APECs

File Name and Path: [p:_cmic projects\1052001_to_1053000\1052324 esar - island cogen\cover letter - additional report delivery - frank schneider.docx]

GROUNDWATER ANALYTICAL RESULTS

Notes	d	d	d	d	d	d	d	d	d	d	d
CSR AWF	4000	390	2000	ns	720	1500	15000	34000	5000	500	
CSR AWM	1000	3300	2500	ns	720	1500	15000	4400	5000	500	
Sample	Date	benzene	toluene	ethylbenzene	xylene	styrene	VPhw	VHw 6-10	MTBE	EPHw 10-19	LEPhw
MW09-1	13-Aug-09	—	—	—	—	—	—	—	—	—	—
MW09-2	13-Aug-09	<0.5	<0.5	<0.5	<0.6	<0.5	<300	<300	<4	<80	<80
MW09-3	13-Aug-09	<0.5	<0.5	<0.5	<0.5	<0.5	<300	<300	<4	80	80
MW09-4	13-Aug-09	—	—	—	—	—	—	—	—	—	—
MW09-5	13-Aug-09	<0.5	<0.5	<0.5	<0.5	<0.5	<300	<300	<4	<80	<80
MW09-6	13-Aug-09	—	—	—	—	—	—	—	—	—	—
MW09-7	13-Aug-09	<0.5	<0.5	<0.5	<0.5	<0.5	<300	<300	<4	<80	<80
MW09-8	13-Aug-09	<0.5	<0.5	<0.5	<0.5	<0.5	<300	<300	<4	<80	<80

Note Descriptions:
 CSR AWF - Standards for Freshwater Aquatic life
 CSR AWM - Standards for Marine/Estuarine Aquatic life
 CSR AW - Standards for Freshwater and/or Marine/Estuarine Aquatic life
 d - CSR Schedule 6 Generic Numerical Water Standards
 ppb (µg/L) - water parameter concentrations expressed in parts per billion
 < - less than analytical detection limit indicated
 ns - no standard listed
 VPhw - VHw₆₋₁₀ corrected for BTEX concentrations
 VHw 6-10 - volatile (C6-10) petroleum hydrocarbons, including BTEX conc.
 MTBE - methyl tertiary butyl ether
 EPHw₁₀₋₁₉ - extractable petroleum hydrocarbons (C10-19)
 LEPhw - light extractable petroleum hydrocarbons (C10-19), excluding cs
 cs - compound specific
 * - sample not analyzed for parameter indicated
 # - Result exceeds applicable standard

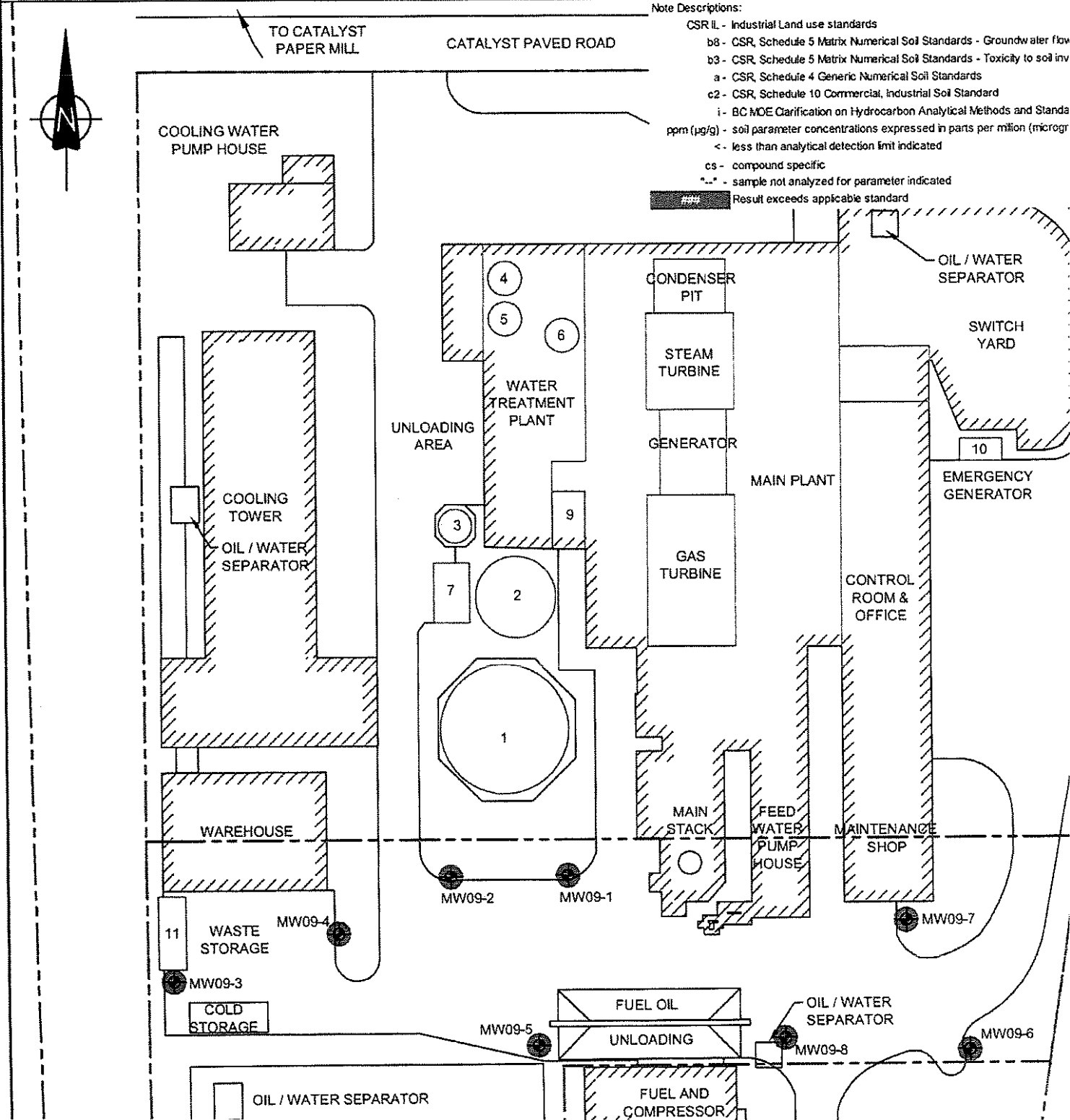


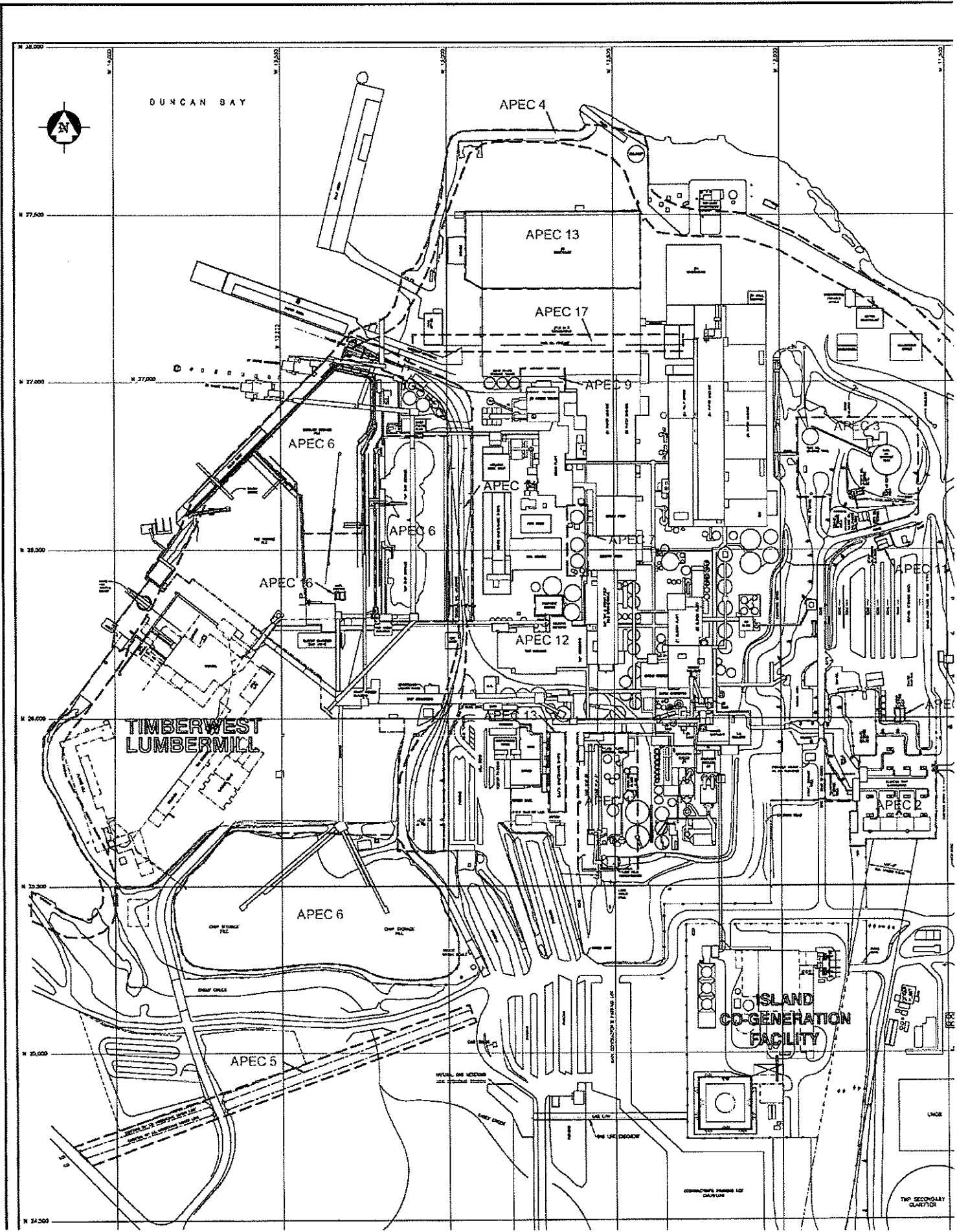
SOIL ANALYTICAL RESULTS

Notes			b8	b3	b3	b3	a	a	c2	i	i	a	
CSR IL			2.5	25	20	50	50	200	700	2000	5000	2000	5000
Sample	Date	Depth [m]	Benzene	Toluene	Ethylbenzene	Xylenes	Styrene	VPHs	MTBE	EPHs 10-19	EPHs 19-32	LEPHs	HEPHs
BH09-1 SA3	5-Aug-09	2.0 - 2.7	--	--	--	--	--	--	--	--	--	--	--
BH09-2 SA5	5-Aug-09	3.2 - 3.6	<0.005	<0.05	<0.01	<0.1	<0.1	<10	<0.1	<100	<100	<100	<100
BH09-3 SA5	5-Aug-09	3.2 - 3.8	<0.005	<0.05	0.03	<0.1	<0.1	<10	<0.1	<100	<100	<100	<100
BH09-4 SA7	5-Aug-09	5.3 - 6.1	--	--	--	--	--	--	--	--	--	--	--
BH09-5 SA6	5-Aug-09	4.7 - 5.3	<0.005	<0.05	<0.01	<0.1	<0.1	<10	<0.1	<100	<100	<100	<100
BH09-6 SA3	5-Aug-09	1.8 - 2.7	--	--	--	--	--	--	--	--	--	--	--
BH09-7 SA4	6-Aug-09	3.1 - 3.8	<0.005	<0.05	<0.01	<0.1	<0.1	<10	<0.1	<100	<100	<100	<100
BH09-8 SA2	5-Aug-09	0.9 - 1.8	<0.005	0.09	0.03	<0.1	<0.1	<10	<0.1	<100	<100	<100	<100

Note Descriptions:

- CSR IL - Industrial Land use standards
- b8 - CSR, Schedule 5 Matrix Numerical Soil Standards - Groundwater flow
- b3 - CSR, Schedule 5 Matrix Numerical Soil Standards - Toxicity to soil inv
- a - CSR, Schedule 4 Generic Numerical Soil Standards
- c2 - CSR, Schedule 10 Commercial, Industrial Soil Standard
- i - BC MOE Clarification on Hydrocarbon Analytical Methods and Stand
- ppm (µg/g) - soil parameter concentrations expressed in parts per million (microgr
- < - less than analytical detection limit indicated
- cs - compound specific
- *--* - sample not analyzed for parameter indicated
- ### - Result exceeds applicable standard







Date: **APR 26 2010**

Victoria File: 26250-20/12046
SITE 12046

VIA FAX ONLY: 250-287-7662 and 250-286-5761

McElhanney Associates Land Surveying Ltd.
1307 Shoppers Row
Campbell River, BC V9W 2C9
Attention: Michael Harris

City of Campbell River
301 St. Ann's Road
Campbell River, BC V9W 4C6
Attention: Ian Buck

This is Exhibit " F " referred to in the
Affidavit of ...VINCE...HANEMAYER...
Sworn before me at ...SWIRLU...
in the Province of British Columbia this
22 day of ...June..., 2012
A Commissioner for taking Affidavits
within the Province of British Columbia

Dear Mr. Harris and Mr. Buck:

Re: Release Request – Subdivision Application
4400 Orange Point Road, Campbell River
PIDs: 001-233-432 and 000-848-905

This letter is to acknowledge receipt of a satisfactorily completed site profile pertaining to the above-referenced site. In accordance with section 7(1) of the Contaminated Sites Regulation, the ministry does require a preliminary site investigation for the subject site. We understand that, pursuant to the *Local Government Act*, or the *Land Title Act* in the case of subdivision, this decision will suspend approval of the subject application, or other future applications for the site identified in section 40 of the *Environmental Management Act*, until:

- the proponent has applied for, and obtained, one of the following *Environmental Management Act* instruments, as applicable: a determination that the site is not a contaminated site, a voluntary remediation agreement, an approval in principle of a remediation plan or a certificate confirming the satisfactory remediation of the site, and provided a copy of the instrument to the municipality as per sections 946.2(2)(c), (f) or (g) of the *Local Government Act* or approving officer as per sections 85.1(2)(c), (f) or (g) of the *Land Title Act*; or

Ministry of
Environment

Environmental Protection Division
Environmental Management Branch
Land Remediation

Mailing/Location Address:
Second Floor
10470 152 Street
SURREY BC V3R 0Y3

Telephone: (604) 582-5200
Facsimile: (604) 584-9751
<http://www.gov.bc.ca/env>

- the municipality or approving officer, as appropriate, has received notice from the ministry, pursuant to section 946.2(2)(d) of the *Local Government Act* or section 85.1(2)(d) of the *Land Title Act*, that the municipality or approving officer may approve a specific application under this section because, in the opinion of the director, the site would not present a significant threat or risk if the specific application were approved.

Based on the information provided, we are prepared to provide the necessary release so that the City of Campbell River may proceed with approval of the subdivision application. To that end, please accept this letter as notice pursuant to section 85.1 (2)(d) of the *Land Title Act*, that the City of Campbell River may approve the subdivision application under this section because, in the opinion of the director, the site would not present a significant threat or risk if the subdivision application were approved, provided that:

1. The proponent retains a qualified environmental consultant to identify, characterize and appropriately manage any soil and/or water of suspect environmental quality encountered during any excavation work at the site;
2. The City of Campbell River contacts the ministry for further advice in connection with any future applications for the site in accordance with section 40(1) of the *Environmental Management Act*.

The above opinion is restricted to threat or risk associated with contamination.

Please also be advised of the following:

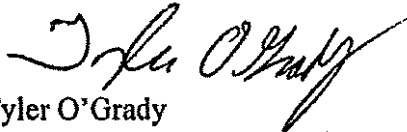
- The ministry recommends that the proponent review all aspects of the government's contaminated sites legislation and supporting guideline documents and protocols to ensure that all required information is collected and documented during investigation and where necessary, remediation of the site;
- In cases of site demolition, we recommend that a survey of building materials and equipment be undertaken to identify any materials that require special management;
- Fees are applicable for the ministry's contaminated sites services, pursuant to section 9 of the Contaminated Sites Regulation. Information on the government's contaminated sites legislation and supporting guideline documents and protocols as well as a Contaminated Sites Services Application Form can be obtained from the ministry's Land Remediation web page located at: <http://www.env.gov.bc.ca/epd/remediation/>;

- Please be advised that under the authority of the *Environmental Management Act*, all applications eligible under Protocol 6 shall be submitted as roster submissions by an approved professional. For further clarification of application eligibility please see http://www.env.gov.bc.ca/epd/remediation/policy_procedure_protocol/index.htm; and
- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the *Environmental Management Act* and regulations (e.g. Contaminated Sites Regulation, Hazardous Waste Regulation, etc.). The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination.

The site owner agrees to indemnify and save harmless the Crown and her employees against all loss, damages, costs, actions, suits and claims arising from any contamination remaining on-site. Decisions of a director may be appealed under part 8 of the *Environmental Management Act*.

Please contact the undersigned at 604-582-5266 if you have any questions about this letter.

Sincerely,



Tyler O'Grady
for Director, *Environmental Management Act*

tbo/

cc: Peter Reid, Stantec, Fax: 604-436-3752

Catalyst Paper 214 Fuller

SCHEDULE 1
Site Profile

SITE 12046

Version 4.0

Introduction

Under section 40 of the *Environmental Management Act*, a person who knows or reasonably should know that a site has been used or is used for industrial or commercial purposes or activities must in certain circumstances provide a site profile.

Schedule 2 of the Contaminated Sites Regulation sets out the types of industrial or commercial purposes or activities to which site profile requirements apply.

If section 40 of the Environmental Management Act applies to you and you know or reasonably should know that the site has been used or is used for one of the purposes or activities found in Schedule 2 of the Contaminated Sites Regulation, you may be required to complete the attached site profile.

Notes/Instructions:

Persons preparing a site profile *must* complete Section I, II and III, answer all questions in sections IV through IX, and sign section XI. If the site profile is not satisfactorily completed, it will not be processed under the *Environmental Management Act* and the Contaminated Sites Regulation. Failure to complete the site profile satisfactorily may result in delays in approval of relevant applications and in the postponement of decisions respecting the property.

The person completing this site profile is responsible for the accuracy of the answers. Questions must be answered *to the best of your knowledge*.

Section 27 (1) of the *Freedom of Information and Protection of Privacy Act* requires that provision of personal information concerning an individual must be authorized by that individual. Persons completing the site profile on behalf of the site owner must be authorized by the site owner.

One (1) site profile may be completed for a site comprised of more than one titled or untitled parcel, but individual parcels must be identified.

The latitude and longitude (accurate to 0.5 of a second using North American Datum established in 1983) of the centre of the site must be provided. Also, please attach an accurate map, containing latitude, longitude and datum references, which shows the boundaries of the site in question. Please use the largest scale map available.

If the property is legally surveyed, titled and registered, then all PID numbers (Parcel Identifiers – Land Title Registry system) must be provided for *each* parcel as well as the appropriate legal description.

If the property is untitled Crown land (no PID number), then the appropriate PIN numbers (Parcel Identification Numbers – Crown Land registry system) for each parcel with the appropriate land description should be supplied.

If available, the Crown Land File Number for the site should also be supplied.

Anything submitted in relation to this site profile will become part of the public record and may be made available to the public through the Site Registry as established under the *Environmental Management Act*.

Under section 43 of the *Environmental Management Act*, corporate and personal information contained in the site profile may be made available to the public through the Site Registry. If you have questions concerning the collection of this information, contact the Site Registrar, at site@gov.bc.ca. For questions on site profiles, please send a message to siteprofiles@gov.bc.ca.

This is Exhibit " G " referred to in the Affidavit of ...VINCE... HANEMAYER...

Sworn before me at Surrey..... in the Province of British Columbia this

22 day of June....., 2012

[Signature]
A Commissioner for taking Affidavits within the Province of British Columbia

I CONTACT IDENTIFICATION

A. Name of Site Owner:

Last _____ First _____ Middle Initial(s) _____ (and/or, if applicable)

Company Catalyst Paper Corporation

Owner's Civic Address 2nd Floor, 3600 Lysander Lane

City Richmond Province/State British Columbia

Country Canada Postal Code/ZIP V7B 1C3

B. Person Completing Site Profile (Leave blank if same as above):

Last McGuffie First Benjamin Middle Initial(s) C (and/or, if applicable)

Company Catalyst Paper Corporation

C. Person to Contact Regarding the Site Profile:

Last McGuffie First Benjamin Middle Initial(s) C (and/or, if applicable)

Company Catalyst Paper Corporation

Mailing Address 4405 North Island Highway

City Campbell River Province/State British Columbia

Country Canada Postal Code/ZIP V9W 5C9

Telephone (250) 287 - 5810 Fax (250) 287 - 5810

II SITE IDENTIFICATION

Please attach a site location map

All Property

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees 50 Minutes 4 Seconds 19

Longitude: Degrees -125 Minutes 17 Seconds 1

Please attach a map of appropriate scale showing the boundaries of the site.

For Legally Titled, Registered Property

Site Street Address (if applicable) 4405 North Island Highway

City Campbell River Postal Code V9W 5C9

PID numbers and associated legal descriptions. *Attach an additional sheet if necessary.*

<u>PID</u>	<u>Legal Description</u>
001-233-441	Lot 1599, Sayward District, except that part in Plan VIP 64521
001-233-467	Block C of 1504, Sayward District
_____	_____
_____	_____

Total number of titled parcels represented by this site profile is: 2

For Untitled Crown Land

PIN numbers and associated Land Description. *Attach an additional sheet if necessary.*

<u>PIN</u>	<u>Land Description</u>
_____	_____
_____	_____
_____	_____
_____	_____

Total number of untitled crown land parcels represented by this site profile is: _____

(and, if available)

Crown land file numbers. *Attach an additional sheet if necessary.*

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

EXAMPLE

<u>Schedule 2 Reference</u>	<u>Description</u>
E1	appliance, equipment or engine repair, reconditioning, cleaning or salvage
F10	solvent manufacturing or wholesale bulk storage

Please print legibly. Attach an additional sheet if necessary

<u>Schedule 2 Reference</u>	<u>Description</u>
I3	pulp and paper manufacturing
_____	_____
_____	_____

IV AREAS OF POTENTIAL CONCERN			
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		X
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		X
C.	Discarded barrels, drums or tanks?		X
D.	Contamination resulting from migration of substances from other properties?		X
V FILL MATERIALS			
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?	X	
B.	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		X
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		X
VI WASTE DISPOSAL			
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit, spillage or dumping of the following materials (please mark the appropriate column opposite the question):	YES	NO
A.	Materials such as household garbage, mixed municipal refuse, or demolition debris?		X
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		X
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		X
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		X
E.	Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or from the cleaning or repair of parts of boats, ships, barges, automobiles or trucks, including sandblasting grit or paint scrapings?		X

VII TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Underground fuel or chemical storage tanks other than storage tanks for compressed gases?		X
B.	Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?		X
VIII HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		X
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		X
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		X
IX LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS			
	To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		X
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		X
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		X
X ADDITIONAL COMMENTS AND EXPLANATIONS			
<p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):</p> <p>The fill material in PID 001-233-441 came from an onsite excavation for an expansion of the mill. There is no evidence that the area was contaminated or previously used for any schedule 2 activity.</p> <hr/> <hr/> <hr/>			

XI SIGNATURES			
The person completing the site profile states that the above information is true based on the person's current knowledge as of the date completed.			
<u>[Signature]</u> Signature of person completing site profile		<u>11/12/19</u> Date completed: (YY-MM-DD)	
XII OFFICIAL USE			
Local Government Authority			
Reason for submission <i>(Please check one or more of the following)</i>			Soil removal <input type="checkbox"/>
Subdivision application <input type="checkbox"/> Zoning application <input type="checkbox"/> Development permit <input type="checkbox"/> Variance permit <input type="checkbox"/> Demolition permit <input type="checkbox"/>			
Date received:	<u>Local Government contact:</u> Name _____ Agency _____ Address _____ Telephone _____ Fax _____	Date submitted to Site Registrar:	Date forwarded to Director of Waste Management:
Director of Waste Management			
Reason for submission <i>(Please check one or more of the following)</i>			
Under Order <input type="checkbox"/> Site decommissioning <input type="checkbox"/> Foreclosure <input type="checkbox"/>			
Date received:	<u>Assessed by:</u> Name _____ Region _____ Telephone _____ Fax _____ If site profile entered, SITE ID # _____	Investigation Required? YES NO	Decision date:
Site Registrar			
Date received:	<u>Entered onto Site Registry by:</u>	SITE ID #:	Entry date:



Victoria File: 26250-20/12046
SITE:12046

3 January, 2012

VIA FAX ONLY: 250 287-5810 and 250-286-5761

Catalyst Paper Corporation
4405 North Island Highway
Campbell River, B.C. V9W 5C9
Attention: Benjamin McGuffie

City of Campbell River
301 St. Ann's Road
Campbell River, BC V9W 4C6
Attention: Ian Buck

This is Exhibit " H " referred to in the
Affidavit of ...VINCE...HANEMAYER.....
Sworn before me at ...SURREY.....
in the Province of British Columbia this
...22... day of ...JUNE....., 2012.
.....
A Commissioner for taking Affidavits
within the Province of British Columbia

Dear Mr. McGuffie and Mr. Buck:

**Re: Site Profile Submission – Site Decommissioning
4400 Orange Point Road and 4405 North Island Highway, Campbell River
PIDs: 001-233-441, 001-223-467, 001-233-432 and 000-848-905**

This letter supersedes the previous site profile decision letter issued 26 April, 2010.

This letter is to acknowledge receipt of a satisfactorily completed site profile pertaining to the above-referenced site. In accordance with section 7(1) of the Contaminated Sites Regulation, the Director does require a preliminary site investigation for the subject site. The required site investigation report(s) must be submitted to the Director within one year of the anniversary of this letter. As per Protocol 12, "Site Risk Classification, Reclassification and Reporting" a Site Risk Classification Report and other supporting documentation described in Table 2 of that protocol must be submitted with the site investigation report(s).

Pursuant to the *Local Government Act* (section 946.2), or the *Land Title Act* (section 85.1) in the case of subdivision, this decision will suspend approval of future applications for the site as identified in section 40 of the *Environmental Management Act* (Act), until¹:

¹

Except where the municipality or approving officer has opted out of the site profile process as per section 4(4) of the Contaminated Sites Regulation.

- the proponent has applied for, and obtained one of the following instruments, as applicable: a determination that the site is not a contaminated site, a Voluntary Remediation Agreement, an Approval in Principle of a remediation plan or a certificate confirming the satisfactory remediation of the site. A copy of the instrument must be provided to the approving authority; or
- the approving authority has received notice from the ministry that it may approve a specific application because either a) in the opinion of the Director, the site would not present a significant threat or risk if the specific application were approved or b) the Director has received and accepted a notice of independent remediation with respect to the site.

For more information regarding the freeze and release provisions of the site profile process, refer to Fact Sheet 37, "Site Profile Freeze and Release Provisions" and Administrative Guidance 6, "Site Profile Decisions and Requesting Release Where Local Government Approvals are Required" available on the Land Remediation Section Website at <http://www.env.gov.bc.ca/epd/remediation/>.

Please also be advised of the following:

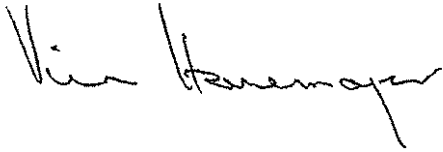
- The ministry recommends that the proponent review all aspects of the government's contaminated sites legislation and supporting guideline documents and protocols to ensure that all required information is collected and documented during investigation and where necessary, remediation of the site;
- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the Act and its regulations. The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination.
- In cases of site demolition, we recommend that a survey of building materials and equipment be undertaken to identify any materials that require special management;
- Fees are applicable for the ministry's contaminated sites services, pursuant to section 9 of the Contaminated Sites Regulation. Information on the government's contaminated sites legislation and supporting guideline documents and protocols as well as a Contaminated Sites Services Application Form can be obtained from the ministry's Land Remediation web page located at: <http://www.env.gov.bc.ca/epd/remediation/>;
- Under the authority of the Act, all applications eligible under Protocol 6 must be submitted by an Approved Professional via the Contaminated Sites Approved Professional Society. For further clarification of application eligibility please see Protocol 6. "Eligibility of Applications for Review by Approved Professionals"; and

- Penalties for noncompliance with the contaminated sites requirements of the Act and Regulation are provided in section 120(17) of the Act.

Decisions of a Director may be appealed under part 8 of the Act.

Please contact the undersigned at 604 582-5377 if you have any questions about this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Vincent Hanemayer". The signature is written in a cursive style with a large initial "V".

Vincent Hanemayer
for Director, *Environmental Management Act*


vch/

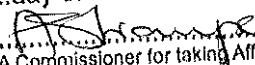
Rowbotham, Elizabeth J JAG:EX

From: Kilback, Drew (Richmond) [Drew.Kilback@catalystpaper.com]
Sent: Thursday, January 19, 2012 8:28 AM
To: Hanemayer, Vincent C ENV:EX
Cc: McGuffie, Ben (Elk Falls); Lindstrom, Bob (Richmond); Adderley, David (Richmond)
Subject: Elk Falls Preliminary Site Investigation
Attachments: Elk Falls PSI Letter to V Hanemayer Jan 19 2012.pdf

Hi Vince. Please see the attached letter. Please let me know if you interested to meet with us to discuss.

Regards,
Drew

 **Drew Kilback MSc CRM**
Catalyst Paper
Director, Risk & Environment
drew.kilback@catalystpaper.com
(604) 247-4378 Work
(604) 202-8077 Mobile
2nd Floor, 3600 Lysander Lane,
Richmond BC V7B 1C3
Canada

This is Exhibit " I " referred to in the
Affidavit of VINCE HANEMAYER
Sworn before me at SURREY
in the Province of British Columbia this
22 day of June, 2012

A Commissioner for taking Affidavits
within the Province of British Columbia

It's OK to print this e-mail. Paper is a biodegradable, renewable, sustainable product made from trees. Growing and harvesting trees provides jobs for millions of people, and working forests are good for the environment, providing clean air, clean water, wildlife habitat and carbon storage. This electronic mail transmission and any attachments are intended only for the individual or entity named above. If you have received this communication in error please immediately notify the sender by reply e-mail address or telephone and delete this e-mail.



January 19 2012

Ministry of Environment
Land Remediation
Environmental Management
Environmental Protection Division
2nd Floor 10470 152 Street
Surrey B.C. V3R 0Y3

Catalyst Paper Corporation
2nd Floor, 3600 Lysander Lane
Richmond, British Columbia
Canada V7B 1C3

Tel: 604 247 4400
Fax: 604 247 0512

Dear Mr. Hanemayer:

**Re: Site Profile Submission – Site Decommissioning
4400 Orange Point Road and 4405 North Island Highway, Campbell River
PIDs: 001-233-441, 001-223-467, 001-233-432 and 000-848-905**

We acknowledge receipt of your letter dated January 3rd 2012 in which you order Catalyst Paper to conduct a Preliminary Site Investigation at the Elk Falls location.

In the course of decommissioning the site we may not necessarily need to demolish the structures, but even if that occurs, we have no intention of disturbing the subsurface, ie the footings would be left intact. We therefore request that you reconsider your January 3 2012 order in light of this information. We can reassure you that if the situation were to change, that is, if there is to be any further demolition or redevelopment such that the subsurface of the site is to be disturbed; Catalyst Paper would assume a preliminary site investigation would be required prior to that occurring.

We also request a copy of the 26 April 2010 site profile decision letter referenced in your January 3rd letter and a copy of the original site profile submitted by Catalyst Paper.

We would like to meet with you to further discuss the above. Please contact the undersigned at your earliest convenience.

Yours truly,

A handwritten signature in black ink, appearing to read "Drew Kilback", written over a horizontal line.

Drew Kilback
Director, Risk & Environment
Catalyst Paper Corp.
604-247-4378

Cc: Ben McGuffie, Elk Falls
Dave Adderley
Bob Lindstrom

This is Exhibit " J " referred to in the Affidavit of ...VINCE...HANEMAYER... Sworn before me at Surrey in the Province of British Columbia this 22 day of June, 2012

Site_Reg_Detail_SiteID3349_Lat49_Long124.txt

A Commissioner for taking Affidavits within the Province of British Columbia

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 14:26:38
Folio: 2012-0044189 Page 1

Detail Report

SITE LOCATION
Site ID: 3349 Latitude: 49d 14m 31.9s
Victoria File: Longitude: 124d 48m 33.5s
Regional File: 26250-20/3349
Region: NANAIMO, VANCOUVER ISLAND

Site Address: HARBOUR AVENUE
City: PORT ALBERNI Prov/State: BC
Postal Code:

Registered: MAY 30, 1998 Updated: AUG 15, 2001 Detail Removed: AUG 03, 2001

Notations: 3 Participants: 4 Associated Sites: 2
Documents: 3 Susp. Land Use: 1 Parcel Descriptions: 7

Location Description: MACMILLAN BLOEDEL PROPERTY. FORMER ALBERNI FOUNDRY SITE. APPROX 0.3KM N OF JUNCTION OF HARBOUR AVE & ANDERSON AVE.

Record Status: ACTIVE - UNDER REMEDIATION
Fee category: MEDIUM SITE, COMPLEX CONTAMINATION

NOTATIONS

Notation Type: MONITORING REPORT SUBMITTED
Notation Class: ADMINISTRATIVE
Initiated: AUG 30, 1996 Approved: AUG 30, 1996

Ministry Contact: TAEKEMA, BERNIE

Notation Participants Notation Roles
BOVAR INC (BURNABY) SUBMITTED BY
TAEKEMA, BERNIE RECEIVED BY

Note: MONITORING REPORT FROM BOVAR ENVIRONMENTAL. SAMPLING OF UNTREATED SPECIAL WASTE, TREATED SPECIAL WASTE.

Notation Type: REMEDIATION PLAN REPORT SUBMITTED
Notation Class: ADMINISTRATIVE
Initiated: NOV 25, 1994 Approved: NOV 25, 1994

Ministry Contact: TAEKEMA, BERNIE

Notation Participants Notation Roles
MACMILLAN BLOEDEL LIMITED (HEAD OFFICE FOR BC) SUBMITTED BY
TAEKEMA, BERNIE RECEIVED BY

Note: SOIL REMEDIATION PROJECT REPORT PREPARED BY ENVIROCHEM SPECIAL PROJECTS LTD

Notation Type: SITE INVESTIGATION REPORT SUBMITTED
Notation Class: ADMINISTRATIVE

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 14:26:38
NOTATIONS Page 2

Initiated: JUL 01, 1994

Approved:

Ministry Contact: TAEKEMA, BERNIE

Notation Participants
MACMILLAN BLOEDEL LIMITED (HEAD OFFICE FOR BC)
TAEKEMA, BERNIE

Notation Roles
SUBMITTED BY
RECEIVED BY

Note: ASSESSMENT OF SOIL CONTAMINATION SUBMITTED. PREPARED BY ENVIROCHEM
SPECIAL PROJECTS LTD.

=====

SITE PARTICIPANTS

Participant: BOVAR INC (BURNABY)
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR
Start Date: JUN 06, 1996 End Date:

Participant: ENVIROCHEM SPECIAL PROJECTS INC (NORTH VANCOUVER)
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR
Start Date: FEB 02, 1994 End Date:

Participant: MACMILLAN BLOEDEL LIMITED (HEAD OFFICE FOR BC)
Role(s): PROPERTY OWNER
Start Date: JAN 01, 1989 End Date:

Participant: TAEKEMA, BERNIE
Role(s): MAIN MINISTRY CONTACT
Start Date: JUL 01, 1994 End Date: JUL 01, 2000
=====

DOCUMENTS

Title: MACMILLAN BLOEDEL, PORT ALBERNI FOUNDRY SITE
Authored: AUG 16, 1996 Submitted: AUG 30, 1996
Participants Role
BOVAR INC (BURNABY) AUTHOR
MACMILLAN BLOEDEL LIMITED (HEAD OFFICE FOR BC) COMMISSIONER

Title: MACMILLAN BLOEDEL ALBERNI FOUNDRY SOIL REMEDIATION PROJECT
Authored: OCT 01, 1994 Submitted: NOV 25, 1994
Participants Role
ENVIROCHEM SPECIAL PROJECTS INC (NORTH VANCOUVER) AUTHOR
MACMILLAN BLOEDEL LIMITED (HEAD OFFICE FOR BC) COMMISSIONER

Title: ASSESSMENT OF SOIL CONTAMINATION FORMER ALBERNI FOUNDRY SITE PORT
ALBERNI, BC
Authored: JUL 01, 1994 Submitted: NOV 25, 1994
Participants Role
ENVIROCHEM SPECIAL PROJECTS INC (NORTH VANCOUVER) AUTHOR
MACMILLAN BLOEDEL LIMITED (HEAD OFFICE FOR BC) COMMISSIONER
=====

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 14:26:38
ASSOCIATED SITES Page 3

Site id: 4298 Date: JUL 30, 1998
Notes: COMMON PID

Site id: 4316 Date: JUL 30, 1998
Notes: COMMON PID

SUSPECTED LAND USE

Description: PETRO. PROD., /PRODUCE WATER STRG ABVEGRND/UNDERGRND TANK
Notes:

PARCEL DESCRIPTIONS

Date Added: JUN 18, 1997 Crown Land PIN#:
LTO PID#: 014952491 Crown Land File#:
Land Desc: LOT 1, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 49213

Date Added: MAY 17, 1998 Crown Land PIN#:
LTO PID#: 024147885 Crown Land File#:
Land Desc: LOT 3 DISTRICT LOT 1 ALBERNI DISTRICT PLAN VIP67137
EXCEPT PART IN PLAN VIP68454

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024378941 Crown Land File#:
Land Desc: THAT PART OF LOT 1 DISTRICT LOT 1 ALBERNI DISTRICT AND PART
OF THE BED OF THE PUBLIC HARBOUR OF ALBERNI, PLAN VIP67137;
AND PART OF LOT 3, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN
VIP67137, INCLUDED IN LOT A, PLAN VIP68454

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024379603 Crown Land File#:
Land Desc: LOT A DISTRICT LOT 1 AND PART OF THE BED OF PUBLIC HARBOUR OF
ALBERNI ALBERNI DISTRICT PLAN VIP68454

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024379611 Crown Land File#:
Land Desc: LOT B DISTRICT LOT 1 ALBERNI DISTRICT PLAN VIP68454

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024379620 Crown Land File#:
Land Desc: LOT C DISTRICT LOT 1 ALBERNI DISTRICT PLAN VIP68454 EXCEPT
PART IN PLAN EPP18429

Date Added: MAY 17, 2012 Crown Land PIN#:
LTO PID#: 028828241 Crown Land File#:
Land Desc: LOT 1 DISTRICT LOT 1 ALBERNI DISTRICT PLAN EPP18429

No activities were reported for this site

Site_Reg_Detail_SiteID3349_Lat49_Long124.txt

End of Detail Report

This is Exhibit " K " referred to in the Affidavit of VINCE HANEMAYER Sworn before me at Surrey in the Province of British Columbia this 22 day of June, 2012

Site_Reg_Detail_SiteID5619_Lat49_Long124.txt A Commissioner for taking Affidavits within the Province of British Columbia

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 14:27:15
Page 1

Detail Report

SITE LOCATION
Site ID: 5619 Latitude: 49d 15m 15.0s
Victoria File: 26250-20/5619 Longitude: 124d 49m 30.0s
Regional File: 26250-20/5619
Region: NANAIMO, VANCOUVER ISLAND

Site Address: SOMASS FLATS
City: PORT ALBERNI Prov/State: BC
Postal Code:

Registered: FEB 05, 1999 Updated: AUG 14, 2007 Detail Removed: AUG 13, 2007
Notations: 10 Participants: 10 Associated Sites: 1
Documents: 2 Susp. Land Use: 1 Parcel Descriptions: 13

Location Description: SITE CREATED BY SITE PROFILE, ENTERED 1999-01-06

Record Status: ACTIVE - UNDER REMEDIATION
Fee category: LARGE SITE, SIMPLE CONTAMINATION

NOTATIONS

Notation Type: NOTICE OF INDEPENDENT REMEDIATION INITIATION SUBMITTED
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: AUG 08, 2007 Approved: AUG 08, 2007

Ministry Contact: ROSSER, CRAIG L

Notation Participants Notation Roles
EBA ENGINEERING CONSULTANTS LTD SUBMITTED BY

Notation Type: PRELIMINARY SITE INVESTIGATION REPORT ACCEPTED (WMA 26.2)
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: OCT 29, 1999 Approved: NOV 02, 1999

Ministry Contact: BOLLANS, RON A

Notation Participants Notation Roles
SLOAN, MICHAEL REVIEWED BY

Notation Type: PRELIMINARY SITE INVESTIGATION REPORT UNDER REVIEW (WMA 26.2)
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: AUG 23, 1999 Approved: SEP 10, 1999

Ministry Contact: SLOAN, MICHAEL

Notation Participants Notation Roles
MACFARLANE, MIKE W REVIEWED BY

Required Actions: COMMENTS FORWARDED

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 14:27:15
NOTATIONS Page 2

Notation Type: PRELIMINARY SITE INVESTIGATION REPORT UNDER REVIEW (WMA 26.2)
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: MAR 26, 1999 Approved: MAR 29, 1999

Ministry Contact: SLOAN, MICHAEL

Notation Participants	Notation Roles
PACIFICA PAPERS INC (PORT ALBERNI)	REQUESTED BY

Notation Type: PRELIMINARY SITE INVESTIGATION REPORT: INTERNAL REVIEW
REQUESTED
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: MAR 11, 1999 Approved: MAR 12, 1999

Ministry Contact: SLOAN, MICHAEL

Notation Participants	Notation Roles
PACIFICA PAPERS INC (PORT ALBERNI)	SUBMITTED BY

Note: PHASE I & II ENVIRONMENTAL SITE ASSESSMENT OF SOMASS ESTUARY (JAN/DEC 98)

Notation Type: SITE PROFILE - FURTHER INVESTIGATION REQUIRED BY THE MINISTRY
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: JAN 22, 1999 Approved: JAN 22, 1999

Ministry Contact: BROWN, DAVID F

Notation Participants	Notation Roles
BROWN, DAVID F	REQUESTED BY
BROWN, DAVID F	REQUESTED BY

Notation Type: SITE PROFILE REVIEWED - FURTHER INVESTIGATION REQUIRED BY THE
MINISTRY
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: JAN 22, 1999 Approved: JAN 22, 1999

Ministry Contact: BROWN, DAVID F

Notation Participants	Notation Roles
BROWN, DAVID F	REQUESTED BY
BROWN, DAVID F	REQUESTED BY

Notation Type: SITE PROFILE RECEIVED
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: DEC 17, 1998 Approved:

Ministry Contact: BROWN, DAVID F

Notation Participants	Notation Roles
-----------------------	----------------

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 14:27:15
NOTATIONS Page 3

PACIFICA PAPERS INC (PORT ALBERNI) BY
SITE PROFILE SUBMITTED
BY

Notation Type: SITE PROFILE RECEIVED
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: DEC 17, 1998 Approved:

Ministry Contact: BROWN, DAVID F

Notation Participants	Notation Roles
PACIFICA PAPERS INC (PORT ALBERNI)	SITE PROFILE SUBMITTED
	BY
PACIFICA PAPERS INC (PORT ALBERNI)	SITE PROFILE SUBMITTED
	BY

Notation Type: NOTICE OF INDEPENDENT REMEDIATION INITIATION SUBMITTED (WMA
28(2))
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: NOV 25, 1998 Approved: JAN 26, 1999

Ministry Contact: BOLLANS, RON A

Note: SITE INVESTIGATION WITHIN THE MINISTRY PROCESS REQUIRED.
=====

SITE PARTICIPANTS

Participant: BOLLANS, RON A
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: NOV 25, 1998 End Date: MAR 29, 2002

Participant: BROWN, DAVID F
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: DEC 17, 1998 End Date: MAR 31, 2004

Participant: EBA ENGINEERING CONSULTANTS LTD
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: AUG 08, 2007 End Date:

Participant: GOLDER ASSOCIATES LTD (BURNABY)
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR
Start Date: DEC 02, 1998 End Date:

Participant: ISLAND TIMBERLANDS LP
Role(s): PROPERTY OWNER
Start Date: AUG 08, 2007 End Date:

Site_Reg_Detail_SiteID5619_Lat49_Long124.txt
Participant: MACFARLANE, MIKE W
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: AUG 23, 1999 End Date:

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 14:27:15
Folio: 2012-0044189 Page 4
SITE PARTICIPANTS

Participant: MINISTRY OF TRANSPORTATION AND HIGHWAYS (NANAIMO)
Role(s): ASSOCIATED PROVINCIAL GOVERNMENT CONTACT
Start Date: DEC 17, 1998 End Date:

Participant: PACIFICA PAPERS INC (PORT ALBERNI)
Role(s): PROPERTY OWNER
SITE PROFILE COMPLETOR
SITE PROFILE CONTACT
Start Date: DEC 17, 1998 End Date:

Participant: ROSSER, CRAIG L
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: AUG 08, 2007 End Date:

Participant: SLOAN, MICHAEL
Role(s): MAIN MINISTRY CONTACT
Start Date: DEC 17, 1998 End Date: MAR 29, 2002

DOCUMENTS

Title: PHASE II ENVIORNMENTAL SITE ASSESSMENT OF SOMASS ESTUARY, PORT
ALBERNI, BC
Authored: DEC 02, 1998 Submitted: MAR 12, 1999
Participants Role
GOLDER ASSOCIATES LTD (BURNABY) AUTHOR

Title: PHASE I ENVIRONMENTAL SITE ASSESSMENT OF SOMASS ESTUARY, PORT
ALBERNI, BC
Authored: JAN 13, 1998 Submitted: MAR 12, 1999
Participants Role
GOLDER ASSOCIATES LTD (BURNABY) AUTHOR

ASSOCIATED SITES

Site id: 4442 Date: MAR 18, 1999
Notes: COMMON PID

SUSPECTED LAND USE

Description: INDUSTRIAL WASTE LAGOONS OR IMPOUNDMENTS
Notes: INSERTED FOR SITE PROFILE DATED 1998-10-16(described on Site
Profile dated 98-10-16)

PARCEL DESCRIPTIONS

Site_Reg_Detail_SiteID5619_Lat49_Long124.txt

Date Added: JUN 17, 1997 Crown Land PIN#:
LTO PID#: 008394008 Crown Land File#:
Land Desc: PARCEL A (DD 13188N) OF DISTRICT LOTS 2 AND 6, ALBERNI DISTRICT,
EXCEPT PART OUTLINED IN RED ON PLAN 525R, AND EXCEPT PARTS
IN PLANS 32673 AND 51295

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 14:27:15
Folio: 2012-0044189 Page 5
PARCEL DESCRIPTIONS

Date Added: OCT 16, 1998 Crown Land PIN#:
LTO PID#: 008394130 Crown Land File#:
Land Desc: DISTRICT LOT 5, ALBERNI DISTRICT, CONTAINING 185 ACRES MORE OR
LESS

Date Added: DEC 04, 1997 Crown Land PIN#:
LTO PID#: 008394202 Crown Land File#:
Land Desc: THAT PART OF DISTRICT LOT 2, ALBERNI DISTRICT, LYING SOUTH OF A
LINE BEARING SOUTH 85 DEGREES 42 MINUTES WEST FROM A POINT ON
THE EAST BOUNDARY OF SAID DISTRICT LOT 2, DISTANT 13.475
CHAINS FROM THE SOUTH EAST CORNER THEREOF TO APOINT ON THE WEST
BOUNDARY

Date Added: MAY 19, 2001 Crown Land PIN#:
LTO PID#: 025028332 Crown Land File#:
Land Desc: THAT PART OF DISTRICT LOT 2, ALBERNI DISTRICT SHOWN OUTLINED IN
RED ON PLAN DEPOSITED UNDER DD 23242I; AND ALL THAT PART
OF PARCEL A OF DISTRICT LOTS 2 AND 6, ALBERNI DISTRICT,
EXCEPT PART OUTLINED IN RED ON PLAN 525R, AND EXCEPT PARTS IN
PLAN

Date Added: MAY 19, 2001 Crown Land PIN#:
LTO PID#: 025028511 Crown Land File#:
Land Desc: THAT PART OF DISTRICT LOT 5 ALBERNI DISTRICT INCLUDED WITHIN
LOT 3 PLAN VIP72153

Date Added: MAY 19, 2001 Crown Land PIN#:
LTO PID#: 025028561 Crown Land File#:
Land Desc: THAT PART OF DISTRICT LOT 5 ALBERNI DISTRICT INCLUDED WITHIN
LOT 4 PLAN VIP72153

Date Added: MAY 19, 2001 Crown Land PIN#:
LTO PID#: 025028740 Crown Land File#:
Land Desc: THAT PART OF DISTRICT LOT 2A, ALBERNI DISTRICT EXCEPT PART IN
PLAN 525R AND THAT PART OF PARCEL A OF DISTRICT LOTS 2 AND
6, ALBERNI DISTRICT EXCEPT PART IN PLAN 525R AND EXCEPT
PLANS 32673 AND 51295 LYING WITHIN LOT 6, PLAN VIP72153

Date Added: MAY 19, 2001 Crown Land PIN#:
LTO PID#: 025030213 Crown Land File#:
Land Desc: LOT 1 OF DISTRICT LOTS 2A AND 6 ALBERNI DISTRICT PLAN

Date Added: MAY 19, 2001 Crown Land PIN#:
LTO PID#: 025030264 Crown Land File#:
Land Desc: LOT 2 OF DISTRICT LOTS 2 2A 6 AND 66 ALBERNI DISTRICT
PLAN VIP72153

Date Added: MAY 26, 2001 Crown Land PIN#:
LTO PID#: 025030370 Crown Land File#:
Land Desc: LOT 3 OF DISTRICT LOTS 2 AND 5 ALBERNI DISTRICT PLAN

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 14:27:15
Folio: 2012-0044189 Page 6
PARCEL DESCRIPTIONS

VIP72153 SEE PLAN FOR LIMITED ACCESS - ACCESS BY
EASEMENT ONLY

Date Added: MAY 26, 2001 Crown Land PIN#:
LTO PID#: 025030388 Crown Land File#:
Land Desc: LOT 4 DISTRICT LOT 5 ALBERNI DISTRICT PLAN VIP72153
SEE PLAN FOR LIMITED ACCESS - ACCESS BY WATER ONLY

Date Added: MAY 19, 2001 Crown Land PIN#:
LTO PID#: 025030396 Crown Land File#:
Land Desc: LOT 5 DISTRICT LOT 5 ALBERNI DISTRICT PLAN VIP72153
SEE PLAN FOR LIMITED ACCESS - ACCESS BY WATER ONLY

Date Added: MAY 19, 2001 Crown Land PIN#:
LTO PID#: 025030400 Crown Land File#:
Land Desc: LOT 6 OF DISTRICT LOTS 2A AND 6 ALBERNI DISTRICT PLAN
VIP72153
=====

CURRENT SITE PROFILE INFORMATION (Sec. III to X)
Site Profile Completion Date: OCT 16, 1998

Local Authority Received: DEC 14, 1998
Ministry Regional Manager Received: DEC 17, 1998 Decision: JAN 22, 1999
Decision: INVESTIGATION REQUIRED

Site Registrar Received: Entry Date:

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES ON SITE
Schedule 2

Reference	Description
H11	INDUSTRIAL WASTE LAGOONS OR IMPOUNDMENTS

AREAS OF POTENTIAL CONCERN

Petroleum, solvent or other polluting substance spills to the environment
greater than 100 litres?.....NO
Residue left after removal of piled materials such as chemicals, coal,
ore, smelter slag, air quality control system baghouse dust?.....NO

Discarded barrels, drums or tanks?.....NO

FILL MATERIALS

Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?.....NO

Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?.....NO

Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?.....NO

As of: MAY 20, 2012

BC Online: Site Registry

12-05-22

For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE

14:27:15

Folio: 2012-0044189

Page 7

WASTE DISPOSAL

Materials such as household garbage, mixed municipal refuse, or demolition debris?.....NO

waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?.....YES

waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?.....NO

waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?.....NO

waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (eg. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (eg. solvents); or automobile and truck parts cleaning or repair?.....NO

TANKS OR CONTAINERS USED OR STORED

Underground fuel or chemical storage tanks?.....NO

Above ground fuel or chemical storage tanks?.....NO

SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES

PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?...YES

waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?.....NO

Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?...NO

LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS

Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?.....NO

Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?.....NO

Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?.....NO

Site_Reg_Detail_SiteID5619_Lat49_Long124.txt

X ADDITIONAL COMMENTS AND EXPLANATIONS

End of Detail Report



Province of
British Columbia

Ministry of
Transportation
and Highways
Vancouver Island Region
Development Approvals

Nanaimo
British Columbia
V8T 2L9
Telephone: (250) 390-8170
Fax: (250) 390-8181

VIA FACSIMILE

December 15, 1998

Ministry of Environment, Lands and Parks
2080A Labieux Road
Nanaimo, BC V9T 6E9

File: 06-002-21121

This is Exhibit " L " referred to in the
Affidavit of ...VINCE...HANEMAYER

Sworn before me at ...Surrey...
in the Province of British Columbia this
...22... day of ...June... 2012

[Signature]
A Commissioner for taking Affidavits
within the Province of British Columbia

Attention: **Dave Brown**
Regional Waste Manager
Pollution Prevention & Pesticide Management

Dear Sir:

RE: Proposed Subdivision of the Remainder of Parcel A, DD 13188N of District Lot's 2 and 6; That Part of District Lot 6, DD23242I; Those Parts of District Lot 2A and Parcel A, DD13188N of District Lot 6, as shown on Plan 525R, Part of the Remainder of District Lot 2A; That Part of District Lot 2, DD23242I, District Lot 5 and District Lot 66, Alberni District

Please find enclosed three Schedule I Site Profiles for the above noted proposed subdivision. For your convenience, I am enclosing a copy of the plan showing the proposed lots.

Would you please review this information and advise me if your Ministry requires any further information, etc., pursuant to the Contaminated Sites Legislation.

Yours truly,

[Signature]
R. J. Dowat
Provincial Approving Officer
VANCOUVER ISLAND REGION

RJH/vcd/21121a.doc

Attachments (36 pages in total)

DISTRIBUTION	DATE	INITIALS
	9/12/16	DEB
RJB		

cc:: Marcel Cyr, District Development Technician, Central Island District

#3

SCHEDULE 1 Site Profile

(Version 1.0)

Preamble

Under section ^{26.1} 20.11 of the *Waste Management Act*, a person who knows or reasonably should know that a site has been used or is used for industrial or commercial purposes or activities must in certain circumstances provide a site profile.

Schedule 2 of the *Contaminated Sites Regulation* sets out the types of industrial or commercial purposes or activities to which site profile requirements apply.

If section ^{26.} 20.11 of the *Waste Management Act* applies to you and you know or reasonably should know that site has been used or is used for one of the purposes or activities found in Schedule 2 of the *Contaminated Sites Regulation*, you may be required to complete the attached site profile.

Notes/Instructions:

Persons preparing a site profile *must* complete Section I, II and III, answer all questions in sections IV through IX, and sign section XI. If the site profile is not satisfactorily completed, it will not be processed under the *Waste Management Act* and the *Contaminated Sites Regulation*. Failure to complete the site profile satisfactorily may result in delays in approval of relevant applications and in the postponement of decisions respecting the property.

The person completing this site profile is responsible for the accuracy of the answers. Questions must be answered to the best of your knowledge.

One (1) site profile may be completed for a site comprised of more than one titled or untitled parcel, but individual parcels must be identified.

If the property is legally surveyed, titled and registered, then all PID numbers (Parcel Identifiers - Land Title Registry system) must be provided for *each* parcel as well as the appropriate legal description.

If the property is untitled Crown land (no PID number), then the appropriate PIN numbers (Parcel Identification Numbers - Crown Land registry system) for each parcel with the appropriate land description should be supplied.

If a PID or PIN number is *not* available for the site, a latitude and longitude (accurate to 0.5 of a second using North American Datum established in 1983) of the centre of the site is required. Also, please attach an accurate map, containing latitude, longitude and datum references, which shows the boundaries of the site in question. Please use the largest scale map available.

If available, the Crown Land File Number for the site should also be supplied.

Anything submitted in relation to this site profile will become part of the public record and may be made available to the public through the Site Registry as established under the *Waste Management Act*.

Under sections 20.21 of the *Waste Management Act*, corporate and personal information contained in the site profile may be made available to the public through the Site Registry. Should you have questions concerning the collection of this information, contact your local BC Environment office or the Site Registrar, 3rd floor, 777 Broughton St., Victoria, BC V8V 1X5. Telephone: 1-250-387-4441.

B.C. Reg. 375/96

WASTE MANAGEMENT ACT
CONTAMINATED SITES

Schedule 1

SCHEDULE 1

SITE PROFILE

I. CONTACT IDENTIFICATION

A. Name of Site Owner:

Last First Middle Initial(s) (and / or, if applicable)
 Company Pacifica Papers Inc.
 Owner's Civic Address 1900-700 West Georgia Street, PO Box 10354, Pacific Centre
 City Vancouver Province/State BC
 Country Canada Postal Code/ZIP V2Y 1G5

B. Person Completing Site Profile *Leave blank if same as above:*

Last CROSS First LARRY Middle Initial(s) E (and / or, if applicable)
 Company

C. Person to Contact Regarding the Site Profile:

Last CROSS First LARRY Middle Initial(s) E (and / or, if applicable)
 Company PACIFICA PAPERS INC ALBERNI SPECIALTIES
 Mailing Address 4000 STAMP AVENUE
 City PORT ALBERNI Province/State BC
 Country CANADA Postal Code/ZIP V9Y 5S7
 Telephone (250) 724 7889 Fax (250) 724 7518

II. SITE IDENTIFICATION

IF Legally Titled, Registered Property

Site Street Address N/A
 City Postal Code

PID numbers and associated legal descriptions. *Attach an additional sheet if necessary.*

PID	Legal Description
008-394-130	DL 5, Alberni District, Containing 185 acres more or less
.....
.....
.....

Total number of titled parcels represented by this site profile is: 1

IF Untitled Crown Land

1) PIN numbers and associated Land Description. *Attach an additional sheet if necessary*

PIN	Land Description
.....

WASTE MANAGEMENT ACT
CONTAMINATED SITES

B.C. Reg. 375/96

Schedule 1

.....
.....
.....
.....

Total number of unutilized, crown land parcels represented by this site profile is:

OR

2) Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees Minutes Seconds

Longitude: Degrees Minutes Seconds

Please attach a map of appropriate scale showing the boundaries of the site.

(and, if available)

Crown land file numbers. Attach an additional sheet if necessary.

.....

(All the Following Questions Must be Answered.)

III. COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

EXAMPLE:

<u>Schedule 2 Reference</u>	<u>Description</u>
E1	appliance, equipment or engine repair, reconditioning, cleaning or salvage
F10	solvent manufacturing or wholesale bulk storage

Please print legibly. Attach an additional sheet if necessary

<u>Schedule 2 Reference</u>	<u>Description</u>
H11	Industrial waste lagoon

Site contains an effluent treatment lagoon for the Alkerm Specialties papermill. Reference Permit PE-266.

3

**WASTE MANAGEMENT ACT
CONTAMINATED SITES**

B.C. Reg. 375/96

Schedule 1

IV. AREAS OF POTENTIAL CONCERN			
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		X
B	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		X
C	Discarded barrels, drums or tanks?		X

V. FILL MATERIALS			
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		X
B	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		X
C	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or storm-water discharges?		X

VI. WASTE DISPOSAL			
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit or dumping in pits, ponds, lagoons or natural depressions of (please mark the appropriate column opposite the question):	YES	NO
A	Materials such as household garbage, mixed municipal refuse, or demolition debris?		X
B	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?	X	
C	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		X
D	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		X

4

B.C. Reg. 375/96

**WASTE MANAGEMENT ACT
CONTAMINATED SITES**

Schedule 1

VI. WASTE DISPOSAL		
E	Waste products from photographic developing or finishing laboratories; asphalt tar roofing manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or automobile and truck parts cleaning or repair?	X

VII. TANKS OR CONTAINERS USED OR STORED			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A	Underground fuel or chemical storage tanks?		X
B	Above ground fuel or chemical storage tanks?		X

VIII. SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?	X	
B	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		X
C	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		X

IX. LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS			
	To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		X
B	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		X
C	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		X

X. ADDITIONAL COMMENTS AND EXPLANATIONS

(Note 1: Please list any past or present government orders, permits, approvals, certificates and

5

**WASTE MANAGEMENT ACT
CONTAMINATED SITES**

B.C. Reg. 375/96

Schedule 1

notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.

Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete (this site profile):

XI. SIGNATURES

The person completing the site profile states that the above information is true, based on the person's current knowledge as of the date completed.

Low Lewis

Signature of person completing site profile

98-10-16

Date completed: (YY-MM-DD)

SCHEDULE 1
Site Profile

(Version 1.0)

SUBDIVISION

XII OFFICIAL USE			
Local Authority			
Reason For Submission: (Please check one or more of the following)			Soil Removal <input type="checkbox"/>
Subdivision Application <input type="checkbox"/> Zoning Application <input type="checkbox"/> Development Permit <input type="checkbox"/> Variance Permit <input type="checkbox"/> Demolition Permit <input type="checkbox"/>			
Date received: DEC 14/98	Assessed by/local contact: Name <u>R. J. HOWAT</u> Agency <u>MoTH</u> Address <u>6475 METRAL DRIVE</u> <u>NAWATIMO</u> Telephone <u>390-6180</u> Fax <u>390-6191</u>	Date Submitted to Site Registrar: DEC 17/98	Date forwarded to BC Environment Manager:
BC Environment Manager			
Reason For Submission: (Please check one or more of the following)			
Under Order <input type="checkbox"/> Site Decommissioning <input type="checkbox"/> Foreclosure <input type="checkbox"/>			
Date received: Dec 17/98	Assessed by: Name <u>M. Funk</u> Region <u>Vancouver Island</u> Telephone <u>7513196</u> Fax <u>7513103</u> If site profile entered, SITE ID # _____	Investigation Required? YES NO ✓	Decision date: Jan 6/99
Site Registrar			
Date received:	Entered onto site registry by:	SITE ID #:	Entry date:

January 22, 1999

File: 26250-20/5619

Ministry of Transportation
and Highways
6475 Metral Drive
Nanaimo BC V9T 2L9

FILE COPY

ATTENTION: R. J. Howat

Dear R. J. Howat:

Re: [Your file: 06-002-21121] PID: 008-394-130

I received a site profile for the above property on December 17, 1998. In accordance with Section 7(1) of the *Contaminated Sites Regulation*, I hereby notify that I:

- do not, at this time, require or order a preliminary site investigation or a detailed site investigation under Section 26.2 of the *Waste Management Act*.
- require at this time:
 - a preliminary site investigation and/or
 - a detailed site investigation,under Section 26.2 of the *Waste Management Act*.
- order at this time (refer to the attached order):
 - a preliminary site investigation and/or
 - a detailed site investigation,under Section 26.2 of the *Waste Management Act*.

Preliminary site investigations and detailed site investigations are defined under Sections 58 and 59, respectively of the *Contaminated Sites Regulation*.

Decisions by the manager are appealable under Part 7 of the *Waste Management Act*.

If you require clarification, please contact Marilyn Funk at 751-3196.

Yours truly,

(ORIGINAL SIGNED BY)

D. F. Brown, B.Sc.
Regional Waste Manager
Vancouver Island Region

MF/lds
sp5619
cc: Pacifica Papers Inc.

CS track
SITE ✓
MF

VICTORIA FILE #

26250-20 5619

Site ID# 5619

FAX

CREATING AND DELIVERING BETTER SOLUTIONS

www.eba.ca

TO: Site Information Advisor COMPANY: BC Ministry of Environment
 (Director of Waste Management)

FAX: (250) 387-9935 PHONE:

C: FAX:

DATE: August 8, 2007 FILE: N23101136
 FROM: Mike Gallo PAGE 1 OF: 5

SUBJECT: Notification of Independent Remediation

Please find attached a Notification of Independent Remediation Form for a site that we are conducting environmental remediation for near Port Alberni, BC. The subject property is owned by Island Timberlands and is referred to as the Sproat Lake Operation Yard.

Please acknowledge your receipt of the NIR form by replying to myself at the following address:

EBA Engineering Consultants Ltd.
 #1 - 4376 Boban Drive
 Nanaimo, BC
 V9T 6A7
 ATTN: Michael A. Gallo, B.Sc.

If you have any questions or comments please contact me at (250) 756-2256. Thanks,

Michael Gallo

Michael A. Gallo, B.Sc.
 EBA Engineering Consultants Ltd.
 Nanaimo, BC

This is Exhibit " M " referred to in the
 Affidavit of VINCE HANEMAYER
 Sworn before me at Surrey
 in the Province of British Columbia this
22 day of June, 2012
A. Champagne
 A Commissioner for taking Affidavits
 within the Province of British Columbia



NIR Form Version 1.1



Ministry of
Environment

NOTIFICATION OF INDEPENDENT REMEDIATION

Land Remediation Section
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1
Telephone: (250) 387-4441
Fax: (250) 387-9935

Section 54 (2) of the Environmental Management Act requires anyone undertaking independent remediation to notify the Director of Waste Management in writing promptly on initiating remediation and within 90 days of completing it. Please complete this form and send it to the email or mailing address below to inform the ministry when independent remediation of your site begins and ends.

A site plan (may be obtained from some local government web sites) and a Land Title record should also be included with your submission.

Section I Timing of Remediation

Please check the following items as applicable. This notice is given for:

- Initiation of independent remediation Completion of independent remediation
 Both initiation and completion of independent remediation

Please provide the following dates if you are sending us a notification of initiation of independent remediation:

Start date 2007-08-08 Estimated completion date 2007-12-31
 YYYY-MM-DD YYYY-MM-DD

Please provide the following date if you are sending us a notification of completion of independent remediation:

Completion date
 YYYY-MM-DD

Section II Land Description

Site ID Number (if known)	N/A	
PID	025-030-400	or PIN
Legal Description	Lot 6 of District Lots 2A and 6, Alberni District, Plan VIP72153	
Latitude	Degrees 49 Minutes 15 Seconds 18.00	
Longitude	Degrees 124 Minutes 50 Seconds 22.00	
Site Civic Address	Street No current civic address	
	City Port Alberni	Postal Code N/A

Section III Property Owner and/or Operator (if applicable)

Name	Island Timberlands		
Address	Street 1420 East Island Highway		
	City Nanoose	Province/State BC	
	Country Canada	Postal /Zip Code V9P 3A9	
Phone	(250) 468-6842	Fax	(250) 468-6829

Section IV Environmental Consultant / Contractor / Agent Contact (if applicable)

Name EBA Engineering Consultants Ltd.
 Address Street #1 - 4376 Boban Drive
 City Nanaimo Province/State BC
 Country Canada Postal /Zip Code V9T 6A7
 Phone (250) 756-2256 Fax (250) 756-2686

Section V Primary Land Use

Contaminated Sites Regulation land use classification at the site surface (check one)

Industrial Commercial Residential Urban Park Agricultural

Description of current operation (e.g. service station) Logging Operations Yard

Is a change in zoning or land use expected? No

Change in zoning Change in land use Change in zoning or land use
 From To

Section VI Confirmed or Suspected Source of Contamination (e.g. leaking underground storage tank)

Leakage of hydrocarbons from vehicles onto surface soil.

Section VII Soil Investigations

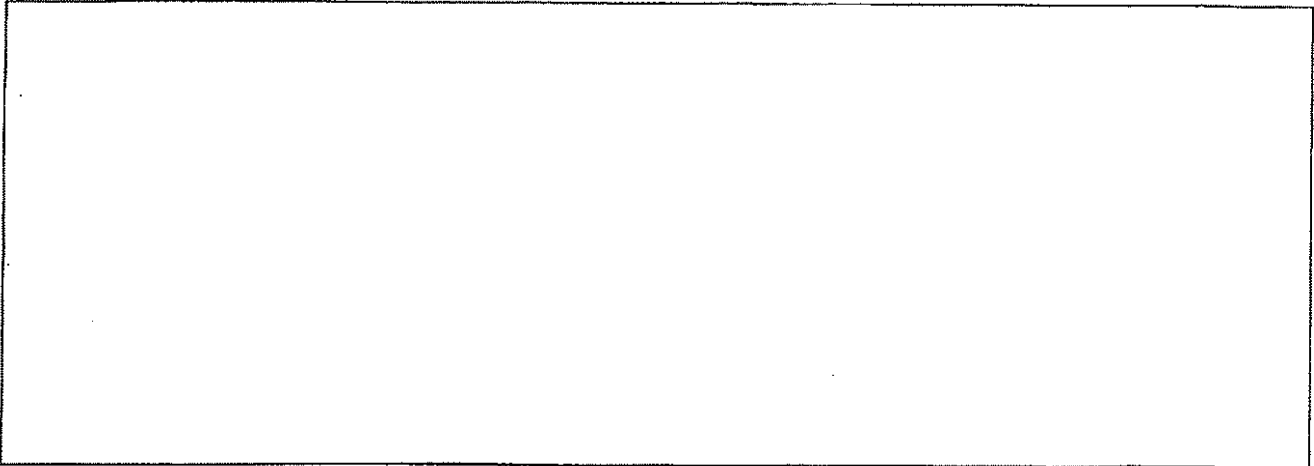
The following contaminants were found are suspected:

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

EPH (C10-C19) > IL Concentration exceedences ranged from 5,380 to 9,830 mg/kg

Soil remediation strategy (include intended disposal location for contaminated soil if managed offsite):

Excavate and disposal at Hazco's Strathcona Bioremediation Facility in Cumberland, BC.



Section VIII Groundwater and Surface Water Investigations

The following contaminants N/A were found are suspected:

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

N/A

Water remediation strategy (include intended disposal location for contaminated surface water and groundwater):

N/A

Section IX Sediment Investigations

The following contaminants N/A were found are suspected:

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

N/A

Sediment remediation strategy (include intended disposal location for contaminated sediments if managed offsite):

N/A

Section X Description of Work to Be Completed (construction, demolition, upgrade, etc.):

Excavation of contaminated soil and disposal offsite.

Section XI Authorizations for Discharges to the Environment from the Site

Please provide the authorization numbers under the *Environmental Management Act* for any air, effluent and soil discharges to the environment for treatment works located at the site.

Section XI Additional Comments

Section XII Signature

I confirm that the above information is true based on my knowledge as of the date this notification form was completed.


Signature of person completing form

2007-08-08
Date completed (YYYY-MM-DD)

Michael A. Gallo, B.Sc.
Name of person completing form (please print)

Please sign and send your completed Notification of Independent Remediation (including a site plan and Land Title record) to us at the following address:

Director of Waste Management
c/o Site Information Advisor
Ministry of Environment
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1

Fax (250) 387-9935

or

Advisor.SiteInformation@gov.bc.ca

For further information, please refer to Fact Sheet 21 on independent remediation (available at: http://www.env.gov.bc.ca/epd/epdpa/contam_sites/fact_sheets/pdf/fs21.pdf) or e-mail us at site@gov.bc.ca.

Owner Location Report**Disclaimer**

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

©BC Assessment

Report Date:	Aug 13, 2007	Report Time:	09:55:10 AM
Folio:		For:	SC85997
Roll Year:	2007	Roll Number:	00234.000
Area:	04	Jurisdiction:	770
School District:	70		
Neighbourhood:	050 - MCCOY LAKE		
Property Address:			
Owner Name:	ISLAND TIMBERLANDS GP LTD	# of Owners:	1
Owner Address:	ATTN DIRECTOR OF REAL ESTATE 65 FRONT ST FLR 4TH NANAIMO BC V9R 5H9		
Document No:	FB34752		
PID:	025-030-400		
Legal Description:	Lot 6, Plan VIP72153, District Lot 2A & 6, Alberni Land District		
Additional Owners:		Associated PIDs:	
No Additional Owners			

This is Exhibit " N " referred to in the Affidavit of VINCE HANEMAYER Sworn before me at Surrey in the Province of British Columbia this 22 day of June, 2012. A Commissioner for taking Affidavits within the Province of British Columbia

Site_Reg_Detail_SiteID4312_Lat49_Long124.txt

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:33
Page 1

Detail Report

SITE LOCATION
Site ID: 4312 Latitude: 49d 12m 31.2s
Victoria File: Longitude: 124d 48m 00.7s
Regional File: 26250-20/4312
Region: NANAIMO, VANCOUVER ISLAND

Site Address: BLOCK 105 LANDFILL
City: PORT ALBERNI Prov/State: BC
Postal Code:

Registered: FEB 13, 1998 Updated: FEB 08, 2002 Detail Removed: JAN 23, 2002

Notations: 5 Participants: 5 Associated Sites: 4
Documents: 0 Susp. Land Use: 1 Parcel Descriptions: 2

Location Description: SITE CREATED BY SITE PROFILE, ENTERED 97-08-20. APPROX LOCATION DERIVED BY BCE REFERENCING TRANSPORTATION CENTRELINE NETWORK (TCN) NAD 83.

Record Status: INACTIVE - NO FURTHER ACTION
Fee category: NOT APPLICABLE

=====
NOTATIONS

Notation Type: CASE MANAGEMENT ITEM
Notation Class: ADMINISTRATIVE
Initiated: DEC 11, 1997 Approved: DEC 11, 1997

Ministry Contact: SLOAN, MICHAEL

Note: LETTER DATED DEC. 11 STATING THAT MACMILLAN BLOEDEL MAY BE UNDERGOING INDEPENDENT REMEDIATION AND THAT A PRELIMINARY SITE INVESTIGATION REPORT IS NO LONGER REQUIRED

Notation Type: SITE PROFILE REVIEWED - FURTHER INVESTIGATION REQUIRED BY THE MINISTRY
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: AUG 20, 1997 Approved:

Ministry Contact: SLOAN, MICHAEL

Notation Type: SITE PROFILE - FURTHER INVESTIGATION REQUIRED BY THE MINISTRY
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: AUG 20, 1997 Approved:

Ministry Contact: SLOAN, MICHAEL

Notation Type: SITE PROFILE RECEIVED
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: AUG 19, 1997 Approved:

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:33
NOTATIONS Page 2

Ministry Contact: SLOAN, MICHAEL

Notation Type: SITE PROFILE RECEIVED
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: AUG 19, 1997 Approved:

Ministry Contact: SLOAN, MICHAEL

=====

SITE PARTICIPANTS

Participant: BROWN, DAVID F
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: AUG 19, 1997 End Date: MAR 31, 2004

Participant: MB PAPER LIMITED (PORT ALBERNI)
Role(s): SITE PROFILE CONTACT
Start Date: AUG 19, 1997 End Date:

Participant: MB PAPER LIMITED (TIMBERLANDS & PROPERTIES DIVISION)
Role(s): PROPERTY OWNER
SITE PROFILE COMPLETOR
Start Date: JUN 17, 1997 End Date:

Participant: SLOAN, MICHAEL
Role(s): MAIN MINISTRY CONTACT
Start Date: AUG 19, 1997 End Date: MAR 29, 2002

Participant: WRIGHT, PARRY, TAYLOR AND FULLER ENGINEERING LTD. (DUNCAN)
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR
Start Date: NOV 04, 1997 End Date:

=====

ASSOCIATED SITES

Site id: 4298 Date: OCT 15, 1997
Notes:

Site id: 4316 Date: OCT 15, 1997
Notes:

Site id: 4317 Date: OCT 15, 1997
Notes:

Site id: 4442 Date: OCT 15, 1997
Notes:

=====

SUSPECTED LAND USE

Description: INDUSTRIAL WASTE STORAGE, RECYCLING OR LANDFILLING
Notes: INSERTED FOR SITE PROFILE DATED 97-06-17(described on site
Profile dated 97-06-17)

=====

As of: MAR 25, 2012 BC Online: site Registry 12-03-28
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:33
Folio: 2012-0044189 Page 3
PARCEL DESCRIPTIONS

Date Added: JUN 17, 1997 Crown Land PIN#:
LTO PID#: 016926099 Crown Land File#:
Land Desc: LOT A, DISTRICT LOTS 159 AND 196 AND BLOCK 105, ALBERNI DISTRICT, PLAN VIP51573, EXCEPT PART IN PLAN VIP68610

Date Added: MAR 06, 1999 Crown Land PIN#:
LTO PID#: 024440418 Crown Land File#:
Land Desc: LOT 1 BLOCK 105 ALBERNI DISTRICT PLAN VIP68610

=====
CURRENT SITE PROFILE INFORMATION (Sec. III to X)
Site Profile Completion Date: JUN 17, 1997

Local Authority Received: AUG 11, 1997
Ministry Regional Manager Received: AUG 19, 1997 Decision: AUG 20, 1997
Decision: INVESTIGATION REQUIRED

Site Registrar Received: Entry Date:

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES ON SITE
Schedule 2

Reference	Description
H12	INDUSTRIAL WASTE STORAGE, RECYCLING OR LANDFILLING

AREAS OF POTENTIAL CONCERN

- Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?.....NO
- Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?.....NO
- Discarded barrels, drums or tanks?.....YES

FILL MATERIALS

- Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?.....YES
- Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?.....YES
- Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?.....YES

WASTE DISPOSAL

- Materials such as household garbage, mixed municipal refuse, or demolition debris?.....YES
- Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater

treatment?.....YES
Waste products from smelting or mining activities, such as smelter slag,
mine tailings, or cull materials from coal processing?.....NO
Waste products from natural gas and oil well drilling activities, such as

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:33
Folio: 2012-0044189 Page 4

drilling fluids and muds?.....NO
Waste products from photographic developing or finishing laboratories;
asphalt tar manufacturing; boilers, incinerators or other thermal
facilities (eg. ash); appliance, small equipment or engine repair or
salvage; dry cleaning operations (eg. solvents); or automobile and
truck parts cleaning or repair?.....YES

TANKS OR CONTAINERS USED OR STORED
Underground fuel or chemical storage tanks?.....NO
Above ground fuel or chemical storage tanks?.....NO

SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES
PCB-containing electrical transformers or capacitors either at grade,
attached above ground to poles, located within buildings, or stored?....NO
Waste asbestos or asbestos containing materials such as pipe wrapping,
blown-in insulation or panelling buried?.....YES
Paints, solvents, mineral spirits or waste pest control products or pest
control product containers stored in volumes greater than 205 litres?...NO

LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS
Government orders or other notifications pertaining to environmental
conditions or quality of soil, water, groundwater or other
environmental media?.....YES
Liens to recover costs, restrictive covenants on land use, or other
charges or encumbrances, stemming from contaminants or wastes remaining
onsite or from other environmental conditions?.....NO
Government notifications relating to past or recurring environmental
violations at the site or any facility located on the site?.....NO

X ADDITIONAL COMMENTS AND EXPLANATIONS
PR1751 SOLID WASTE PERMIT

End of Detail Report



Province of
British Columbia

Ministry of
Transportation
and Highways
Vancouver Island Region
Development Approvals

6475 Metrol Drive
Nanaimo
British Columbia
V9T 2L9
Telephone: (804) 390-6170
Fax: (804) 390-6191

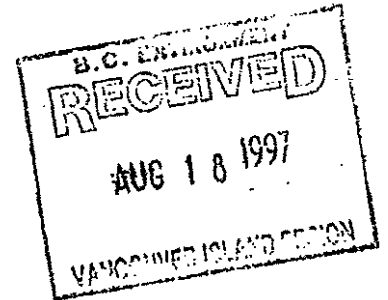
VIA FAX

August 15, 1997

Ministry of Environment
2080 A Labieux Road
Nanaimo, BC V9T 6E9

File: 06-002-19754

Attention: **Dave Brown**
Regional Pollution Prevention Manager



Dear Sir:

**RE: Proposed Subdivision of Lot A, District Lots 159 and 196,
and Block 105, Alberni District, Plan VIP51573**

Please find attached a Schedule I Site Profile for the above noted property.

Would you please review this Profile and advise me whether further investigation is required.

Yours truly

R. J. Howat
Provincial Approving Officer
VANCOUVER ISLAND REGION

RJH/vcd/19754.doc

Attachments

This is Exhibit " 0 " referred to in the
Affidavit of VINCE HANEMAYER
Sworn before me at Suxey
in the Province of British Columbia this
22 day of June, 2012
H. O'neill
A Commissioner for taking Affidavits
within the Province of British Columbia

SCHEDULE 1
Site Profile

(Version 1.2)

I. CONTACT IDENTIFICATION

A. Name of Site Owner:

Last _____ First _____ Middle Initial(s) _____ (and/or, if applicable)

Company MB Paper Limited c/o L.G. Hayley, Timberlands & Properties Division

Owner's Civic Address 925 West Georgia Street

City Vancouver Province/State B.C.

Country Canada Postal Code/ZIP V6P 6E3

B. Person Completing Site Profile (Leave blank if same as above):

Last Beaman First Jess Middle Initial(s) M. (and/or, if applicable)

Company MB Paper Limited

C. Person to Contact Regarding the Site Profile:

Last Dyer First Ray Middle Initial(s) _____ (and/or, if applicable)

Company MB Paper Limited

Mailing Address 4000 Stamp Avenue

City Port Alberni Province/State B.C.

Country Canada Postal Code/ZIP V9Y 5J7

Telephone (250) 724 - 7483 Fax (250) 724 - 7518

II. SITE IDENTIFICATION

IF Legally Titled, Registered Property

Site Street Address (if applicable) N/A

City _____ Postal Code _____

PID numbers and associated legal descriptions. Attach an additional sheet if necessary.

PID	Legal Description
<u>016-926-099</u>	<u>Part of Lot A, District Lots 152 and 196 and Block 105, Alberni District, Plan VIP 51573</u>
_____	_____
_____	_____

Total number of titled parcels represented by this site profile is: 1

**SCHEDULE 1
Site Profile**

(Version 1.2)

IF Untitled Crown Land

1) PIN numbers and associated Land Description. Attach an additional sheet if necessary.

<u>PIN</u>	<u>Land Description</u>
_____	_____
_____	_____
_____	_____
_____	_____

Total number of untitled crown land parcels represented by this site profile is: _____

OR

2) Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees _____ Minutes _____ Seconds _____
Longitude: Degrees _____ Minutes _____ Seconds _____

Please attach a map of appropriate scale showing the boundaries of the site.
(and, if available)

Crown land file numbers. Attach an additional sheet if necessary.

(All the following questions must be answered.)

III. COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

EXAMPLE

<u>Schedule 2 Reference</u>	<u>Description</u>
E1	appliance, equipment or engine repair, reconditioning, cleaning or salvage
F10	solvent manufacturing or wholesale bulk storage

Please print legibly. Attach an additional sheet if necessary

<u>Schedule 2 Reference</u>	<u>Description</u>
H12	industrial waste storage, recycling, or landfilling _____
_____	_____
_____	_____

**SCHEDULE 1
Site Profile**

(Version 1.2)

IV. AREAS OF POTENTIAL CONCERN			
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		X
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		X
C.	Discarded barrels, drums or tanks?	X	
V. FILL MATERIALS			
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?	X	
B.	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?	X	
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?	X	
VI. WASTE DISPOSAL			
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit or dumping in pits, ponds, lagoons or natural depressions of (please mark the appropriate column opposite the question):	YES	NO
A.	Materials such as household garbage, mixed municipal refuse, or demolition debris?	X	
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?	X	
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		X
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		X
E.	Waste products from photographic developing or finishing laboratories; asphalt tar roofing manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or automobile and truck parts cleaning or repair?	X	

**SCHEDULE 1
Site Profile**

(Version 1.2)

VII TANKS OR CONTAINERS USED OR STORED			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Underground fuel or chemical storage tanks?		X
B.	Above ground fuel or chemical storage tanks?		X
VIII SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		X
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?	X	
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		X
IX LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS			
	To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?	X	
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		X
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		X
X ADDITIONAL COMMENTS AND EXPLANATIONS			
<p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):</p> <p><u>PR1751_Solid_Waste_Permit</u></p> <p>_____</p> <p>_____</p> <p>_____</p>			

SCHEDULE 1
Site Profile

(Version 1.2)

DECLARATION

The person completing the site profile states that the above information is true, based on the person's current knowledge as of the date completed.


Signature of person completing site profile

97 / 06 / 17
Date completed: (YYMM-DD)

FOR OFFICIAL USE

Local Authority

Reason For Submission (Please check one or more of the following) Soil Removal
Subdivision Application Zoning Application Development Permit Variance Permit Demolition Permit

Date received:
Aug 11/97

Local Government contact:
Name R. Howat
Agency M. O. T. H.
Address 6475 McTear Drive
Manimono
Telephone 390-6180 Fax 390-6191

Date Submitted to
Site Registrar:

Date forwarded to
BC Environment
Manager:
Aug 14/97

BC Environment Manager

Reason For Submission (Please check one or more of the following)
Under Order Site Decommissioning Foreclosure

Date received:
97-8-19

Assessed by:
Name Michael Sloan
Region Vancouver Island
Telephone 251-3100 Fax 251-3103
If site profile entered, SITE ID # 4312

Investigation
Required?
 YES NO

Decision date:
97-8-20

Site Registrar

Date received:

Entered onto site registry by:

SITE ID #:

Entry date:



P. 301-0 D
SCHEDULE 'A'

August 20, 1997

File: 26250-20/4312

Ministry of Transportation & Highways
6475 Metral Dr
Nanaimo BC V9T 2L9

This is Exhibit " P " referred to in the
Affidavit of ...VINCE HANEMAYER

Sworn before me at Surrey
in the Province of British Columbia this

22 day of June, 2012

[Signature]
A Commissioner for taking Affidavits
within the Province of British Columbia

ATTENTION: R. Howat

Dear R. Howat:

Re: MB Properties (PID: 016-926-099)

I received a site profile for the above property on August 18, 1997. In accordance with section 7(1) of the *Contaminated Sites Regulation*, I hereby notify that I:

- do not, at this time, require or order a preliminary site investigation or a detailed site investigation.
- require at this time:
 - a preliminary site investigation and/or
 - a detailed site investigation.
- order at this time (refer to the attached order):
 - a preliminary site investigation and/or
 - a detailed site investigation.

Preliminary site investigations and detailed site investigations are defined under sections 58 and 59, respectively of the *Contaminated Sites Regulation*.

Decisions by the manager are appealable under Part 7 of the *Waste Management Act*.

If you require clarification, please contact Michael Sloan at 751-3100.

Yours truly,

R. A. Bollans, P.Eng.
Assistant Regional Waste Manager
Vancouver Island Region

cc: ~~MB Properties Limited~~

Mike - Please reply to my e-mail and prepare notes for mission ASAP.

RUSH/URGENT



MacMillan Bloedel Limited

Timberlands and Paper Division
825 West Georgia Street
Vancouver, B.C. Canada V6C 3L2

11/11/97

FACSIMILE MESSAGE

TO:	R. A. Bollans MoELP	FROM:	C.S. Smith
FAX:	1-250-751-3103	FAX:	(604) 681-9674
DATE:	December 2, 1997	FILE NO:	26250-20/4317
SUBJECT:	Port Alberni subdivisions	NO. OF PGS.:	7 (including this one)

20250-20/4298
4312
4317
4316
4442

If you have any questions or problems with this transaction, please call (604) 681-8180.

Attached are letters signed by both MB Limited and MB Paper Limited, the beneficial owner of some of the lands in question. These letters are in the form which I understand was agreed between yourself and Dick Wright, with the exception of amendments to add the additional company name.

It is my understanding that this should allow you to contact the appropriate approving officers and tell them your prior requirement for site investigations is no longer required. We would really appreciate your doing this as soon as possible so that we can conclude the subdivision processes.

Thank you for your cooperation in solving the dilemma we managed to get ourselves into. The originals will be coming to you by courier.

c.c. Dick Wright 1-250-748-6213

This is Exhibit " Q " referred to in the Affidavit of ...VINCE...HANEMAYER
Sworn before me at ...Surrey...
in the Province of British Columbia this
...22... day of ...June..., 2012
[Signature]
A Commissioner for taking Affidavits
within the Province of British Columbia



825 West Georgia Street
Vancouver, B.C. Canada V6C 3L2
Telex No.: 0451471
Telephone: (604) 681-8000
Facsimile: (604) 681-9874

Timberlands and Properties Division

For personal contact dial

December 1, 1997

Our File: P-502-14
MOTH File: 06-002-19755

Ministry of Environment,
Lands and Parks
2080-A Labicux Road
Nanaimo, BC V9T 6J9

Attention: Ron Bollans, P.Eng.
Assistant Regional Waste Manager

Dear Sirs:

Re: SOMASS FLATS SUBDIVISION

With respect to the above noted subdivision please be advised that the purpose of this subdivision is to consolidate Plan 525R with part of D.L. 6 shown as Lot 1 within a heavy black outline to be retained by MacMillan Bloedel Limited, and the Remainder of Parcel A of D.L. 2 and D.L. 6 and D.L. 2A and D.L. 66 is to be transferred to MacMillan Bloedel Paper Ltd. (Poplar Farms Division).

The new lot, which will comprise some 38.6 ha (95 acres) contains the administrative offices and shop buildings of the Sproat Lake Division and has existing sewage generating facilities. The current use of this land will not change, the remainder will be used to grow poplar trees which is a permitted use under the *Agricultural Land Reserve Act*.

In essence what this subdivision does is it adds lands to the remainder of D.L. 6 (part of new Lot 1) which is the part containing the offices referred to above.

Within the context of the Contaminated Sites legislation, the existing use of the site will not change as a result of this subdivision. The owners, MacMillan Bloedel Limited and MB Paper Limited acknowledge that they are, for the areas they each will own following completion of the subdivision, a "responsible person" as defined under the *Waste Management Amendment Act 1993*, Chapter 25 (the "Act") and that they may undertake independent remediation under the Act. The owners also acknowledge that in the event they undertake independent remediation at a contaminated area within the site they will notify a manager (as defined by the Act) in writing promptly on initiating remediation and will notify the said manager in writing within 90 days of completing remediation.

The properties within this subdivision are as follows:

PID #008-569-100

District Lot 66, Alberni District

.../2

- 2 -

- PID #008-473-315 That Part of Parcel A (DD 13188N) Of District Lot 6, Alberni District, Shown Outlined in Red on Plan 525R, Except Part in Plan 32673
- PID #008-473-188 That Part of District Lot 2A, Alberni District, Shown Outlined In Red On Plan 525R
- PID #008-393-931 District Lot 2A, Alberni District, Except Part Outlined In Red On Plan 525R
- PID #008-394-008 Parcel A (Dd 13188N) Of District Lots 2 And 6, Alberni District, Except Part Outlined In Red On Plan 525R, And Except Parts In Plans 32673 And 51925
- PID #008-394-245 That Part of District Lot 6, Alberni District, Lying South Of A Line Bearing South 85 Degrees 42 Minutes West From A Point On the East Boundary Of Said District Lot 2, Distant 13.475 Chains From The South East Corner Thereof To A Point On the West Boundary Of District Lot 6, Distant 24.934 Chains From The South West Corner Of District Lot 6, Containing 64.44 Acres More or Less, As Shown Outlined In Red On Plan Deposited Under DD 23242I
- PID #008-394-202 That Part of District Lot 2, Alberni District, Lying South Of A Line Bearing South 85 Degrees 42 Minutes West From A Point On the East Boundary Of Said District Lot 2, Distant 13.475 Chains From The South East Corner Thereof To A Point On the West Boundary Of District Lot 6, Distant 24.934 Chains From The South West Corner Of District Lot 6, Containing 39.88 Acres More or Less, As Shown Outlined In Red On Plan Deposited Under DD 23242I

We trust you will find the foregoing satisfactory and that you will reply to the Approving Officer accordingly, so that we may receive preliminary layout approval to the above noted subdivision.

Yours truly,

MB PAPER LIMITED


G.I. Bender
President

MACMILLAN BLOEDEL LIMITED


G.I. Bender
Senior Vice President, Paper

MacMillan Bloedel Limited

925 West Georgia Street
Vancouver, B.C. Canada V6C 3L2
Telex No.: 0451471
Telephone: (604) 681-8000
Facsimile: (604) 681-9574

Timberlands and Properties Division

For personal contact dial

December 1, 1997

Our File: P-0464-13
Your File: 26250-20/4317

Ministry of Environment,
Lands and Parks
2080-A Labieux Road
Nanaimo, BC V9T 6J9

Attention: **Ron Bollans, P.Eng.**
Assistant Regional Waste Manager

Dear Sirs:

Re: ALBERNI SPECIALITY MILL SITE SUBDIVISION

With respect to the above noted subdivision please be advised that the purpose for this subdivision is to consolidate 18 parcels into three parcels to enable MacMillan Bloedel Limited to separately and legally define the lands, the use of which is applicable to the Alberni Specialties Division (paper) and the Somass Division (sawmill) and Alberni Pacific Division (sawmill).

Within the context of the Contaminated Sites legislation, the existing use of the site will not change as a result of this subdivision. The owners, MacMillan Bloedel Limited and MB Paper Limited acknowledge that they are, for the areas they each will own following completion of the subdivision, a "responsible person" as defined under the *Waste Management Amendment Act 1993*, Chapter 25 (the "*Act*") and that they may undertake independent remediation under the *Act*. The owners also acknowledge that in the event they undertake independent remediation at a contaminated area within the site they will notify a manager (as defined by the *Act*) in writing promptly on initiating remediation and will notify the said manager in writing within 90 days of completing remediation.

With respect to the proposed CoGen site within new Lot 2 of the subdivision, MacMillan Bloedel Limited will notify the Ministry of Environment, Lands and Parks, Pollution Prevention Branch of its commencement of independent remediation, as applicable, when construction is about to start, as specified in Section 57 of the Contaminated Sites Regulations.

.../2

- 2 -

The properties within this subdivision are as follows:

- PID #008-367-337 Parcel W (DD 17522N) Of District Lot 1, Alberni District, Containing 21.9 Acres More Or Less, Except Part In Plan 37716
- PID #014-952-491 Lot 1, District Lot 1, Alberni District, Plan 49213
- PID #000-987-395 Lot A, District Lot 1, Alberni District, Plan 41766
- PID #008-371-334 That Part Of District Lot 1, Alberni District, Shown Outlined In Red And Marked 'C' On Plan 1468R
- PID #008-369-003 Parcel G (DD 18540N) Of District Lot 1, Alberni District, Containing 0.724 Of An Acre, More Or Less, Except Part Shown Outlined In Green And Marked 'A' On Plan 1468R
- PID #008-367-655 Parcel Y (DD 20147N) Of District Lot 1, Alberni District, Except Part In Plan VIP55221
- PID #004-172-981 Lot 1, District Lot 1, Alberni District, Plan 15070, Except That Part In Plan 31593 And 51178
- PID #008-422-770 That Part Of District Lot 1, Alberni District, Shown Outlined In Red On Plan Attached To DD 18162, Except Parcel W (DD 17522N), Parcel G (DD 18540N), And Parcel Y (DD 20147N) Thereof, Except Parts In Plans 4456, 10780, 511R, 606R, 622R, 721R, 795R, 820R, 821R, 853R, 983R, 1033R, 1186R, 1468R, 34582, 36597, 49213, And 49411
- PID# 008-370-095 That Part of District Lot 1, Alberni District, Shown Outlined In Red On Plan 820R
- PID #008-370-231 That Part Of District Lot 1, Alberni District, Shown Outlined In Red On Plan 853R
- PID #008-371-369 Those Parts of District Lot 1, Alberni District, Shown Outlined In Red On Plan 883R
- PID #006-824-617 Part Of District Lot 1 (DD 199892), Alberni District, Shown Coloured Green On Plan 511-R Except Part In Plan 37716; Containing 2.38 Acres
- PID #008-376-221 That Part Of The Bed Of The Public Harbour Of Alberni, Containing 11.84 Acres More Or Less As Shown Outlined In Red On Plan 1043R
- PID #008-376-140 That Part Of The Bed Of The Public Harbour Of Alberni, Containing 19.49 Acres More Or Less As Shown Outlined In Red On Plan 1044R, Except Part In Plan 37716

..B

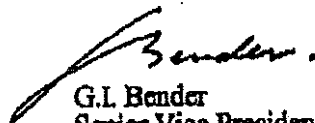
- PID #008-376-042 That Part Of The Bed Of The Public Harbour Of Alberni, Containing 0.63 Of An Acre More Or Less As Shown Outlined In Red On Plan 1045R
- PID #006-824-455 Part Of Lot 1 (DD J99892), Alberni District, Shown Outlined In Red On Plan 511-R And Containing 4.56 Acres
- PID #017-752-353 That Part Of District Lot 1, Alberni District, Being The Closed Portion Of Stamp Avenue Shown In Plan VIP54087
- NO PID NUMBER That Part Shown As Closed Road On Plan VIP_____.

We trust you will find the foregoing satisfactory and that you will reply to the Approving Officer accordingly, so that we may receive preliminary layout approval to the above noted subdivision.

Yours truly
MB PAPER LIMITED

MACMILLAN BLOEDEL LIMITED


G.I. Bender
President


G.I. Bender
Senior Vice President, Paper

MacMillan Bloedel Limited

525 West Georgia Street
Vancouver, B.C. Canada V6C 3L2
Telex No.: D451471
Telephone: (604) 681-8000
Facsimile: (604) 681-9674

December 1, 1997

Timberlands and Properties Division

For personal contact dist

Our File: P-0301-08
MOTH File: 06-002-19754
Your File: 26250-20/4312

Ministry of Environment,
Lands and Parks
2080-A Labieux Road
Nanaimo, BC
V9T 6J9

Attention: Ron Bollans, P.Eng.
Assistant Regional Waste Manager

Dear Sirs:

RE: **PROPOSED SUBDIVISION OF LOT A, DISTRICT LOTS 159 AND 196 AND
BLOCK 105, ALBERNI DISTRICT, PLAN VIP51573 - PID #016-926-099**

With respect to the above noted subdivision please be advised that the sole purpose of this subdivision is to subdivide off, by leaving it as a remainder, the landfill site from the TFL portion. The TFL portion is to remain with MacMillan Bloedel Limited. It also separates the WD-2 zone from the A-4 zone. The area (the remainder), comprised of the WD-2 zone, was recently rezoned for a landfill site. The A-4 zone will remain as a managed forest unit (MFU).

This subdivision is not a development *per se* but is being done to legally separate the two existing land uses.

Within the context of the Contaminated Sites legislation, the existing use of the site will not change as a result of this subdivision. The owners, MacMillan Bloedel Limited and MB Paper Limited acknowledge that they are, for the areas they each will own following completion of the subdivision, a "responsible person" as defined under the *Waste Management Amendment Act* 1993, Chapter 25 (the "Act") and that they may undertake independent remediation under the Act. The owners also acknowledge that in the event they undertake independent remediation at a contaminated area within the site they will notify a manager (as defined by the Act) in writing promptly on initiating remediation and will notify the said manager in writing within 90 days of completing remediation.

We trust you will find the foregoing satisfactory and that you will reply to the Approving Officer accordingly, so that we may receive preliminary layout approval to the above noted subdivision.

MB PAPER LIMITED


G.I. Bender
President

MACMILLAN BLOEDEL LIMITED


G.I. Bender
Senior Vice President, Paper

FILE COPY

December 11, 1997

File: 26250-20/4312

MacMillan Bloedel Limited
925 West Georgia Street
Vancouver BC V6C 3L2

ATTENTION: G.I. Bender

Dear G.I. Bender:

Re: Independent Remediation at Lot A, District Lots 159 and 196 and Block 105,
Port Alberni District, Plan VIP51573 (PID 016-926-099)

We are in receipt of your letter of December 1, 1997, in which you have clarified the subdivision applications and indicated that you may be undertaking independent remediation of the subject sites, as specified in Section 57 of the *Contaminated Sites Regulation*. Considering this new information, I will no longer require submission of a preliminary site investigation report at this time, as previously indicated in my letter of August 20, 1997, addressed to the Ministry of Transportation & Highways.

Submission of investigative reports as well as a remediation plan and associated fees will be necessary if a subsequent approval in principle or certificate of compliance is required. As well, there may be requirements to submit preliminary site investigation reports as may be triggered by future rezoning or development activities on the subdivided properties. Also, we may monitor and inspect any remediation activities from time to time and impose requirements where necessary.

Note that contaminated effluent must not be discharged from any remediation operation to the environment unless prior authorisation is received from this office. Contaminated groundwater, if encountered, may be stored on site, tested and data submitted for our review prior to release of the effluent to the environment.

Please advise this office in writing within 90 days of completing remediation.

This is Exhibit " R " referred to in the
Affidavit of ...VINCE HANEMAYER
Sworn before me at ...Surrey.....
in the Province of British Columbia this
...22... day of ...June....., 20...12...
.....
A Commissioner for taking Affidavits
within the Province of British Columbia

Should you have any questions regarding the above, please contact Michael Sloan at
(250) 751-3100.

Yours truly,



R. A. Bollans, P.Eng.
Assistant Regional Waste Manager
Vancouver Island Region

RAB/kb
mbprop2.doc

cc: Ray Dyer, MB Paper Limited, 4000 Stamp Avenue, Port Alberni
R. Howat, M.O.T.H.

Handwritten: 2/1/98 97-12-11

This is Exhibit " S " referred to in the Affidavit of VINCE HANEMAYER Sworn before me at Surrey in the Province of British Columbia this 22 day of June, 2012. A. Shroyer A Commissioner for taking Affidavits within the Province of British Columbia

As of: APR 08, 2012 BC Online: Site Registry 12-04-10
For: SC36350 MINISTRY OF ATT GEN, LEGAL SERVICE 16:44:28
Folio: Page 1

Detail Report

SITE LOCATION

Site ID: 4442 Latitude: 49d 14m 20.8s
Victoria File: Longitude: 124d 50m 39.0s
Regional File: 26250-20/4442
Region: NANAIMO, VANCOUVER ISLAND

Site Address: POPLAR FARMS & SPROAT LAKE DIVISION
City: PORT ALBERNI Prov/State: BC
Postal Code:

Registered: FEB 13, 1998 Updated: DEC 19, 2001 Detail Removed: DEC 06, 2001

Notations: 5 Participants: 6 Associated Sites: 5
Documents: 0 Susp. Land Use: 9 Parcel Descriptions: 14

Location Description: SITE CREATED BY SITE PROFILE, ENTERED 97-10-06.
MACMILLAN BLOEDEL LTD. LOCATION DERIVED BY BCE REFERENCING THE TRANSPORTATION
CENTRELINE NETWORK (TCN) NAD 83. LOCATION APPROXIMATE AND SHOULD BE UPDATED

Record Status: ACTIVE - UNDER REMEDIATION
Fee category: NOT APPLICABLE

NOTATIONS

Notation Type: NOTICE OF INDEPENDENT REMEDIATION INITIATION SUBMITTED (WMA
28(2))
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: NOV 25, 1998 Approved: DEC 11, 1998

Ministry Contact: FUNK, MARILYN

Notation Participants Notation Roles
MACMILLAN BLOEDEL LIMITED (PORT ALBERNI (PO BOX
2002)) SUBMITTED BY

Notation Type: SITE PROFILE - NO FURTHER INVESTIGATION REQUIRED BY THE
MINISTRY
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: OCT 06, 1997 Approved:

Ministry Contact: SLOAN, MICHAEL

Notation Type: SITE PROFILE REVIEWED - NO FURTHER INVESTIGATION REQUIRED BY
THE MINISTRY
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: OCT 06, 1997 Approved:

Ministry Contact: SLOAN, MICHAEL

Notation Type: SITE PROFILE RECEIVED
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS

As of: APR 08, 2012 BC Online: Site Registry 12-04-10
For: SC36350 MINISTRY OF ATT GEN, LEGAL SERVICE 16:44:28
Folio: Page 2
NOTATIONS

Initiated: SEP 26, 1997 Approved:

Ministry Contact: SLOAN, MICHAEL

Notation Type: SITE PROFILE RECEIVED
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: SEP 26, 1997 Approved:

Ministry Contact: SLOAN, MICHAEL

=====

SITE PARTICIPANTS

Participant: BROWN, DAVID F
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: SEP 26, 1997 End Date: MAR 31, 2004

Participant: FUNK, MARILYN
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: NOV 25, 1998 End Date: JAN 01, 2000

Participant: MACMILLAN BLOEDEL LIMITED (HEAD OFFICE FOR BC)
Role(s): PROPERTY OWNER
SITE PROFILE COMPLETOR
Start Date: SEP 26, 1997 End Date:

Participant: MACMILLAN BLOEDEL LIMITED (PORT ALBERNI (PO BOX 2002))
Role(s): SITE PROFILE CONTACT
Start Date: SEP 26, 1997 End Date:

Participant: PACIFICA PAPERS INC (PORT ALBERNI)
Role(s): PROPERTY OWNER
Start Date: NOV 25, 1998 End Date:

Participant: SLOAN, MICHAEL

Role(s): MAIN MINISTRY CONTACT
Start Date: SEP 26, 1997

End Date: MAR 29, 2002

=====
ASSOCIATED SITES

Site id:	4298	Date:	OCT 15, 1997
Notes:			

Site id:	4312	Date:	OCT 15, 1997
Notes:			

Site id:	4316	Date:	OCT 15, 1997
Notes:			

Site id:	4317	Date:	OCT 15, 1997
Notes:			

As of: APR 08, 2012

BC Online: Site Registry

12-04-10

For: SC36350 MINISTRY OF ATT GEN, LEGAL SERVICE

16:44:28

Folio:

Page 3

ASSOCIATED SITES

Site id:	5619	Date:	MAR 18, 1999
Notes:	COMMON PID		

=====
SUSPECTED LAND USE

Description: ANTIFREEZE BULK STORAGE AND RECYCLING

Notes: INSERTED FOR SITE PROFILE DATED 97-06-17(described on Site Profile dated 97-06-17)

Description: APPLIANCE/EQUIP OR ENGINE REPAIR/RECONDITION/CLEANING/SALVAG

Notes: INSERTED FOR SITE PROFILE DATED 97-06-17(described on Site Profile dated 97-06-17)

Description: AUTO/TRUCK/BUS/SUBWAY/OTHER VEHICLE REPAIR/SALVAGE/WRECKING

Notes: INSERTED FOR SITE PROFILE DATED 97-06-17(described on Site Profile dated 97-06-17)

Description: BATTERY (LEAD ACID OR OTHER) RECYCLING

Notes: INSERTED FOR SITE PROFILE DATED 97-06-17(described on Site Profile dated 97-06-17)

Description: CONTAMINATED SOIL STORAGE, TREATMENT OR DISPOSAL

Notes: INSERTED FOR SITE PROFILE DATED 97-06-17(described on Site Profile dated 97-06-17)

Description: PETRO. PROD., DISPENSE FACILITY, INC. SERV STA./CARDLOT
Notes: INSERTED FOR SITE PROFILE DATED 97-06-17(described on Site Profile dated 97-06-17)

Description: WASTE OIL, REPROCESSING, RECYCLING OR BULK STORAGE
Notes: INSERTED FOR SITE PROFILE DATED 97-06-17(described on Site Profile dated 97-06-17)

Description: WELDING OR MACHINE SHOPS (REPAIR OR FABRICATION)
Notes: INSERTED FOR SITE PROFILE DATED 97-06-17(described on Site Profile dated 97-06-17)

Description: WIRE RECLAIMING OPERATIONS
Notes: INSERTED FOR SITE PROFILE DATED 97-06-17(described on Site Profile dated 97-06-17)

=====

PARCEL DESCRIPTIONS

Date Added: DEC 04, 1997 Crown Land PIN#:
LTO PID#: 008393931 Crown Land File#:
Land Desc: DISTRICT LOT 2A, ALBERNI DISTRICT, EXCEPT PART OUTLINED IN RED ON PLAN 525R

Date Added: JUN 17, 1997 Crown Land PIN#:
LTO PID#: 008394008 Crown Land File#:
Land Desc: PARCEL A (DD 13188N) OF DISTRICT LOTS 2 AND 6, ALBERNI DISTRICT,

As of: APR 08, 2012 BC Online: Site Registry 12-04-10
For: SC36350 MINISTRY OF ATT GEN, LEGAL SERVICE 16:44:28
Folio: Page 4

PARCEL DESCRIPTIONS

EXCEPT PART OUTLINED IN RED ON PLAN 525R, AND EXCEPT PARTS IN PLANS 32673 AND 51295

Date Added: DEC 04, 1997 Crown Land PIN#:
LTO PID#: 008394202 Crown Land File#:
Land Desc: THAT PART OF DISTRICT LOT 2, ALBERNI DISTRICT, LYING SOUTH OF A LINE BEARING SOUTH 85 DEGREES 42 MINUTES WEST FROM A POINT ON THE EAST BOUNDARY OF SAID DISTRICT LOT 2, DISTANT 13.475 CHAINS FROM THE SOUTH EAST CORNER THEREOF TO APOINT ON THE WEST BOUNDA

Date Added: JUN 17, 1997 Crown Land PIN#:
LTO PID#: 008394245 Crown Land File#:
Land Desc: THAT PART OF DISTRICT LOT 6, ALBERNI DISTRICT, LYING SOUTH OF A
LINE BEARING SOUTH 85 DEGREES 42 MINUTES WEST FROM A POINT ON
THE EAST BOUNDARY OF SAID DISTRICT LOT 2, DISTANT 13.475
CHAINS FROM THE SOUTH EAST CORNER THEREOF TO APOINT ON THE WEST
BOUNDA

Date Added: JUN 17, 1997 Crown Land PIN#:
LTO PID#: 008473188 Crown Land File#:
Land Desc: THAT PART OF DISTRICT LOT 2A, ALBERNI DISTRICT, SHOWN OUTLINED
IN RED ON PLAN 525R

Date Added: JUN 17, 1997 Crown Land PIN#:
LTO PID#: 008473315 Crown Land File#:
Land Desc: THAT PART OF PARCEL A (DD 13188N) OF DISTRICT LOT 6, ALBERNI
DISTRICT, SHOWN OUTLINED IN RED ON PLAN 525R, EXCEPT PART
IN PLAN 32673

Date Added: DEC 04, 1997 Crown Land PIN#:
LTO PID#: 008569100 Crown Land File#:
Land Desc: DISTRICT LOT 66, ALBERNI DISTRICT

Date Added: MAY 19, 2001 Crown Land PIN#:
LTO PID#: 025027891 Crown Land File#:
Land Desc: THAT PART OF DISTRICT LOT 2A, ALBERNI DISTRICT SHOWN OUTLINED IN
RED ON PLAN 525R; AND THAT PART OF PARCEL A (DD 13188N) OF
DISTRICT LOT 6, ALBERNI DISTRICT SHOWN OUTLINED IN RED
ON PLAN 525R EXCEPT PART IN PLAN 32673 LYING WITHIN

Date Added: MAY 19, 2001 Crown Land PIN#:
LTO PID#: 025028332 Crown Land File#:
Land Desc: THAT PART OF DISTRICT LOT 2, ALBERNI DISTRICT SHOWN OUTLINED IN
RED ON PLAN DEPOSITED UNDER DD 23242I; AND ALL THAT PART
OF PARCEL A OF DISTRICT LOTS 2 AND 6, ALBERNI DISTRICT,
EXCEPT PART OUTLINED IN RED ON PLAN 525R, AND EXCEPT PARTS IN
PLAN

Date Added: MAY 19, 2001 Crown Land PIN#:
LTO PID#: 025028740 Crown Land File#:

PARCEL DESCRIPTIONS

Land Desc: THAT PART OF DISTRICT LOT 2A, ALBERNI DISTRICT EXCEPT PART IN PLAN 525R AND THAT PART OF PARCEL A OF DISTRICT LOTS 2 AND 6, ALBERNI DISTRICT EXCEPT PART IN PLAN 525R AND EXCEPT PLANS 32673 AND 51295 LYING WITHIN LOT 6, PLAN VIP72153

 Date Added: MAY 19, 2001 Crown Land PIN#:
 LTO PID#: 025030213 Crown Land File#:
 Land Desc: LOT 1 OF DISTRICT LOTS 2A AND 6 ALBERNI DISTRICT PLAN VIP72153

 Date Added: MAY 19, 2001 Crown Land PIN#:
 LTO PID#: 025030264 Crown Land File#:
 Land Desc: LOT 2 OF DISTRICT LOTS 2 2A 6 AND 66 ALBERNI DISTRICT PLAN VIP72153

 Date Added: MAY 26, 2001 Crown Land PIN#:
 LTO PID#: 025030370 Crown Land File#:
 Land Desc: LOT 3 OF DISTRICT LOTS 2 AND 5 ALBERNI DISTRICT PLAN VIP72153 SEE PLAN FOR LIMITED ACCESS - ACCESS BY EASEMENT ONLY

 Date Added: MAY 19, 2001 Crown Land PIN#:
 LTO PID#: 025030400 Crown Land File#:
 Land Desc: LOT 6 OF DISTRICT LOTS 2A AND 6 ALBERNI DISTRICT PLAN VIP72153

=====
 CURRENT SITE PROFILE INFORMATION (Sec. III to X)
 Site Profile Completion Date: JUN 17, 1997

Local Authority Received: AUG 11, 1997
 Ministry Regional Manager Received: SEP 26, 1997 Decision: OCT 06, 1997
 Decision: INVESTIGATION NOT REQUIRED
 Site Registrar Received: Entry Date:

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES ON SITE
 Schedule 2

Reference	Description
C6	WELDING OR MACHINE SHOPS (REPAIR OR FABRICATION)
E1	APPLIANCE/EQUIP OR ENGINE REPAIR/RECONDITION/CLEANING/SALVAG
F5	PETRO. PROD., DISPENSE FACILITY, INC. SERV STA./CARDLOT
G2	AUTO/TRUCK/BUS/SUBWAY/OTHER VEHICLE REPAIR/SALVAGE/WRECKING
H1	ANTIFREEZE BULK STORAGE AND RECYCLING
H23	WASTE OIL, REPROCESSING, RECYCLING OR BULK STORAGE
H24	WIRE RECLAIMING OPERATIONS
H3	BATTERY (LEAD ACID OR OTHER) RECYCLING
H7	CONTAMINATED SOIL STORAGE, TREATMENT OR DISPOSAL

AREAS OF POTENTIAL CONCERN
 Petroleum, solvent or other polluting substance spills to the environment

greater than 100 litres?.....NO
Residue left after removal of piled materials such as chemicals, coal,
ore, smelter slag, air quality control system baghouse dust?.....NO
Discarded barrels, drums or tanks?.....YES

FILL MATERIALS

Fill dirt, soil, gravel, sand or like materials from a contaminated site
or from a source used for any of the activities listed under Schedule
2?.....NO
Discarded or waste granular materials such as sand blasting grit, asphalt
paving or roofing material, spent foundry casting sands, mine ore,
waste rock or float?.....YES
Dredged sediments, or sediments and debris materials originating from
locations adjacent to foreshore industrial activities, or municipal
sanitary or stormwater discharges?.....NO

WASTE DISPOSAL

Materials such as household garbage, mixed municipal refuse, or demolition
debris?.....NO
Waste or byproducts such as tank bottoms, residues, sludge, or
flocculation precipitates from industrial processes or wastewater
treatment?.....NO
Waste products from smelting or mining activities, such as smelter slag,
mine tailings, or cull materials from coal processing?.....NO
Waste products from natural gas and oil well drilling activities, such as
drilling fluids and muds?.....NO
Waste products from photographic developing or finishing laboratories;
asphalt tar manufacturing; boilers, incinerators or other thermal
facilities (eg. ash); appliance, small equipment or engine repair or
salvage; dry cleaning operations (eg. solvents); or automobile and
truck parts cleaning or repair?.....YES

TANKS OR CONTAINERS USED OR STORED

Underground fuel or chemical storage tanks?.....YES
Above ground fuel or chemical storage tanks?.....YES

SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES

PCB-containing electrical transformers or capacitors either at grade,
attached above ground to poles, located within buildings, or stored?....YES
Waste asbestos or asbestos containing materials such as pipe wrapping,
blown-in insulation or panelling buried?.....NO
Paints, solvents, mineral spirits or waste pest control products or pest

control product containers stored in volumes greater than 205 litres?...YES

LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS

Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?.....NO
Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?.....NO
Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?.....NO

As of: APR 08, 2012 BC Online: Site Registry 12-04-10
Folio: For: SC36350 MINISTRY OF ATT GEN, LEGAL SERVICE 16:44:28
Page 7

X ADDITIONAL COMMENTS AND EXPLANATIONS

End of Detail Report



Province of
British Columbia

Ministry of
Transportation
and Highways
Vancouver Island Region
Development Approvals

6476 Metral Drive
Nanaimo
British Columbia
V9T 2L9
Telephone: (250) 390-6170
Fax: (250) 390-6191

VIA FAX

September 25, 1997

Ministry of Environment, Lands & Parks
2080A Labieux Road
Nanaimo, BC V9T 6E9

File: 06-002-19755

Attention: **Dave Brown**
Regional Pollution Prevention Manager

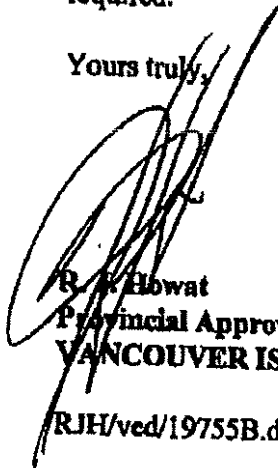
Dear Sir:

RE: **Proposed Subdivision of:**
D. L. 2A, Plan 525R and, Parcel A (DD 13188-N), D.L. 6,
Plan 525R, and D.L. 6, Parcel A, (1318N), D.L.'s 2 and 6, Alberni District

Further to my letter of August 18, 1997, please find attached I believe to be a complete Schedule I Site Profile for the above noted proposal.

Would you please review this Profile and advise me whether further investigation is required.

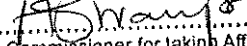
Yours truly,


R. Howat
Provincial Approving Officer
VANCOUVER ISLAND REGION
RJH/ved/19755B.doc

This is Exhibit " **T** " referred to in the
Affidavit of **VINCE HANEMAYER**

Sworn before me at **Surrey**
in the Province of British Columbia this

22 day of **June**, 20**12**


A Commissioner for taking Affidavits
within the Province of British Columbia

Attachment

SCHEDULE 1
Site Profile

(Version 1.2)

I. CONTACT IDENTIFICATION

A. Name of Site Owner:

Last _____ First _____ Middle Initial(s) _____ (and/or, if applicable)

Company MacMillan Bloedel Limited c/o L.G. Hayley, Timberlands & Properties Division

Owner's Civic Address 925 West Georgia Street

City Vancouver Province/State B.C.

Country Canada Postal Code/ZIP V6C 3L2

B. Person Completing Site Profile (Leave blank if same as above):

Last Mahon First John Middle Initial(s) E. (and/or, if applicable)

Company MacMillan Bloedel Limited

C. Person to Contact Regarding the Site Profile:

Last Bishop First David Middle Initial(s) S. (and/or, if applicable)

Company MacMillan Bloedel Limited

Mailing Address P.O. Box 2002

City Port Alberni Province/State B.C.

Country Canada Postal Code/ZIP V9Y 7N4

Telephone (250) 720-4110 Fax (250) 720-4123

II. SITE IDENTIFICATION

IF Legally Titled, Registered Property

Site Street Address (if applicable) N/A

City _____ Postal Code _____

PID numbers and associated legal descriptions. Attach an additional sheet if necessary.

PID	Legal Description
<u>008-394-008</u>	<u>Parcel A (DD13188N) of D.L. 2 & 6, Alberni District</u>
<u>008-394-245</u>	<u>Part of D.L. 6, Alberni District, shown in red on Plan Deposited Under No. 23242-1</u>
<u>008-473-188</u>	<u>Part of D.L. 2A, Alberni District, as shown outlined in red on Plan 525-R</u>
<u>008-473-315</u>	<u>Part of Parcel A (DD13188-N) of D.L. 6, Alberni District, as shown in red on Plan 525-R</u>

Total number of titled parcels represented by this site profile is: 4

**SCHEDULE I
Site Profile**

(Version 1.2)

IF Unutilized Crown Land

1) PIN numbers and associated Land Description. *Attach an additional sheet if necessary.*

PIN	Land Description

Total number of unutilized crown land parcels represented by this site profile is: _____

OR

2) Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees _____ Minutes _____ Seconds _____
Longitude: Degrees _____ Minutes _____ Seconds _____

Please attach a map of appropriate scale showing the boundaries of the site.
(and, if available)

Crown land file numbers. *Attach an additional sheet if necessary.*

(All the Following Questions Must Be Answered)

III. COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

Schedule 2 Reference	EXAMPLE Description
R1	appliances, equipment or engine repair, reconditioning, cleaning or salvage
F10	solvent manufacturing or wholesale bulk storage

Please print legibly. Attach an additional sheet if necessary

Schedule 2 Reference	Description
_____	C6, E1, F3, G2, H1, H3, H21, H24, H7

**SCHEDULE 1
Site Profile**

(Version 1.2)

IV AREAS OF POTENTIAL CONCERN			
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		X
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		X
C.	Discarded barrels, drums or tanks?	X	
V FILL MATERIALS			
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		X
B.	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?	X	
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		X
VI WASTE DISPOSAL			
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit or dumping in pits, ponds, lagoons or natural depressions of (please mark the appropriate column opposite the question):	YES	NO
A.	Materials such as household garbage, mixed municipal refuse, or demolition debris?		X
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		X
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		X
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		X
E.	Waste products from photographic developing or finishing laboratories; asphalt tar roofing manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or automobile and truck parts cleaning or repair?	X	

**SCHEDULE 1
Site Profile**

(Version 1.2)

VII. TANKS OR CONTAINERS USED OR STORED			
Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):		YES	NO
A.	Underground fuel or chemical storage tanks?	X	
B.	Above ground fuel or chemical storage tanks?	X	
VIII. SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES			
Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):		YES	NO
A.	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?	X	
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		X
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?	X	
IX. LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS			
To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):		YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		X
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		X
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		X
X. ADDITIONAL COMMENTS AND EXPLANATIONS			
<p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):</p> <hr/> <hr/> <hr/>			

SCHEDULE 1
Site Profile

(Version 1.2)

XI. SIGNATURES

The person completing the site profile states that the above information is true, based on the person's current knowledge as of the date completed.

J. E. HAYSON
Signature of person completing site profile

17 June 1997
Date completed: (YY-MM-DD)

FOR OFFICIAL USE

Local Authority

Reason For Submission (Please check one or more of the following) Soil Removal
 Subdivision Application Zoning Application Development Permit Variance Permit Demolition Permit

Date received: <u>AUG 11/97</u>	Local Government contact:	Date Submitted to Site Registrar:	Date forwarded to BC Environment Manager:
	Name <u>R. HOWAT</u> Agency <u>M.O.T.H.</u> Address <u>6475 METRAL DRIVE NANAIMO.</u> Telephone <u>390-6180</u> Fax <u>390-6191</u>	<u>AUG 12/97</u>	<u>AUG 14/97</u> <u>RE-SENT</u> <u>SEP 23/97</u>

BC Environment Manager

Reason For Submission (Please check one or more of the following)
 Under Order Site Decommissioning Foreclosure

Date received: <u>97-9-26</u>	Assessed by:	Investigation Required?	Decision date:
	Name <u>M. Sloan</u> Region <u>Vari. Isle.</u> Telephone <u>751-3100</u> Fax <u>751-3103</u> If site profile entered, SITE ID # <u>4442</u>	<u>NO</u>	<u>97-10-6</u>

Site Registrar

Date received:	Entered onto site registry by:	SITE ID #:	Entry date:

This is Exhibit " U " referred to in the Affidavit of VINCE HANEMAYER Sworn before me at Surrey in the Province of British Columbia this

22 day of June, 2012
Site_Reg_Detail_SiteID4316_Lat49_Long124.txt

A Commissioner for taking Affidavits within the Province of British Columbia

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 12:56:12
Page 1

Detail Report

SITE LOCATION

Site ID: 4316 Latitude: 49d 13m 30.3s
Victoria File: Longitude: 124d 48m 39.2s
Regional File: 26250-20/4316
Region: NANAIMO, VANCOUVER ISLAND

Site Address: 3500 HARBOUR ROAD
City: PORT ALBERNI Prov/State: BC
Postal Code: V9Y 3G3

Registered: JAN 15, 1998 Updated: OCT 21, 2003 Detail Removed: OCT 21, 2003

Notations: 6 Participants: 5 Associated Sites: 5
Documents: 0 Susp. Land Use: 2 Parcel Descriptions: 21

Location Description: SITE CREATED BY SITE PROFILE, ENTERED 97-08-21. APPROX LOCATION DERIVED BY BCE REFERENCING THE TRANSPORTATION CENTRELINE NETWORK (TCN) NAD 83.

Record Status: ACTIVE - UNDER REMEDIATION
Fee category: NOT APPLICABLE

=====
NOTATIONS

Notation Type: SITE PROFILE REVIEWED - NO FURTHER INVESTIGATION REQUIRED BY THE MINISTRY
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: DEC 11, 1997 Approved:

Ministry Contact: BROWN, DAVID F

Note: AUTO INSERTED FROM SITE PROFILE. LETTER RECEIVED FROM MACMILLAN BLOEDEL THAT SITE MAY BE UNDERGOING INDEPENDENT REMEDIATION

Required Actions: PRELIMINARY SITE INVESTIGATION REPORT IS NO LONGER REQUIRED.

Notation Type: SITE PROFILE - NO FURTHER INVESTIGATION REQUIRED BY THE MINISTRY
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: DEC 11, 1997 Approved:

Ministry Contact: BROWN, DAVID F

Note: AUTO INSERTED FROM SITE PROFILE. LETTER RECEIVED FROM MACMILLAN BLOEDEL THAT SITE MAY BE UNDERGOING INDEPENDENT REMEDIATION

Required Actions: PRELIMINARY SITE INVESTIGATION REPORT IS NO LONGER REQUIRED.

Notation Type: SITE PROFILE REVIEWED - FURTHER INVESTIGATION REQUIRED BY THE

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 12:56:12
NOTATIONS Page 2

MINISTRY
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: AUG 20, 1997 Approved: DEC 11, 1997

Ministry Contact: GUTHER, MIKE J

Notation Participants Notation Roles
SLOAN, MICHAEL RECEIVED BY
SLOAN, MICHAEL RECEIVED BY

Required Actions: NEED TO SUBMIT A PRELIMINARY SITE INVESTIGATION REPORT

Notation Type: SITE PROFILE - FURTHER INVESTIGATION REQUIRED BY THE MINISTRY
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: AUG 20, 1997 Approved: DEC 11, 1997

Ministry Contact: GUTHER, MIKE J

Notation Participants Notation Roles
SLOAN, MICHAEL RECEIVED BY
SLOAN, MICHAEL RECEIVED BY

Required Actions: NEED TO SUBMIT A PRELIMINARY SITE INVESTIGATION REPORT

Notation Type: SITE PROFILE RECEIVED
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: AUG 19, 1997 Approved:

Ministry Contact: GUTHER, MIKE J

Notation Type: SITE PROFILE RECEIVED
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: AUG 19, 1997 Approved:

Ministry Contact: GUTHER, MIKE J

=====

Participant: BROWN, DAVID F
Role(s): MAIN MINISTRY CONTACT
Start Date: AUG 19, 1997 End Date: MAR 31, 2004

Participant: GUTHER, MIKE J
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: AUG 19, 1997 End Date: JAN 15, 1998

Participant: MACMILLAN BLOEDEL LIMITED (HEAD OFFICE FOR BC)
Role(s): PROPERTY OWNER
SITE PROFILE COMPLETOR
Start Date: AUG 19, 1997 End Date:

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 12:56:12
SITE PARTICIPANTS Page 3

Participant: MACMILLAN BLOEDEL LIMITED (PORT ALBERNI (HARBOUR ROAD))
Role(s): SITE PROFILE CONTACT
Start Date: AUG 19, 1997 End Date:

Participant: SLOAN, MICHAEL
Role(s): MAIN MINISTRY CONTACT
Start Date: AUG 20, 1997 End Date: MAR 29, 2002

ASSOCIATED SITES

Site id: 3349 Date: JUL 30, 1998
Notes: COMMON PID

Site id: 4298 Date: AUG 21, 1997
Notes: COMMON PID: 014-952-491

Site id: 4312 Date: OCT 15, 1997
Notes:

Site id: 4317 Date: AUG 21, 1997
Notes: COMMON PIDS: 008-370-095, 008-371-369 AND 008-376-221

Site id: 4442 Date: OCT 15, 1997
Notes:

SUSPECTED LAND USE

Description: TREATED WOOD STORAGE AT THE SITE OF TREATMENT
Notes: INSERTED FOR SITE PROFILE DATED 97-06-17(described on Site Profile dated 97-06-17)

Description: WOOD TREATMENT (ANTISAPSTAIN OR PRESERVATION)
Notes: INSERTED FOR SITE PROFILE DATED 97-06-17(described on Site Profile dated 97-06-17)

PARCEL DESCRIPTIONS

Date Added: JUN 17, 1997 Crown Land PIN#:
LTO PID#: 006824617 Crown Land File#:
Land Desc: PART OF DISTRICT LOT 1 (DD J99892), ALBERNI DISTRICT, SHOWN
COLOURED GREEN ON PLAN 511-R EXCEPT PART IN PLAN 37716;
CONTAINING 2.38 ACRES.

Date Added: JUN 17, 1997 Crown Land PIN#:
LTO PID#: 008367337 Crown Land File#:
Land Desc: PARCEL W (DD 17522N) OF DISTRICT LOT 1, ALBERNI DISTRICT,
CONTAINING 21.9 ACRES MORE OR LESS, EXCEPT PART IN PLAN 37716

Site_Reg_Detail_SiteID4316_Lat49_Long124.txt

Date Added: JUN 17, 1997 Crown Land PIN#:
LTO PID#: 008369003 Crown Land File#:
Land Desc: PARCEL G (DD 18540N) OF DISTRICT LOT 1, ALBERNI DISTRICT,

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 12:56:12
Folio: 2012-0044189 Page 4
PARCEL DESCRIPTIONS

CONTAINING 0.724 OF AN ACRE, MORE OR LESS, EXCEPT PART SHOWN
OUTLINED IN GREEN AND MARKED 'A' ON PLAN 1468R

Date Added: JUN 17, 1997 Crown Land PIN#:
LTO PID#: 008370095 Crown Land File#:
Land Desc: THAT PART OF DISTRICT LOT 1, ALBERNI DISTRICT, SHOWN OUTLINED IN
RED ON PLAN 820R

Date Added: JUN 17, 1997 Crown Land PIN#:
LTO PID#: 008371334 Crown Land File#:
Land Desc: THAT PART OF DISTRICT LOT 1, ALBERNI DISTRICT, SHOWN OUTLINED IN
RED AND MARKED 'C' ON PLAN 1468R

Date Added: JUN 17, 1997 Crown Land PIN#:
LTO PID#: 008371369 Crown Land File#:
Land Desc: THOSE PARTS OF DISTRICT LOT 1, ALBERNI DISTRICT, SHOWN OUTLINED
IN RED ON PLAN 883R

Date Added: JUN 17, 1997 Crown Land PIN#:
LTO PID#: 008376140 Crown Land File#:
Land Desc: THAT PART OF THE BED OF THE PUBLIC HARBOUR OF ALBERNI,
CONTAINING 19.49 ACRES MORE OR LESS AS SHOWN OUTLINED IN RED ON
PLAN 1044R, EXCEPT PART IN PLAN 37716

Date Added: JUN 17, 1997 Crown Land PIN#:
LTO PID#: 008376221 Crown Land File#:
Land Desc: THAT PART OF THE BED OF THE PUBLIC HARBOUR OF ALBERNI,
CONTAINING 11.84 ACRES MORE OR LESS AS SHOWN OUTLINED IN RED ON
PLAN 1043R

Date Added: JUN 18, 1997 Crown Land PIN#:
LTO PID#: 014952491 Crown Land File#:
Land Desc: LOT 1, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 49213

Date Added: MAY 17, 1998 Crown Land PIN#:
LTO PID#: 024147796 Crown Land File#:
Land Desc: LOT 1 DISTRICT LOT 1 ALBERNI DISTRICT AND PART OF THE BED OF
THE PUBLIC HARBOUR OF ALBERNI PLAN VIP67137 EXCEPT
PART IN PLANS VIP68454 AND VIP69746

Date Added: MAY 17, 1998 Crown Land PIN#:
LTO PID#: 024147800 Crown Land File#:
Land Desc:

Site_Reg_Detail_SiteID4316_Lat49_Long124.txt
Date Added: MAY 17, 1998 Crown Land PIN#:
LTO PID#: 024147826 Crown Land File#:
Land Desc: LOT 2 DISTRICT LOT 1 ALBERNI DISTRICT AND PART OF THE BED OF
THE PUBLIC HARBOUR OF ALBERNI PLAN VIP67137

Date Added: MAY 17, 1998 Crown Land PIN#:
LTO PID#: 024147885 Crown Land File#:

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 12:56:12
Folio: 2012-0044189 Page 5
PARCEL DESCRIPTIONS

Land Desc: LOT 3 DISTRICT LOT 1 ALBERNI DISTRICT PLAN VIP67137
EXCEPT PART IN PLAN VIP68454

Date Added: JAN 02, 1999 Crown Land PIN#:
LTO PID#: 024356735 Crown Land File#:
Land Desc: LOT A DISTRICT LOT 1 ALBERNI DISTRICT AND PART OF THE BED OF
THE PUBLIC HARBOUR OF ALBERNI PLAN VIP68037

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024378941 Crown Land File#:
Land Desc: THAT PART OF LOT 1 DISTRICT LOT 1 ALBERNI DISTRICT AND PART
OF THE BED OF THE PUBLIC HARBOUR OF ALBERNI, PLAN VIP67137;
AND PART OF LOT 3, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN
VIP67137, INCLUDED IN LOT A, PLAN VIP68454

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024379603 Crown Land File#:
Land Desc: LOT A DISTRICT LOT 1 AND PART OF THE BED OF PUBLIC HARBOUR OF
ALBERNI ALBERNI DISTRICT PLAN VIP68454

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024379611 Crown Land File#:
Land Desc: LOT B DISTRICT LOT 1 ALBERNI DISTRICT PLAN VIP68454

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024379620 Crown Land File#:
Land Desc: LOT C DISTRICT LOT 1 ALBERNI DISTRICT PLAN VIP68454 EXCEPT
PART IN PLAN EPP18429

Date Added: NOV 13, 1999 Crown Land PIN#:
LTO PID#: 024623326 Crown Land File#:
Land Desc: THAT PART OF LOT 1 DISTRICT LOT 1 ALBERNI DISTRICT AND PART
OF THE BED OF THE PUBLIC HARBOUR OF ALBERNI PLAN VIP67137
EXCEPT PART IN PLAN VIP68454, INCLUDED IN LOT A, PLAN
VIP69746

Date Added: NOV 13, 1999 Crown Land PIN#:
LTO PID#: 024623628 Crown Land File#:
Land Desc: LOT A DISTRICT LOT 1 ALBERNI DISTRICT AND PART OF THE BED OF
THE PUBLIC HARBOUR OF ALBERNI PLAN VIP69746

Site_Reg_Detail_SiteID4316_Lat49_Long124.txt

Date Added: MAY 17, 2012 Crown Land PIN#:
LTO PID#: 028828241 Crown Land File#:
Land Desc: LOT 1 DISTRICT LOT 1 ALBERNI DISTRICT PLAN EPP18429
=====

CURRENT SITE PROFILE INFORMATION (Sec. III to X)
Site Profile Completion Date: JUN 17, 1997

Local Authority Received: AUG 12, 1997
Ministry Regional Manager Received: AUG 19, 1997 Decision: DEC 11, 1997

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 12:56:12
Folio: 2012-0044189 Page 6
Decision: INVESTIGATION NOT REQUIRED

Site Registrar Received: Entry Date:

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES ON SITE
Schedule 2

Reference	Description
I4	TREATED WOOD STORAGE AT THE SITE OF TREATMENT
I7	WOOD TREATMENT (ANTISAPSTAIN OR PRESERVATION)

AREAS OF POTENTIAL CONCERN

Petroleum, solvent or other polluting substance spills to the environment
greater than 100 litres?.....YES
Residue left after removal of piled materials such as chemicals, coal,
ore, smelter slag, air quality control system baghouse dust?.....NO
Discarded barrels, drums or tanks?.....NO

FILL MATERIALS

Fill dirt, soil, gravel, sand or like materials from a contaminated site
or from a source used for any of the activities listed under Schedule
2?.....NO
Discarded or waste granular materials such as sand blasting grit, asphalt
paving or roofing material, spent foundry casting sands, mine ore,
waste rock or float?.....NO
Dredged sediments, or sediments and debris materials originating from
locations adjacent to foreshore industrial activities, or municipal
sanitary or stormwater discharges?.....YES

WASTE DISPOSAL

Materials such as household garbage, mixed municipal refuse, or demolition
debris?.....NO
Waste or byproducts such as tank bottoms, residues, sludge, or
flocculation precipitates from industrial processes or wastewater
treatment?.....NO
Waste products from smelting or mining activities, such as smelter slag,
mine tailings, or cull materials from coal processing?.....NO
Waste products from natural gas and oil well drilling activities, such as
drilling fluids and muds?.....NO
Waste products from photographic developing or finishing laboratories;
asphalt tar manufacturing; boilers, incinerators or other thermal

Site_Reg_Detail_SiteID4316_Lat49_Long124.txt
facilities (eg. ash); appliance, small equipment or engine repair or
salvage; dry cleaning operations (eg. solvents); or automobile and
truck parts cleaning or repair?.....NO

TANKS OR CONTAINERS USED OR STORED
Underground fuel or chemical storage tanks?.....YES
Above ground fuel or chemical storage tanks?.....YES

SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES
PCB-containing electrical transformers or capacitors either at grade,
attached above ground to poles, located within buildings, or stored?....YES
Waste asbestos or asbestos containing materials such as pipe wrapping,
blown-in insulation or panelling buried?.....YES

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 12:56:12
Page 7
Paints, solvents, mineral spirits or waste pest control products or pest
control product containers stored in volumes greater than 205 litres?...YES

LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS
Government orders or other notifications pertaining to environmental
conditions or quality of soil, water, groundwater or other
environmental media?.....NO
Liens to recover costs, restrictive covenants on land use, or other
charges or encumbrances, stemming from contaminants or wastes remaining
onsite or from other environmental conditions?.....NO
Government notifications relating to past or recurring environmental
violations at the site or any facility located on the site?.....NO

X ADDITIONAL COMMENTS AND EXPLANATIONS

End of Detail Report

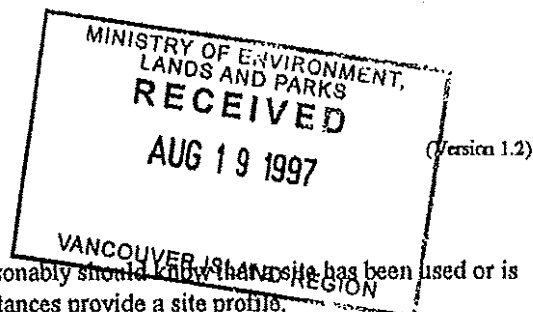
This is Exhibit " V " referred to in the Affidavit of VINCE HANEMAYER

Sworn before me at Surrey in the Province of British Columbia this

22 day of June, 2000

A. Orante
A Commissioner for taking Affidavits within the Province of British Columbia

SCHEDULE 1
Site Profile



Preamble

Under section 20.11 of the *Waste Management Act*, a person who knows or reasonably should know that a site has been used or is used for industrial or commercial purposes or activities must in certain circumstances provide a site profile.

Schedule 2 of the *Contaminated Sites Regulation* sets out the types of industrial or commercial purposes or activities to which site profile requirements apply.

If section 20.11 of the Waste Management Act applies to you and you know or reasonably should know that site has been used or is used for one of the purposes or activities found in Schedule 2 of the Contaminated Sites Regulation, you may be required to complete the attached site profile.

Notes/Instructions:

Persons preparing a site profile *must* complete Section I, II and III, answer all questions in sections IV through IX, and sign section XI. If the site profile is not satisfactorily completed, it will not be processed under the *Waste Management Act* and the *Contaminated Sites Regulation*. Failure to complete the site profile satisfactorily may result in delays in approval of relevant applications and in the postponement of decisions respecting the property.

The person completing this site profile is responsible for the accuracy of the answers. Questions must be answered *to the best of your knowledge*.

Section 27 (1) of the *Freedom of Information and Protection of Privacy Act* requires that provision of personal information concerning an individual must be authorized by that individual. Persons completing the site profile on behalf of the site owner must be authorized by the site owner.

One (1) site profile may be completed for a site comprised of more than one titled or untitled parcel, but individual parcels must be identified.

If the property is legally surveyed, titled and registered, then all PID numbers (Parcel Identifiers - Land Title Registry system) must be provided for *each* parcel as well as the appropriate legal description.

If the property is untitled Crown land (no PID number), then the appropriate PIN numbers (Parcel Identification Numbers - Crown Land registry system) for each parcel with the appropriate land description should be supplied.

If a PID or PIN number is *not* available for the site, a latitude and longitude (accurate to 0.5 of a second using North American Datum established in 1983) of the centre of the site is required. Also, please attach an accurate map, containing latitude, longitude and datum references, which shows the boundaries of the site in question. Please use the largest scale map available.

If available, the Crown Land File Number for the site should also be supplied.

Anything submitted in relation to this site profile will become part of the public record and may be made available to the public through the Site Registry as established under the *Waste Management Act*.

Under sections 20.21 of the *Waste Management Act*, corporate and personal information contained in the site profile may be made available to the public through the Site Registry. Should you have questions concerning the collection of this information, contact your local BC Environment office or the Site Registrar, 3rd floor, 777 Broughton St., Victoria, BC V8V 1X5. Telephone: 1-250-387-4441.

SCHEDULE 1
Site Profile

(Version 1.2)

I. CONTACT IDENTIFICATION

A. Name of Site Owner:

Last _____ First _____ Middle Initial(s) _____ (and/or, if applicable)
Company MacMillan Bloedel Limited c/o L.G. Hayley, Timberlands & Properties Division
Owner's Civic Address 925 West Georgia Street
City Vancouver Province/State B.C.
Country Canada Postal Code/ZIP V6P 6E3

B. Person Completing Site Profile (Leave blank if same as above):

Last Messer First Jim Middle Initial(s) B (and/or, if applicable)
Company MacMillan Bloedel Limited

C. Person to Contact Regarding the Site Profile:

Last Rutherford First Jim Middle Initial(s) D. (and/or, if applicable)
Company MacMillan Bloedel Limited
Mailing Address 3500 Harbour Road
City Port Alberni Province/State B.C.
Country Canada Postal Code/ZIP V9Y 3G3
Telephone (250) 724 - 3321 Fax (250) 724 - 7446

II. SITE IDENTIFICATION

IF Legally Titled, Registered Property

Site Street Address (if applicable) 3500 Harbour Road
City Port Alberni, B.C. Postal Code V9Y 3G3

PID numbers and associated legal descriptions. Attach an additional sheet if necessary.

<u>PID</u>	<u>Legal Description</u>
_____	<u>See Attached Schedule "A"</u>
_____	_____
_____	_____
_____	_____

Total number of titled parcels represented by this site profile is: 2

**SCHEDULE 1
Site Profile**

(Version 1.2)

IF Untitled Crown Land

1) PIN numbers and associated Land Description. *Attach an additional sheet if necessary.*

<u>PIN</u>	<u>Land Description</u>
_____	_____
_____	_____
_____	_____
_____	_____

Total number of untitled crown land parcels represented by this site profile is: _____

OR

2) Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees _____ Minutes _____ Seconds _____
 Longitude: Degrees _____ Minutes _____ Seconds _____

Please attach a map of appropriate scale showing the boundaries of the site.
 (and, if available)

Crown land file numbers. *Attach an additional sheet if necessary.*

(All the Following Questions Must Be Answered.)

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

EXAMPLE

<u>Schedule 2 Reference</u>	<u>Description</u>
E1	appliance, equipment or engine repair, reconditioning, cleaning or salvage
F10	solvent manufacturing or wholesale bulk storage

Please print legibly. Attach an additional sheet if necessary

<u>Schedule 2 Reference</u>	<u>Description</u>
I 4	TREATED WOOD STORAGE AT THE SITE OF TREATMENT
I 7	WOOD TREATMENT (ANTISAPSTAIN OR PRESERVATION)
_____	_____
_____	_____

SCHEDULE 1
Site Profile

(Version 1.2)

IV AREAS OF POTENTIAL CONCERN			
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?	X	
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		X
C.	Discarded barrels, drums or tanks?		X
V FILL MATERIALS			
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		X
B.	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		X
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?	X	
VI WASTE DISPOSAL			
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit or dumping in pits, ponds, lagoons or natural depressions of (please mark the appropriate column opposite the question):	YES	NO
A.	Materials such as household garbage, mixed municipal refuse, or demolition debris?		X
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		X
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		X
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		X
E.	Waste products from photographic developing or finishing laboratories; asphalt tar roofing manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or automobile and truck parts cleaning or repair?		X


**SCHEDULE 1
Site Profile**

(Version 1.2)

VII TANKS OR CONTAINERS USED OR STORED			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Underground fuel or chemical storage tanks?	X	
B.	Above ground fuel or chemical storage tanks?	X	
VIII SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?	X	
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?	X	
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?	X	
IX LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS			
	To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		X
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		X
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		X
X ADDITIONAL COMMENTS AND EXPLANATIONS			
<p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):</p> <hr/> <hr/> <hr/> <hr/>			

**SCHEDULE 1
Site Profile**

(Version 1.2)

XI SIGNATURES			
The person completing the site profile states that the above information is true, based on the person's current knowledge as of the date completed.			
 Signature of person completing site profile		<u>97-06-17</u> Date completed: (YY-MM-DD)	
XII OFFICIAL USE			
Local Authority			
Reason For Submission <i>(Please check one or more of the following)</i>			Soil Removal <input type="checkbox"/>
Subdivision Application <input checked="" type="checkbox"/> Zoning Application <input type="checkbox"/> Development Permit <input type="checkbox"/> Variance Permit <input type="checkbox"/> Demolition Permit <input type="checkbox"/>			
Date received:	Local Government contact:		Date Submitted to Site Registrar:
Aug 12/97	Name <u>Ken Watson</u> Agency <u>City of Port Alberni</u> Address <u>4850 Argyle Street</u> <u>Port Alberni, B.C. V9Y 1V8</u> Telephone <u>720-2838</u> Fax <u>723-3402</u>		Aug 18/97
BC Environment Manager			
Reason For Submission <i>(Please check one or more of the following)</i>			
Under Order <input type="checkbox"/> Site Decommissioning <input type="checkbox"/> Foreclosure <input type="checkbox"/>			
Date received:	Assessed by:		Investigation Required?
Aug. 19/97	Name <u>MSG</u> Region <u>1</u> Telephone _____ Fax _____ If site profile entered, SITE ID # <u>4316</u>		YES <input checked="" type="radio"/> NO <input type="radio"/> <u>PSI</u>
			Decision date: <u>Aug. 20/97</u>
Site Registrar			
Date received:	Entered onto site registry by:		SITE ID #:
			<u>4316</u>
			Entry date:

II. SITE IDENTIFICATION - Schedule "A"

If Legally Titled, Registered Property

PID numbers and associated legal descriptions.

<u>PID</u>	<u>Legal Description</u>
------------	--------------------------

F-0152	<u>008-367-337 Parcel W (DD 17522N) of District Lot 1, Alberni District, Except Part in Plan 37716</u>
-3846	<u>014-952-491 Lot 1, District Lot 1, Alberni District, Plan 49213</u>
-0104	<u>008-371-334 That Part of District Lot 1, Alberni District, Shown in Red and Marked "C" on Plan 1468R</u>
.0127	<u>008-369-003 Parcel G (DD18540N) of D.L. 1, Alberni District, Except part in Green and Marked "A" on Plan 1468R</u>
0108	<u>008-370-095 That part of D.L. 1, Alberni District, shown outlined in Red on Plan 820R</u>
-0110	<u>008-371-369 Those parts of D.L. 1, Alberni District, shown outlined in Red on Plan 883R</u>
-067	<u>006-824-617 Part of D.L. 1 (DDJ99892), Alberni District, shown colored Green on Plan 511-R</u>
-0134	<u>008-376-221 That part of the Bed of the Public Harbour of Alberni, as shown outlined in Red on Plan 1043R</u>
-0135	<u>008-376-140 That part of the Bed of the Public Harbour of Alberni, as shown outlined in Red on Plan 1044R</u>

Total number of titled parcels represented by this site profile is: 11

MS

FILE COPY

August 25, 1997

File: 26250-20/4316

City of Port Alberni
4850 Argyle Rd
Port Alberni BC V9Y 1V8

ATTENTION: Ken Watson

Dear Ken Watson:

Re: Site Profile for MacMillan Bloedel Limited, 3500 Harbour Road., Port Alberni, B.C.

I received a site profile for the above property on August 19, 1997. In accordance with section 7(1) of the *Contaminated Sites Regulation*, I hereby notify that I:

- do not, at this time, require or order a preliminary site investigation or a detailed site investigation.
- require at this time:
 - a preliminary site investigation and/or
 - a detailed site investigation.
- order at this time (refer to the attached order):
 - a preliminary site investigation and/or
 - a detailed site investigation.

Preliminary site investigations and detailed site investigations are defined under sections 58 and 59, respectively of the *Contaminated Sites Regulation*.

Decisions by the manager are appealable under Part 7 of the *Waste Management Act*.

If you require clarification, please contact Mike Guther at 751-3100.

Yours truly,



R. A. Bollans, P.Eng.
Assistant Regional Waste Manager
Vancouver Island Region

MJG/dpc
mac_bl01.doc

cc: MacMillan Bloedel Limited, c/o L. G. Hayley, Timberlands and Properties Division

This is Exhibit " W " referred to in the
Affidavit of ...VINCE HANEMAYER
Sworn before me at ...Surrey...
in the Province of British Columbia this
...22... day of ...June... 2012
.....
A Commissioner for taking Affidavits
within the Province of British Columbia

MJG 97-08-27

FILE COPY

December 11, 1997

File: 26250-20/4298
26250-20/4316
26250-20/4317

MacMillan Bloedel Limited
925 West Georgia Street
Vancouver BC V6C 3L2

This is Exhibit " X " referred to in the
Affidavit of VINCE HANEMAYER
Sworn before me at Surrey
in the Province of British Columbia this
22 day of June, 2012
A. Shupe
A Commissioner for taking Affidavits
within the Province of British Columbia

ATTENTION: G.I. Bender

Dear G.I. Bender:

Re: Independent Remediation at Alberni Speciality Mill Site (PIDs 008-367-337,
014-952-491, 000-987-395, 008-371-334, 008-369-003, 008-367-655,
004-172-981, 008-422-770, 008-370-095, 008-370-231, 008-371-369,
006-824-617, 008-376-221, 008-376-140, 008-376-042, 006-824-455,
017-752-353, 017-752-345)

We are in receipt of your letter of December 1, 1997, in which you have clarified the subdivision applications and indicated that you may be undertaking independent remediation of the subject sites, as specified in Section 57 of the *Contaminated Sites Regulation*. We also acknowledge receipt of your letter of December 4, 1997, clarifying the addition of PID 017-752-345 to the list of properties included in the subdivision application. Considering this new information, I will no longer require submission of preliminary site investigation reports at this time, as previously indicated in my letters of August 13, 1997, and August 25, 1997, addressed to the City of Port Alberni.

Submission of investigative reports as well as a remediation plan and associated fees will be necessary if a subsequent approval in principle or certificate of compliance is required. As well, there may be requirements to submit preliminary site investigation reports as may be triggered by future rezoning or development activities on the subdivided properties. Also, we may monitor and inspect any remediation activities from time to time and impose requirements where necessary.

Note that contaminated effluent must not be discharged from any remediation operation to the environment unless prior authorisation is received from this office. Contaminated

... /2
WAS 97-12-15

groundwater, if encountered, may be stored on site, tested and data submitted for our review prior to release of the effluent to the environment.

Please advise this office in writing within 90 days of completing remediation.

Should you have any questions regarding the above, please contact Michael Sloan at (250) 751-3100.

Yours truly,

R. A. Bollans, P.Eng.
Assistant Regional Waste Manager
Vancouver Island Region

cc: Bob Steven, MacMillan Bloedel Ltd, 2500 1st Avenue, Port Alberni
Jim Rutherford, MacMillan Bloedel Ltd, 3500 Harbour Road, Port Alberni
Ray Dyer, MB Paper Limited, 4000 Stamp Avenue, Port Alberni
Ken Watson, City of Port Alberni

MJS/jlk
mbprop1.doc

This is Exhibit " Y " referred to in the Affidavit of ...VINCE HANEMAYER Sworn before me at Surrey in the Province of British Columbia this 22 day of June, 2012
A Commissioner for taking Affidavits within the Province of British Columbia

As of: APR 08, 2012 BC Online: Site Registry 12-04-10
For: SC36350 MINISTRY OF ATT GEN, LEGAL SERVICE 16:39:07
Folio: Page 1

Detail Report

SITE LOCATION

Site ID: 4298 Latitude: 49d 14m 20.1s
Victoria File: Longitude: 124d 48m 45.7s
Regional File: 26250-20/4298
Region: NANAIMO, VANCOUVER ISLAND

Site Address: ALBERNI SPECIALTIES DIV
SOMASS DIVISION
City: PORT ALBERNI Prov/State: BC
Postal Code:

Registered: FEB 13, 1998 Updated: OCT 21, 2003 Detail Removed: OCT 21, 2003

Notations: 6 Participants: 4 Associated Sites: 5
Documents: 0 Susp. Land Use: 3 Parcel Descriptions: 12

Location Description: SITE CREATED BY SITE PROFILE, ENTERED 97-08-13. APPROX LAT/LONG DERIVED BY BCE REFERENCING THE TRANSPORTATION CENTRELINE NETWORK (TCN) NAD 83 AND SHOULD BE UPDATED.

Record Status: ACTIVE - UNDER REMEDIATION
Fee category: NOT APPLICABLE

NOTATIONS

Notation Type: SITE PROFILE - NO FURTHER INVESTIGATION REQUIRED BY THE MINISTRY

Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: DEC 11, 1997 Approved:

Ministry Contact: BROWN, DAVID F

Note: AUTO INSERTED FROM SITE PROFILE. LETTER RECEIVED FROM MACMILLAN BLOEDEL INDICATING THE SITE MAY BE UNDERGOING INDEPENDENT REMEDIATION

Required Actions: A PRELIMINARY SITE INVESTIGATION REPORT IS NO LONGER REQUIRED

Notation Type: SITE PROFILE REVIEWED - NO FURTHER INVESTIGATION REQUIRED BY THE MINISTRY

Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: DEC 11, 1997 Approved:

Ministry Contact: BROWN, DAVID F

Note: AUTO INSERTED FROM SITE PROFILE. LETTER RECEIVED FROM MACMILLAN

BLOEDEL INDICATING THE SITE MAY BE UNDERGOING INDEPENDENT REMEDIATION

Required Actions: A PRELIMINARY SITE INVESTIGATION REPORT IS NO LONGER
REQUIRED

As of: APR 08, 2012 BC Online: Site Registry 12-04-10

For: SC36350 MINISTRY OF ATT GEN, LEGAL SERVICE 16:39:07

Folio: Page 2

NOTATIONS

Notation Type: SITE PROFILE REVIEWED - FURTHER INVESTIGATION REQUIRED BY THE
MINISTRY

Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL

Initiated: AUG 12, 1997 Approved:

Ministry Contact: SLOAN, MICHAEL

Notation Type: SITE PROFILE - FURTHER INVESTIGATION REQUIRED BY THE MINISTRY

Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS

Initiated: AUG 12, 1997 Approved:

Ministry Contact: SLOAN, MICHAEL

Notation Type: SITE PROFILE RECEIVED

Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS

Initiated: AUG 07, 1997 Approved:

Ministry Contact: SLOAN, MICHAEL

Notation Type: SITE PROFILE RECEIVED

Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL

Initiated: AUG 07, 1997 Approved:

Ministry Contact: SLOAN, MICHAEL

=====

SITE PARTICIPANTS

Participant: BROWN, DAVID F

Role(s): MAIN MINISTRY CONTACT

Start Date: AUG 07, 1997 End Date: MAR 31, 2004

Participant: MACMILLAN BLOEDEL LIMITED (HEAD OFFICE FOR BC)

Role(s): PROPERTY OWNER

Start Date: AUG 07, 1997 End Date:

OF THE BED OF THE PUBLIC HARBOUR OF ALBERNI, PLAN VIP67137;
AND PART OF LOT 3, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN
VIP67137, INCLUDED IN LOT A, PLAN VIP68454

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024379603 Crown Land File#:
Land Desc: LOT A DISTRICT LOT 1 AND PART OF THE BED OF PUBLIC HARBOUR OF
ALBERNI ALBERNI DISTRICT PLAN VIP68454

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024379611 Crown Land File#:
Land Desc: LOT B DISTRICT LOT 1 ALBERNI DISTRICT PLAN VIP68454

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024379620 Crown Land File#:
Land Desc: LOT C DISTRICT LOT 1 ALBERNI DISTRICT PLAN VIP68454

Date Added: NOV 13, 1999 Crown Land PIN#:
LTO PID#: 024623628 Crown Land File#:
Land Desc: LOT A DISTRICT LOT 1 ALBERNI DISTRICT AND PART OF THE BED OF
THE PUBLIC HARBOUR OF ALBERNI PLAN VIP69746

=====
CURRENT SITE PROFILE INFORMATION (Sec. III to X)

Site Profile Completion Date: JUN 18, 1997

Local Authority Received: AUG 01, 1997

Ministry Regional Manager Received: AUG 07, 1997 Decision: DEC 11, 1997
Decision: INVESTIGATION NOT REQUIRED

Site Registrar Received: Entry Date:

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES ON SITE
Schedule 2

Reference	Description
C1	FOUNDRIES OR SCRAP METAL SMELTING
F7	PETRO. PROD., /PRODUCE WATER STRG ABVEGRND/UNDERGRND TANK
G6	RAIL CAR/LOCOMOTIVE MAINTENANCE/CLEAN/SALVAGE INCL RAILYARDS

AREAS OF POTENTIAL CONCERN

Petroleum, solvent or other polluting substance spills to the environment

greater than 100 litres?.....NO
Residue left after removal of piled materials such as chemicals, coal,
ore, smelter slag, air quality control system baghouse dust?.....NO
Discarded barrels, drums or tanks?.....YES

FILL MATERIALS

Fill dirt, soil, gravel, sand or like materials from a contaminated site
or from a source used for any of the activities listed under Schedule
2?.....YES
Discarded or waste granular materials such as sand blasting grit, asphalt
paving or roofing material, spent foundry casting sands, mine ore,
waste rock or float?.....YES
Dredged sediments, or sediments and debris materials originating from
locations adjacent to foreshore industrial activities, or municipal
sanitary or stormwater discharges?.....NO

WASTE DISPOSAL

Materials such as household garbage, mixed municipal refuse, or demolition
debris?.....NO
Waste or byproducts such as tank bottoms, residues, sludge, or
flocculation precipitates from industrial processes or wastewater
treatment?.....NO
Waste products from smelting or mining activities, such as smelter slag,
mine tailings, or cull materials from coal processing?.....NO
Waste products from natural gas and oil well drilling activities, such as
drilling fluids and muds?.....NO
Waste products from photographic developing or finishing laboratories;
asphalt tar manufacturing; boilers, incinerators or other thermal
facilities (eg. ash); appliance, small equipment or engine repair or
salvage; dry cleaning operations (eg. solvents); or automobile and
truck parts cleaning or repair?.....NO

TANKS OR CONTAINERS USED OR STORED

Underground fuel or chemical storage tanks?.....YES
Above ground fuel or chemical storage tanks?.....YES

SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES

PCB-containing electrical transformers or capacitors either at grade,
attached above ground to poles, located within buildings, or stored?....NO
Waste asbestos or asbestos containing materials such as pipe wrapping,
blown-in insulation or panelling buried?.....YES
Paints, solvents, mineral spirits or waste pest control products or pest
control product containers stored in volumes greater than 205 litres?...YES

LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS

Government orders or other notifications pertaining to environmental
conditions or quality of soil, water, groundwater or other
environmental media?.....YES
Liens to recover costs, restrictive covenants on land use, or other
charges or encumbrances, stemming from contaminants or wastes remaining
onsite or from other environmental conditions?.....NO
Government notifications relating to past or recurring environmental
violations at the site or any facility located on the site?.....NO

This is Exhibit " Z " referred to in the Affidavit of ...VINCE HANEMAYER... Sworn before me at Surrey in the Province of British Columbia this 22 day of June, 2012
A Commissioner for taking Affidavits within the Province of British Columbia

Site_Reg_Detail_SiteID4317_Lat49_Long124.txt

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:18
Detail Report Page 1

SITE LOCATION
Site ID: 4317 Latitude: 49d 14m 56.2s
Victoria File: 26250-20/4317 Longitude: 124d 48m 35.4s
Regional File: 26250-20/4317
Region: NANAIMO, VANCOUVER ISLAND

Site Address: 4000 STAMP AVENUE
City: PORT ALBERNI Prov/State: BC
Postal Code: V9Y 5J7

Registered: JAN 15, 1998 Updated: JAN 08, 2009 Detail Removed: DEC 31, 2008

Notations: 12 Participants: 12 Associated Sites: 4
Documents: 0 susp. Land Use: 5 Parcel Descriptions: 24

Location Description: SITE CREATED BY SITE PROFILE, ENTERED 97-08-21. APPROX LAT/LONG DERIVED BY BCE REFERENCING THE TRANSPORTATION CENTRELINE NETWORK (TCN), NAD 83 & SHOULD BE UPDATED DUPLICATE SITE 8046 HAS BEEN MERGED INTO THIS SITE

Record Status: ACTIVE - UNDER ASSESSMENT
Fee category: NOT APPLICABLE

=====
NOTATIONS

Notation Type: SITE PROFILE REVIEWED - FURTHER INVESTIGATION REQUIRED BY THE MINISTRY
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: OCT 04, 2007 Approved:

Ministry Contact: HANEMAYER, VINCENT (SURREY) C

Notation Type: SITE PROFILE - FURTHER INVESTIGATION REQUIRED BY THE MINISTRY
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: OCT 04, 2007 Approved:

Ministry Contact: HANEMAYER, VINCENT (SURREY) C

Notation Type: SITE PROFILE RECEIVED
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: SEP 20, 2007 Approved:

Ministry Contact: HANEMAYER, VINCENT (SURREY) C

Notation Participants Notation Roles
CATALYST PAPER (PORT ALBERNI DIVISION) SITE PROFILE SUBMITTED
BY
CATALYST PAPER (PORT ALBERNI DIVISION) SITE PROFILE SUBMITTED
BY

Note: NOTATION GENERATED IN SITE PROFILE ON 2007-10-03 BY KELLARSE

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:18
Folio: 2012-0044189 Page 2
NOTATIONS

Notation Type: SITE PROFILE RECEIVED
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: SEP 20, 2007 Approved:
Ministry Contact: HANEMAYER, VINCENT (SURREY) C
Notation Participants Notation Roles
CATALYST PAPER (PORT ALBERNI DIVISION) SITE PROFILE SUBMITTED
BY
CATALYST PAPER (PORT ALBERNI DIVISION) SITE PROFILE SUBMITTED
BY

Note: NOTATION GENERATED IN SITE PROFILE ON 2007-10-03 BY KELLARSE

Notation Type: NOTICE OF INDEPENDENT REMEDIATION COMPLETION SUBMITTED
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: FEB 16, 2006 Approved: FEB 16, 2006
Ministry Contact: SKELLY, KERRI L
Notation Participants Notation Roles
KOMEX SUBMITTED BY

Notation Type: NOTICE OF INDEPENDENT REMEDIATION INITIATION SUBMITTED (WMA
28(2))
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: OCT 03, 2002 Approved: OCT 03, 2002
Ministry Contact: RIDEOUT, G PAUL
Notation Participants Notation Roles
NORSKE SKOG CANADA LIMITED (PORT ALBERNI) SUBMITTED BY

Notation Type: SITE PROFILE REVIEWED - NO FURTHER INVESTIGATION REQUIRED BY
THE MINISTRY
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: DEC 11, 1997 Approved:
Ministry Contact: BROWN, DAVID F
Note: LETTER RECEIVED FROM MACMILLAN BLOEDEL THAT SITE MAY BE UNDERGOING
INDEPENDENT REMEDIATION
Required Actions: PRELIMINARY SITE INVESTIGATION REPORT IS NO LONGER
REQUIRED.

Notation Type: SITE PROFILE - NO FURTHER INVESTIGATION REQUIRED BY THE
MINISTRY
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Page 2

Site_Reg_Detail_SiteID4317_Lat49_Long124.txt
Initiated: DEC 11, 1997 Approved:

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:18
Folio: 2012-0044189 Page 3
NOTATIONS

Ministry Contact: BROWN, DAVID F

Note: LETTER RECEIVED FROM MACMILLAN BLOEDEL THAT SITE MAY BE UNDERGOING INDEPENDENT REMEDIATION

Required Actions: PRELIMINARY SITE INVESTIGATION REPORT IS NO LONGER REQUIRED.

Notation Type: SITE PROFILE REVIEWED - FURTHER INVESTIGATION REQUIRED BY THE MINISTRY
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: AUG 20, 1997 Approved:

Ministry Contact: GUTHER, MIKE J

Notation Type: SITE PROFILE - FURTHER INVESTIGATION REQUIRED BY THE MINISTRY
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: AUG 20, 1997 Approved:

Ministry Contact: GUTHER, MIKE J

Notation Type: SITE PROFILE RECEIVED
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: AUG 19, 1997 Approved:

Ministry Contact: GUTHER, MIKE J

Notation Type: SITE PROFILE RECEIVED
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: AUG 19, 1997 Approved:

Ministry Contact: GUTHER, MIKE J

=====

SITE PARTICIPANTS

Participant: BROWN, DAVID F
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: AUG 19, 1997 End Date: MAR 31, 2004

Participant: CATALYST PAPER (PORT ALBERNI DIVISION)
Role(s): PROPERTY OWNER
SITE PROFILE COMPLETOR
SITE PROFILE CONTACT
Start Date: SEP 20, 2007 End Date:

Participant: GUTHER, MIKE J

Role(s): ALTERNATE MINISTRY CONTACT
Start Date: AUG 19, 1997 End Date: JAN 15, 1998

Participant: HANEMAYER, VINCENT (SURREY) C

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
For: SC58617 MINISTRY OF ATT GEN; LEGAL SERVICE 15:40:18
Folio: 2012-0044189 Page 4
SITE PARTICIPANTS

Role(s): MAIN MINISTRY CONTACT
Start Date: SEP 20, 2007 End Date:

Participant: KOMEX
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR
Start Date: FEB 16, 2006 End Date:

Participant: MACMILLAN BLOEDEL LIMITED (HEAD OFFICE FOR BC)
Role(s): PROPERTY OWNER
SITE PROFILE COMPLETOR
Start Date: AUG 19, 1997 End Date:

Participant: MACMILLAN BLOEDEL PAPER LIMITED (PORT ALBERNI)
Role(s): SITE PROFILE CONTACT
Start Date: AUG 19, 1997 End Date:

Participant: NORSKE SKOG CANADA LIMITED (PORT ALBERNI)
Role(s): OPERATOR
Start Date: OCT 03, 2002 End Date:

Participant: RIDEOUT, G PAUL
Start Date: OCT 03, 2002 End Date: MAR 31, 2003

Participant: SKELLY, KERRI L
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: FEB 16, 2006 End Date:

Participant: SLOAN, MICHAEL
Role(s): MAIN MINISTRY CONTACT
Start Date: DEC 04, 1997 End Date: MAR 29, 2002

Participant: WRIGHT, PARRY, TAYLOR AND FULLER ENGINEERING LTD. (DUNCAN)
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR
Start Date: DEC 04, 1997 End Date:

ASSOCIATED SITES

Site id: 4298 Date: AUG 21, 1997
Notes: COMMON PIDS: 000-987-395 AND 006-824-455

Site id: 4312 Date: OCT 15, 1997
Notes:

Site id: 4316 Date: AUG 21, 1997

Notes: COMMON PIDS: 008-370-095, 008-371-369 AND 008-376-221

Site id: 4442 Date: OCT 15, 1997
Notes:
=====

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:18
Folio: 2012-0044189 Page 5
SUSPECTED LAND USE

Description: AUTO/TRUCK/BUS/SUBWAY/OTHER VEHICLE REPAIR/SALVAGE/WRECKING
Notes: INSERTED FOR SITE PROFILE DATED 2007-09-18(described on Site Profile dated 07-09-18)

Description: INDUSTRIAL WASTE STORAGE, RECYCLING OR LANDFILLING
Notes: INSERTED FOR SITE PROFILE DATED 2007-09-18(described on Site Profile dated 07-09-18)

Description: INDUSTRIAL WOODWASTE (LOG YARD WASTE, HOGFUEL) DISPOSAL
Notes: INSERTED FOR SITE PROFILE DATED 2007-09-18(described on site Profile dated 07-09-18)

Description: PULP & PAPER MANUFACTURING
Notes: INSERTED FOR SITE PROFILE DATED 97-06-17(described on site Profile dated 97-06-17)

Description: WELDING OR MACHINE SHOPS (REPAIR OR FABRICATION)
Notes: INSERTED FOR SITE PROFILE DATED 2007-09-18(described on site Profile dated 07-09-18)

=====

PARCEL DESCRIPTIONS

Date Added: JUN 18, 1997	Crown Land PIN#:
LTO PID#: 000987395	Crown Land File#:
Land Desc: LOT A, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 41766	

Date Added: JUN 17, 1997	Crown Land PIN#:
LTO PID#: 004172981	Crown Land File#:
Land Desc: LOT 1, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN 15070, EXCEPT PART IN PLANS 31593, 51178 AND VIP67137	

Date Added: JUN 18, 1997	Crown Land PIN#:
LTO PID#: 006824455	Crown Land File#:
Land Desc: PART OF LOT 1 (DD J99892), ALBERNI DISTRICT, SHOWN OUTLINED IN RED ON PLAN 511-R AND CONTAINING 4.56 ACRES.	

Date Added: JUN 17, 1997	Crown Land PIN#:
LTO PID#: 008367655	Crown Land File#:
Land Desc: PARCEL Y (DD 20147N) OF DISTRICT LOT 1, ALBERNI DISTRICT, EXCEPT PART IN PLAN VIP55221	

Date Added: JUN 17, 1997 Crown Land PIN#:
 LTO PID#: 008370095 Crown Land File#:
 Land Desc: THAT PART OF DISTRICT LOT 1, ALBERNI DISTRICT, SHOWN OUTLINED IN
 RED ON PLAN 820R

 Date Added: JUN 17, 1997 Crown Land PIN#:
 LTO PID#: 008370231 Crown Land File#:
 Land Desc: THAT PART OF DISTRICT LOT 1, ALBERNI DISTRICT, SHOWN OUTLINED IN
 RED ON PLAN 853R

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:18
 Folio: 2012-0044189 Page 6
 PARCEL DESCRIPTIONS

Date Added: JUN 17, 1997 Crown Land PIN#:
 LTO PID#: 008371369 Crown Land File#:
 Land Desc: THOSE PARTS OF DISTRICT LOT 1, ALBERNI DISTRICT, SHOWN OUTLINED
 IN RED ON PLAN 883R

 Date Added: JUN 17, 1997 Crown Land PIN#:
 LTO PID#: 008376042 Crown Land File#:
 Land Desc: THAT PART OF THE BED OF THE PUBLIC HARBOUR OF ALBERNI,
 CONTAINING 0.63 OF AN ACRE MORE OR LESS AS SHOWN OUTLINED IN
 RED ON PLAN 1045R

 Date Added: JUN 17, 1997 Crown Land PIN#:
 LTO PID#: 008376221 Crown Land File#:
 Land Desc: THAT PART OF THE BED OF THE PUBLIC HARBOUR OF ALBERNI,
 CONTAINING 11.84 ACRES MORE OR LESS AS SHOWN OUTLINED IN RED ON
 PLAN 1043R

 Date Added: NOV 18, 1998 Crown Land PIN#:
 LTO PID#: 008422770 Crown Land File#:
 Land Desc: THAT PART OF DISTRICT LOT 1, ALBERNI DISTRICT, SHOWN OUTLINED IN
 RED ON PLAN ATTACHED TO DD 18162, EXCEPT PARCEL W (DD 17522N),
 PARCEL G (DD 18540N), AND PARCEL Y (DD 20147N) THEREOF, EXCEPT
 PARTS IN PLANS 4456, 10780, 511R, 606R, 622R, 721R, 795R, 820R,

 Date Added: JUN 17, 1997 Crown Land PIN#:
 LTO PID#: 017752345 Crown Land File#:
 Land Desc: THAT PART OF DISTRICT LOT 1, ALBERNI DISTRICT, BEING THE CLOSED
 PORTION OF VICTORIA QUAY SHOWN ON PLAN VIP54087

 Date Added: JUN 17, 1997 Crown Land PIN#:
 LTO PID#: 017752353 Crown Land File#:
 Land Desc: THAT PART OF DISTRICT LOT 1, ALBERNI DISTRICT, BEING THE CLOSED
 PORTION OF STAMP AVENUE SHOWN IN PLAN VIP54087

 Date Added: MAY 17, 1998 Crown Land PIN#:
 LTO PID#: 024147796 Crown Land File#:
 Land Desc: LOT 1 DISTRICT LOT 1 ALBERNI DISTRICT AND PART OF THE BED OF
 THE PUBLIC HARBOUR OF ALBERNI PLAN VIP67137 EXCEPT

Site_Reg_Detail_SiteID4317_Lat49_Long124.txt
PART IN PLANS VIP68454 AND VIP69746

Date Added: MAY 17, 1998 Crown Land PIN#:
LTO PID#: 024147800 Crown Land File#:
Land Desc:

Date Added: MAY 17, 1998 Crown Land PIN#:
LTO PID#: 024147826 Crown Land File#:
Land Desc: LOT 2 DISTRICT LOT 1 ALBERNI DISTRICT AND PART OF THE BED OF
THE PUBLIC HARBOUR OF ALBERNI PLAN VIP67137

Date Added: MAY 17, 1998 Crown Land PIN#:
LTO PID#: 024147885 Crown Land File#:

AS of: MAR 25, 2012 BC Online: Site Registry 12-03-28
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:18
Folio: 2012-0044189 Page 7
PARCEL DESCRIPTIONS

Land Desc: LOT 3 DISTRICT LOT 1 ALBERNI DISTRICT PLAN VIP67137
EXCEPT PART IN PLAN VIP68454

Date Added: NOV 14, 1998 Crown Land PIN#:
LTO PID#: 024307173 Crown Land File#:
Land Desc: THAT PART OF DISTRICT LOT 1, ALBERNI DISTRICT, SHOWN OUTLINED IN
RED ON PLAN ATTACHED TO DD18162 INCLUDED IN PLAN VIP67961

Date Added: JAN 02, 1999 Crown Land PIN#:
LTO PID#: 024356735 Crown Land File#:
Land Desc: LOT A DISTRICT LOT 1 ALBERNI DISTRICT AND PART OF THE BED OF
THE PUBLIC HARBOUR OF ALBERNI PLAN VIP68037

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024378941 Crown Land File#:
Land Desc: THAT PART OF LOT 1 DISTRICT LOT 1 ALBERNI DISTRICT AND PART
OF THE BED OF THE PUBLIC HARBOUR OF ALBERNI, PLAN VIP67137;
AND PART OF LOT 3, DISTRICT LOT 1, ALBERNI DISTRICT, PLAN
VIP67137, INCLUDED IN LOT A, PLAN VIP68454

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024379603 Crown Land File#:
Land Desc: LOT A DISTRICT LOT 1 AND PART OF THE BED OF PUBLIC HARBOUR OF
ALBERNI ALBERNI DISTRICT PLAN VIP68454

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024379611 Crown Land File#:
Land Desc: LOT B DISTRICT LOT 1 ALBERNI DISTRICT PLAN VIP68454

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024379620 Crown Land File#:
Land Desc: LOT C DISTRICT LOT 1 ALBERNI DISTRICT PLAN VIP68454

Date Added: NOV 13, 1999 Crown Land PIN#:
LTO PID#: 024623326 Crown Land File#:

Site_Reg_Detail_SiteID4317_Lat49_Long124.txt

Land Desc: THAT PART OF LOT 1 DISTRICT LOT 1 ALBERNI DISTRICT AND PART OF THE BED OF THE PUBLIC HARBOUR OF ALBERNI PLAN VIP67137 EXCEPT PART IN PLAN VIP68454, INCLUDED IN LOT A, PLAN VIP69746

Date Added: NOV 13, 1999 Crown Land PIN#:
LTO PID#: 024623628 Crown Land File#:
Land Desc: LOT A DISTRICT LOT 1 ALBERNI DISTRICT AND PART OF THE BED OF THE PUBLIC HARBOUR OF ALBERNI PLAN VIP69746

CURRENT SITE PROFILE INFORMATION (Sec. III to X)
Site Profile Completion Date: SEP 18, 2007

Local Authority Received: SEP 20, 2007
Ministry Regional Manager Received: SEP 20, 2007 Decision: OCT 04, 2007

As of: MAR 25, 2012 BC Online: Site Registry 12-03-28
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 15:40:18
Folio: 2012-0044189 Page 8
Decision: INVESTIGATION REQUIRED

Site Registrar Received: Entry Date:

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES ON SITE
Schedule 2

Table with 2 columns: Reference, Description. Rows include C6 (WELDING OR MACHINE SHOPS), G2 (AUTO/TRUCK/BUS/SUBWAY/OTHER VEHICLE REPAIR/SALVAGE/WRECKING), H12 (INDUSTRIAL WASTE STORAGE, RECYCLING OR LANDFILLING), H13 (INDUSTRIAL WOODWASTE), I3 (PULP & PAPER MANUFACTURING).

AREAS OF POTENTIAL CONCERN

Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?.....NO
Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?.....NO
Discarded barrels, drums or tanks?.....YES
Contamination resulting from migration of substances from other properties?.....NO

FILL MATERIALS

Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?.....NO
Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?.....NO
Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?.....NO

WASTE DISPOSAL

Site: 4317

Associated sites: 4298
4316

FAX



From: CITY OF PORT ALBERNI
Scott Smith, M.C.I.P., City Planner
City of Port Alberni
4850 Argyle St., Port Alberni, BC, V9Y 1V8
Tel: (250) 720-2808 Fax: (250) 723-3402
Scott_Smith@city.port-alberni.bc.ca

To: KELLI LARSEN
Org.: MIN. OF ENVIRONMENT
Fax: 604 584 - 9751
Tel:
Date: SEPT. 20/07

No. of Pages (including cover): 6
Original will NOT follow
Please call upon Receipt
Please respond by fax or phone

Message:

TIME SENSITIVE INFORMATION

This is Exhibit "AA" referred to in the
Affidavit of VINCE HANEMAYER
Sworn before me at SURREY
in the Province of British Columbia this
22 day of June, 2007

[Signature]
A Commissioner for taking Affidavits
within the Province of British Columbia

SCHEDULE 1
Site Profile

(All Information Must be Provided and All Questions Answered)

(Version 3.1)

I CONTACT IDENTIFICATION

A. Name of Site Owner:

Last _____ First _____ Middle Initial(s) _____ (and/or, if applicable)
Company CATALYST PAPER, PORT ALBERNI DIVISION
Owner's Civic Address 4000 STAMP AVENUE
City PORT ALBERNI Province/State BC
Country CANADA Postal Code/ZIP V9Y 5S7

B. Person Completing Site Profile (Leave blank if same as above):

Last CROSS First LARRY Middle Initial(s) E (and/or, if applicable)
Company CATALYST PAPER

C. Person to Contact Regarding the Site Profile:

Last CROSS First LARRY Middle Initial(s) E (and/or, if applicable)
Company CATALYST PAPER
Mailing Address 4000 STAMP AVENUE
City PORT ALBERNI Province/State BC
Country CANADA Postal Code/ZIP V9Y 5S7
Telephone (250) 724-7889 Fax (250) 724-7518

II SITE IDENTIFICATION

Please attach a site location map

IF Legally Titled, Registered Property

Site Street Address (if applicable) 4000 STAMP AVENUE
City PORT ALBERNI Postal Code V9Y 5S7

PID numbers and associated legal descriptions. Attach an additional sheet if necessary.

PID	Legal Description
<u>024-623-628</u>	<u>DL1 PL VIP 69746 Lot A</u> <u>(north portion of)</u>

Total number of titled parcels represented by this site profile is: 1

**SCHEDULE 1
Site Profile**

(Version 3.1)

IF Untitled Crown Land

1) PIN numbers and associated Land Description. *Attach an additional sheet if necessary.*

<u>PIN</u>	<u>Land Description</u>
_____	_____
_____	_____
_____	_____
_____	_____

Total number of untitled crown land parcels represented by this site profile is: _____

OR

2) Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees _____ Minutes _____ Seconds _____
 Longitude: Degrees _____ Minutes _____ Seconds _____

Please attach a map of appropriate scale showing the boundaries of the site.
 (and, if available)

Crown land file numbers. *Attach an additional sheet if necessary.*

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

EXAMPLE

<u>Schedule 2 Reference</u>	<u>Description</u>
E1	appliance, equipment or engine repair, reconditioning, cleaning or salvage
F10	solvent manufacturing or wholesale bulk storage

Please print legibly. Attach an additional sheet if necessary

<u>Schedule 2 Reference</u>	<u>Description</u>
I3	pulp + paper manufacturing
C6	welding bay within automotive shop
G2	truck, motor vehicle repair shop
H12	industrial waste - temporary storage + transfer site
H13	industrial woodwaste (hog fuel + wood chip) storage + transfer site.

SCHEDULE 1
Site Profile

(Version 3.1)

IV AREAS OF POTENTIAL CONCERN			
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		X
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		X
C.	Discarded barrels, drums or tanks? <i>See comment, Section X</i>	X	
D.	Contamination resulting from migration of substances from other properties?		X
V FILL MATERIALS			
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		X
B.	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		X
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		X
VI WASTE DISPOSAL			
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit or dumping of the following materials (please mark the appropriate column opposite the question):	YES	NO
A.	Materials such as household garbage, mixed municipal refuse, or demolition debris?		X
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		X
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		X
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		X
E.	Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or automobile and truck parts cleaning or repair?		X

**SCHEDULE I
Site Profile**


(Version 3.1)

VII TANKS OR CONTAINERS USED OR STORED			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Underground fuel or chemical storage tanks?		X
B.	Above ground fuel or chemical storage tanks?		X
VIII SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		X
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		X
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		X
IX LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS			
	To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		X
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		X
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		X
X ADDITIONAL COMMENTS AND EXPLANATIONS			
<p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.)</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):</p> <p><i>Northern portion of lot to be subdivided has not been the location of pulp & paper activities.</i></p> <p><i>Site to be subdivided has been used for temporary hog fuel, industrial waste storage (but no landfilling or permanent disposal).</i></p> <p><i>Site contains an automotive vehicle repair shop.</i></p>			

Re IV C - barrels were temporarily stored in area - no disposal or burying of barrels

**SCHEDULE 1
Site Profile**

(Version 3.1)

XI SIGNATURES			
The person completing the site profile states that the above information is true based on the person's current knowledge as of the date completed.			
 _____ Signature of person completing site profile		<u>2007-09-18</u> Date completed: (YY-MM-DD)	
XII OFFICIAL USE			
Local Authority			
Reason For Submission <i>(Please check one or more of the following)</i>			Soil Removal <input type="checkbox"/>
Subdivision Application <input checked="" type="checkbox"/> Zoning Application <input type="checkbox"/> Development Permit <input type="checkbox"/> Variance Permit <input type="checkbox"/> Demolition Permit <input type="checkbox"/>			
Date received: SEPT. 20/07	Local Government contact: Name <u>SCOTT SMITH - APPROVING</u> ^{OFFICER} Agency <u>CITY OF PORT ALBERNI</u> Address <u>4850 ARDYLE ST. PORT ALBERNI</u> <u>BC V9Y 1V8</u> Telephone <u>720-2808</u> Fax <u>723-3402</u>	Date Submitted to Site Registrar:	Date forwarded to Director of Waste Management: SEPT. 20/07
Director of Waste Management			
Reason For Submission <i>(Please check one or more of the following)</i>			
Under Order <input type="checkbox"/> Site Decommissioning <input type="checkbox"/> Foreclosure <input type="checkbox"/>			
Date received:	Assessed by: Name _____ Region _____ Telephone _____ Fax _____ If site profile entered, SITE ID # _____	Investigation Required? YES NO	Decision date:
Site Registrar			
Date received:	Entered onto Site Registry by:	SITE ID #:	Entry date:



Date: OCT -4 2007

Victoria File: 26250-20/
Regional File: 26250-20/4317
SITE 4317

VIA FAX ONLY: 250-724-7518 and 250-723-3402

Catalyst Paper
4000 Stamp Avenue
Port Alberni, BC V9Y 5J7
Attention: Larry Cross

City of Port Alberni
4850 Argyle Street
Port Alberni, BC V9Y 1V8
Attention: Scott Smith

This is Exhibit " BB " referred to in the
Affidavit of ...VINCE...HANEMAYER
Sworn before me at Surrey
in the Province of British Columbia this
22 day of June, 2012
A Commissioner for taking Affidavits
within the Province of British Columbia

Dear Mr. Cross and Mr. Smith:

Re: Site Profile Submission – Subdivision Application
4000 Stamp Avenue, Port Alberni
PID: 024-623-628

This letter is to acknowledge receipt of a satisfactorily completed site profile pertaining to the above-referenced site. In accordance with section 7(1) of the Contaminated Sites Regulation, the ministry does require a detailed site investigation (includes preliminary site investigation) for the subject site. We understand that, pursuant to the *Local Government Act*, or the *Land Title Act* in the case of subdivision, this decision will suspend approval of the subject application, or other future applications for the site identified in section 40 of the *Environmental Management Act*, until:

- the proponent has applied for, and obtained, one of the following *Environmental Management Act* instruments, as applicable: a determination that the site is not a contaminated site, a voluntary remediation agreement, an approval in principle of a remediation plan or a certificate confirming the satisfactory remediation of the site, and provided a copy of the instrument to the municipality as per sections 946.2(2)(c), (f) or (g) of the *Local Government Act* or approving officer as per sections 85.1(2)(c), (f) or (g) of the *Land Title Act*; or

Ministry of Environment

Environmental Protection Division
Environmental Management Branch
Land Remediation

Mailing/Location Address:
Second Floor
10470 152 Street
SURREY BC V3R 0Y3

Telephone: (604) 582-5200
Facsimile: (604) 584-9761
<http://www.gov.bc.ca/env>

- the municipality or approving officer, as appropriate, has received notice from the ministry, pursuant to section 946.2(2)(d) of the *Local Government Act* or section 85.1(2)(d) of the *Land Title Act*, that the municipality or approving officer may approve a specific application under this section because, in the opinion of the director, the site would not present a significant threat or risk if the specific application were approved.

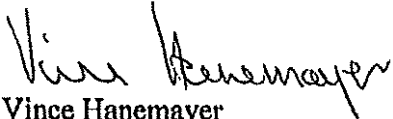
Please also be advised of the following:

- The ministry recommends that the proponent review all aspects of the government's contaminated sites legislation and supporting guideline documents and protocols to ensure that all required information is collected and documented during investigation and where necessary, remediation of the site;
- In cases of site demolition, we recommend that a survey of building materials and equipment be undertaken to identify any materials that require special management;
- Fees are applicable for the ministry's contaminated sites services, pursuant to section 9 of the Contaminated Sites Regulation. Information on the government's contaminated sites legislation and supporting guideline documents and protocols as well as a Contaminated Sites Services Application Form can be obtained from the ministry's Land Remediation web page located at: <http://www.env.gov.bc.ca/epd/remediation/>;
- Please be advised that under the authority of the *Environmental Management Act*, all applications eligible under Protocol 6 shall be submitted as roster submissions by an approved professional. For further clarification of application eligibility please see http://www.env.gov.bc.ca/epd/remediation/policy_procedure_protocol/index.htm; and
- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the *Environmental Management Act* and regulations (e.g. Contaminated Sites Regulation, Hazardous Waste Regulation, etc.). The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination.

Decisions of a director may be appealed under part 8 of the *Environmental Management Act*.

Please contact Kelli Larsen at 604-582-5246 if you have any questions about this letter.

Sincerely,

A handwritten signature in black ink that reads "Vince Hanemayer". The signature is written in a cursive style with a large initial "V".

Vince Hanemayer
for Director, *Environmental Management Act*

kll/

This is Exhibit " CC " referred to in the
Affidavit of VINCE HANE MAYER
Sworn before me at Surrey
in the Province of British Columbia this
22 day of June, 2012

Site_Reg_Detail_SiteID12138_Lat49_Long124.txt
A Commissioner for taking Affidavits
within the Province of British Columbia

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 14:26:59
Page 1

Detail Report

SITE LOCATION

Site ID: 12138 Latitude: 49d 14m 18.4s
Victoria File: 26250-20/12138 Longitude: 124d 48m 34.3s
Regional File:
Region: NANAIMO, VANCOUVER ISLAND

Site Address: SECOND AVENUE AND DUNBAR STREET
City: PORT ALBERNI Prov/State: BC
Postal Code:

Registered: MAR 19, 2010 Updated: APR 13, 2010 Detail Removed: MAR 26, 2010

Notations: 5 Participants: 4 Associated Sites: 4
Documents: 2 Susp. Land Use: 1 Parcel Descriptions: 2

Location Description: SITE CREATED BY SITE PROFILE, ENTERED 2010-03-15.
LAT/LONG VERIFIED USING GOOGLE EARTH 2010-03-15.

Record Status: INACTIVE - NO FURTHER ACTION
Fee category: NOT APPLICABLE

=====
NOTATIONS

Notation Type: SITE PROFILE REVIEWED - FURTHER INVESTIGATION REQUIRED BY THE
MINISTRY
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: MAR 16, 2010 Approved:

Ministry Contact: O'GRADY, TYLER

Note: 2010-03-16: RELEASE OF THE SUBDIVISION APPLICATION GRANTED BECAUSE IN
THE OPINION OF THE DIRECTOR THE SITE DOES NOT POSE A SIGNIFICANT RISK.

Required Actions: PRELIMINARY SITE INVESTIGATION REQUIRED.

Notation Type: CASE MANAGEMENT ITEM
Notation Class: ADMINISTRATIVE
Initiated: MAR 16, 2010 Approved: MAR 16, 2010

Ministry Contact: O'GRADY, TYLER

Note: PHASE I AND II ENVIRONMENTAL SITE ASSESSMENTS SUBMITTED IN SUPPORT OF
SITE PROFILE RELEASE REQUEST.

Notation Type: SITE PROFILE - FURTHER INVESTIGATION REQUIRED BY THE MINISTRY
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: MAR 16, 2010 Approved:

Ministry Contact: O'GRADY, TYLER

Note: 2010-03-16: RELEASE OF THE SUBDIVISION APPLICATION GRANTED BECAUSE IN

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 14:26:59
NOTATIONS Page 2

THE OPINION OF THE DIRECTOR THE SITE DOES NOT POSE A SIGNIFICANT RISK.

Required Actions: PRELIMINARY SITE INVESTIGATION REQUIRED.

Notation Type: SITE PROFILE RECEIVED
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: MAR 01, 2010 Approved:

Ministry Contact: O'GRADY, TYLER

Notation Participants Notation Roles
ENEX FUELS LTD SITE PROFILE SUBMITTED
BY
ENEX FUELS LTD SITE PROFILE SUBMITTED
BY

Notation Type: SITE PROFILE RECEIVED
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: MAR 01, 2010 Approved:

Ministry Contact: O'GRADY, TYLER

Notation Participants Notation Roles
ENEX FUELS LTD SITE PROFILE SUBMITTED
BY
ENEX FUELS LTD SITE PROFILE SUBMITTED
BY
=====

SITE PARTICIPANTS

Participant: ENEX FUELS LTD
Role(s): SITE PROFILE COMPLETOR
SITE PROFILE CONTACT
Start Date: MAR 01, 2010 End Date:

Participant: O'GRADY, TYLER
Role(s): MAIN MINISTRY CONTACT
Start Date: MAR 01, 2010 End Date:

Participant: SLR CONSULTING (CANADA) LTD
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR
Start Date: OCT 07, 2009 End Date:

Participant: WESTERN FOREST PRODUCTS INC
Role(s): PROPERTY OWNER
Start Date: MAR 01, 2010 End Date:

===== DOCUMENTS

Title: PHASE II ENVIRONMENTAL ASSESSMENT - 2ND AVENUE AND DUNBAR ST., PORT

ALBERNI

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 14:26:59
Folio: 2012-0044189 Page 3
DOCUMENTS

Authored: DEC 15, 2009 Submitted: FEB 04, 2010
Participants Role
SLR CONSULTING (CANADA) LTD AUTHOR
Notes: PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT SUBMITTED IN SUPPORT OF
SITE PROFILE RELEASE REQUEST.

Title: PHASE I ENVIRONMENTAL ASSESSMENT REPORT - 2ND AVENUE AND DUNBAR ST.,
PORT ALBERNI

Authored: OCT 07, 2009 Submitted: FEB 04, 2010
Participants Role
SLR CONSULTING (CANADA) LTD AUTHOR
Notes: PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT SUBMITTED IN SUPPORT OF
SITE PROFILE RELEASE REQUEST.

ASSOCIATED SITES

Site id: 3349 Date: MAR 15, 2010
Notes:

Site id: 4298 Date: MAR 15, 2010
Notes:

Site id: 4316 Date: MAR 15, 2010
Notes:

Site id: 4317 Date: MAR 15, 2010
Notes:

SUSPECTED LAND USE

Description: PETRO. PROD., WHOLESALE BULK STORAGE OR DISTRIBUTION
Notes: INSERTED FOR SITE PROFILE DATED 2010-02-10(described on Site
Profile dated 10-02-10)

PARCEL DESCRIPTIONS

Date Added: FEB 06, 1999 Crown Land PIN#:
LTO PID#: 024379620 Crown Land File#:
Land Desc: LOT C DISTRICT LOT 1 ALBERNI DISTRICT PLAN VIP68454 EXCEPT
PART IN PLAN EPP18429

Date Added: MAY 17, 2012 Crown Land PIN#:
LTO PID#: 028828241 Crown Land File#:
Land Desc: LOT 1 DISTRICT LOT 1 ALBERNI DISTRICT PLAN EPP18429

CURRENT SITE PROFILE INFORMATION (Sec. III to X)

Site Profile Completion Date: FEB 10, 2010

Local Authority Received: FEB 19, 2010

Ministry Regional Manager Received: MAR 01, 2010

Decision: MAR 16, 2010

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 14:26:59
Decision: INVESTIGATION REQUIRED Page 4

Site Registrar Received: Entry Date:

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES ON SITE
Schedule 2

Reference Description
F8 PETRO. PROD., WHOLESALE BULK STORAGE OR DISTRIBUTION

AREAS OF POTENTIAL CONCERN

- Petroleum, solvent or other polluting substance spills to the environment
greater than 100 litres?.....NO
Residue left after removal of piled materials such as chemicals, coal,
ore, smelter slag, air quality control system baghouse dust?.....NO
Discarded barrels, drums or tanks?.....NO
Contamination resulting from migration of substances from other
properties?.....NO

FILL MATERIALS

- Fill dirt, soil, gravel, sand or like materials from a contaminated site
or from a source used for any of the activities listed under Schedule
2?.....NO
Discarded or waste granular materials such as sand blasting grit, asphalt
paving or roofing material, spent foundry casting sands, mine ore,
waste rock or float?.....NO
Dredged sediments, or sediments and debris materials originating from
locations adjacent to foreshore industrial activities, or municipal
sanitary or stormwater discharges?.....NO

WASTE DISPOSAL (QUESTIONS AS OF JANUARY 1 2009)

- Materials such as household garbage, mixed municipal refuse, or demolition
debris?.....NO
Waste or byproducts such as tank bottoms, residues, sludge, or
flocculation precipitates from industrial processes or wastewater
treatment?.....NO
Waste products from smelting or mining activities, such as smelter slag,
mine tailings, or cull materials from coal processing?.....NO
Waste products from natural gas and oil well drilling activities, such as
drilling fluids and muds?.....NO
Waste products from photographic developing or finishing laboratories;
asphalt tar manufacturing; boilers, incinerators or other thermal
facilities (eg. ash); appliance, small equipment or engine repair or
salvage; dry cleaning operations (eg. solvents); for from the cleaning
or repair of parts of boats, ships, barges, automobiles or trucks,
including sandblasting grit or paint scrapings?.....NO

TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL

Underground fuel or chemical storage tanks other than storage tanks for compressed gases?.....NO
Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?.....YES

As of: MAY 20, 2012 BC Online: Site Registry 12-05-22
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 14:26:59
Page 5

HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES

PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?....NO
Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?.....NO
Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?...NO

LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS

Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?.....NO
Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?.....NO
Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?.....NO

X ADDITIONAL COMMENTS AND EXPLANATIONS

End of Detail Report

**SCHEDULE 1
Site Profile**

Version 4.0

Introduction

Under section 40 of the *Environmental Management Act*, a person who knows or reasonably should know that a site has been used or is used for industrial or commercial purposes or activities must in certain circumstances provide a site profile.

Schedule 2 of the Contaminated Sites Regulation sets out the types of industrial or commercial purposes or activities to which site profile requirements apply.

If section 40 of the Environmental Management Act applies to you and you know or reasonably should know that the site has been used or is used for one of the purposes or activities found in Schedule 2 of the Contaminated Sites Regulation, you may be required to complete the attached site profile.

Notes/Instructions

Persons preparing a site profile *must* complete Section I, II and III, answer all questions in sections IV through IX, and sign section XI. If the site profile is not satisfactorily completed, it will not be processed under the *Environmental Management Act* and the Contaminated Sites Regulation. Failure to complete the site profile satisfactorily may result in delays in approval of relevant applications and in the postponement of decisions respecting the property.

The person completing this site profile is responsible for the accuracy of the answers. Questions must be answered *to the best of your knowledge*.

Section 27 (1) of the *Freedom of Information and Protection of Privacy Act* requires that provision of personal information concerning an individual must be authorized by that individual. Persons completing the site profile on behalf of the site owner must be authorized by the site owner.

One (1) site profile may be completed for a site comprised of more than one titled or untitled parcel, but individual parcels must be identified.

The latitude and longitude (accurate to 0.5 of a second using North American Datum established in 1983) of the centre of the site must be provided. Also, please attach an accurate map, containing latitude, longitude and datum references, which shows the boundaries of the site in question. Please use the largest scale map available.

If the property is legally surveyed, titled and registered, then all PID numbers (**P**arcel **I**dentifiers – Land Title Registry system) must be provided for *each* parcel as well as the appropriate legal description.

If the property is untitled Crown land (no PID number), then the appropriate PIN numbers (**P**arcel **I**dentification **N**umbers – Crown Land registry system) for each parcel with the appropriate land description should be supplied.

If available, the Crown Land File Number for the site should also be supplied.

Anything submitted in relation to this site profile will become part of the public record and may be made available to the public through the Site Registry as established under the *Environmental Management Act*.

Under section 43 of the *Environmental Management Act*, corporate and personal information contained in the site profile may be made available to the public through the Site Registry. If you have questions concerning the collection of this information, contact the Site Registrar, at site@gov.bc.ca. For questions on site profiles, please send a message to siteprofiles@gov.bc.ca.

This is Exhibit " DD " referred to in the
Affidavit of ...VINCE...HANEMAYER
Sworn before me at ...SUSSEX...
in the Province of British Columbia this
...20...day of ...June... 20...12

I CONTACT IDENTIFICATION

A. Name of Site Owner:

Last _____ First _____ Middle Initial(s) _____ (and/or, if applicable)
Company Western Forest Products INC.
Owner's Civic Address 300-435 Trunk Road
City Duncan Province/State B.C.
Country Canada Postal Code/ZIP V9L 2P5

B. Person Completing Site Profile (Leave blank if same as above):

Last Nicklin First Ron (Troy) Middle Initial(s) T. (and/or, if applicable)
Company Enex Fuels Ltd.

C. Person to Contact Regarding the Site Profile:

Last Nicklin First Ron (Troy) Middle Initial(s) T. (and/or, if applicable)
Company Enex Fuels Ltd.
Mailing Address 1960 Zorkin rd.
City Nanaimo Province/State B.C.
Country Canada Postal Code/ZIP V9T 6P9
Telephone (250) 754 - 3639 Fax (250) 754 - 7209

II SITE IDENTIFICATION

Please attach a site location map

All Property

Coordinates (using the North American Datum 1983 convention) for the centre of the site:
Latitude: Degrees 49 Minutes 14 Seconds 18.4
Longitude: Degrees 124 Minutes 48 Seconds 34.3

Please attach a map of appropriate scale showing the boundaries of the site.

For Legally Titled, Registered Property

Site Street Address (if applicable) unknown
City Port Alberni B.C. Postal Code _____

PID numbers and associated legal descriptions. *Attach an additional sheet if necessary.*

PID

Legal Description

024-379-620

Lot C District Lot 1 Alberni District Plan V1268454

Total number of titled parcels represented by this site profile is: 1

For Untitled Crown Land

PIN numbers and associated Land Description. *Attach an additional sheet if necessary.*

PIN

Land Description

Total number of untitled crown land parcels represented by this site profile is: _____

(and, if available)

Crown land file numbers. *Attach an additional sheet if necessary.*

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

EXAMPLE

Schedule 2

Description

Reference

E1

appliance, equipment or engine repair, reconditioning, cleaning or salvage

F10

solvent manufacturing or wholesale bulk storage

Please print legibly. Attach an additional sheet if necessary

Schedule 2

Description

Reference

F8

Petroleum products, other than compressed gas, wholesale
bulk storage or distribution

IV. AREAS OF POTENTIAL CONCERN			
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		✓
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		✓
C.	Discarded barrels, drums or tanks?		✓
D.	Contamination resulting from migration of substances from other properties?		✓
V. FILL MATERIALS			
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		✓
B.	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		✓
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		✓
VI. WASTE DISPOSAL			
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit, spillage or dumping of the following materials (please mark the appropriate column opposite the question):	YES	NO
A.	Materials such as household garbage, mixed municipal refuse, or demolition debris?		✓
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		✓
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		✓
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		✓
E.	Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or from the cleaning or repair of parts of boats, ships, barges, automobiles or trucks, including sandblasting grit or paint scrapings?		✓

VII TANKS OR CONTAINERS USED OR STORED OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Underground fuel or chemical storage tanks other than storage tanks for compressed gases?		✓
B.	Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?	✓	
VIII HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		✓
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		✓
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		✓
IX LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS			
	To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		✓
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		✓
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		✓
X ADDITIONAL COMMENTS AND EXPLANATIONS			
<p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):</p> <p>Note 1: None known</p> <p>Note 2: Discussion with site manager Phase 1 / Phase 2 Environmental assessment</p>			

XI SIGNATURES

The person completing the site profile states that the above information is true based on the person's current knowledge as of the date completed.


 Signature of person completing site profile

10/02/10
 Date completed: (YY-MM-DD)

XII OFFICIAL USE

Local Government Authority

Reason for submission (Please check one or more of the following) Soil removal
 Subdivision application Zoning application Development permit Variance permit Demolition permit

Date received: <u>Feb. 19/2010</u>	Local Government contact: Name <u>SCOTT SMITH, APPROVING OFFICER</u> Agency <u>CITY OF PORT ALBERNI</u> Address <u>4850 ARGYLE ST.</u> <u>PORT ALBERNI, B.C. V9Y 1V8</u> Telephone <u>(250) 720-2808</u> Fax <u>(250) 723-3402</u>	Date submitted to Site Registrar: <u>FEB 19 / 2010</u>	Date forwarded to Director of Waste Management: <u>FEB. 19 / 2010</u>
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Director of Waste Management

Reason for submission (Please check one or more of the following)
 Under Order Site decommissioning Foreclosure

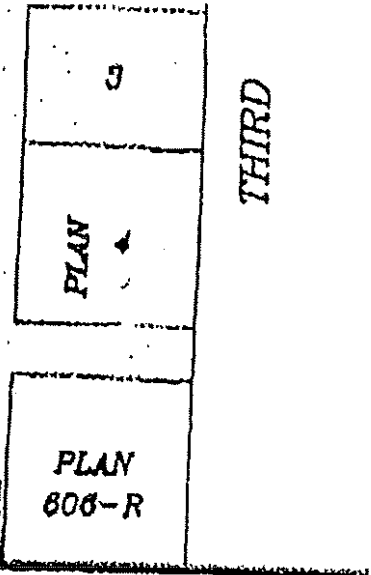
Date received:	Assessed by: Name _____ Region _____ Telephone _____ Fax _____ If site profile entered, SITE ID # _____	Investigation Required? YES NO	Decision date:
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Site Registrar

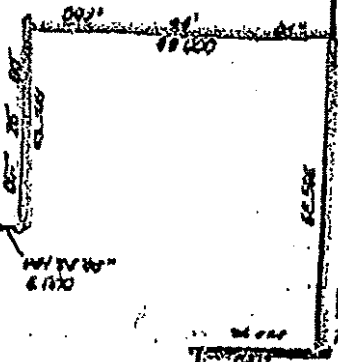
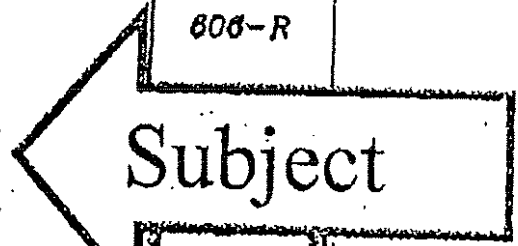
Date received:	Entered onto Site Registry by:	SITE ID #:	Entry date:
----------------	--------------------------------	------------	-------------

PT. 1
PLAN
VIP07137

PT. 3
A
3.85 ha
PLAN
VIP67137

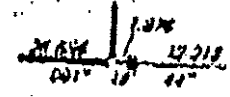


REM 1
PLAN VIP67137



PT. 3
C
1.45 ha

DETAIL D
Scale = 1:500

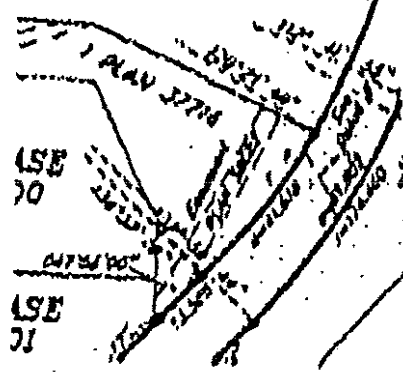


DUNBAR STREET

SECOND AVENUE

KINGSWAY STREET

DETAIL E
Scale = 1:500





Date: **MAR 16 2010**

Victoria File: 26250-20/12138
SITE 12138

VIA FAX ONLY: 250-754-7209 and 250-723-3402

Enex Fuels Ltd.
1960 Zorkin Road
Nanaimo, BC V9T 6P9
Attention: Troy Nicklin

City of Port Alberni
4850 Argyle Street
Port Alberni, BC V9Y 1V8
Attention: Scott Smith

Dear Mr. Nicklin and Mr. Smith:

Re: **Site Profile Submission – Subdivision Application**
2nd Avenue and Dunbar Street, Port Alberni
PID: 024-379-620

This is Exhibit "EE" referred to in the
Affidavit of VINCE HANEMAYER
Sworn before me at Surrey
in the Province of British Columbia this
22 day of June, 2012
A. Champagne
A Commissioner for taking Affidavits
within the Province of British Columbia

This letter is to acknowledge receipt of a satisfactorily completed site profile pertaining to the above-referenced site. In accordance with section 7(1) of the Contaminated Sites Regulation, the ministry does require a preliminary site investigation for the subject site. We understand that, pursuant to the *Local Government Act*, or the *Land Title Act* in the case of subdivision, this decision will suspend approval of the subject application, or other future applications for the site identified in section 40 of the *Environmental Management Act*, until:

- the proponent has applied for, and obtained, one of the following *Environmental Management Act* instruments, as applicable: a determination that the site is not a contaminated site, a voluntary remediation agreement, an approval in principle of a remediation plan or a certificate confirming the satisfactory remediation of the site, and provided a copy of the instrument to the municipality as per sections 946.2(2)(c), (f) or (g) of the *Local Government Act* or approving officer as per sections 85.1(2)(c), (f) or (g) of the *Land Title Act*; or

- the municipality or approving officer, as appropriate, has received notice from the ministry, pursuant to section 946.2(2)(d) of the *Local Government Act* or section 85.1(2)(d) of the *Land Title Act*, that the municipality or approving officer may approve a specific application under this section because, in the opinion of the director, the site would not present a significant threat or risk if the specific application were approved.

Based on the information provided, we are prepared to provide the necessary release so that the City of Port Alberni may proceed with approval of the subdivision application. To that end, please accept this letter as notice pursuant to section 85.1 (2)(d) of the *Land Title Act*, that the City of Port Alberni may approve the subdivision application under this section because, in the opinion of the director, the site would not present a significant threat or risk if the subdivision application were approved, provided that:

1. The proponent retains a qualified environmental consultant to identify, characterize and appropriately manage any soil and/or water of suspect environmental quality encountered during any excavation work at the site;
2. The City of Port Alberni contacts the ministry for further advice in connection with any future applications for the site in accordance with section 40(1) of the *Environmental Management Act*.

The above opinion is restricted to threat or risk associated with contamination.

Please also be advised of the following:

- The ministry recommends that the proponent review all aspects of the government's contaminated sites legislation and supporting guideline documents and protocols to ensure that all required information is collected and documented during investigation and where necessary, remediation of the site;
- In cases of site demolition, we recommend that a survey of building materials and equipment be undertaken to identify any materials that require special management;
- Fees are applicable for the ministry's contaminated sites services, pursuant to section 9 of the Contaminated Sites Regulation. Information on the government's contaminated sites legislation and supporting guideline documents and protocols as well as a Contaminated Sites Services Application Form can be obtained from the ministry's Land Remediation web page located at: <http://www.env.gov.bc.ca/cpd/remediation/>;
- Please be advised that under the authority of the *Environmental Management Act*, all applications eligible under Protocol 6 shall be submitted as roster submissions by an

approved professional. For further clarification of application eligibility please see http://www.env.gov.bc.ca/epd/remediation/policy_procedure_protocol/index.htm; and

- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the *Environmental Management Act* and regulations (e.g. Contaminated Sites Regulation, Hazardous Waste Regulation, etc.). The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination.

The site owner agrees to indemnify and save harmless the Crown and her employees against all loss, damages, costs, actions, suits and claims arising from any contamination remaining on-site. Decisions of a director may be appealed under part 8 of the *Environmental Management Act*.

Please contact the undersigned at 604-582-5266 if you have any questions about this letter.

Sincerely,



Tyler O'Grady
for Director, *Environmental Management Act*

tbo/



to D.F. Brown, Regional Waste Manager, Nanaino fax 751-3103

organization Ministry of Water, Land & Air Protection

fax cover sheet

copy

from Larry Cross, Environmental Supervisor fax 250 724-7518

email larry.cross@norskecanada.com phone 250 724-7889

date October 3, 2002 pages 6 (Including cover sheet)

Re: NorskeCanada, Port Alberni – Notice of Independent Remediation - Pipeline replacement project

We are submitting a Notice of Independent Remediation relating to contaminated soil under the mill water pipeline between Sproat Lake and the NorskeCanada, Port Alberni paper mill. As described on the Notice, the soil is contaminated from the historical application of creosote to this wood stave above ground pipeline. The investigation conducted on our behalf by AMEC indicates the contamination is limited to the top 10-20 cm of soil directly under the pipeline width (approximately 1.5 metres). The contaminated material has the appearance of a weathered asphalt pavement and the contaminants are not leachable. Excavation of a small amount of the material is required as part of the construction logistics for the new replacement pipeline (an underground plastic pipeline adjacent to the existing line). It is proposed that this initial volume of material will be temporarily stored in cells adjacent to the pipeline until a soil relocation agreement is completed. This construction work will commence on October 8, 2002. The tie-ins will be conducted during the total mill outage October 8-9.

A detailed remediation plan is being developed for the remaining soil along the pipeline route (approximately 1600 m³ more) for remediation in 2003. A Soil Relocation Agreement will be submitted to allow temporary storage at the Norske Skog papermill landfill (Block 105) until the remediation plan is developed. Use of the soil as intermediate cover at the landfill will also be pursued with MoWLAP.

Please contact myself or Allan Morrison, AMEC (250 758-1887) if any additional information is required.

Larry Cross
Environment & Lab Supervisor
NorskeCanada, Port Alberni Division

This is Exhibit " FF " referred to in the
Affidavit of VINCE HANEMAYER

Sworn before me at Surrey
in the Province of British Columbia this
22nd day of June, 2002

A Commissioner for taking Affidavits
within the Province of British Columbia



Ministry of Water, Land and Air Protection
Environmental Protection Program

Notification of Independent Remediation

Date: October 3, 2002

MELP SITE Number (if known): _____

Part 1: Required information [See Contaminated Sites Regulation, Section 57]

1. Date start of remediation		October 8, 2002
2. Legal Land description:		
PID	See Attached	PIN _____
Legal Description	See Attached (various properties along the mill water pipeline)	
Latitude and Longitude	49 ° 14' 55" , 124 ° 53' 30" (pipeline at Sproat Lake Pump house)	
Civic Address	N/A	
3. Property owner:		
Name	Norske Skog Canada Limited	
Address	4000 Stamp Avenue Port Alberni, BC, V9Y 5J7	
Phone	(250) 724-7889	Fax (250) 724-7518
4. Agent contact:		
Name	Allan Morrison, P.Eng.	
Firm Name	AMEC Earth & Environmental Limited	
Address	4385 Boban Drive Nanaimo, BC, V9T 5V9	
Phone	(250) 758-1887	Fax (250) 758-1899

Application for a Contaminated Soil Relocation Agreement

Schedule to Item 2 – Source Site Identification List of PID Numbers & Associated Legal Descriptions

District Lot	PID	Legal Description
DL 61 & 141	000-548-906	That Part of Lot 2, District Lots 61 and 141, Alberni District, Plan 15961 Lying to the East of Plan 487 R/W
DL 61	008-569-886	That Part of District Lot 61, Alberni District, shown outlined in red on Plan 889 R/W
DL 61	008-569-258	That Part of District Lot 61, Alberni District, shown outlined in red on Plan 462 R/W
DL 85	000-820-474	Those parts of Parcel C (DD64557-I) of District Lot 85, Alberni District, shown outlined in red on Plan 486 R/W Except that part in Plan VIP56579
DL 85	000-818-429	That part of Parcel C (DD64557-I) of District Lot 85, Alberni District shown outlined in red on Plan 889 R/W Except that part in Plan VIP56579
DL 86	008-593-906	That part of Parcel C (DD20890-N) of District Lot 86, Alberni District, shown outlined in red on Plan 464 R/W
DL 86	008-608-300	That part of Parcel C (DD20890-N) of District Lot 86, Alberni District, included in Plan 889 R/W
DL 127	008-569-720	That part of Lot 127, Alberni District, shown in red on Plan 890 R/W
DL 127	008-569-142	That part of Lot 127, Alberni District, shown outlined in red on Plan 472 R/W
DL 81	008-569-827	That part of District Lot 81, Alberni District, shown outlined in red on Plan 479 R/W
DL 81	008-569-771	That part of District Lot 81, Alberni District, shown outlined in red on Plan 890 R/W, Except part in Parcel A (DD3333-N) and Except part in Plan 2192
DL 81	008-569-851	That part of Parcel A (DD3333-N) of District Lot 81, Alberni District, shown outlined in red on Plan 478 R/W
DL 81	008-569-789	That part of Parcel A, (DD3333-N) of District Lot 81, Alberni District, shown in red on Plan 890 R/W
DL 81	008-569-240	That part of District Lot 81, Alberni District, outlined in red on Plan 492 R/W
DL 81	000-174-246	Lot A, District Lot 81, Alberni District, Plan 32673
DL 105	008-569-185	That part of Lot 105, Alberni District, shown outlined in red on Plan 471 R/W, Except part in Plan 33608
DL 105	008-569-924	That part of District Lot 105, Alberni District, outlined in red on Plan 890 R/W, Except part in Plan 33608
Block 248	008-570-370	Statutory Right of Way over Block 248, Alberni District, Document Number EM052255

5. Soil investigations:

The following contaminants were found are expected:

List contaminants (and maximum concentrations if known) Attach additional information if necessary.

LEPH: 42,682 ppm, HEPH: 49310 ppm, PAH TEF: 2741 ppm, SWOG: 1.87%,
tetrachlorophenols: 19 ppm, pentachlorophenol: 9.5 ppm, SWEP performed on high
concentration soil and found to be non-leachable for metals and chlorophenols.

Contamination is greater than (CSR Schedules 4 & 5):

>AL >PL >RL >CL >IL >Special Waste

Contamination is surficial down to approximately 20 cm depth at maximum. The
contamination is a result of historical application of creosote to the old pipeline.

Volume of contaminated soil: 200 m³ (initial excavation necessitated by construction
logistics for the new paper mill water supply line)

Soil remediation strategy:

Temporary storage at the Norske Skog papermill landfill (Block 105) at Port Alberni (subject
to Soil Relocation Agreement). One of the disposal options to be investigated is use of the soil
as an intermediate cover material at the landfill (due to the non-mobile/leachable nature of the
contamination).

A detailed remediation plan is being developed for the remaining soil along the pipeline
route (approximately 1600 m³ more) for remediation in 2003. The storage of the initial
amount is necessitated by construction logistics for the new paper mill water supply line.
Temporary storage in cells adjacent to the pipeline will be required if the soil relocation
agreement is not in place prior to the construction commencing on October 8, 2002.

6. Groundwater investigation:

Has a groundwater investigation been undertaken? Yes No To be investigated

Result: No GW encountered Contaminated Not contaminated

List contaminants (and maximum concentrations): Attach additional information if necessary.

Contamination is greater than (CSR Schedule 6):

>AW >IW >LW >DW >Special Waste

Groundwater remediation strategy

Part 2: Additional information

7. What is the current land use?

Agricultural Park Residential Commercial Industrial

Description of operation Paper mill water supply pipeline right-of-way.

8. Is a change in zoning or land use expected?

Change in zoning Change in land use No change in zoning or land use

From _____ To _____

9. Is a change of ownership expected following remediation? Yes No

10. Description of work to be completed: (construction/demolition/upgrade etc.)

Tie in of new pipeline will commence on October 8, 2002. The tie in requires that approximately 200 m3 of creosote contaminated soil will be excavated for the construction.

Temporary storage in cells adjacent to the pipeline will be required if the soil relocation agreement is not in place prior to the construction commencing. The plan is for the soil to be transported as special waste for temporary storage in a lined cell at the Norske pulp mill landfill once a soil relocation agreement is in place.

11. Are there offsite impacts? Yes No To be investigated

If to be investigated, the probability off-site impacts are Low High

Extent of offsite impacts: None evident based on extensive sampling. _____

Names/addresses of affected property owners: N/A _____

Have affected property owners been notified? Yes No

12. Comments:



K
KOMEX

Suite 4, 1200 Princess Royal Ave.,
Nanaimo, BC V9S 3Z7
Telephone: (250) 753-1405
Facsimile: (250) 753-1407
E-mail: info@victoria.komex.com
Web: www.komex.com

TO: Kerry Skelly
COMPANY: WorleyParsons Komex
FAX #: 1-604-930-7119

FROM: F. Coppard
DATE: Feb 22, 06
PROJ. #: V14040100/BCE Site ID 8046
NO. OF PAGES: 3

Original In mail: Yes No

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Please accept our letter of Completion of
Remediation for BC Site 8046

Thank you
F. Coppard

This is Exhibit "GG" referred to in the
Affidavit of ...VINCE HANEMAYER

Sworn before me at ...SURREY...
in the Province of British Columbia this

...22... day of ...June..., 2012

.....
A Commissioner for taking Affidavits
within the Province of British Columbia



WorleyParsons Komex

resources & energy

4 1200 Princess Royal Ave
Nanaimo, BC V9S 3Z7
Telephone: (250) 753-1405
Facsimile: (250) 753-1407

B.C. Ministry of Environment
Environmental Protection Division
Contaminated Sites
Land Remediation Program
P.O. Box 9342
Station Provincial Government
Victoria, BC V8W 9M1

Date: February 16, 2006
File: V19040100
BCE SITE ID# : 8046

Attention : Ms. Kerry Skelly

Notification of Completion of Remediation
Former Paper Mill Water Supply Right – of – Way
Port Alberni, BC

Dear Ms,

This letter is notification that the Independent remediation program on the above-referenced site has been completed. Komex submitted a written Notice of Independent Remediation to the Ministry of Environment, Lands and Parks dated October 3, 2002. The BCE File number is 26250-20, Site 8046.

The remediation of the former paper mill water supply pipeline, extending from Sproat Lake to Mission Road in Port Alberni, BC, included the removal of the pipeline and creosote-impacted soils. The remediation took place from July 2004 to September 2005. Details of the remediation are outlined in the following sections.

2004 Soil Removal Tseshaht First Nation Pipeline Sections

The 2004 soil removal on the Tseshaht First Nation Pipeline Section was completed in July 2004 by AMEC (AMEC project NX0175304) and comprised conducting confirmatory soil sampling following the removal of an 800 metre section of the former Catalyst Pulp Mill water supply pipeline. The areas of interest comprised two (2) segments of the former alignment that were situated within the boundaries of the Tseshaht First Nation Reserve. Soil samples were analyzed for light and heavy extractable petroleum hydrocarbons (LEPH/HEPH), polycyclic aromatic hydrocarbons (PAHs), chlorophenols, metals and hazardous waste oil and grease. The final limits of the remedial excavation were approximately 800 m in length, 1 m in width and 0.10 to 0.30 m below grade. The concentration of each analyzed parameter for all confirmatory soil samples was below the CCME (Federal) and CSR RL soil standards.

In total 699.95 metric tonnes of contaminated soil was transported to Envirogreen Technologies near Princeton B.C. for treatment. Following remediation, the access roads and culverts were removed, streambeds lined with rock and the area was prepared for re-vegetation.

Groundwater impacts were previously investigated and not identified for the pipeline route due to the localized and immobile nature of the creosote contamination. No groundwater remediation was necessary.

2005 Confirmatory Soil Sampling

The 2005 soil removal comprised of several segments of the former alignment that is situated within the boundaries of a private right-of-way between Sproat Lake and Mission Road in Port Alberni, BC. Soil samples were analyzed for light and heavy extractable petroleum hydrocarbons (LEPH/HEPH), polycyclic aromatic hydrocarbons (PAHs), and chlorophenols. The final limits of remedial excavation were approximately 4.2 km in length, 1 m in width and 0.10 to 0.30 m below grade. The concentration of each analyzed parameter for all confirmatory soil samples was below the applicable *CSR* soil standards, *CSR AL* soil standards were used in the Groenevelds farm area and *CSR CL* soil standards were used in remaining areas.

In total approximately 3500 metric tonnes of contaminated soil was transported to Envirogreen Technologies near Princeton B.C. for treatment. Following remediation, the access roads and culverts were removed, streambeds lined with rock and the area was prepared for re-vegetation.

Groundwater impacts were previously investigated and not identified for the pipeline route due to the localized and immobile nature of the creosote contamination. No groundwater remediation was necessary.

The former water supply pipeline that extended from Sproat Lake to the Somass River estuary, west of Port Alberni is considered to be remediated to *CSR RL* and *CCME* soil standards in the 2004 remediation program and to *CSR AL* soil standards and *CSR CL* soil standards in the 2005 remediation program. No further remediation of soil and groundwater at the Property is considered warranted.

If you have any question or require any additional information, please contact the undersigned.

Sincerely,
WorleyParsons Komex



Allan Morrison, P. Eng.
Project Reviewer

This is Exhibit " AH " referred to in the Affidavit of ...VINCE HANEMAYER

Sworn before me at ...Surrey... in the Province of British Columbia this

22 day of June, 2012

Site_Reg_Detail_SiteID237_Lat49_Long124.txt

A Commissioner for taking Affidavits within the Province of British Columbia

As of: MAR 25, 2012 BC Online: Site Registry 12-03-27
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 08:43:37
Detail Report Page 1

SITE LOCATION

Site ID: 237 Latitude: 49d 52m 20.6s
Victoria File: 26250-20/0194 Longitude: 124d 33m 18.0s
Regional File: 26250-20/0333
Region: SURREY, LOWER MAINLAND

Site Address: 6270 YEW STREET
City: POWELL RIVER Prov/State: BC
Postal Code: V8A 4Z7

Registered: OCT 27, 1997 Updated: JAN 09, 2009 Detail Removed: NOV 21, 2007

Notations: 15 Participants: 31 Associated Sites: 0
Documents: 13 Susp. Land Use: 2 Parcel Descriptions: 17

Location Description: RIVERSIDE HILL AREA. LOCATION DERIVED BY DGPS WITH DCI/FM RTCM - MAR.10,1997

Record Status: ACTIVE - UNDER REMEDIATION
Fee category: UNRANKED

NOTATIONS

Notation Type: NOTICE OF INDEPENDENT REMEDIATION INITIATION SUBMITTED
Notation Class: ENVIRONMENTAL MANAGEMENT ACT: GENERAL
Initiated: NOV 02, 2007 Approved: NOV 02, 2007

Ministry Contact: ROSSER, CRAIG L

Notation Participants Notation Roles
GOLDER ASSOCIATES LTD (BURNABY) SUBMITTED BY

Note: STARTED: 2007-10-10 COVERS PID: 026-741-580

Notation Type: NOTICE OF INDEPENDENT REMEDIATION INITIATION SUBMITTED (WMA 28(2))
Notation Class: WASTE MANAGEMENT ACT: CONTAMINATED SITES NOTATIONS
Initiated: NOV 09, 2000 Approved:

Ministry Contact: DUNDAS, KERRI (SURREY) L

Notation Participants Notation Roles
GOLDER ASSOCIATES LTD (BURNABY) SUBMITTED BY

Note: 2000-11-09: COMMENCEMENT AT RAIL SPUR AREA #3 2000-12-29: COMMENCEMENT NEAR KRAFT MILL & NO. 2 STEAM PLANT 2001-03-01: COMPLETION AT RAIL SPUR AREA #3 2001-04-30: COMPLETION NEAR KRAFT MILL & NO. 2 STEAM PLANT 2002-11-13: COMPLETION OF THE REMOVAL OF 3 UNDERGROUND STORAGE TANKS NEAR THE SHEET METAL SHOP 2003-01-03: COMMENCEMENT OF SOIL EXCAVATION AND REMEDIATION (OIL & GREASE, ZINC). LOOKING INTO METHODS OF DISPOSAL

As of: MAR 25, 2012 BC Online: Site Registry 12-03-27
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 08:43:37
NOTATIONS Page 2

Notation Type: LISTED ON ENVIRONMENTAL CHARGES AND PENALTIES REPORT
Notation Class: ADMINISTRATIVE
Initiated: SEP 13, 1996 Approved: SEP 13, 1996

Ministry Contact: RIEDLER, HAROLD

Notation Participants Notation Roles
MACMILLAN BLOEDEL LIMITED (POWELL RIVER) RECEIVED BY

Note: 8 CHARGES LAID ON 95-08-02, & 95-10-12 UNDER THE WASTE MANAGEMENT & FEDERAL FISHERIES ACTS. (DIFFERENT AREA ON SAME SITE - IN KRAFT MILL AREA)

Notation Type: RISK ASSESSMENT ACCEPTED
Notation Class: ADMINISTRATIVE
Initiated: MAY 16, 1996 Approved: MAY 16, 1996

Ministry Contact: MACFARLANE, MIKE W

Notation Participants Notation Roles
JOHANSSON, LLOYD W RECEIVED BY
MACFARLANE, MIKE W ISSUED BY

Note: ANY CHANGE TO THE PROPOSED USE OF THE SITE WOULD BE EXPECTED TO ALTER THE POTENTIALLY OPERATIVE EXPOSURE PRESENT ON THE SITE. RISK ASSESSMENT IS CONCENPTUAL ONLY. NO EXPOSURES WERE CALCULATED DUE TO THE PRESENT ABSENCE OF COMPLETE EXPOSURE PATHWAYS.

Notation Type: RISK ASSESSMENT UNDER REVIEW
Notation Class: ADMINISTRATIVE
Initiated: NOV 14, 1995 Approved: NOV 14, 1995

Ministry Contact: MACFARLANE, MIKE W

Note: THREE REPORTS ARE UNDER MINISTRY REVIEW IN VICTORIA: JUNE 30 (TASK 3 SUPPLEMENTARY INVESTIGATION), JULY 13 (GW MONITORING PLAN) & JULY 18 (RISK ASSESSMENT PROBLEM FORMULATION).

Required Actions: LLOYD JOHANSEN (LWJ) REVIEWING ALL THREE REPORTS, MIKE MACFARLANE TO REVIEW RISK ASSESSMENT PROBLEM FORMULATION WHEN LWJ COMMENTS RECEIVED.

Notation Type: REMEDIATION PLAN REPORT ACCEPTED
Notation Class: ADMINISTRATIVE
Initiated: APR 08, 1994 Approved: APR 08, 1994

Ministry Contact: ROBB, RAYMOND

Notation Participants Notation Roles
MACMILLAN BLOEDEL LIMITED (POWELL RIVER) RECEIVED BY

As of: MAR 25, 2012 BC Online: Site Registry 12-03-27
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 08:43:37
NOTATIONS Page 3

Notation Class: ADMINISTRATIVE
Initiated: JAN 10, 1994 Approved: JAN 10, 1994

Ministry Contact: HUBBARD, LANNY T

Notation Participants Notation Roles
MACMILLAN BLOEDEL LIMITED (POWELL RIVER) RECEIVED BY

Note: SW 12361

Notation Type: REMEDIATION PLAN REPORT SUBMITTED
Notation Class: ADMINISTRATIVE
Initiated: NOV 09, 1993 Approved: NOV 09, 1993

Ministry Contact: ROBB, RAYMOND

Notation Participants Notation Roles
MACMILLAN BLOEDEL LIMITED (POWELL RIVER) REQUESTED BY

Notation Type: REMEDIATION PLAN REPORT SUBMITTED
Notation Class: ADMINISTRATIVE
Initiated: APR 13, 1993 Approved: APR 13, 1993

Ministry Contact: LEGEBOKOW, CORY

Notation Participants Notation Roles
GOLDER ASSOCIATES LTD (VANCOUVER) SUBMITTED BY
MACMILLAN BLOEDEL LIMITED (POWELL RIVER) REQUESTED BY

Notation Type: REMEDIATION PLAN REPORT SUBMITTED
Notation Class: ADMINISTRATIVE
Initiated: APR 22, 1991 Approved: APR 22, 1991

Ministry Contact: RIEDLER, HAROLD

Notation Participants Notation Roles
GOLDER ASSOCIATES LTD (VANCOUVER) SUBMITTED BY
MACMILLAN BLOEDEL LIMITED (POWELL RIVER) REQUESTED BY

Notation Type: REMEDIATION PLAN REPORT SUBMITTED
Notation Class: ADMINISTRATIVE
Initiated: NOV 30, 1990 Approved: NOV 30, 1990

Ministry Contact: MCLENEHAN, ROBERT E (MELP)

Notation Participants Notation Roles
GOLDER ASSOCIATES LTD (VANCOUVER) SUBMITTED BY

Note: CONCEPTUAL

As of: MAR 25, 2012 BC Online: Site Registry 12-03-27
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 08:43:37
NOTATIONS Page 4

Notation Type: SITE INVESTIGATION REPORT SUBMITTED
Notation Class: ADMINISTRATIVE
Initiated: NOV 30, 1990 Approved: NOV 30, 1990

Ministry Contact: MCLENEHAN, ROBERT E (MELP)

Notation Participants	Notation Roles
GOLDER ASSOCIATES LTD (VANCOUVER)	SUBMITTED BY
MACMILLAN BLOEDEL LIMITED (POWELL RIVER)	REQUESTED BY

Notation Type: POLLUTION ABATEMENT ORDER ISSUED
Notation Class: LEGAL REQUIREMENT
Initiated: JUL 20, 1990 Approved: JUL 20, 1990

Ministry Contact: MCLENEHAN, ROBERT E (MELP)

Notation Type: REMEDIATION PLAN REPORT SUBMITTED
Notation Class: ADMINISTRATIVE
Initiated: JUN 29, 1990 Approved: JUN 29, 1990

Ministry Contact: OUELLET, LOUISE (MINISTRY)

Notation Participants	Notation Roles
GOLDER ASSOCIATES LTD (VANCOUVER)	SUBMITTED BY
MACMILLAN BLOEDEL LIMITED (POWELL RIVER)	REQUESTED BY

Note: CONCEPTUAL

Notation Type: SITE INVESTIGATION REPORT SUBMITTED
Notation Class: ADMINISTRATIVE
Initiated: JUN 29, 1990 Approved: JUN 29, 1990

Ministry Contact: OUELLET, LOUISE (MINISTRY)

Notation Participants	Notation Roles
GOLDER ASSOCIATES LTD (VANCOUVER)	SUBMITTED BY
MACMILLAN BLOEDEL LIMITED (POWELL RIVER)	REQUESTED BY

=====
SITE PARTICIPANTS

Participant: ANALYTICAL SERVICE LABORATORIES LTD (VANCOUVER)
Role(s): ANALYTICAL LAB
Start Date: SEP 11, 1991 End Date:

Site_Reg_Detail_SiteID237_Lat49_Long124.txt
Participant: BC RESEARCH INCORPORATED (VANCOUVER)
Role(s): ANALYTICAL LAB
Start Date: APR 05, 1991 End Date:

Participant: CANTEST LIMITED (VANCOUVER)
Role(s): ANALYTICAL LAB
Start Date: MAY 15, 1990 End Date:

As of: MAR 25, 2012 BC Online: Site Registry 12-03-27
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 08:43:37
Folio: 2012-0044189 Page 5
SITE PARTICIPANTS

Participant: DABROWSKI, BARBARA
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: MAY 08, 1990 End Date: DEC 31, 1991

Participant: DUNDAS, KERRI (SURREY) L
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: NOV 09, 2000 End Date:

Participant: ENVIRONMENT CANADA, CONSERVATION PROTECTION (NORTH VANCOUVER)
Role(s): ENVIRONMENT CANADA CONTACT
Start Date: JUN 17, 1991 End Date:

Participant: FOX, GLYN R
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: MAR 28, 1994 End Date:

Participant: GOLDER ASSOCIATES LTD (BURNABY)
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR
Start Date: JUN 30, 1995 End Date:

Participant: GOLDER ASSOCIATES LTD (VANCOUVER)
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR
Start Date: MAR 22, 1990 End Date:

Participant: H.A. SIMONS LTD. (VANCOUVER)
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR
Start Date: AUG 23, 1991 End Date:

Participant: HUBBARD, LANNY T
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: JAN 10, 1994 End Date: JAN 06, 1997

Participant: JOHANSSON, LLOYD W
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: MAY 01, 1991 End Date: MAY 15, 2001

Participant: JUNGEN, JOHN R
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: JUN 19, 1991 End Date: APR 12, 2001

Site_Reg_Detail_SiteID237_Lat49_Long124.txt
Participant: KLOHN LEONOFF CONSULTANTS LTD (RICHMOND)
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR
Start Date: DEC 01, 1977 End Date:
Notes: HISTORICAL START DATE

Participant: LAMB, GORDON
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: JUL 17, 1991 End Date: DEC 31, 1993

Participant: LEGEBOKOW, CORY

As of: MAR 25, 2012 BC Online: Site Registry 12-03-27
For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 08:43:37
Folio: 2012-0044189 Page 6
SITE PARTICIPANTS

Role(s): ALTERNATE MINISTRY CONTACT
Start Date: FEB 12, 1993 End Date:

Participant: MACFARLANE, MIKE W
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: JUN 30, 1995 End Date:

Participant: MACMILLAN BLOEDEL LIMITED (HEAD OFFICE FOR BC)
Role(s): OPERATOR
PROPERTY OWNER
Start Date: JAN 30, 1967 End Date:
Notes: HISTORICAL START DATE

Participant: MACMILLAN BLOEDEL LIMITED (POWELL RIVER)
Role(s): OPERATOR
PROPERTY OWNER
Start Date: JUN 29, 1990 End Date:

Participant: MCLENEHAN, ROBERT E (MELP)
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: JUL 20, 1990 End Date: DEC 24, 1999

Participant: MORWIJK ENTERPRISES LTD. (VANCOUVER)
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR
Start Date: JUN 17, 1991 End Date:

Participant: OUELLET, LOUISE (MINISTRY)
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: APR 27, 1990 End Date: SEP 30, 1993

Participant: PRSC LAND DEVELOPMENTS LTD.
Role(s): PROPERTY OWNER
Start Date: NOV 02, 2007 End Date:

Participant: RIEDLER, HAROLD
Role(s): MAIN MINISTRY CONTACT
Start Date: APR 22, 1991 End Date:

Site_Reg_Detail_SiteID237_Lat49_Long124.txt

Participant: ROBB, RAYMOND
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: DEC 13, 1991 End Date:

Participant: ROSSER, CRAIG L
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: NOV 02, 2007 End Date:

Participant: TONTO DRILLING LTD (BURNABY)
Role(s): ENVIRONMENTAL CONSULTANT/CONTRACTOR
Start Date: JUN 01, 1990 End Date:

Participant: WALTON, DOUG G

As of: MAR 25, 2012 BC Online: Site Registry 12-03-27
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 08:43:37
SITE PARTICIPANTS Page 7

Role(s): ALTERNATE MINISTRY CONTACT
Start Date: MAR 28, 1994 End Date:

Participant: WIENS, JOHN H (MELP)
Role(s): ALTERNATE MINISTRY CONTACT
Start Date: MAY 08, 1990 End Date: JUL 05, 1994

Participant: WILDWOOD LANDFILL
Role(s): FILL RECIPIENT
LANDFILL OPERATOR/OWNER
Start Date: APR 02, 1993 End Date:

Participant: ZENON ENVIRONMENTAL INC (BURNABY)
Role(s): ANALYTICAL LAB
Start Date: APR 05, 1991 End Date:

DOCUMENTS

Title: TECHNICAL MEMORANDUM ON RISK ASSESSMENT PROBLEM FORMULATION OF
PETROLEUM HYDROCARBONS AT MACMILLAN BLOEDEL POWELL RIVER DIVISION,
POWELL RIVER, BC

Authored: JUL 18, 1995 Submitted: JUL 19, 1995

Participants
GOLDER ASSOCIATES LTD (BURNABY) Role
MACMILLAN BLOEDEL LIMITED (POWELL RIVER) AUTHOR
MACFARLANE, MIKE W COMMISSIONER
REVIEWER

Title: GROUNDWATER MONITORING PLAN MACMILLAN BLOEDEL POWELL RIVER MILLSITE
POWELL RIVE, BC

Authored: JUL 13, 1995 Submitted: JUL 13, 1995

Participants
GOLDER ASSOCIATES LTD (BURNABY) Role
MACMILLAN BLOEDEL LIMITED (POWELL RIVER) AUTHOR
MACFARLANE, MIKE W COMMISSIONER
REVIEWER

Site_Reg_Detail_SiteID237_Lat49_Long124.txt

Title: RESULTS OF SUPPLEMENTAL FIELD INVESTIGATIONS (TASK 3) HISTORICAL
 RELEASE OF BUNKER C OIL RIVERSIDE TANK FARM, MB POWELL RIVER DIVISION
 Authored: JUN 30, 1995 Submitted: JUN 30, 1995

Participants	Role
GOLDER ASSOCIATES LTD (BURNABY)	AUTHOR
MACMILLAN BLOEDEL LIMITED (POWELL RIVER)	COMMISSIONER
MACFARLANE, MIKE W	REVIEWER

Title: SUPPLEMENTARY WATER QUALITY SAMPLING, FIELD RECONNAISSANCE AND
 DEVELOPMENT OF FRAMEWORK FOR ENVIRONMENTAL RISK ASSESSMENT-BUNKERC
 OIL SPILL
 Authored: AUG 01, 1993 Submitted: AUG 16, 1993

Participants	Role
GOLDER ASSOCIATES LTD (VANCOUVER)	AUTHOR
MACMILLAN BLOEDEL LIMITED (POWELL RIVER)	COMMISSIONER
ENVIRONMENT CANADA, CONSERVATION PROTECTION	RECIPIENT

As of: MAR 25, 2012 BC Online: Site Registry 12-03-27
 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 08:43:37
 Folio: 2012-0044189 Page 8
 DOCUMENTS

(NORTH VANCOUVER)
 ROBB, RAYMOND REVIEWER

Title: UNDERGROUND STORAGE TANK (UST) NUMBER #3, RESULTS OF PREVIOUS
 INVESTIGATIONS AND SITE REMEDIATION MB POWELL RIVER PULP MILL
 Authored: APR 02, 1993 Submitted: APR 13, 1993

Participants	Role
GOLDER ASSOCIATES LTD (VANCOUVER)	AUTHOR
MACMILLAN BLOEDEL LIMITED (POWELL RIVER)	COMMISSIONER
LEGEBOKOW, CORY	REVIEWER

Title: WORK PLAN FOR SUPPLEMENTARY INVESTIGATIONS AND STUDIES FOR REMEDIAL
 PLANNING RIVERSIDE TANK FARM BUNKER C OIL SPILL
 Authored: NOV 01, 1991 Submitted: DEC 02, 1991

Participants	Role
GOLDER ASSOCIATES LTD (VANCOUVER)	AUTHOR
MACMILLAN BLOEDEL LIMITED (POWELL RIVER)	COMMISSIONER
ENVIRONMENT CANADA, CONSERVATION PROTECTION	RECIPIENT
(NORTH VANCOUVER)	
WIENS, JOHN H (MELP)	REVIEWER

Title: COMMENTS ON RESULTS OF INVESTIGATION: BUNKER C OIL CONTAMINATION
 ASSESSMENT RIVERSIDE TANK FARM AREA, (MACMILLAN BLOEDEL LIMITED)
 POWELL RIVER MILL
 Authored: JUN 17, 1991 Submitted: JUN 19, 1991

Participants	Role
MORWIJK ENTERPRISES LTD. (VANCOUVER)	AUTHOR
ENVIRONMENT CANADA, CONSERVATION PROTECTION	COMMISSIONER
(NORTH VANCOUVER)	
RIEDLER, HAROLD	REVIEWER

Title: MACMILLAN BLOEDEL LIMITED POWELL RIVER DIVISION RE: REVIEW OF

Site_Reg_Detail_SiteID237_Lat49_Long124.txt
REMEDIAL ACTION ALTERNATIVES AND PROPOSED REMEDIAL PLAN FOR RIVERSIDE
TANK FARM SITE

Authored: APR 18, 1991 Submitted: APR 22, 1991
Participants Role
GOLDER ASSOCIATES LTD (VANCOUVER) AUTHOR
MACMILLAN BLOEDEL LIMITED (POWELL RIVER) COMMISSIONER
RIEDLER, HAROLD REVIEWER

Title: REPORT ON RESULTS OF INVESTIGATIONS BUNKER C OIL CONTAMINATION
ASSESSMENT RIVERSIDE TANK FARM AREA POWELL RIVER MILL SITE POWELL
RIVER, B.C.

Authored: APR 17, 1991 Submitted: APR 22, 1991
Participants Role
GOLDER ASSOCIATES LTD (VANCOUVER) AUTHOR
MACMILLAN BLOEDEL LIMITED (POWELL RIVER) COMMISSIONER
RIEDLER, HAROLD REVIEWER

Title: RESULTS OF INVESTIGATIONS AND CONCEPTUAL REMEDIAL PLAN: OLD BUNKER C
TANK FARM AREA, POWELL RIVER MILL SITE

As of: MAR 25, 2012 BC Online: Site Registry 12-03-27
Folio: 2012-0044189 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 08:43:37
DOCUMENTS Page 9

Authored: NOV 30, 1990 Submitted: NOV 30, 1990
Participants Role
GOLDER ASSOCIATES LTD (VANCOUVER) AUTHOR
MACMILLAN BLOEDEL LIMITED (POWELL RIVER) COMMISSIONER
MCLENEHAN, ROBERT E (MELP) REVIEWER

Title: REPORT ON REMEDIAL ACTION PLAN AT FOUR UNDERGROUND FUEL STORAGE TANKS
MACMILLAN BLOEDEL POWELL RIVER DIVISION MILL

Authored: JUN 01, 1990 Submitted: JUN 29, 1990
Participants Role
GOLDER ASSOCIATES LTD (VANCOUVER) AUTHOR

Title: REPORT ON RESULTS OF FIELD INVESTIGATION AT FOUR UNDERGROUND FUEL
STORAGE TANKS

Authored: JUN 01, 1990 Submitted: JUN 29, 1990
Participants Role
GOLDER ASSOCIATES LTD (VANCOUVER) AUTHOR
MACMILLAN BLOEDEL LIMITED (POWELL RIVER) COMMISSIONER

Title: REPORT ON REMEDIAL ACTION PLAN AT FOUR UNDERGROUND FUEL STORAGE TANKS
MACMILLAN BLOEDEL POWELL RIVER DIVISION MILL

Authored: JUN 01, 1990 Submitted: JUN 29, 1990
Participants Role
MACMILLAN BLOEDEL LIMITED (POWELL RIVER) COMMISSIONER
OUELLET, LOUISE (MINISTRY) REVIEWER

Title: REPORT ON RESULTS OF FIELD INVESTIGATION AT FOUR UNDERGROUND FUEL
STORAGE TANKS

Authored: JUN 01, 1990 Submitted: JUN 29, 1990

Participants OUELLET, LOUISE (MINISTRY) Role REVIEWER

Title: REPORT ON SITE RECONNAISSANCE AND SHALLOW SOIL VAPOUR SURVEY AT FOUR UNDERGROUND FUEL STORAGE TANKS Authored: APR 01, 1990 Submitted: JUN 29, 1990

Participants GOLDER ASSOCIATES LTD (VANCOUVER) Role AUTHOR MACMILLAN BLOEDEL LIMITED (POWELL RIVER) Role COMMISSIONER OUELLET, LOUISE (MINISTRY) Role REVIEWER

SUSPECTED LAND USE

Description: PETRO. PROD., /PRODUCE WATER STRG ABVEGRND/UNDERGRND TANK Notes:

Description: PULP MILL OPERATIONS Notes: BUNKER C OIL SPILL

PARCEL DESCRIPTIONS

Date Added: JUN 11, 1996 Crown Land PIN#:

As of: MAR 25, 2012 BC Online: Site Registry 12-03-27 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 08:43:37 Folio: 2012-0044189 Page 10

PARCEL DESCRIPTIONS

LTO PID#: 002554682 Crown Land File#: Land Desc: BLOCK 43, EXCEPT THOSE PORTIONS IN PLANS 12273 AND 14778 EXPLANATORY PLANS 5457, 7624, AND PLANS BCP7701, BCP23888 AND BCP23889; DISTRICT LOT 450 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 8096

Date Added: JUN 11, 1996 Crown Land PIN#: LTO PID#: 004781821 Crown Land File#: Land Desc: DISTRICT LOT 7212 GROUP 1 NEW WESTMINSTER DISTRICT

Date Added: JUN 11, 1996 Crown Land PIN#: LTO PID#: 004781856 Crown Land File#: Land Desc: DISTRICT LOT 7213 GROUP 1 NEW WESTMINSTER DISTRICT

Date Added: JUN 11, 1996 Crown Land PIN#: LTO PID#: 010267727 Crown Land File#: Land Desc: BLOCK 58 DISTRICT LOT 450 PLAN 8096

Date Added: JUN 11, 1996 Crown Land PIN#: LTO PID#: 010267760 Crown Land File#: Land Desc: BLOCK 57 DISTRICT LOT 450 PLAN 8096

Date Added: JUN 11, 1996 Crown Land PIN#: LTO PID#: 015863310 Crown Land File#: Land Desc: DISTRICT LOT 4070, GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT PART IN REFERENCE PLAN 2267

Site_Reg_Detail_SiteID237_Lat49_Long124.txt

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Date Added: JUN 11, 1996          Crown Land PIN#:
LTO PID#: 015875121             Crown Land File#:
Land Desc: DISTRICT LOT 3437 GROUP 1 NEW WESTMINSTER DISTRICT
-----
Date Added: JUN 11, 1996          Crown Land PIN#:
LTO PID#: 015890309             Crown Land File#:
Land Desc: LOT A2 (REFERENCE PLAN 490) DISTRICT LOT 3091 GROUP 1 NEW
WESTMINSTER DISTRICT
-----
Date Added: JUN 11, 1996          Crown Land PIN#:
LTO PID#: 015890317             Crown Land File#:
Land Desc: DISTRICT LOT 3091 GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT LOT
A2 (REFERENCE PLAN 490)
-----
Date Added: JUN 11, 1996          Crown Land PIN#:
LTO PID#: 015890325             Crown Land File#:
Land Desc: DISTRICT LOT 3090 GROUP 1 NEW WESTMINSTER DISTRICT
-----
Date Added: JUN 11, 1996          Crown Land PIN#:
LTO PID#: 015890333             Crown Land File#:
Land Desc: DISTRICT LOT 3088 GROUP 1 NEW WESTMINSTER DISTRICT
-----
Date Added: JUN 11, 1996          Crown Land PIN#:
LTO PID#: 015980294             Crown Land File#:

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As of: MAR 25, 2012 BC Online: Site Registry 12-03-27
 For: SC58617 MINISTRY OF ATT GEN, LEGAL SERVICE 08:43:37
 Folio: 2012-0044189 Page 11
 PARCEL DESCRIPTIONS

Land Desc: DISTRICT LOT 450, GROUP 1 NEW WESTMINSTER DISTRICT EXCEPT (A)
 BLOCK A1 (REFERENCE PLAN 490), BLOCK A (REFERENCE PLAN
 590), AND LOT F (REFERENCE PLAN 3214), (B) PORTIONS IN
 REFERENCE PLANS 2404, 2615 AND 2819 AND (C) PORTIONS IN
 PLANS 4533,

```

-----
Date Added: JUN 26, 2004          Crown Land PIN#:
LTO PID#: 025961357             Crown Land File#:
Land Desc: LOT E BLOCKS 43 AND 46 DISTRICT LOT 450 NEW WESTMINSTER
DISTRICT PLAN BCP7701
-----
Date Added: JUN 26, 2004          Crown Land PIN#:
LTO PID#: 025961373             Crown Land File#:
Land Desc: LOT F BLOCKS 43 AND 46 DISTRICT LOT 450 NEW WESTMINSTER
DISTRICT PLAN BCP7701
-----
Date Added: JUN 03, 2006          Crown Land PIN#:
LTO PID#: 026686546             Crown Land File#:
Land Desc: LOT 1 DISTRICT LOT 450 GROUP 1 NEW WESTMINSTER DISTRICT PLAN
BCP23888
-----
Date Added: JUN 03, 2006          Crown Land PIN#:
LTO PID#: 026686571             Crown Land File#:

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Site_Reg_Detail_SiteID237_Lat49_Long124.txt

Land Desc: LOT 3 DISTRICT LOT 450 GROUP 1 NEW WESTMINSTER DISTRICT PLAN
BCP23889

Date Added: JUL 22, 2006

Crown Land PIN#:

LTO PID#: 026741580

Crown Land File#:

Land Desc: LOT 2 DISTRICT LOT 450 GROUP 1 NEW WESTMINSTER DISTRICT PLAN
BCP23888

No activities were reported for this site

End of Detail Report

Golder Associates Ltd.

500 - 4260 Still Creek Drive
Burnaby, British Columbia, Canada V5C 6C6
Telephone (604) 298-6623
Fax (604) 298-5253



SLL

November 7, 2000

E/00/2121
002-1139 (2000)

Government of British Columbia
Ministry of Environment, Lands and Parks
10470 152 Street
Surrey, B.C.
V3R 0Y3

RECEIVED

NOV - 9 2000

LOWER MAINLAND REGION

FILE NO.

Fax: 582-5334

Attention: Mr. Douglas T. Pope, P. Eng., Manager
Ms. Susan Woodbine, Pollution Prevention Officer

**RE: NOTIFICATION OF INDEPENDENT REMEDIATION
RAIL SPUR NO. 3 AREA AT THE
PACIFICA PAPERS SITE, POWELL RIVER, B. C.**

This is Exhibit " *II* " referred to in the
Affidavit of *VINCE HANEMAYER*
Sworn before me at *Surrey*
in the Province of British Columbia this
22 day of *June*, 20*00*
A. Shantz
A Commissioner for taking Affidavits
within the Province of British Columbia

Dear Sir:

Pursuant to Part 13 of the Province of British Columbia's *Contaminated Sites Regulation* (CSR), Golder Associates Ltd. (Golder), on behalf of Pacifica Papers Inc. (Pacifica), is providing "*Notification to a Manager of Independent Remediation*" for a portion of the Pacifica Papers site (Rail Spur No. 3 area) located in Powell River, B.C.

Verbal notification was provide by Golder in a telephone conversation with British Columbia Ministry of Environment, Lands and Parks (BC Environment) staff on November 7, 2000.

RAY ROBB

The following information is provided pursuant to Section 57 (b) of the CSR:

Legal Description:

L7212 of District Lot 450, Plan 8096, New Westminster District

Parcel Identifier Number:

PF1390

Latitude and Longitude (approximate area of Rail Spur No. 3):

49° 52' 20.2"N 124° 33' 55.4"W

Civic Address:

6270 Yew Street, Powell River, British Columbia

Parcel of land to be remediated:

Rail Spur No. 3 area (area in front of chip pile storage).

Name and address of persons who hold title to the parcels of land to be remediated:

Pacifica Papers Inc.
6270 Yew Street
Powell River, British Columbia
V8A 4K1

Name, address and telephone number of the persons to contact regarding remediation activities:

Golder Associates Ltd.
500-4260 Still Creek Drive
Burnaby British Columbia
V5C 6C6

Phone: (604) 298-6623

Attention: Mr. Mark Morrison and/or Mr. Jim Laidlaw, P.Eng.

General description of the nature of the contaminated site and the remediation being conducted:

The Pacifica Papers mill has been in operation for over 80 years, and encompasses a large area located at the northern end of the Powell River, B. C. The mill site is zoned as an Industrial Site.

The plant site is founded on fills that were placed many years ago. No records are available that show the original site topography or depth of filling. The plant site is bounded on the northwest edge by Powell River. The river acts as a spillway

for Powell Lake; a dammed reservoir that provides hydroelectric power for the plant.

As part of a mill site upgrading program, an approximately 400 m long rail spur line was to be constructed at the Pacifica Papers site. This rail spur line was to be located at the western end of the mill site, near the foreshore and adjacent to the existing wood chip storage area. The present use of the area is for staging of rail cars for mill use, and storage of construction materials for various projects at the site.

A geotechnical test pit investigation was carried out in the area of the proposed new rail spur line in August 2000. At the test pit locations, the fill zone was found to consist of sand, gravel and debris with an estimated debris content of up to 30 percent (by volume). The debris zones typically contained iron scraps, ash debris, metal fragments, and wire debris amongst broken concrete debris. These observations were consistent with the belief that the area was a shoreline reclaim zone. Subsequent to the completion of the geotechnical investigation, plans were prepared for the foundation design and construction of the new rail spur line. These plans included the depth and width of excavation required to adequately construct the rail spur foundation.

Given the debris content observed in the fill zone during test pit investigation, selected soil samples were later submitted to an analytical laboratory for testing and assessment of the potential for chemical impacts. Chemical analyses from soil samples collected from selected test pits put down along the proposed Rail Spur No. 3 alignment showed that some zones within the fill horizon, particularly the debris-laden zones, may contain metals contamination in exceedence of the CSR Industrial land use (IL) standards.

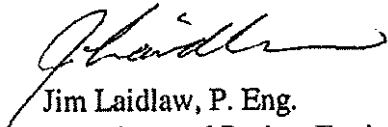
The entire fill horizon, along portions of the alignment, was to be excavated as part of the rail spur construction. Therefore, prior to construction, a Soil and Water Management Plan was prepared to identify the procedures for investigation, handling and characterization of the excavated fill soil materials, as they were generated. The fill soils were segregated and placed in on-site stockpiles for temporary storage and characterization. The stockpiles were placed far away from public walkways and the property boundaries, and were bermed and tarped to prevent silt and/or contaminated surface water runoff. These stockpiles were then sampled for chemical characterization and evaluation of disposal and/or treatment options. Subsequent investigation and testing of the stockpiled soils confirmed that these soils contained metals concentrations up to and exceeding the CSR IL soil standards.

Given their debris and chemical content, the stockpiled fill soils are not suitable for structural or general fill material on-site, and will therefore have to be removed from the site for treatment and/or disposal. The intent is to pursue an off-site disposal/treatment option, by contacting licensed and permitted landfill and soil treatment facilities in both British Columbia and Alberta. If required, a Soil Relocation Agreement (SRA) will be obtained prior to off-site disposal of this soil.

It should be noted that the project resulting in the generation of the soil was a mill site construction project. Only the fill material required to construct the Rail Spur No. 3 line was removed. No further investigation or excavation of adjacent soils at the mill site was undertaken as part of this project.

We trust that the information presented in this letter is sufficient to meet the Notification of Independent Remediation requirement, as set out in the CSR. If you have any questions or require any additional information please contact either Mark Morrison or Jim Laidlaw at (604) 298-6623.

Yours very truly,
GOLDER ASSOCIATES LTD.



Jim Laidlaw, P. Eng.
Associate and Project Engineer

JSL/jl/clc
002-1139 (2000)
N:\2000 final\100\002-1139\let-1107 notice of indep remed.doc

D8 → Ray → SW Project
fy. follow up

Golder Associates Ltd.

500 - 4260 Still Creek Drive
Burnaby, British Columbia, Canada V5C 6C6
Telephone (604) 296-4200
Fax (604) 298-5253



E/00/2368
002-1891

December 29, 2000

Government of British Columbia
Ministry of Environment, Lands and Parks
10470 152 Street
Surrey, B.C.
V3R 0Y3

RECEIVED
JAN 3 2001
LOWER MAINLAND REGION
FILE NO.

Fax: 582-5334

Attention: Mr. Douglas T. Pope, P. Eng., Manager
Ms. Susan Woodbine, Pollution Prevention Officer

**RE: NOTIFICATION OF INDEPENDENT REMEDIATION
ABOVE GROUND PRECIPITATE PIPE INSTALLATION LOCATED
NEAR THE KRAFT MILL AND THE NO. 2 STEAM PLANT,
PACIFICA PAPERS SITE, POWELL RIVER, B. C.**

Dear Sir:

Pursuant to Part 13 of the Province of British Columbia's *Contaminated Sites Regulation* (CSR), Golder Associates Ltd. (Golder), on behalf of Pacifica Papers Inc. (Pacifica), is providing "Notification to a Manager of Independent Remediation" for a portion of the Pacifica Papers site (i.e., footing excavations near the Kraft Mill and the No. 2 Steam Plant) located in Powell River, B.C.

Verbal notification was provided by Golder in a telephone message left with Mr. Doug Pope of the British Columbia Ministry of Environment, Lands and Parks (BC Environment), on December 29, 2000.

The following information is provided pursuant to Section 57 (b) of the CSR:

Legal Description:

L7212 of District Lot 450, Plan 8096, New Westminster District

Parcel Identifier Number:

PF1390

This is Exhibit " JJ " referred to in the
Affidavit of ...KINCE HANEMAYER
Sworn before me at ...Surrey...
in the Province of British Columbia this
...22... day of ...June... 20...02
A Commissioner for taking Affidavits
within the Province of British Columbia

Latitude and Longitude (approximate area of footing excavation):

49° 52' 23"N 124° 33' 50.5"W

Civic Address:

6270 Yew Street, Powell River, British Columbia

Parcel of land to be remediated:

Footings located between the Kraft Mill and the No. 2 Steam Plant. Footings to be excavated for the installation of an overhead precipitate pipe.

Name and address of persons who hold title to the parcels of land to be remediated:

Pacifica Papers Inc.
6270 Yew Street
Powell River, British Columbia
V8A 4K1

Name, address and telephone number of the persons to contact regarding remediation activities:

Golder Associates Ltd.
500-4260 Still Creek Drive
Burnaby British Columbia
V5C 6C6

Phone: (604) 298-6623

Attention: Mr. Mark Morrison and/or Mr. Jim Laidlaw, P.Eng.

General description of the nature of the contaminated site and the remediation being conducted:

The Pacifica Papers mill has been in operation for over 80 years, and encompasses a large area located at the northern end of the Powell River, B. C. The mill site is zoned as an Industrial Site.

The plant site is founded on fills that were placed many years ago. No records are available that show the original site topography or depth of filling. The plant site is bounded on the northwest edge by Powell River. The river acts as a spillway for Powell Lake; a dammed reservoir that provides hydroelectric power for the plant.

As part of a mill site upgrading program, nine (9) footings are to be excavated for the construction of an overhead precipitate pipe rack, located between the Kraft Mill and the No. 2 Steam Plant at the western end of the mill site. Previous work conducted in this area suggested the presence of "black liquor" in the shallow fill

soils. Fill soils at the site are also known to contain varying amounts of debris, including metal and concrete fragments.

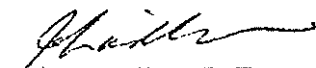
"Black liquor" is spent, Kraft pulping liquor that is collected from brown stock washing after alkaline pulping. The term "black liquor" is based on the material's appearance: a dark, black viscous liquid. Black liquor contains complex organic and inorganic components in an alkaline aqueous medium.

Given the potential black liquor and debris content in the fill zone, monitoring of the footing excavations will be conducted to assess soil quality and assist in the segregation of suspect soils. A Soil and Water Management Plan, prepared to identify the procedures for investigation, handling and characterization of excavated fill soil materials in other areas of the Pacifica Papers site, will be used to assess and characterize the soils encountered. Suspect fill soils will be segregated and placed in on-site stockpiles for temporary storage and characterization. The stockpiles will be placed far away from public walkways and the property boundaries, and will be bermed and tarped to prevent silt and/or contaminated surface water runoff. These stockpiles will be sampled for chemical characterization and evaluation of disposal and/or treatment options. Representative samples of the soils remaining in-place will also be collected for chemical analysis and/or visual examination.

It should be noted that this footing excavation program is one part of a mill site construction project, and only the fill material required to construct the footings will be removed. No further investigation or excavation of adjacent soils at the mill site will be undertaken as part of this upgrading project.

We trust that the information presented in this letter is sufficient to meet the Notification of Independent Remediation requirement, as set out in the CSR. If you have any questions or require any additional information please contact either Mark Morrison or Jim Laidlaw at (604) 298-6623.

Yours very truly,
GOLDER ASSOCIATES LTD.



Jim Laidlaw, P. Eng.

Associate and Project Engineer

JSL/jl/clc
002-1891

N:\2000 final\1800\002-1891\let-1229 notice of indep remed.doc

Golder Associates Ltd.

500 - 4260 Still Creek Drive
Burnaby, British Columbia, Canada V5C 6C6
Telephone (604) 296-4200
Fax (604) 298-5253

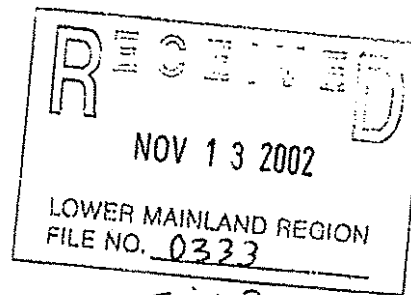


E/02/1992

022-1925/9000

November 8, 2002

Government of British Columbia
Ministry of Water, Land and Air Protection
10470 152 Street
Surrey, BC
V3R 0Y3



Six 237

Fax: 604-582-5334

Attention: Mr. Alan McCammon, P. Eng., Manager
Ms. Susan Woodbine, Pollution Prevention Officer

**RE: NOTIFICATION OF INDEPENDENT REMEDIATION
REMOVAL OF UNDERGROUND STORAGE TANKS LOCATED NEAR
THE SHEET METAL SHOP, NORSKECANADA SITE
POWELL RIVER, BC**

Mr. McCammon and Ms. Woodbine:

Pursuant to Part 13 of the Province of British Columbia's *Contaminated Sites Regulation* (CSR), Golder Associates Ltd. (Golder), on behalf of NorskeCanada Inc., is providing "Notification to a Manager of Independent Remediation" for a portion of the NorskeCanada (formerly Pacifica Papers) site. The notification is related to the excavation and removal of two of three Underground Storage Tanks (USTs) located near the Sheet Metal Shop on the NorskeCanada facility property in Powell River, BC

This is Exhibit " *KK* " referred to in the
Affidavit of *VINCE HANEMAYER*
Sworn before me at *Surrey*
in the Province of British Columbia this
22 day of *June*, 20*02*
Abraham
A Commissioner for taking Affidavits
within the Province of British Columbia



The following information is provided pursuant to Section 57 of the CSR:

Legal Description:

L7212 of District Lot 450, Plan 8096, New Westminster District

Parcel Identifier Number:

PF1390

Latitude and Longitude (approximate area of footing excavation):

49° 52' 16.33"N 124° 33' 14.84"W

Civic Address:

6270 Yew Street, Powell River, British Columbia V8A 4Z7

Parcel of land to be remediated:

Three USTs located outside the east entrance of the Sheet Metal Shop. Two of these three tanks were removed, and a small amount of "suspect" soil was segregated and placed in a stockpile for sampling.

Name and address of persons who hold title to the parcels of land to be remediated:

NorskeCanada Inc.
6270 Yew Street
Powell River, British Columbia
V8A 4K1

Phone: (604) 483-2850-
Attention: Mr. Drew Kilback

Name, address and telephone number of the persons to contact regarding remediation activities:

Golder Associates Ltd.
500-4260 Still Creek Drive
Burnaby British Columbia
V5C 6C6

Phone: (604) 296-4200
Attention: Mr. Mark Morrison and/or Mr. Jim Laidlaw, P.Eng.

General description of the nature of the contaminated site and the remediation being conducted:

The NorskeCanada mill has been in operation for over 80 years, and encompasses a large area located at the northern end of the Powell River, B. C. The mill site is zoned as an Industrial Site.

The plant site is founded on fills that were placed many years ago. No records are available that show the original site topography or depth of filling. The plant site is bounded on the northwest edge by Powell River. The river acts as a spillway for Powell Lake; a dammed reservoir that provides hydroelectric power for the current owner/operator.


The decommissioning of these three (3) tanks was required in order to prepare the ground cover in the immediate area of the Sheet Metal Shop for surface re-paving, due to anticipated heavy equipment travel in this area. The three tanks were located outside of the southeast entrance of the Sheet Metal Shop, located close to the shoreline in the central portion of the mill site.

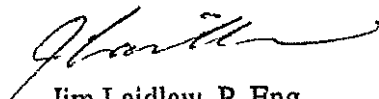
One steel waste oil storage UST was removed, along with approximately 14 cubic meters of "suspect" soil from around the tank. The excavated soil was placed in a secure storage compound, sampled for chemical analyses, and tarped pending receipt of the analytical results. A second concrete UST tank was left in-place, as it was part of a two-stage sediment trap (fed from a former aboveground wash area). The walls of this tank were knocked down approximately 0.4 meters, so that proper cover could be placed and compaction of surface granular soils could be accomplished prior to paving. There was also a small amount of crushed lime rock left in the second tank (approximately 4 cubic meters) that had a minor amount of staining. The walls of the tank also exhibited some staining. No water remained inside the concrete tank after completion of the work, and there was no indication of "suspect" soils around the perimeter of the tank. A third UST, constructed of concrete, was adjacent to a doorway leading into the Sheet Metal building. This concrete tank was removed. There were no visual or olfactory indicators of "suspect" material around the walls or in the base of this tank. This tank was apparently used as an oil/water separator from the Metal Work shop.

We trust that the information presented in this letter is sufficient to meet the Notification of Independent Remediation requirement, as set out in the CSR. If you have any questions or require any additional information please contact either Mark Morrison or Jim Laidlaw at (604) 296-4200.

Yours very truly,

GOLDER ASSOCIATES LTD.


Mark Morrison, B.Sc.
Environmental Scientist


Jim Laidlaw, P. Eng.
Associate

MAM/JSL/jnp
022-1925/9000

N:\FINAL\19002002\022-1925\LET 1108 MWLAP_NOTIFCTN USTS NORSKECANADA.DOC

Section IV Environmental Consultant / Contractor / Agent Contact (if applicable)

Name Golder Associates Ltd. (Attention: Mark Morrison or Jim Laidlaw)
 Address Street 600 - 4280 Still Creek Drive
 City Burnaby Province/State British Columbia
 Country Canada Postal /Zip Code V5C 6C6
 Phone 604-296-4200 Fax 604-298-5253

Section V Primary Land Use

Contaminated Sites Regulation land use classification at the site surface (check one)

Industrial Commercial Residential Urban Park Agricultural

Description of current operation (e.g. service station) vacant land / storage area / log sort area

Is a change in zoning or land use expected? Unknown

Change in zoning Change in land use Change in zoning or land use

From

To

Section VI Confirmed or Suspected Source of Contamination (e.g. leaking underground storage tank)

Fill deposited at the site from demolition of nearby structure.

Section VII Soil InvestigationsThe following contaminants were found are suspected:

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

Chromium (62.5 mg/kg) Copper (962 mg/kg) Zinc (2,700 mg/kg) Phenanthrene (63.7 mg/kg)

Soil remediation strategy (include intended disposal location for contaminated soil if managed offsite):

Excavate affected (CSR IL+) fill soils placed at the site. Stockpile and test the fill soils. Obtain confirmatory samples from the excavation. Remove and dispose of the excavated soil off-site, potentially at a local industrial landfill.

Section VIII Groundwater and Surface Water Investigations

The following contaminants were found are suspected:

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

Benzo(a)pyrene (0.000771 mg/L)

Chrysene (0.00110 mg/L)

Fluoranthene (0.00320 mg/L)

Water remediation strategy (include intended disposal location for contaminated surface water and groundwater):

Removal of affected fill soils.

Section IX Sediment Investigations

The following contaminants were found are suspected:

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

Sediment remediation strategy (include intended disposal location for contaminated sediments if managed offsite):

No sediment investigation conducted to date.

Section X Description of Work to Be Completed (construction, demolition, upgrade, etc.):

Excavation of recently deposited fill soils that contain chemical concentrations that exceed the Contaminated Sites Regulation (CSR) Industrial Land Use (IL) soil standards, and off-site disposal of these fill soils.

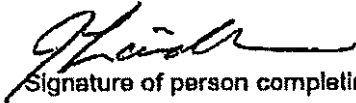
Section XI Authorizations for Discharges to the Environment from the Site

Please provide the authorization numbers under the *Environmental Management Act* for any air, effluent and soil discharges to the environment for treatment works located at the site.

Section XI Additional Comments

Section XII Signature

I confirm that the above information is true based on my knowledge as of the date this notification form was completed.



Signature of person completing form

2007-10-22

Date completed (YYYY-MM-DD)

Jim Laidlaw and Mark Morrison

Name of person completing form (please print)

Please sign and send your completed Notification of Independent Remediation (including a site plan and Land Title record) to us at the following address:

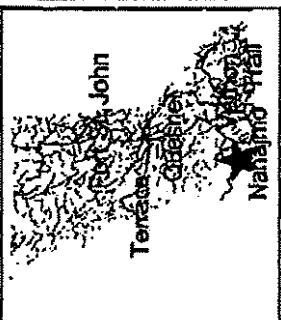
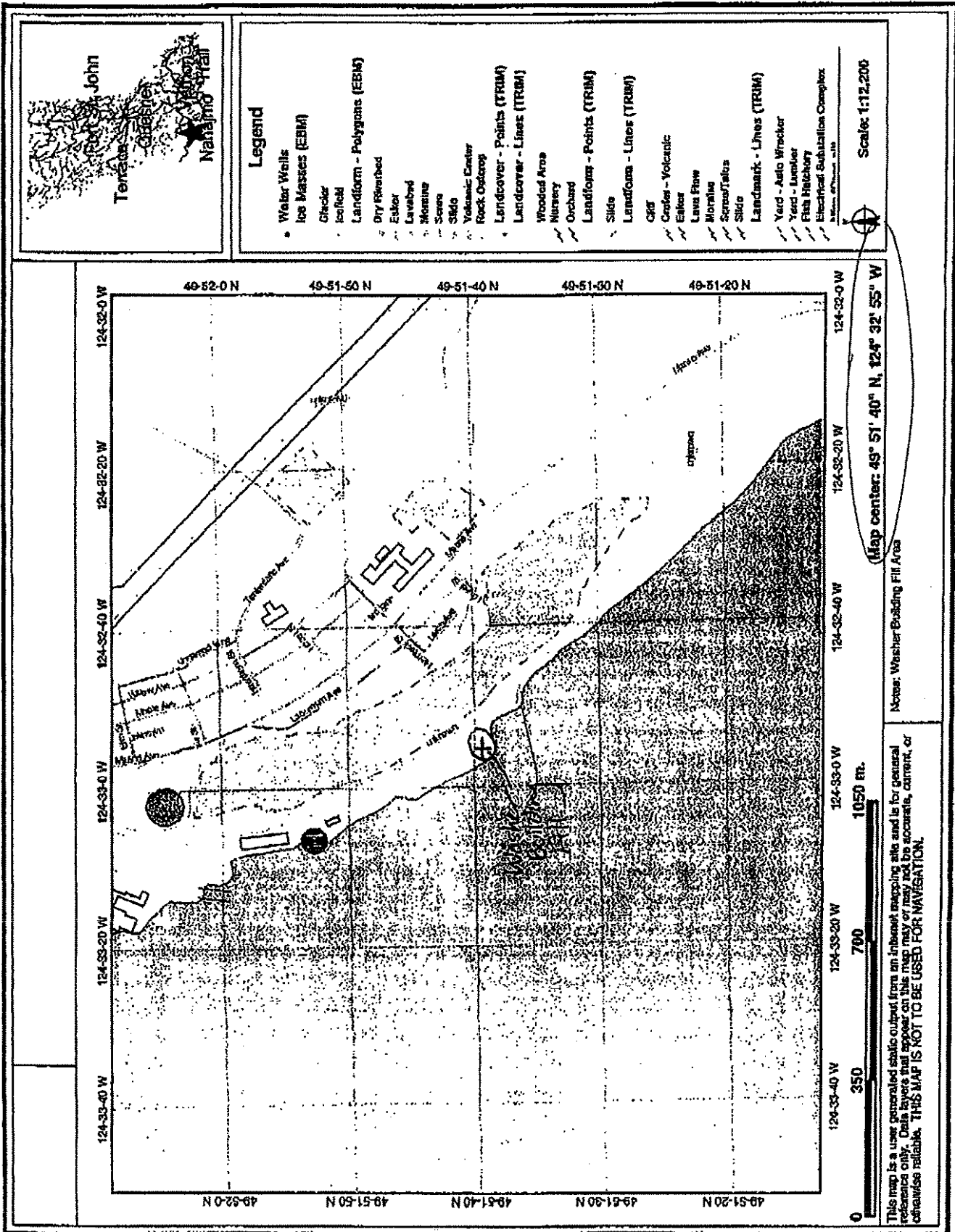
**Director of Waste Management
c/o Site Information Advisor
Ministry of Environment
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1**

Fax (250) 387-9935

or

Advisor.SiteInformation@gov.bc.ca

For further information, please refer to Fact Sheet 21 on independent remediation (available at: http://www.env.gov.bc.ca/epd/epdpa/contam_sites/fact_sheets/pdf/fs21.pdf) or e-mail us at site@gov.bc.ca.



- Legend**
- Water Wells
 - Ice Masses (EBM)
 - ✓✓ Checker
 - ✓✓ Icefield
 - Landform - Polygons (EBM)
 - ✓✓ Dry Freshbed
 - ✓✓ Ebbot
 - ✓✓ Lavebed
 - ✓✓ Mounding
 - ✓✓ Scree
 - ✓✓ Slide
 - ✓✓ Volcanic Cones
 - ✓✓ Rock Outcrop
 - Landcover - Points (TRM)
 - Landcover - Lines (TRM)
 - Wooded Area
 - ✓✓ Nursery
 - ✓✓ Orchard
 - Landform - Points (TRM)
 - ✓✓ Slide
 - Landform - Lines (TRM)
 - ✓✓ Cliff
 - ✓✓ Cones - Volcanic
 - ✓✓ Ebbot
 - ✓✓ Lava Flow
 - ✓✓ Moraine
 - ✓✓ Scree/Talus
 - ✓✓ Slide
 - Landmark - Lines (TRM)
 - ✓✓ Yard - Auto Wrecker
 - ✓✓ Yard - Junker
 - ✓✓ Fish Hatchery
 - ✓✓ Electrical Substation Complex

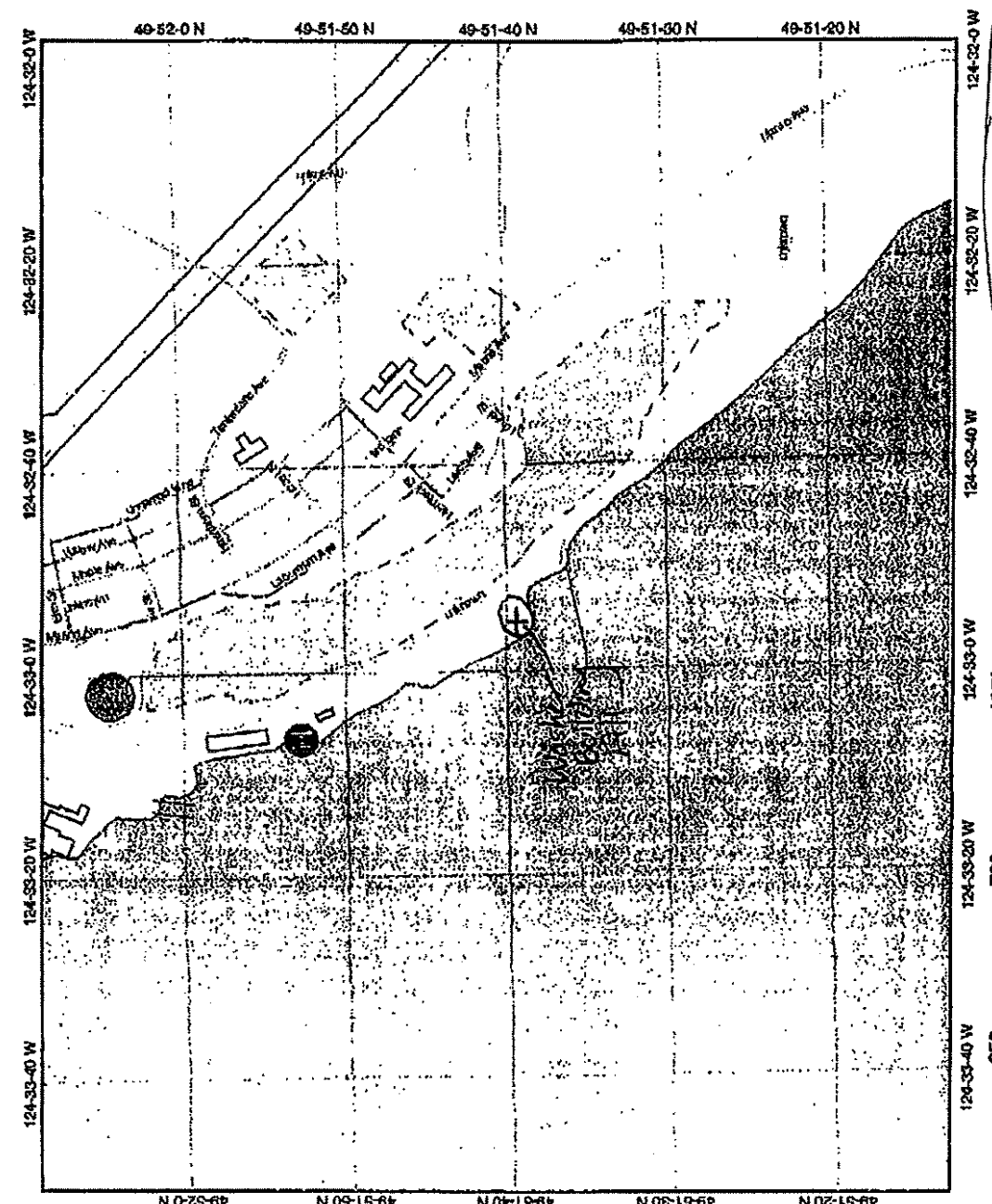
Scale: 1:12,200



Map center: 49° 51' 40" N, 124° 32' 55" W

Notes: Washer Building Fill Area

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



LAND TITLE ACT

STATE OF TITLE CERTIFICATE

WHYARD VILLANI
4448A MARINE AVENUE
POWELL RIVER BC V8A 2K2

YOUR FILE NUMBER:
5589-JOINT VENTURE

LAND TITLE DISTRICT: VANCOUVER, BRITISH COLUMBIA

CERTIFICATE NO: STBC0970495

TITLE NO: CA264090

THIS IS TO CERTIFY THAT AT 08:41 ON 01 NOVEMBER, 2006,
THE STATE OF THE TITLE TO THE LAND DESCRIBED HEREIN IS AS STATED
AND IS SUBJECT TO THE NOTATIONS APPEARING BELOW. THIS CERTIFICATE
IS TO BE READ SUBJECT TO THE PROVISIONS OF SECTION 23(2) OF
THE LAND TITLE ACT (R.S.B.C. 1996 CHAPTER 250) AND MAY BE AFFECTED BY
SECTIONS 50 AND 55-58 OF THE LAND ACT (R.S.B.C. 1996 CHAPTER 245).

[Signature]
REGISTRAR

APPLICATION FOR REGISTRATION RECEIVED ON: 02 AUGUST, 2006
ENTERED: 08 AUGUST, 2006

REGISTERED OWNER IN FEE SIMPLE:
PRSC LAND DEVELOPMENTS LTD., INC. NO. 757323
4448A MARINE AVENUE
POWELL RIVER, BC
V8A 2K2



TAXATION AUTHORITY:
CITY OF POWELL RIVER

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 026-741-580
LOT 2 DISTRICT LOT 450 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP23888

LEGAL NOTATIONS:
HERETO IS ANNEXED RESTRICTIVE COVENANT BJ384836 OVER LOT E OF LOTS 7
AND 11 TO 15 BLOCK 18 DISTRICT LOT 450 PLAN 9247

ASSIGNED TO BHI55055

HERETO IS ANNEXED RESTRICTIVE COVENANT BJ388175 OVER LOT D OF LOTS
7 AND 11 TO 15 BLOCK 18 DISTRICT LOT 450 PLAN 9247

ASSIGNED TO BHI55056

HERETO IS ANNEXED EASEMENT BV413604 OVER PART HATCHED (PLAN BCP7701)
BLOCK 44 PLAN 8096

LAND HEREIN WITHIN BUILDING SCHEME. SEE 356713L

HERETO IS ANNEXED RESTRICTIVE COVENANT 225746M OVER LOTS 1 TO 4,
SUBDIVISION A, BLOCK 38 PLAN 8212, SEE 233042L

HERETO IS ANNEXED RESTRICTIVE COVENANT 140229H OVER PARCEL 1
(REFERENCE PLAN 3573), BLOCK 46, SEE 254428L

HERETO IS ANNEXED RESTRICTIVE COVENANT 148791M OVER LOT 20, BLOCK 15,