

Prepared for:

Corporation of the District of Oak Bay

2167 Oak Bay Avenue
Victoria, BC V8R 1G2

Phase I Environmental Site Assessment 1327 Beach Drive, Victoria, BC



**North West
Environmental Group Ltd.**

103-415 Gorge Road East
Victoria, British Columbia
V8T 2W1

NWest Project #: 38993

Date issued: December 31, 2019



North West
Environmental Group Ltd.

EXECUTIVE SUMMARY

North West Environmental Group Ltd. (NWest) was retained by the Corporation of the District of Oak Bay (the client) to conduct a Phase I Environmental Site Assessment (ESA) of the Oak Bay Marina located at 1327 Beach Drive, Victoria, BC (herein referred to as “site”). This Phase I ESA is being sought by the client in preparation for upcoming lease negotiations.

Based on the information reviewed by NWest, the site has been operating as a marina since prior to circa 1932 with gradual expansion of the marine and land-based infrastructure through time.

The Phase I ESA identified four historic/current issues that are considered to present a likelihood of environmental impairment at the site. These issues are considered APECs and are summarized in the following table along with their associated PCOCs:

Phase I ESA Findings

| APEC | PCOCs |
|---|--|
| APEC 1 – Fuel USTs and associated infrastructure | LEPH, HEPH, PAH, BTEXS, VPH, metals and regulated soil vapour parameters |
| APEC 2 – Former decommissioned UST adjacent the gift shop | LEPH, HEPH, PAH, BTEXS, VPH, metals and regulated soil vapour parameters |
| APEC 3 – Former marine way infrastructure in winch shed | LEPH, HEPH, PAH, BTEXS, VPH, metals and regulated soil vapour parameters |
| APEC 4 – Boat repair activities | LEPH, HEPH, PAH, BTEXS, VPH, VOCs, metals and glycols |

LEPH – Light Extractable Petroleum Hydrocarbon

PAH – Polycyclic Aromatic Hydrocarbon

BTEXS – Benzene, Toluene, Ethylbenzene, Xylene, Styrene

HEPH – Heavy Extractable Petroleum Hydrocarbon

VPH – Volatile Petroleum Hydrocarbon

These APECs are located near the shoreline at the site and in a subsurface environment that is likely to consist primarily of bedrock. Environmental impacts from these APECs would likely have been flushed from the land-based environment due to tidal influences. Additionally, the non-porous nature of the perceived sub-surface environment would limit the amount of existent soil contamination resulting from APECs 1 - 4.

If further investigation of these APECs is required, a Phase II ESA should be conducted. Alternatively, these APECs could be monitored in place until such time as redevelopment of the site is planned. If suspect soils are encountered during such future redevelopment activities, a professional environmental consultant should be retained to address these issues.

Boat repair activities (APEC 4) present a risk of environmental impairment at the site due mainly to the presence of the floor drain that opens directly to the marine environment. The floor drain in the boat repair facility should be modified so waste entering it is captured instead of draining directly into the sea.

Strict adherence to all applicable federal and provincial regulations protective of the terrestrial and marine environment is required.

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1. INTRODUCTION

1.1 Project Background

North West Environmental Group Ltd. (NWest) was retained by the Corporation of the District of Oak Bay (the client) to conduct a Phase I Environmental Site Assessment (ESA) of the Oak Bay Marina located at 1327 Beach Drive, Victoria, BC (herein referred to as “site”). This Phase I ESA is being sought by the client in preparation for upcoming lease negotiations.

1.2 Scope of Work and Objective

The scope of work for this Phase I ESA included the following:

- Observing the site and surrounding area to identify evidence and/or sources of environmental impairment.
- Reviewing aerial photographs and city directories to determine occupancy at the site and surrounding area through time.
- Collecting information about the site from municipal and regional governments and the Ministry of Environment.
- Conducting an interview with individuals knowledgeable of the site to establish current and past activities.
- Reviewing available published geological and hydrogeological information.
- Compiling a report that summarizes the information collected and provides our opinion of the likelihood of environmental impairment at the site.

The objective of the Phase I ESA is to identify potential environmental liabilities at the site that may have resulted from previous land uses, and to identify present conditions or practices that may represent environmental risk, liability or failure to comply with applicable environmental laws, regulations or guidelines. The assessment was completed in general accordance with Canadian Standards Association Standard Z768-01 for conducting a Phase I ESA.

This report outlines the findings of the assessment and, where applicable, provides recommendations for further work. While this report provides an overview of potential environmental concerns, both past and present, it is limited by the availability of information at the time of the assessment. It is possible that unreported waste disposal or other activities which may have impacted the environmental status of the site have occurred which could not be identified.

1.3 Description of Site

The site is located in the District of Oak Bay in Victoria, BC and the civic address is 1327 Beach Drive. The site is zoned CS2 – Marine Commercial Use by the District of Oak Bay.

The cartographic coordinates for the center of the site are:

- Latitude: 48° 25' 27.8" N
- Longitude: 123° 18' 6.8" W

A Site Location Plan is presented as Figure 1.

The current legal description of the site is:

All that part of Block "B", Section 23, Victoria District, Plan 368, lying between Two (2) parallel lines which bear North Thirty-one degrees and eleven minutes East (N 31° 11'E) from points in the Southwesterly boundary of said Block "B", which points are distant Southeasterly Four Hundred and one and four tenths (401.4) feet and Four hundred and sixty-six and four tenths (466.4) feet from the Westerly corner of said Block "B", as the said distances are measured along the said Southwesterly boundary containing Six Hundred seventeen thousandths (0.617) of an acre more or less, all of which is outlined in red on Reference Plan No. 1752R filed at the Land Title Office, Victoria, B.C.;

The current Land Title is presented in Appendix 2.

2. SITE VISIT AND INTERVIEW

Mr. Joel Shandro of NWest observed the site on December 17, 2019. Mr. Jeff McKay, Director of Operations & Asset Management at Oak Bay Marine Group, was present during the site visit. Mr. McKay indicated that he had been in his current role at the site since 2009.

Photographs taken of the site and surrounding area are presented in Appendix 1. A Site and Surrounding Land Use Plan is presented as Figure 2. The site visit involved an assessment of indoor and outdoor surfaces of the site, including any suspect material, staining and an assessment of any vegetated areas. An observation of surrounding properties was made by way of publicly accessible areas to attempt to identify any environmental concerns that may adversely impact soil, soil vapour and groundwater quality at the site.

The approximate area of the site is 80,000 m² inclusive of land and marine development. The site is used as a marina and consists of the following features:

- network of floats and slips;
- floating fuel dock;
- restaurant;
- yacht sales and marine tour companies;
- washrooms and laundry room;
- gift shop and administrative office space
- boat repair facility;
- two abandoned marine ways
- paved parking and a breakwater

Approximately 60 % of the site is marine and 40 % of site is land based. Buildings at the site (restaurant, gift shop and boat repair) are cantilevered over the sea. A walkway and park area run along the perimeter of the land-based portion of the site and rip rap has been placed at the land marine interface.

The site is serviced with potable water and connected to municipal storm and sewer systems. Some drainage at the site reportedly drains directly to the sea.

The network of floats and skips are serviced with water and electricity. The restaurant, gift shop and administrative office space is heated with natural gas and electricity, the boat repair facility is heated with a diesel furnace and electricity.

Domestic waste and recycling are collected into bins at the site and managed by a licensed waste hauler. Some vessel maintenance occurs in the slips themselves and waste oil, filters and rags are disposed of in drums in a room at the southwest extent of the administrative office building. These drums are observed to have secondary containment in the form of a drip tray and the waste material is reportedly collected by Hetherington Industries Ltd. The boat repair facility has similar waste receptacles (drums with drip tray secondary containment). In addition, boats are cleaned in the parking area east of the boat repair facility bay door. Municipal storm drains in this area are reportedly isolated during boat wash activities and wash water is diverted into a sump which pumps the water into a tote. The waste maintenance fluids and wash water generated at the boat repair facility are also managed by Hetherington.

Fuel (gasoline and diesel) is supplied to the floating fuel dock from underground storage tanks (USTs) located at the southwestern extent of the site. The capacity of the gasoline tank is 10,000 L and the capacity of the diesel tank is 25,000 L. The double-lined galvanized fuel lines from the UST nest, travel along the shore to the administrative office building where they meet the network of floats and run on the underside of the floats to the fuel dock at the northwest extent of the marina.

Two abandoned marine ways are located at the southwest extent of the site. One has only track remaining, the other has a diesel driven winch system in place within a shack at the head of the way.

No spills or leaks were reported for the land-based portion of the site. Occasional maintenance fluid releases from boats within the slips occur within the marine environment. The staff at Oak Bay Marina are reportedly trained in spill response and have spill response equipment available at the site.

Floor drains and sumps within the buildings and paved parking areas at the site are reportedly connected to the municipal system except for one floor drain within the boat repair facility that drains directly into the sea below.

Evidence of another UST was identified in front of the entrance to the gift shop, including markings on the paved surface and a fuel cap.

A Site Plan is presented as Figure 3.

2.1 Fill Material

Evidence of low-quality fill (odorous and/or stained soil, or debris) was not identified during the site visit.

2.2 Property Drainage

Water in covered portions of the site drains into floor drains, catch basins and sumps (with the exception of the floor drain in the boat repair facility). Water in uncovered portions of the site drains into the underlying soils.

2.3 Hazardous Building Materials

Based on the construction era of the buildings, observations made during the site visit and conversation with Mr. McKay, hazardous materials do exist at the site.

WorkSafeBC Regulation 20.112 requires that all hazardous materials found to be in the way of planned work, including asbestos, be identified prior to the commencement of construction and/or renovation work. These hazardous materials must be either safely contained or removed by a qualified contractor employing WorkSafeBC approved procedures.

2.4 Document Review

NWest contacted the District of Oak Bay for information pertaining to the site including building plans and permits. The District of Oak Bay provided several plans for renovations from 1963, 1993 and 2014 for review. Items identified during the review included USTs, and sumps. In addition to the current fuel USTs, a former UST was identified in the building plans, east of the entrance to the gift shop, as observed during the site visit.

NWest contacted the Oak Bay Fire Department for information regarding spills or leaks at the site. No such records were identified. However, the fire department did have information indicating that one UST at the site had been cleaned out and filled with sand in 2000 (presumably the UST located adjacent the gift shop). Another fuel tank (likely an AST) had been installed at the site in 1969 and removed in 1994.

3. SURROUNDING AREA SUMMARY

NWest completed a review of the area surrounding the site to identify any adjacent environmental concerns with the potential to impact the environmental status of the site. The results of this review are summarized in the following table. Adjacent properties with the potential to present a significant environmental impact are shown in bold font.

Table 1: Current Surrounding Properties

| Direction | Current Tenants and Environmental Observations |
|--|--|
| North (inferred cross and down-gradient) | Marine environment |
| East (inferred cross and down-gradient) | Marine environment and undeveloped island |
| South (inferred cross and up-gradient) | Residential |
| West (inferred cross and up-gradient) | Marine environment, residential, commercial and recreational |

A review of the current activities in the area surrounding the site did not indicate the presence of nearby properties with the potential to impact the environmental status of the site. The historic uses of these properties are discussed further in Section 5.3.

4. NATURAL SETTING

The topography in the vicinity of the site slopes gently downhill to the north east. Surface water on the land-based portion of the site was not identified during the site visit. Based on a review of aerial photographs, no historic surface water was identified in the land-based portion of the site. The nearest surface water body is the marine environment adjacent the north, east, and west extent of the land-based portion of the site. The depth of groundwater in this area was not determined during this assessment. For the purpose of this Phase I ESA, the local groundwater is inferred to flow north east toward the marine environment.

5. HISTORICAL REVIEW

The history of the site and surrounding area is summarized in the following subsections.

5.1 Historical Site Land Use

The historic use of the site and surrounding area was determined using aerial photographs (from 1932, 1948, 1956, 1964, 1972, 1976, 1983, 1992, 1997, 2005 and 2018) and city directories from 1915 through 1999. According to the information reviewed, the site has been used for the following:

Aerial photographs from 1932 showed the site as a small marina. Due to image quality the extent of onshore development was undistinguishable. Marina buildings were clearly shown in the 1948 aerial photographs and the marine capacity had increased. The 1964 aerial photographs showed further increased docking space, the breakwater, the current marine building and paved marina parking. In 1976 a floating building was shown north east of the marina building. This floating building appeared intermittently in the aerial photographs and was not shown in the 2018 aerial photographs.

City directories from 1915 listed the Oak Bay Boat House at the site. In 1925 the Fiddle Reef Lighthouse was listed. The Boat House and Oak Bay Marine Ways were listed along with the Fiddle Reef Lighthouse in 1940. From 1940 through 1999, various tenants are listed at the site along with the Oak Bay Marina including a restaurant, marine sales and service, boat works, marine guide services and an aquarium.

5.2 Schedule 2 Activities

Schedule 2 of the Contaminated Sites Regulation (CSR) lists activities that have a potential to cause contamination. The historic review identified the following Schedule 2 activities:

Table 2: Schedule 2 Activity Summary

| Tenants | Schedule 2 Activity |
|----------------|--|
| Oak Bay Marina | <p>F7 – petroleum product, other than compressed gas, or produced water storage in above ground or underground tanks</p> <p>G4 - dry docks, ship building or boat repair and maintenance, including paint removal from hulls</p> |

5.3 Surrounding Area

The historic use of the surrounding area is outlined in the following table. Adjacent properties with the potential to present a significant environmental impact are shown in bold font.

Table 3: Surrounding Area History

| Direction (relative to inferred groundwater flow direction) | Observations |
|---|--|
| North (inferred cross and down-gradient) | Aerial photographs from 1932 through 2018 showed the area north of the site as marine with an undeveloped island to the north east. A breakwater was constructed on this island and first observed in the 1976 aerial photographs. There were no listings in the city directories for this area. |
| East (inferred cross and down-gradient) | Aerial photographs from 1932 through 2018 showed the area east of the site as marine. There were no listings in the city directories for this area. |
| South (inferred cross and up-gradient) | Aerial photographs from 1932 through 2018 showed the area south of the site as residential. Single family dwellings were shown from 1932 through and multi-family residential development was shown south of the site through time. City directories from 1915 through 1999 listed residential occupants south of the site |
| West (inferred cross and up-gradient) | Aerial photographs from 1932 through 2016 showed the area west of the site as primarily residential with some commercial occupants. City directories listed single family dwellings and apartment buildings west of the site from 1915 through 1999. Commercial occupants included a tea shop, a gift shop and a hairdresser. In addition, an automotive repair facility and taxi company were listed west of the site from 1945 through 1960. The automotive repair facility is currently operational. However, the facility is located approximately 200 m southwest of the site (inferred up and primarily cross-gradient) and therefore, is considered to present a low environmental risk to the site. |

5.4 BC Online Site Registry Search

The British Columbia Ministry of Environment (MOE) maintains an on-line database that contains environmental information pertaining to contaminated or potentially contaminated sites referred to as the Site Registry. The Site Registry contains information on sites that have been investigated and/or cleaned up in BC since 1988. Some sites in the Site Registry are contaminated. However, most are simply under investigation and require little, if any, remediation, or they have been remediated to government standards.

NWest searched the database for registered properties within a 0.5 km radius of the site which resulted in seven entries. These properties were determined to present a low risk of environmental impairment at the site based on distance from the site (approximately 200-400 m). A copy of the site registry search is presented in Appendix C.

6. DISCUSSION

The following subsections discuss issues with the current and historical use of the site and surrounding area. Issues that present a moderate or high risk of contamination of soil, soil vapour and/or groundwater at the site are considered Areas of Potential Environmental Concern (APECs). Investigation of any identified APECs and associated Potential Contaminants of Concern (PCOCs) would be conducted through a Phase II ESA. Issues that present a low risk of contamination at the site do not require further investigation.

6.1 Site

The Phase I ESA identified four historic/current issues that are considered to present a likelihood of environmental impairment at the site. These issues are considered APECs and are summarized in the following table along with their associated PCOCs:

Table 4: Phase I ESA Findings

| APEC | PCOCs |
|---|--|
| APEC 1 – Fuel USTs and associated infrastructure | LEPH, HEPH, PAH, BTEXS, VPH, metals and regulated soil vapour parameters |
| APEC 2 – Former decommissioned UST adjacent the gift shop | LEPH, HEPH, PAH, BTEXS, VPH, metals and regulated soil vapour parameters |
| APEC 3 – Former marine way infrastructure in winch shed | LEPH, HEPH, PAH, BTEXS, VPH, metals and regulated soil vapour parameters |
| APEC 4 – Boat repair activities | LEPH, HEPH, PAH, BTEXS, VPH, VOCs, metals and glycols |

LEPH – Light Extractable Petroleum Hydrocarbon

PAH – Polycyclic Aromatic Hydrocarbon

BTEXS – Benzene, Toluene, Ethylbenzene, Xylene, Styrene

HEPH – Heavy Extractable Petroleum Hydrocarbon

VPH – Volatile Petroleum Hydrocarbon

Please refer to Figure 3 for the approximate location of these APECs.

6.2 Surrounding Area

The Phase I ESA did not identify issues at the area surrounding the site that are considered to pose a likelihood of environmental impairment at the site.

7. CONCLUSIONS AND RECOMMENTATIONS

Based on the information reviewed by NWest, the site has been operating as a marina since prior to circa 1932 with gradual expansion of the marine and land-based infrastructure through time.

Four APECs were identified during the course of the Phase I ESA. These APECs are located near the shoreline at the site and in a subsurface environment that is likely to consist primarily of bedrock. Environmental impacts from these APECs would likely have been flushed from the land-based environment due to tidal influences. Additionally, the non-porous nature of the perceived sub-surface environment would limit the amount of existent soil contamination resulting from APECs 1 - 4.

If further investigation of these APECs is required, a Phase II ESA should be conducted. Alternatively, these APECs could be monitored in place until such time as redevelopment of the site is planned. If suspect soils are encountered during such future redevelopment activities, a professional environmental consultant should be retained to address these issues.

Boat repair activities (APEC 4) present a risk of environmental impairment at the site due mainly to the presence of the floor drain that opens directly to the marine environment. The floor drain in the boat repair facility should be modified so waste entering it is captured instead of draining directly into the sea.

Strict adherence to all applicable federal and provincial regulations protective of the marine environment is required.

8. STANDARD LIMITATIONS

North West Environmental Group Ltd. has prepared this report for our client and its agent exclusively. The purpose of this report is to provide our client with an assessment of the potential for contamination at the site or other factors described in the scope of work.

The findings and conclusions are site specific and were developed in a manner consistent with the level of skill and care normally exercised by environmental professionals currently practicing under similar conditions in the area. Our investigations will identify reasonably foreseeable risks that can be identified by normal archival research and a site visit with no sampling or testing. Our conclusions rely on complete and accurate disclosure of conditions by the client and our sources. For all environmental investigations, there is potential for unknown, undisclosed, unidentified or unforeseen contamination. The findings and conclusions regarding contamination of the property are based solely on the extent of observations and information gathered during the investigation. Since the site conditions and environmental regulations may change with time, the conclusions of this report are intended for current use.

Future use of this report or use by parties other than the named client is not permitted without the written approval of North West Environmental Group Ltd. This report can be used in connection with lease negotiations for the site for which it was commissioned. North West Environmental Group Ltd. accepts no responsibility for any damages that may be suffered by third parties as a result of decisions or actions based on this report.

The project has been conducted using the terms of reference and conditions set forth in our work program, except as noted in the report. No warranty, expressed or implied, is made.

We trust that this report meets your present requirements. Should you require further assistance please contact the undersigned.

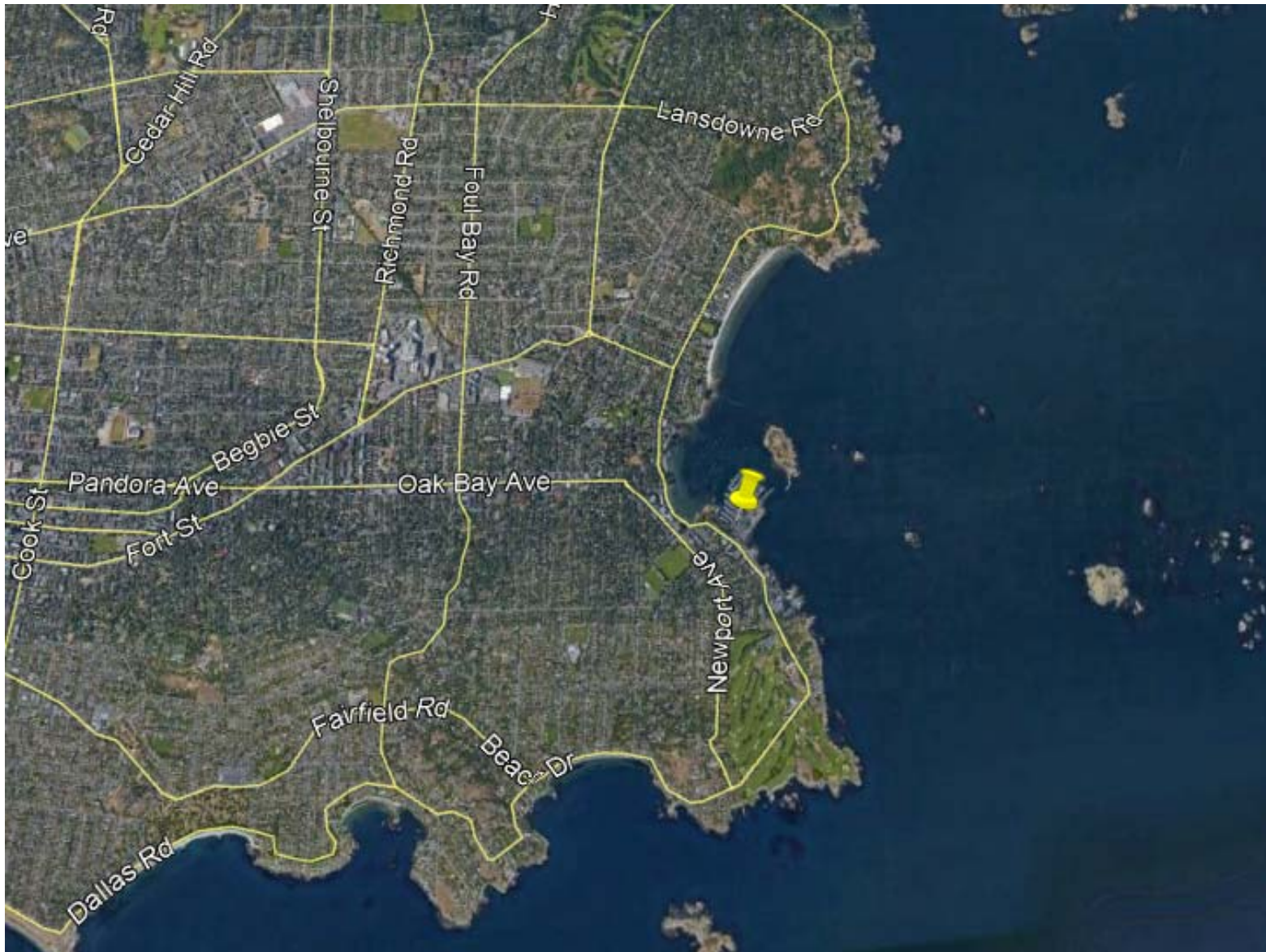


Prepared by:
Joel Shandro, B. Sc
Senior Project Manager



Reviewed by:
Roger Purdie, P. Eng
Senior Project Manager

FIGURES

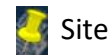


Project No.: 38993
Date: December 17,
2019
Surveyed by: JS
Drawing No.: 001

Address / Location:
1327 Beach Drive,
Victoria, BC

Drawing Title:
Figure 1 – Site Location Plan

Legend



Site





#103 – 415 Gorge Road East
Victoria, BC V8T 2W1



Project No.: 38993
 Date: December 17,
 2019
 Surveyed by: JS
 Drawing No.: 002

Address / Location:
 1327 Beach Drive,
 Victoria, BC

Drawing Title:
 Figure 2 – Site and
 Surrounding Land Use Plan

Legend
 Site Boundary
 Inferred
 ground water
 flow direction





#103 – 415 Gorge Road East
 Victoria, BC V8T 2W1



Project No.: 38993
 Date: December 17,
 2019
 Surveyed by: JS
 Drawing No.: 003

Address / Location:
 1327 Beach Drive,
 Victoria, BC

Drawing Title:
 Figure 3 – Site Plan

- Legend
-  Site Boundary
 -  Approximate location of APEC



#103 – 415 Gorge Road East
 Victoria, BC V8T 2W1

APPENDIX 1 – Photographic Log

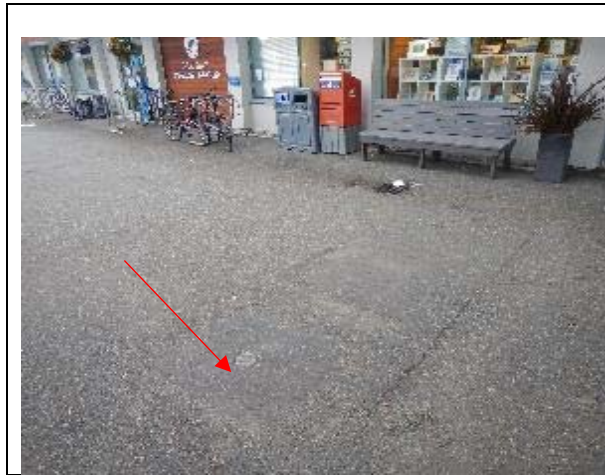


Photo 1
Description: Evidence of UST at the site (adjacent gift shop entrance) with fill cap in foreground



Photo 2
Description: Floating fuel dock UST area with fill caps and vent stacks at south west corner of site



Photo 3
Description: Marine way winch system at south west extent of site



Photo 4
Description: Overview of Marina



Photo 5
Description: Waste fluid storage area in boat repair facility



Photo 6
Description: Floating fuel dock



Photo 7
Description: Example of residential area to the west and south of the site



Photo 8
Description: Parking area and walkway at the site

APPENDIX 2 – Current Legal Title

TITLE SEARCH PRINT

File Reference: 38993

2019-12-18, 14:20:41

Requestor: Joel Shandro

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under SECTION 172 LAND TITLE ACT

Land Title District VICTORIA
Land Title Office VICTORIA

Title Number 834I
From Title Number 759I

Application Received 1908-02-12

Application Entered 1908-04-13

Registered Owner in Fee Simple
Registered Owner/Mailing Address: THE CORPORATION OF THE DISTRICT OF OAK BAY,
NO ADDRESS ON FILE FOR THIS OWNER

Taxation Authority Oak Bay, The Corporation of the District of

Description of Land

Parcel Identifier: 009-141-103
Legal Description:
BLOCK A, SECTION 23, VICTORIA DISTRICT, PLAN 368

Parcel Identifier: 009-141-111
Legal Description:
BLOCK B, SECTION 23, VICTORIA DISTRICT, PLAN 368

Parcel Identifier: 009-141-138
Legal Description:
BLOCK C, SECTION 23, VICTORIA DISTRICT, PLAN 368

Parcel Identifier: 009-141-146
Legal Description:
BLOCK D, SECTION 23, VICTORIA DISTRICT, PLAN 368

Parcel Identifier: 009-141-154
Legal Description:
BLOCK E, SECTION 23, VICTORIA DISTRICT, PLAN 368

TITLE SEARCH PRINT

File Reference: 38993

2019-12-18, 14:20:41
Requestor: Joel Shandro

Legal Notations

NOTICE OF CONDITIONAL SALE AS TO PART OF BLOCK B FILED 30/5/1935 NO 37

NOTICE OF CONDITIONAL SALE AS TO PART OF BLOCK B FILED 09/4/1936 NO 72

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB483419

Charges, Liens and Interests

| | |
|-----------------------------|--|
| Nature: | LEASE |
| Registration Number: | EG303 |
| Registration Date and Time: | 1993-01-04 11:06 |
| Registered Owner: | OAK BAY MARINA (1992) LTD. INCORPORATION NO. 326013 |
| Remarks: | PART SHOWN IN RED ON PLAN 1752R |

| | |
|-----------------------------|---|
| Nature: | COVENANT |
| Registration Number: | EG150888 |
| Registration Date and Time: | 1993-11-18 11:11 |
| Registered Owner: | HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA |
| Remarks: | PURSUANT TO SECTION 215 LAND TITLE ACT. RESTRICTS CONVEYANCING. WITH INDEMNITY AGREEMENT. INTER ALIA. |

| | |
|-----------------------------|--|
| Nature: | PRIORITY AGREEMENT |
| Registration Number: | EG150889 |
| Registration Date and Time: | 1993-11-18 11:11 |
| Remarks: | GRANTING EG150888 PRIORITY OVER EG303. |

| | |
|-------------------------------------|-------------------|
| Duplicate Indefeasible Title | ISSUED 1908-05-20 |
| To: | H.G. LAWSON |
| Application Number: | 834I |

Transfers NONE

Pending Applications NONE

APPENDIX 3 – BC Online Site Registry Search Results

As Of: DEC 01, 2019

BC Online: Site Registry

19/12/05

For: PA75747 NORTH WEST ENVIRONMENTAL GROUP LTD. 11:56:23

Folio: 38993

Page 1

7 records selected for 0.5 km from latitude 48 deg, 25 min, 27.9 sec
and Longitude 123 deg, 18 min, 6.7 sec

| Site Id | Lastupd | Address / City |
|---------|---------|---------------------------------|
| 0018308 | | 2631 MARGATE AVENUE OAK BAY |
| 0018967 | | 1063 NEWPORT AVENUE VICTORIA |
| 0020622 | | 2526 MARGATE AVENUE VICTORIA |
| 0021566 | | 1558 BEACH DRIVE VICTORIA |
| 0021863 | 18OCT12 | 1007 ST LOUIS STREET OAK BAY |
| 0021864 | 18OCT12 | 2517 MARGATE AVENUE OAK BAY |
| 0022868 | | 1021 DEAL STREET VICTORIA |