

PROJECT SUMMARY



Construction, Installation and Operation of a Retail Petroleum Service Station with Convenience Store

Lot A9 Peter's Hall, East Bank Demerara, Region 4, Guyana

Project Proponent: Puran Brothers Investments Inc.

Prepared for: Environmental Protection Agency Environmental Authorisation Application

Prepared by: Environmental Department

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1.0 Executive Summary

Puran Brothers Investments Inc. proposes to construct, install, commission and operate a modern Rubis-branded retail petroleum service station with an attached convenience store at Lot A9, Peter's Hall, East Bank Demerara, Region 4, Guyana. The proposed development is intended to provide a safe, efficient and reliable retail fuel service while meeting the increasing demand for petroleum products and convenience retail services within the rapidly developing East Bank Demerara corridor.

The proposed facility will comprise the construction of a fuel dispensing forecourt with a protective canopy, underground double-walled petroleum storage tanks, fuel dispensing equipment, a convenience store with administrative facilities, customer parking, internal access roads, a security booth, associated utility services, stormwater drainage infrastructure, an oil-water separator, and all ancillary infrastructure necessary for the safe operation of the facility.

Construction activities will include site preparation, earthworks, excavation, installation of underground storage tanks and associated fuel distribution systems, construction of reinforced concrete forecourt areas, installation of electrical and mechanical services, erection of the canopy, construction of the convenience store and ancillary buildings, landscaping, and commissioning of the completed facility. Once operational, the service station will provide retail dispensing of unleaded gasoline and diesel, convenience retail services, customer parking, and associated support services.

The project has been designed using modern engineering systems that incorporate multiple environmental protection measures, including double-walled underground fuel storage tanks, double-contained fuel piping, automatic tank gauging with continuous leak detection, engineered stormwater drainage, an oil-water separator, spill prevention and response equipment, emergency shut-off systems, and routine environmental monitoring. These measures are intended to minimise the potential for adverse impacts on land, groundwater, surface water, air quality and neighbouring properties.

Potential environmental impacts associated with the construction phase include temporary dust generation, noise, soil disturbance, construction waste generation and increased traffic movements. Operational impacts may include accidental fuel spills, hydrocarbon-contaminated stormwater, petroleum vapour emissions, hazardous waste generation, domestic waste from the convenience store, wastewater generation and increased vehicular activity. These impacts will be managed through the implementation of an Environmental Management and Mitigation Plan,

routine inspections, preventative maintenance programmes, employee training and emergency response procedures.

Puran Brothers Investments Inc. is committed to complying with the requirements of the Environmental Protection Act, Cap. 20:05, the Environmental Protection (Authorisations) Regulations, 2000, and all conditions of the Environmental Authorisation issued by the Environmental Protection Agency. The Company is also committed to implementing best environmental management practices throughout the construction, operational and eventual decommissioning phases of the project.

The proposed development is expected to contribute positively to the socio-economic development of the Peter's Hall area by improving access to petroleum products and convenience retail services, creating employment opportunities during both construction and operation, supporting local economic growth, and delivering these benefits while maintaining a high standard of environmental stewardship.

2.0 Project Description

2.1 Project Overview

Puran Brothers Investments Inc. proposes to construct, install, commission and operate a Rubis-branded retail petroleum service station with an attached convenience store at Lot A9, Peter's Hall, East Bank Demerara, Region 4, Guyana. The development is intended to provide the safe storage and retail dispensing of unleaded gasoline and automotive diesel while offering convenience retail services to motorists, commuters, nearby residents and commercial customers. The project has been designed to accommodate increasing traffic demand along the East Bank Demerara transportation corridor and to provide a modern, environmentally responsible fuel retail facility.

The proposed development occupies Lot A9, Peter's Hall and consists of a purpose-built service station incorporating fuel dispensing facilities, underground petroleum storage infrastructure, customer amenities and supporting operational infrastructure. The site layout has been designed to facilitate safe vehicular circulation, efficient fuel deliveries, adequate customer parking, and effective stormwater management while minimizing environmental risks associated with petroleum storage and dispensing.

The facility will comprise the following principal components:

- A reinforced concrete fuel dispensing forecourt.
- A steel canopy with energy-efficient LED lighting.
- Three (3) Gilbarco Encore 500S fuel dispensers.
- One (1) 6,000 US gallon underground unleaded gasoline storage tank.
- One (1) 8,000 US gallon underground unleaded gasoline storage tank.
- Two (2) 8,000 US gallon underground diesel storage tanks.
- Three (3) Submersible Turbine Pumps (STPs).
- Double-contained underground UPP fuel piping and associated fittings.
- Tank and dispenser sumps.
- Veeder-Root TLS 450S Automatic Tank Gauging (ATG) system incorporating continuous leak detection and inventory management.
- A convenience store incorporating retail and administrative space.
- Customer parking facilities.
- Security booth and controlled vehicular access.

- Internal traffic circulation lanes.
- Forecourt stormwater drainage system connected to an oil-water separator.
- Associated electrical infrastructure, switchgear and site lighting.
- Air compressor and tyre inflation facilities.
- Fire protection equipment, including portable fire extinguishers, sand buckets and emergency fuel shut-off systems.
- Rubis branding, signage and fleet card facilities.

The proposed development has been designed to incorporate recognized engineering controls and environmental safeguards intended to prevent soil, groundwater and surface water contamination while promoting safe and efficient operation throughout the life of the facility.

Map #1: Proposed project site.

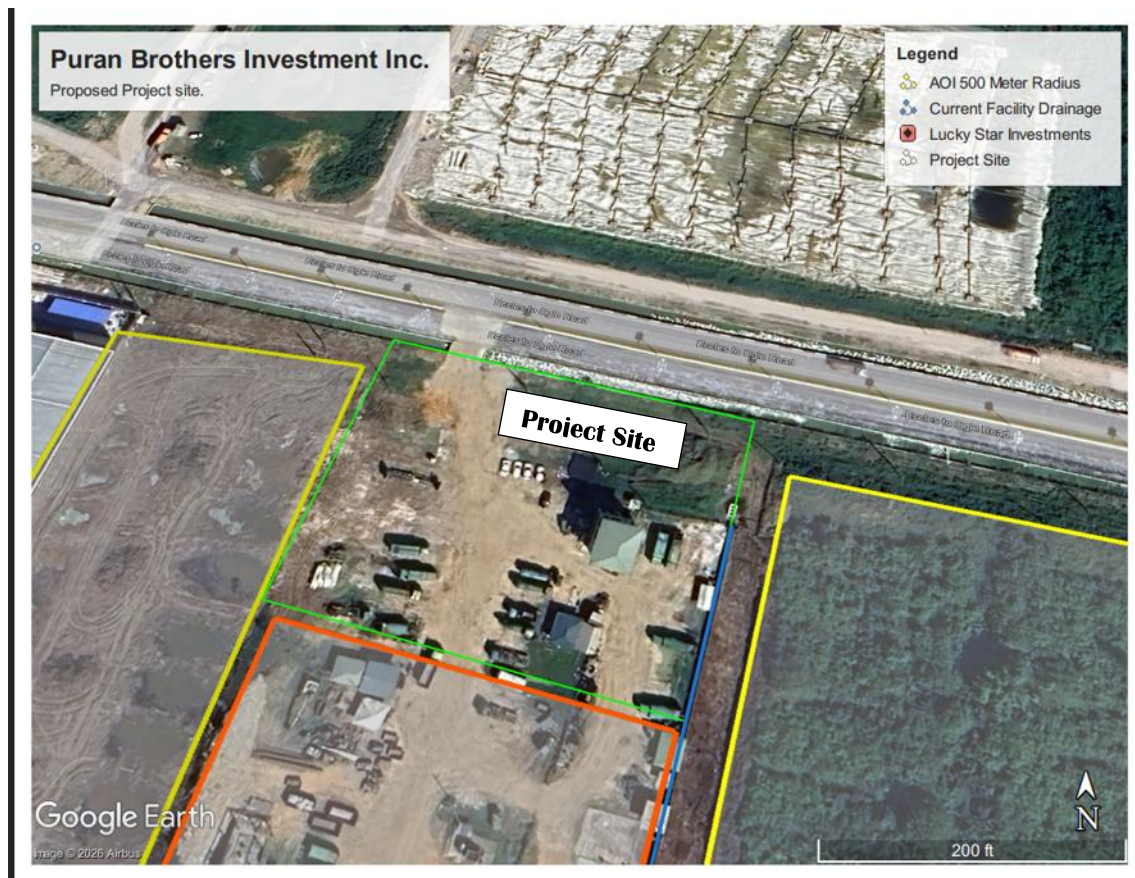
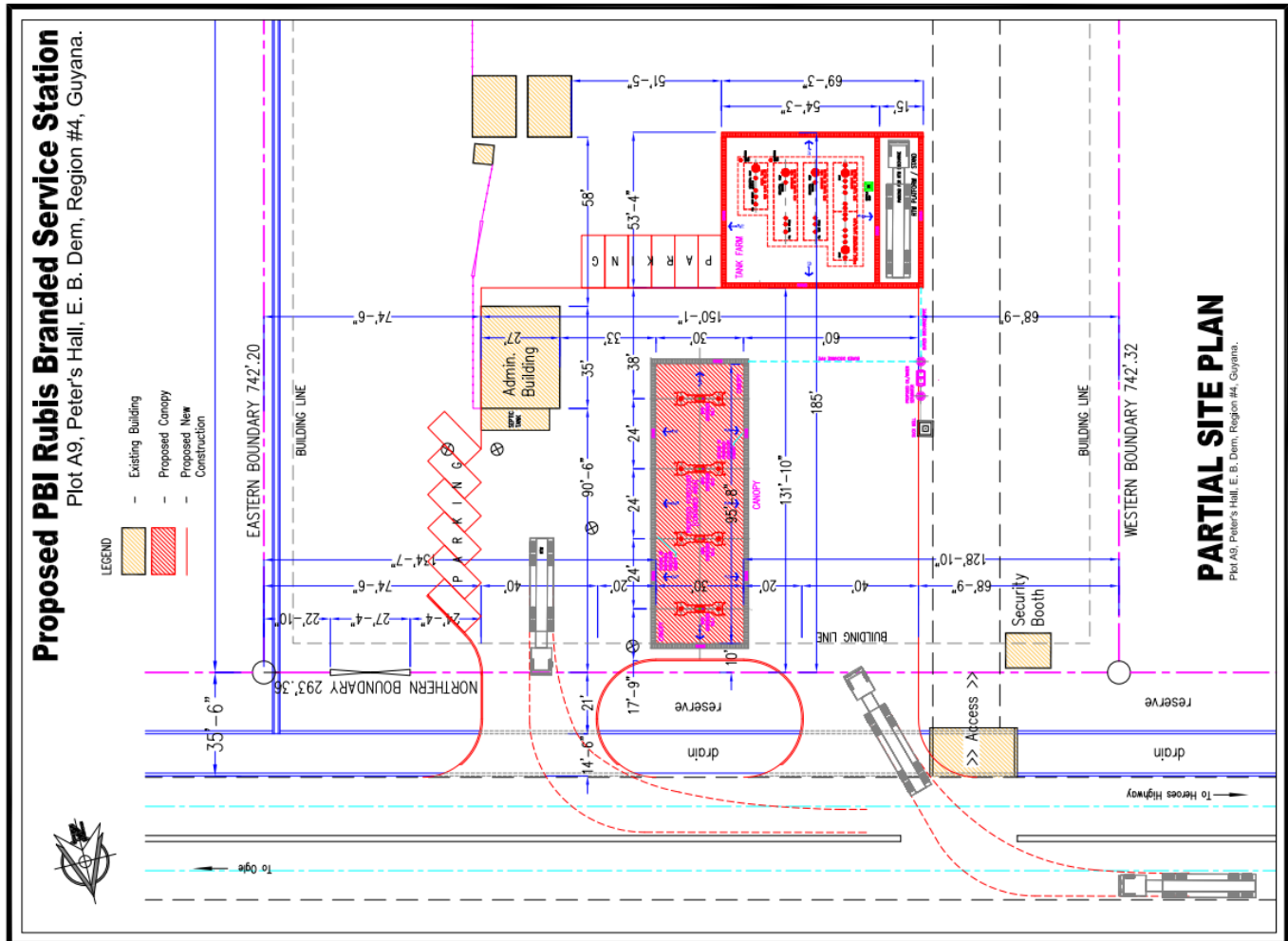


Figure 1: Site Plan Extract showing the forecourt, convenience store, tank farm, parking, security booth, access/egress and drainage reserve.



2.2 Project Phases

The proposed development will be undertaken in five (5) phases.

Phase 1 - Site Preparation

- Site mobilization.
- Surveying and setting out.
- Site clearance and removal of unsuitable material.
- Earthworks, grading and compaction.
- Temporary erosion and sediment control measures.
- Utility identification and protection.

Phase 2 - Construction and Installation

- Excavation for underground fuel storage tanks.
- Installation of underground storage tanks.
- Installation of underground fuel piping.
- Construction of reinforced concrete pump islands.
- Construction of the forecourt.

- Construction of the convenience store and administrative building.
- Construction of customer parking facilities.
- Installation of the canopy.
- Installation of drainage systems.
- Installation of the oil-water separator.
- Electrical and mechanical work.
- Installation of lighting and signage.

Phase 3 - Testing and Commissioning

- Pressure testing of fuel piping.
- Integrity testing of underground tanks.
- Calibration of fuel dispensers.
- Testing of the Automatic Tank Gauging system.
- Functional testing of emergency shut-off systems.
- Inspection of drainage systems.
- Verification of the oil-water separator.
- Fire protection inspection.
- Final safety inspection.

Phase 4 - Operation

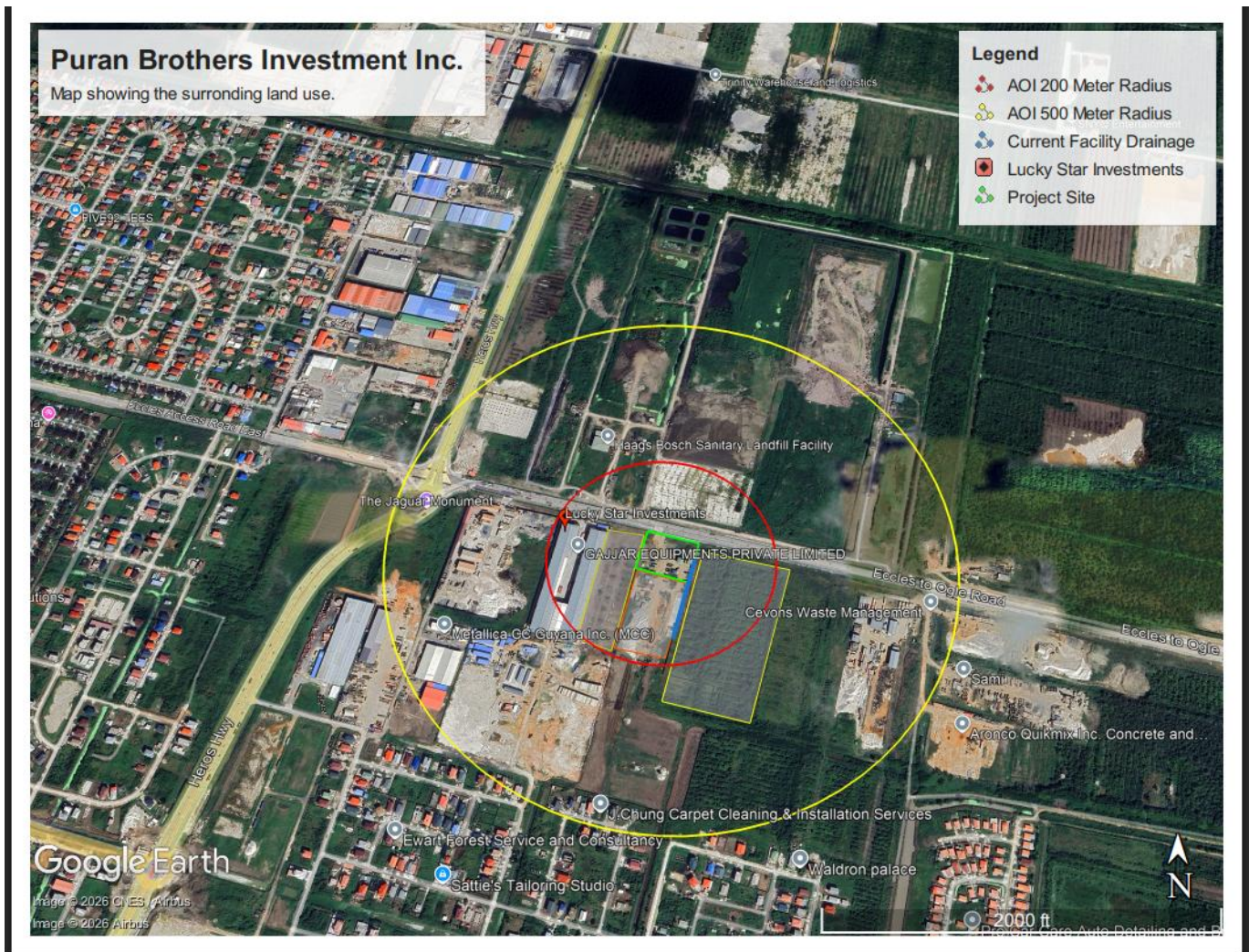
- Receipt of petroleum products by licensed tanker trucks.
- Storage of petroleum products in underground storage tanks.
- Retail dispensing of gasoline and diesel.
- Operation of the convenience store.
- Customer parking and vehicle circulation.
- Routine equipment inspection and maintenance.
- Waste management.
- Stormwater management.
- Environmental monitoring.
- Preventative maintenance.
- Emergency preparedness and response.

Phase 5 - Closure and Decommissioning

- Removal of all petroleum products from storage tanks.
- Cleaning and decommissioning of underground storage tanks and associated piping.
- Removal of petroleum infrastructure where required.
- Assessment of soil and groundwater quality.
- Remediation of contaminated areas, if necessary.
- Proper disposal of waste through approved facilities.
- Restoration of the site to a condition acceptable to the Environmental Protection Agency.

3.0 Project Location and Existing Environmental Conditions

Map #2: The 200 - 500-meter AOI of the project.



3.1 Project Location

The proposed development is located at Lot A9 Peter's Hall, East Bank Demerara, Region 4, Guyana, along the western side of the East Bank Public Road. The site is situated within an established mixed-use corridor characterized by commercial, industrial and residential developments, providing convenient access to motorists travelling between Georgetown and communities along the East Bank Demerara.

Within a 500-meter radius of impact, the project's immediate eastern neighbour is a vacant parcel of land, followed by Lucky Star Investments, located approximately 67.00 m from the project boundary, and Foresters, approximately 247.52 m away. To the north, the Haags Bosch Sanitary Landfill is situated approximately 52.00 m from the project boundary, while a vacant parcel of land is located approximately 71.19 m to the west. Metallica CC Guyana is also located within the 500-meter area of impact. The nearest residence is approximately 473.04 m from the project

boundary. The closest educational institution is Texila American University, located approximately 3,121.99 m from the site, while the nearest place of worship is at a similar distance. The Demerara River, the nearest major water body, is located approximately 3,529.97 m from the proposed development.

Immediately beyond the Southern boundary of the project site is Puran Brothers Disposal Inc. authorised facility, authorised (Ref # 20240430-WOSPB) for the collection, transportation and storage of waste oil, IBC Shredding, Manufacturing of Pre-stressed Piles, Laydown yard, Operation of a mechanic workshop, with supporting Fuel Storage Facility.

The site currently has direct access from the East Bank Public Road. The proposed development will include dedicated entrance and exit points to facilitate the safe movement of customer vehicles, fuel delivery tankers and service vehicles. The facility will comprise a fuel dispensing forecourt, canopy, convenience store with administrative offices, underground fuel storage tank farm, customer parking, security booth, stormwater drainage system, oil-water separator and associated utility infrastructure required for the safe and efficient operation of the service station.

3.2 Existing Land Use

The project site is currently occupied by a guard hut and an administrative building; these will be incorporated into the project design. The surrounding area is characterized by a mixture of commercial establishments, industrial facilities, transportation infrastructure and residential development consistent with the ongoing urban expansion of the East Bank Demerara corridor. The proposed land use as a retail petroleum service station with an attached convenience store is considered compatible with the surrounding commercial development and existing transportation network.

3.3 Topography

The project site is situated within the Guyana Coastal Plain and is generally flat, with minimal variation in elevation. The relatively level terrain is suitable for commercial development and facilitates the construction of engineered drainage systems required for effective stormwater management. Appropriate grading will be undertaken during construction to promote positive surface drainage and prevent localized ponding within the site.

3.4 Geology and Soil

The proposed development is located within the coastal geological formations of Guyana, where soils are predominantly marine alluvial clays of the Demerara Clay Formation. These soils are

generally soft to firm, poorly drained and underlain by a shallow groundwater table, characteristics typical of the East Bank Demerara coastal plain.

The cohesive nature of the clay soils generally limits rapid migration of contaminants; however, engineered environmental protection measures will be incorporated to prevent the release of petroleum products to soil and groundwater. These measures include double-walled underground storage tanks, double-contained fuel piping, leak detection systems and an engineered stormwater management system.

3.5 Surface Water and Drainage

A roadside drainage reserve is located adjacent to the northern boundary of the property along the East Bank Public Road. Surface runoff generated within the fuel dispensing area will be collected through an engineered forecourt drainage system and directed to an oil-water separator prior to discharge into the site's drainage network. This system has been incorporated to minimise the potential for hydrocarbons or other contaminants to enter the receiving drainage system. Routine inspection and maintenance of the drainage infrastructure and oil-water separator will form part of the facility's Environmental monitoring schedule.

3.6 Groundwater

Groundwater within the coastal plain generally occurs at shallow depths. Although the project does not involve groundwater abstraction, the protection of groundwater quality is a key environmental consideration due to the storage and handling of petroleum products. To minimize the potential for groundwater contamination, the facility will incorporate double-walled underground storage tanks, double-contained piping, automatic leak detection, dispenser and tank sumps, and routine inspection and maintenance of all fuel handling systems.

3.8 Sensitive Receptors

The surrounding area comprises commercial developments, residential properties, public road infrastructure and drainage networks. The facility has been designed to minimise impacts on neighbouring properties through appropriate site layout, traffic management, pollution prevention measures and routine environmental monitoring. No environmentally sensitive ecosystems are known to occur within the immediate project footprint.

3.9 Socio-economic Environment

The proposed development is expected to provide positive socio-economic benefits through the creation of employment opportunities during both the construction and operational phases. The

facility will improve access to petroleum products and convenience retail services, support commercial activity along the East Bank Demerara corridor and contribute to the continued economic development of the Peter's Hall area.

4.0 Environmental Aspects, Potential Impacts and Mitigation Measures

The proposed project has the potential to generate temporary environmental impacts during the construction phase and operational environmental impacts throughout the life of the facility. These impacts have been identified based on the proposed activities, the existing environmental conditions of the project site, and the nature of petroleum storage and dispensing operations. The mitigation measures outlined below have been developed to prevent, minimise or control potential environmental impacts and will form part of the project's Environmental Management and Mitigation Plan.

4.1 Construction Phase Impact and Mitigation Matrix

Project Activity	Potential Environmental Impact	Proposed Mitigation Measures	Monitoring Frequency	Responsibility
Site mobilisation and vegetation clearing	Removal of vegetation and disturbance of topsoil	Restrict clearing to the approved construction footprint. Preserve vegetation outside the work area where practicable.	Daily	Contractor
Earthworks, excavation and grading	Soil erosion and sediment runoff	Stabilise disturbed areas promptly and maintain temporary erosion and sediment control measures.	Daily	Contractor
Excavation works	Groundwater intrusion and unstable excavations	Dewater excavations where necessary and maintain safe excavation practices in accordance with engineering specifications.	Daily	Contractor
Movement of construction vehicles	Dust generation	Water-exposed surfaces and haul roads during dry weather and enforce site speed limits.	Daily	Contractor
Construction equipment operation	Air emissions	Maintain equipment in good operating condition and minimise unnecessary idling.	Daily	Contractor
Construction equipment operation	Noise and vibration	Restrict noisy activities to normal daytime hours and maintain machinery to manufacturer specifications.	Daily	Contractor
Fuel and lubricant storage	Soil and groundwater contamination	Store fuels within designated areas using secondary containment. Maintain spill kits and immediately clean up spills.	Daily	Contractor
Installation of underground storage tanks	Fuel leakage	Install certified double-walled underground tanks and inspect all systems before commissioning.	Throughout installation	Contractor/ Company Representative
Installation of underground piping	Hydrocarbon leaks	Install double-contained piping and pressure-test all pipework before commissioning.	During installation	Contractor/ Company Representative
Construction of forecourt drainage	Sediment discharge to roadside drain	Prevent sediment from entering drains during construction and inspect drainage works before commissioning.	Weekly	Contractor
Construction of a convenience store	Construction waste and domestic waste	Segregate waste materials and dispose of all waste through approved disposal facilities.	Weekly	Contractor
General construction activities	Occupational health and safety risks	Provide PPE, conduct toolbox talks, maintain first aid equipment and enforce site safety procedures.	Daily	Contractor

4.2 Operational Phase Impact and Mitigation Matrix

Operational Activity	Potential Environmental Impact	Proposed Mitigation Measures	Monitoring Frequency	Responsibility
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Fuel deliveries	Fuel spills during unloading	Supervise all fuel deliveries, inspect hoses and fittings before transfer, and maintain spill response equipment on-site.	Every delivery	Station Manager
Fuel deliveries	Vapour emissions	Minimise overfilling, ensure vent systems remain unobstructed and implement safe fuel transfer procedures.	Every delivery	Station Manager
Underground fuel storage	Soil and groundwater contamination	Operate double-walled tanks with continuous Automatic Tank Gauging leak detection and routine inventory reconciliation.	Continuous	Station Manager
Fuel dispensing	Minor fuel spills	Inspect dispensers daily, maintain dispenser sumps and clean spills immediately using approved absorbent materials.	Daily	Station Supervisor
Fuel dispensing	Fire hazard	Maintain emergency shut-off switches, prohibit smoking, display warning signage, and inspect fire protection equipment.	Daily	Station Supervisor
Forecourt drainage	Hydrocarbon-contaminated stormwater	Direct runoff through an oil-water separator before discharge. Inspect and maintain the drainage system regularly.	Monthly	Environmental Officer
Oil-water separator	Reduced treatment efficiency	Inspect, clean and service the separator routinely. Remove accumulated oil and sludge through an approved contractor.	Monthly	Environmental Officer
Convenience store operations	Domestic solid waste	Provide covered waste bins, segregate recyclable materials where practicable and ensure regular waste collection.	Daily	Store Manager
Convenience store operations	Wastewater generation	Dispose of wastewater through an approved sanitary system and inspect plumbing to prevent leaks and overflows.	Monthly	Facility Manager
Convenience store operations	Food waste and pest attraction	Maintain good housekeeping, store waste in covered receptacles and implement pest control measures where required.	Weekly	Store Manager
Convenience store operations	Increased electricity and water consumption	Maintain utility systems, inspect for leaks and faulty fixtures and encourage efficient use of water and energy.	Monthly	Facility Manager
Customer parking and traffic	Oil drips, litter and traffic congestion	Maintain paved parking areas, provide traffic signage, inspect pavement condition and keep the site free of litter.	Weekly	Station Supervisor
Vehicle access and egress	Traffic congestion and vehicle accidents	Install traffic signage, directional arrows, speed limit signs and pavement markings; maintain adequate sight distance at entrance and exit.	Weekly	Station Manager
Security booth	Domestic waste generation	Provide waste receptacles and maintain housekeeping around the security area.	Weekly	Station Supervisor
Canopy and forecourt lighting	Energy consumption and light spill	Install energy-efficient LED lighting; inspect fixtures regularly and direct lighting away from neighbouring properties where practicable.	Quarterly	Facility Manager
Air quality	Petroleum vapour emissions	Inspect vent systems and fuel dispensing equipment regularly. Repair defective components promptly.	Monthly	Environmental Officer
Noise	Disturbance to neighbouring properties	Maintain compressors, pumps and mechanical equipment in good condition. Investigate and address complaints.	Quarterly	Station Manager
Hazardous waste	Soil and water contamination	Store waste oil, oily absorbents and filters in labelled containers with secondary containment. Dispose through approved contractors.	Monthly	Environmental Officer
General solid waste	Litter and pest attraction	Provide covered waste receptacles, segregate waste and remove regularly to an approved disposal facility.	Weekly	Station Supervisor / Store Manager
Fire and emergency situations	Fire, explosion and environmental contamination	Maintain emergency shut-off systems, fire extinguishers, and spill kits, and conduct routine emergency drills.	Monthly	Station Manager
Environmental monitoring	Non-compliance with Environmental Authorisation	Conduct routine environmental inspections, maintain records and	Quarterly	Environmental Officer

		implement corrective actions where required.		
Employee competency	Poor environmental performance	Conduct environmental awareness, spill response and emergency response training for all employees and contractors.	Annually and at induction	Environmental Officer/ HSE Officer
Decommissioning	Residual soil and groundwater contamination	Remove petroleum products, clean and decommission tanks and pipelines, assess and remediate contamination if required, dispose of waste at approved facilities and restore the site to EPA requirements.	At closure	Owner / Environmental Officer

4.3 Residual Environmental Impacts

Following implementation of the proposed mitigation measures, the majority of environmental impacts associated with the project are expected to be minor, localized, and temporary during the construction phase. Operational impacts are anticipated to remain low due to the incorporation of engineered containment systems, leak detection technology, stormwater treatment infrastructure, preventative maintenance programmes and routine environmental monitoring. No significant long-term adverse environmental impacts are anticipated, provided that the project is constructed, operated and maintained in accordance with the approved Environmental Authorisation and the Environmental Management and Mitigation Plan.

5.0 Environmental Monitoring Programme

5.1 Overview

The Environmental Monitoring Programme has been developed to ensure that all environmental protection measures proposed for the project are effectively implemented, monitored and continually improved throughout the construction and operational phases.

The Environmental Officer will be responsible for coordinating the implementation of the programme in collaboration with the HSE Department and the Contractor during the construction phase and the Station Manager during operational phase.

The objectives of the programme are to:

- Verify compliance with the Environmental Protection Act, Cap. 20:05 and Environmental Authorisation conditions.
- Monitor the effectiveness of environmental mitigation measures.
- Detect environmental issues before they become significant.
- Facilitate continual improvement in environmental performance.
- Maintain accurate environmental records to support regulatory reporting and internal audits.

5.2 Environmental Monitoring Schedule

Environmental Aspect	Parameter to be Monitored	Monitoring Method	Frequency	Responsibility
Dust	Visible dust emissions	Visual inspection	Daily during construction	Contractor / Environmental Officer
Noise	Construction and operational noise	Visual observations and noise monitoring where necessary	Weekly during construction; quarterly during operation	Environmental Officer
Soil	Fuel spills, leaks and contamination	Routine site inspections	Weekly	HSE Officer
Stormwater Drainage	Blockages, sediment and contamination	Drainage inspection	Monthly	HSE Officer
Oil-Water Separator	Oil accumulation and operational efficiency	Visual inspection and servicing	Monthly	HSE Officer
Underground Storage Tanks	Leak detection and inventory reconciliation	Automatic Tank Gauging system	Continuous	Station Manager
Fuel Piping	Leaks and equipment integrity	Routine inspection	Monthly	Station Manager
Fuel Dispensers	Fuel leakage and equipment condition	Daily inspection	Daily	Station Supervisor
Spill Response Equipment	Availability and condition	Inspection	Monthly	Environmental Officer
Fire Protection Equipment	Serviceability	Inspection in accordance with the manufacturer's recommendations	Monthly	Station Manager
Hazardous Waste Storage	Container integrity and labelling	Inspection	Monthly	Environmental Officer
Domestic Waste	Waste storage and collection	Housekeeping inspection	Weekly	Store Manager
Wastewater System	Proper operation and leaks	Inspection	Monthly	Facility Manager
Site Housekeeping	General environmental condition	Site inspection	Weekly	Station Supervisor
Environmental Compliance	Compliance with permit conditions	Environmental compliance audit	Quarterly	Environmental Officer

5.3 Record Keeping

The following records will be maintained throughout the life of the project:

- Environmental inspection reports.
- Fuel inventory reconciliation records.
- Spill and incident reports.
- Waste disposal records.
- Hazardous waste manifests.
- Oil-water separator maintenance records.
- Fire equipment inspection records.
- Employee environmental training records.
- Environmental complaints register.
- Corrective and preventive action register.
- Environmental monitoring reports.
- Environmental audit reports.

All environmental records will be retained in accordance with the Company's document control procedures and made available to the Environmental Protection Agency upon request.

5.4 Environmental Reporting

Environmental performance will be reviewed regularly to ensure compliance with applicable legislation and Environmental Authorisation conditions. The Environmental Officer will conduct routine inspections, investigate incidents and complaints, implement corrective actions, prepare reports for management, coordinate monitoring activities and liaise with the EPA on environmental matters.

Any significant environmental incidents, including fuel spills or unauthorised discharges, will be managed in accordance with the Company Emergency Response Plan and reported to the EPA where required by law or permit conditions.

5.5 Continuous Improvement

Puran Brothers Investment Inc. is committed to continual improvement of environmental performance. The Environmental Monitoring Programme will be reviewed periodically to evaluate the effectiveness of mitigation measures, assess compliance, identify opportunities for improvement, incorporate technological advancements and update procedures following incidents, audits or regulatory changes.

6.0 Emergency Preparedness and Response

6.1 Overview

Puran Brothers Investments Inc. recognizes that the storage, handling and dispensing of petroleum products present potential environmental and safety risks if not properly managed. To minimize these risks, an Emergency Preparedness and Response Plan will be implemented for the facility.

The objectives of the Emergency Preparedness and Response Plan are to:

- Protect employees, customers, contractors and the surrounding community.
- Prevent or minimize adverse impacts to land, groundwater, surface water and air.
- Ensure rapid and effective response to emergencies.
- Minimize property damage and business interruption.
- Comply with all applicable environmental and emergency response requirements.

The Station Manager will have overall responsibility for emergency response activities, supported by the Environmental Officer and trained employees.

6.2 Potential Emergency Situations

- Fuel spills during product delivery.
- Fuel spills during vehicle refuelling.
- Leakage from underground storage tanks or fuel piping.
- Fire involving fuel dispensing equipment or storage systems.
- Explosion resulting from ignition of petroleum vapours.
- Vehicle collision with fuel dispensing equipment.
- Failure of the oil-water separator or drainage system.
- Extreme rainfall resulting in localised flooding.
- Power outages affecting fuel dispensing operations.
- Medical emergencies involving employees or customers.

6.3 Emergency Response Procedures

Fuel Spills

- Stop the source of the spill immediately where it is safe to do so.
- Activate the emergency fuel shut-off system if necessary.
- Isolate the affected area and prevent public access.
- Deploy spill response kits and absorbent materials.
- Prevent spilt fuel from entering drains or watercourses.
- Recover contaminated materials for disposal through an approved waste contractor.
- Notify management and the Environmental Officer.
- Report significant spills to the Environmental Protection Agency where required.

Fire or Explosion

- Activate the emergency alarm.
- Stop fuel dispensing immediately.
- Isolate electrical power where safe to do so.
- Use appropriate fire extinguishers only if the fire is small and can be safely controlled.
- Evacuate all personnel and customers to the designated assembly point.
- Contact the Guyana Fire Service immediately.

- Prevent unauthorized access until the area has been declared safe.

Fuel Delivery Incidents

- Suspend fuel transfer immediately if leaks are detected.
- Isolate the tanker and dispensing area.
- Deploy spill response equipment.
- Notify the fuel supplier and Station Manager.
- Prevent spilt fuel from entering the drainage system.

Severe Weather

- Monitor drainage systems continuously.
- Inspect the oil-water separator.
- Remove debris from drainage channels where safe.
- Suspend operations if flooding poses a safety or environmental risk.

6.4 Emergency Equipment

The facility will maintain the following emergency response equipment:

- Portable fire extinguishers.
- Sand buckets.
- Spill response kits.
- Oil absorbent pads and booms.
- First aid kits.
- Emergency shut-off switches.
- Emergency lighting.
- Personal Protective Equipment.
- Emergency contact list.

All emergency equipment will be inspected regularly and maintained in good working condition.

6.5 Training and Emergency Drills

All employees will receive training appropriate to their duties, including fuel handling procedures, spill prevention and response, fire prevention and firefighting awareness, emergency evacuation procedures, use of spill kits, environmental awareness and incident reporting procedures. Emergency drills will be conducted at least annually, with additional drills following significant operational changes or where lessons learned indicate improvements are required.

6.6 Incident Reporting

All environmental incidents, spills, fires, equipment failures and complaints will be documented using the Company Incident Reporting Procedure. Incident investigations will identify the root cause, assess environmental impacts, recommend corrective and preventive actions, record lessons learned and verify implementation of corrective actions. Where required by law or permit conditions, significant incidents will be reported promptly to the Environmental Protection Agency and other relevant authorities.

7.0 Environmental Management Commitments

Puran Brothers Investments Inc. is committed to conducting all project activities in a manner that protects the environment, safeguards public health, and complies with applicable environmental legislation and permit conditions. The Company recognizes that environmental protection is an integral component of responsible business operations and is committed to the continual improvement of its environmental performance throughout the life of the project.

To achieve this commitment, Puran Brothers Investments Inc. will:

- Comply with all conditions of the Environmental Authorisation issued by the Environmental Protection Agency.
- Ensure construction and operational activities are undertaken in accordance with approved engineering drawings, applicable legislation and recognised industry best practices.
- Implement the Environmental Management and Mitigation Plan and Environmental Monitoring Programme outlined in this Project Summary.
- Operate and maintain all pollution prevention infrastructure, including underground storage tanks, fuel piping, the Automatic Tank Gauging system, oil-water separator, stormwater drainage network and emergency response equipment.
- Conduct routine environmental inspections and preventative maintenance to verify the effectiveness of environmental controls.
- Maintain accurate environmental records, including inspection reports, waste disposal records, spill reports, maintenance records and environmental monitoring data.
- Provide employees and contractors with appropriate environmental awareness and emergency response training.
- Investigate all environmental incidents and implement corrective and preventive actions to reduce the likelihood of recurrence.
- Cooperate fully with the Environmental Protection Agency and other regulatory authorities during inspections, audits and compliance monitoring activities.
- Promote continual improvement of the Company Environmental Management System through periodic review of environmental performance and implementation of improved management practices.

The Company further commits to adopting a proactive approach to pollution prevention by prioritising engineering controls, preventative maintenance and operational discipline to minimise the risk of adverse impacts on land, groundwater, surface water, air quality and neighbouring communities.

8.0 Conclusion

The proposed Construction, Installation and Operation of a Retail Petroleum Service Station with Convenience Store at Lot A9 Peter's Hall, East Bank Demerara has been designed to provide safe, efficient and environmentally responsible retail petroleum services to the growing East Bank Demerara corridor.

The project incorporates modern engineering systems and environmental safeguards, including double-walled underground fuel storage tanks, double-contained fuel piping, continuous leak detection through the Automatic Tank Gauging system, an engineered stormwater drainage network, an oil-water separator, emergency shut-off systems and comprehensive spill prevention and response measures. These systems have been integrated into the facility design to minimise the potential for adverse environmental impacts associated with petroleum storage and dispensing.

Potential environmental impacts associated with both the construction and operational phases have been identified and evaluated. Appropriate mitigation measures have been developed and incorporated into the

Environmental Management and Mitigation Plan, supported by a structured Environmental Monitoring Programme and Emergency Preparedness and Response Plan. Collectively, these measures are intended to prevent pollution, protect natural resources, and ensure compliance with the requirements of the Environmental Protection Agency.

The proposed development is expected to provide positive socio-economic benefits through the creation of employment opportunities, improved access to fuel and convenience retail services, and support for continued commercial development within the Peter's Hall area. With the implementation of the environmental management measures outlined in this Project Summary, the project is not anticipated to result in any significant long-term adverse environmental impacts.

Puran Brothers Investments Inc. remains committed to responsible environmental stewardship and will continue to work collaboratively with the Environmental Protection Agency and other relevant stakeholders to ensure that the project is developed and operated in a safe, sustainable and environmentally responsible manner.

9.0 Environmental Management Framework

9.1 Environmental Management Philosophy

Puran Brothers Investments Inc. is committed to conducting its operations in a manner that protects the environment, conserves natural resources, and safeguards the health and well-being of employees, customers, contractors and neighbouring communities. Environmental protection will be integrated into all phases of the project, from planning and construction through operation, maintenance and eventual decommissioning.

The Company recognizes that effective environmental management requires not only compliance with applicable legislation but also proactive measures to prevent pollution, minimize environmental risks and promote continual improvement.

9.2 Environmental Management Objectives

- Prevent pollution of land, groundwater and surface water.
- Minimise air emissions, noise and waste generation.
- Ensure safe storage and handling of petroleum products.
- Maintain compliance with all Environmental Authorisation conditions.
- Promote responsible waste management practices.
- Protect employees, customers and neighbouring properties from environmental hazards.
- Maintain effective emergency preparedness and response capabilities.
- Continually improve environmental performance through monitoring, inspections and corrective actions.

9.3 Roles and Responsibilities

Management

- Provide adequate financial and human resources for environmental management.
- Ensure compliance with applicable environmental legislation.
- Review environmental performance periodically.
- Support continual improvement initiatives.

Environmental Officer

- Coordinate implementation of the Environmental Management and Mitigation Plan.
- Conduct routine environmental inspections.
- Monitor compliance with Environmental Authorisation conditions.
- Maintain environmental records.
- Coordinate environmental monitoring.
- Investigate environmental incidents.
- Recommend corrective and preventive actions.
- Liaise with the Environmental Protection Agency where necessary.

Station Manager

- Ensure day-to-day compliance with environmental procedures.
- Supervise fuel deliveries.
- Verify housekeeping standards.
- Inspect environmental protection equipment.
- Report environmental incidents.
- Support emergency response activities.

Employees

- Follow approved operating procedures.
- Report spills and environmental incidents immediately.
- Maintain good housekeeping.
- Participate in environmental and emergency response training.
- Use spill response equipment appropriately.

Contractors

- Comply with the Environmental Management and Mitigation Plan.
- Follow site environmental procedures.
- Prevent pollution resulting from their activities.
- Dispose of wastes through approved facilities.
- Report environmental incidents immediately.

9.4 Environmental Inspection Programme

Routine inspections will be undertaken to verify compliance with environmental requirements. The inspection programme will include:

- Daily housekeeping inspections.
- Weekly environmental inspections.
- Monthly compliance inspections.
- Monthly inspection of the oil-water separator.
- Monthly inspection of hazardous waste storage.
- Monthly inspection of spill response equipment.
- Monthly inspection of drainage systems.
- Monthly inspection of fire protection equipment.
- Quarterly environmental audits.
- Annual management review of environmental performance.

Inspection findings will be documented, corrective actions assigned, and follow-up inspections conducted to verify completion.

9.5 Corrective and Preventive Action

Where inspections, monitoring activities or environmental incidents identify deficiencies, corrective actions will be implemented promptly. The corrective action process will include:

1. Identification of the issue.
2. Investigation of the root cause.
3. Development of corrective actions.
4. Assignment of responsibility.
5. Completion of corrective actions.
6. Verification of effectiveness.
7. Documentation and record retention.

Lessons learned from incidents and inspections will be incorporated into future environmental management activities to support continual improvement.

9.6 Document Control

Environmental records generated throughout the project shall be maintained in accordance with the Company's document control procedures. Records will include environmental inspections, monitoring reports, spill

reports, waste disposal records, hazardous waste manifests, oil-water separator maintenance records, fuel inventory reconciliation records, complaints, training records, corrective action reports and regulatory correspondence.

Records shall be retained for the duration required under applicable legislation and Company procedures and made available to the Environmental Protection Agency upon request.

9.7 Review and Continual Improvement

The Environmental Management Framework will be reviewed periodically to ensure that it remains effective and reflects changes in legislation, operational activities and environmental performance. Reviews will consider inspection findings, monitoring results, environmental incidents, regulatory inspections, customer and community feedback, technological improvements and opportunities to enhance pollution prevention.

Management will use the findings of these reviews to strengthen the Company Environmental Management System and support continual improvement.

Appendix A - Project Specifications

Item	Description
Project	Proposed Construction, Installation and Operation of a Retail Petroleum Service Station with Convenience Store
Developer	Puran Brothers Investment Inc.
Location	Lot A9 Peter's Hall, East Bank Demerara, Region 4
Project Type	Retail Petroleum Service Station with Convenience Store
Proposed Duration	Construction: Approximately 6-9 months; Operation: Long-term
Proposed Workforce	Construction: To be confirmed by Contractor; Operation: To be confirmed by Owner

Major Infrastructure

Component	Description
Fuel Dispensers	3 Gilbarco Encore 500S
Underground Tanks	1 x 6,000 USG ULG, 1 x 8,000 USG ULG, 2 x 8,000 USG Diesel
Leak Detection	Veeder-Root TLS 450S ATG
Fuel Piping	Double-contained UPP system
Stormwater	Engineered drainage network
Treatment	Oil-Water Separator
Buildings	Convenience Store, Administration Area, Security Booth
Parking	Customer Parking Area
Fire Protection	Fire extinguishers, emergency shut-off system, spill kits

Appendix B - Project Design Philosophy

The proposed service station has been designed to minimize environmental risks associated with petroleum storage and dispensing by incorporating:

- Double-walled underground storage tanks.
- Double-contained underground piping.
- Continuous electronic leak detection.
- Engineered forecourt drainage.
- Oil-water separation prior to discharge.
- Spill containment and response equipment.
- Emergency fuel shut-off systems.
- Fire protection systems.
- Routine environmental monitoring.

The design philosophy is based on pollution prevention rather than pollution control, with emphasis placed on preventing releases before they occur.

Appendix C - Environmental Inspection Schedule

Inspection	Frequency
General Site Inspection	Weekly
Housekeeping	Daily
Fuel Dispensers	Daily
Tank Gauging System	Continuous
Underground Tanks	Continuous Monitoring
Oil-Water Separator	Monthly
Drainage	Monthly
Hazardous Waste Storage	Monthly
Fire Equipment	Monthly
Spill Kits	Monthly
Environmental Audit	Quarterly
Management Review	Annually

Appendix D - Environmental Performance Indicators

Indicator	Target
Fuel Spills	Zero major spills
Permit Non-Compliance	Zero
Oil-Water Separator Failure	Zero
Drainage Blockages	Zero
Environmental Complaints	Investigated within 24 hours
Spill Response Time	Immediate
Environmental Inspections	100% completion
Waste Collection	100% on schedule
Environmental Training	100% employee participation

Appendix E - Drawings and Plans

The following drawings and plans should be attached to the final submission where available:

- Site Location Map.
- Google Earth Location Plan.
- Approved Site Layout Plan.
- Drainage Layout.
- Tank Farm Layout.
- Utility Layout.
- Traffic Flow Plan.

Appendix F - Equipment Specifications

Manufacturer data sheets should be attached for:

- Gilbarco Encore 500S Fuel Dispensers.
- Veeder-Root TLS 450S Automatic Tank Gauging System.
- Underground Storage Tanks.
- UPP Double-Contained Fuel Piping.
- Oil-Water Separator.
- Fire Extinguishers.
- Emergency Shut-Off System.

Appendix G - Environmental Forms

The following environmental forms may be used to support implementation of this Project Summary:

- Environmental Inspection Checklist.
- Spill Report Form.
- Waste Transfer Register.
- Hazard Observation Form.
- Corrective Action Register.
- Oil-Water Separator Inspection Log.
- Fuel Delivery Checklist.
- Environmental Incident Report.

Appendix H - Reference Documents

- Environmental Protection Act, Cap. 20:05.
- Environmental Protection (Authorisations) Regulations, 2000.
- EPA Guyana - Application Form for Environmental Authorisation.
- EPA Guyana - Project Summary Outline.
- Relevant Guyana National Bureau of Standards requirements for petroleum service stations.
- NFPA 30 - Flammable and Combustible Liquids Code.
- NFPA 30A - Code for Motor Fuel Dispensing Facilities and Repair Garages.
- ISO 14001:2015 - Environmental Management Systems.
- Manufacturer specifications for tanks, dispensers, ATG, UPP piping and oil-water separator.