



Ministry of
Environment

CERTIFICATE OF COMPLIANCE
(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that as of the date indicated below, the site identified in Schedule A of this Certificate of Compliance has been satisfactorily remediated to meet the applicable Contaminated Sites Regulation remediation standards and criteria.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.

The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

A Director may rescind this Certificate of Compliance if requirements and conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

This Certificate of Compliance should not be construed as an assurance that there are no hazards present at the site.

AUG 27 2015

Date Issued

A handwritten signature in black ink, appearing to read "Peter Kickham".

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located to the north and east of 38 West 1st Avenue, Vancouver, British Columbia which is more particularly known and described as:

All those portions of Road dedicated on Plan BCP four-eight-seven-seven-nine, and all that portion of Road dedicated on Plan BCP four-eight-seven-seven-eight, all lying adjacent to Lot 'A', as shown on said Plan BCP four-eight-seven-seven-nine, all in Block numbered nine, in District Lot numbered two-zero-zero-A, in Group numbered one, in the New Westminster District, in the City of Vancouver, in the Province of British Columbia, all said Plans approved and confirmed on the eleventh day of July, two thousand and eleven, by Registrar Larry Blaschuck, and of record in the Land Title Office at New Westminster, British Columbia, which portions may be more particularly described as follows:

Commencing at the northwest corner of said Lot 'A', shown on said Plan BCP four-eight-seven-seven-nine,

Thence at a bearing of one degree and thirty-eight minutes and twenty-six seconds more or less, a distance of two metres;

Thence at a bearing of ninety-one degrees and forty minutes and twenty-five seconds more or less, a distance of one-hundred and twenty metres and seventy-three centimetres;

Thence at a bearing of one-hundred and eighty-one degrees and thirty-eight minutes and nineteen seconds more or less, a distance of thirty-seven metres and twenty-three centimetres and three millimetres;

Thence at a bearing of two-hundred and seventy-one degrees and thirty-nine minutes and fifty-six seconds more or less, a distance of one metre and fifty-two centimetres and four millimetres;

Thence at a bearing of one degree and thirty-eight minutes and nineteen seconds more or less, a distance of thirty-six metres and forty-three centimetres and three millimetres;

Thence at a bearing of two-hundred and seventy-one degrees and forty minutes and twenty-five seconds more or less, a distance of eighty-three metres and twenty centimetres and six millimetres;

Thence at a bearing of one-hundred and eighty-one degrees and forty minutes and twenty-five seconds more or less, a distance of one metre and twenty centimetres;

Thence at a bearing of two-hundred and seventy-one degrees and forty minutes and twenty-five seconds more or less, a distance of thirty-six metres to the point of commencement;

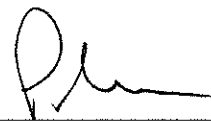
All the said bearings being grid bearings within Integrated Survey Area numbered thirty-one and being of North American Datum numbered nineteen-eighty-three;

The said portions containing by admeasurement a total area of one-hundred and ninety-five decimal five square metres, more or less.

The site boundaries are depicted in a legal sketch plan prepared by Bennett Land Surveying Ltd. on July 5, 2011.

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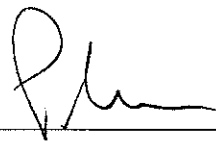
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 12"

Longitude: 123° 6' 20.3"

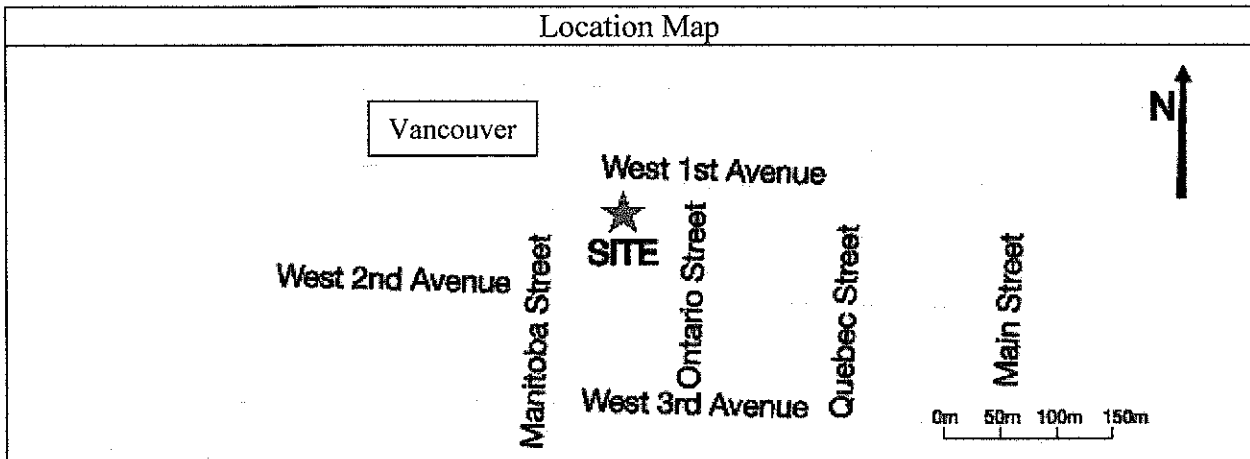
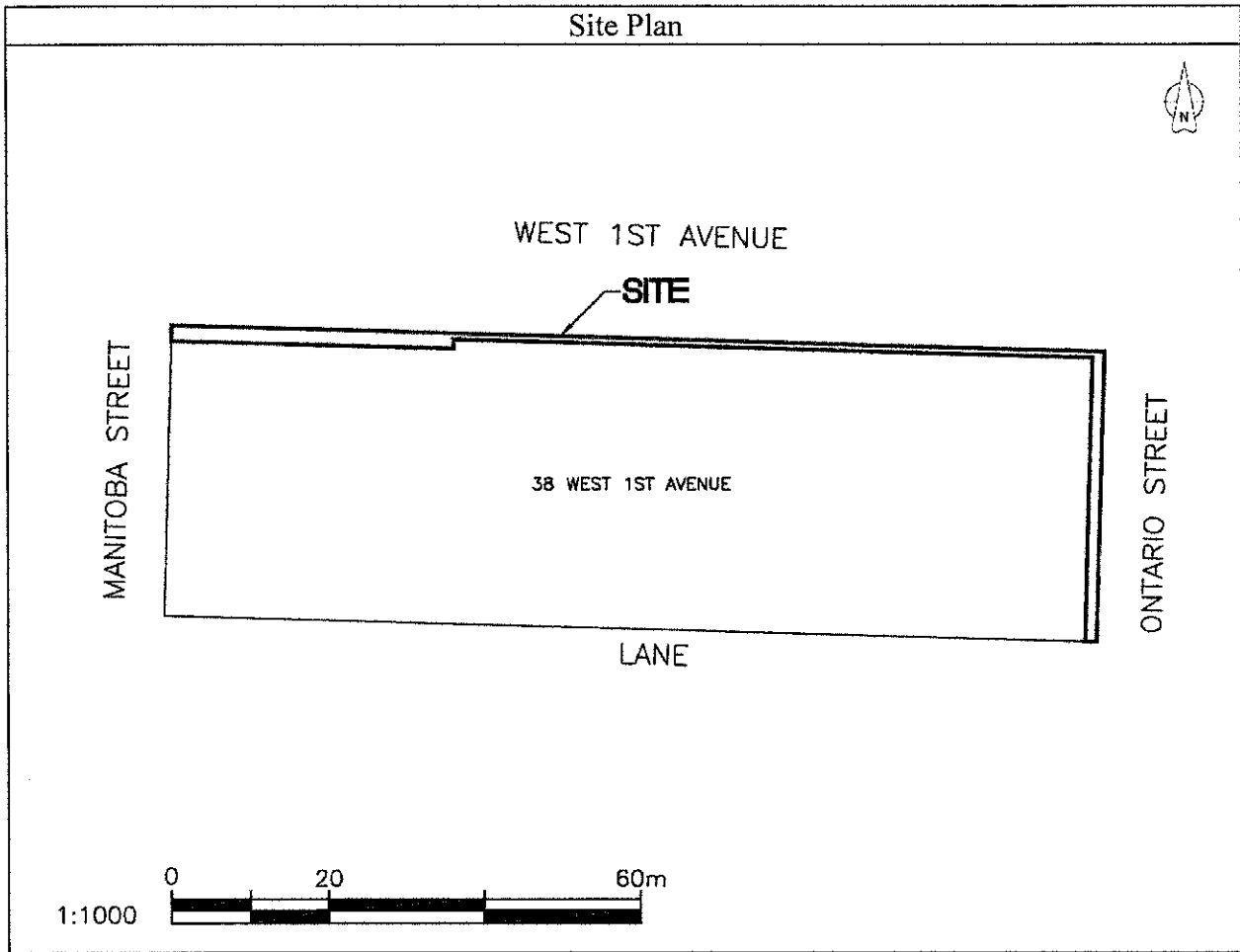
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Schedule B

Requirements and Conditions

1. Any changes in land or water uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - a) The paved ground surface overlying contaminated soils on the north road dedication must remain intact.
 - b) A health and safety plan must be developed by a qualified person prior to subsurface works that intersect contaminated soils on the north road dedication. The health and safety plan should include measures to limit dermal contact with soil, as well as incidental soil ingestion.
3. If requested by the Director, the responsible person<s> must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in the following plans:
 - *Performance Verification Plan Road Dedication Located North and East of the Property at 2 West 1st Avenue, Vancouver, BC, prepared by Steer Environmental Associates Ltd., dated April 2015*or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;

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- (b) The nature of the excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
- (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.
8. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during any future subsurface work at the site.

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Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- VPHs; and,
- Ethylbenzene and xylene.

To meet risk-based remediation standards:

- Copper, lead, tin and zinc;
- LEPH, and HEPH; and,
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo(k)fluoranthene, dibenz(a,h)anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene, and pyrene.

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

- Anthracene, benzo(a)anthracene, benzo(a)pyrene, chrysene, fluoranthene, phenanthrene, and pyrene.

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Site Identification Number 18071
Version 8.0 R



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For Director, *Environmental Management Act*

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated 01 April 2015;
- *Performance Verification Plan - Road Dedication Located North and East of the Property at 2 West 1st Avenue, Vancouver, BC*, prepared by Steer Environmental Associates Ltd., dated May 2015;
- *Human Health and Ecological Risk Assessment, 2 West 1st Avenue, Vancouver, BC*, prepared by Steer Environmental Associates Ltd., dated May 2015;
- *Detailed Site Investigation & Confirmation of Remediation - 2 West 1st Avenue (Formerly 2 to 88 West 1st Avenue) Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated 01 April 2015;
- *Remediation Plan - 2-88 West 1st Avenue, 27-99 West 2nd Avenue, and 2-26 East 1st Avenue, Vancouver, BC*, prepared by Next Environmental Inc., dated 01 May 2007;
- *Stage 1 Preliminary Site Investigation Update for 2-88 West 1st Avenue, 27-99 West 2nd Avenue, 2-26 East 1st Avenue, Vancouver, BC*, prepared by Next Environmental Inc., dated 01 May 2007;
- *Detailed Site Investigation - 2-88 West First Avenue, 27-99 West 2nd Avenue, and 2-26 East 1st Avenue, Vancouver, BC*, prepared by Next Environmental Inc., dated May 2007;
and
- *Stage 1 and 2 Preliminary Site Investigation - 2-88 West 1st Avenue, 27-99 West 2nd Avenue, and 2-26 East 1st Avenue, Vancouver, BC*, prepared by Seamer Environmental Inc., dated April 2004.

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