



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.

June 21, 2016
Date Issued

Peggy Evans
Peggy Evans
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 555 Great Northern Way, Vancouver, British Columbia which is more particularly known and described as:

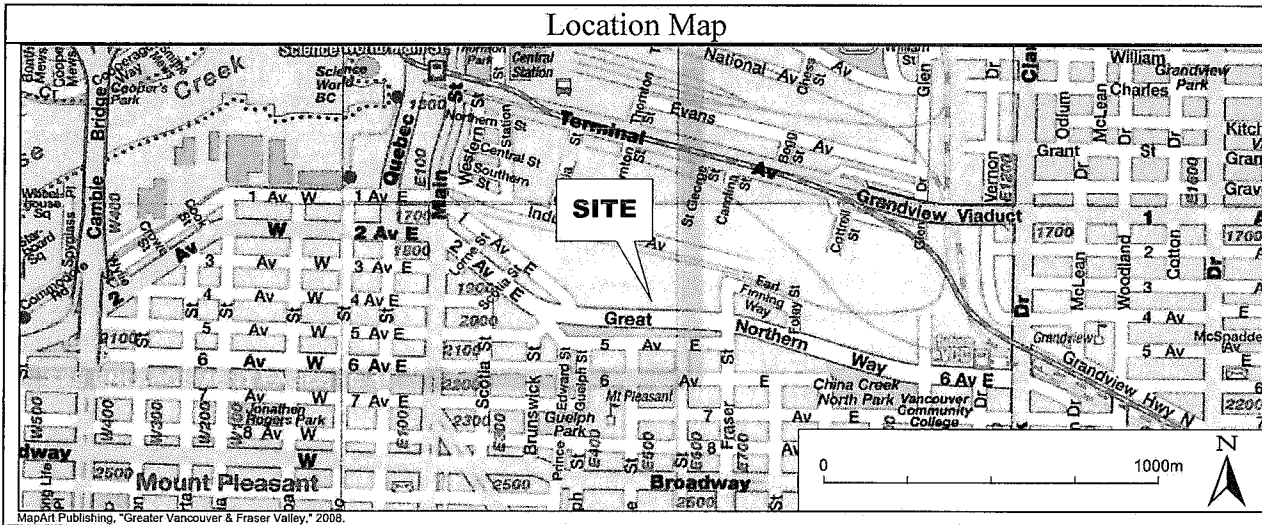
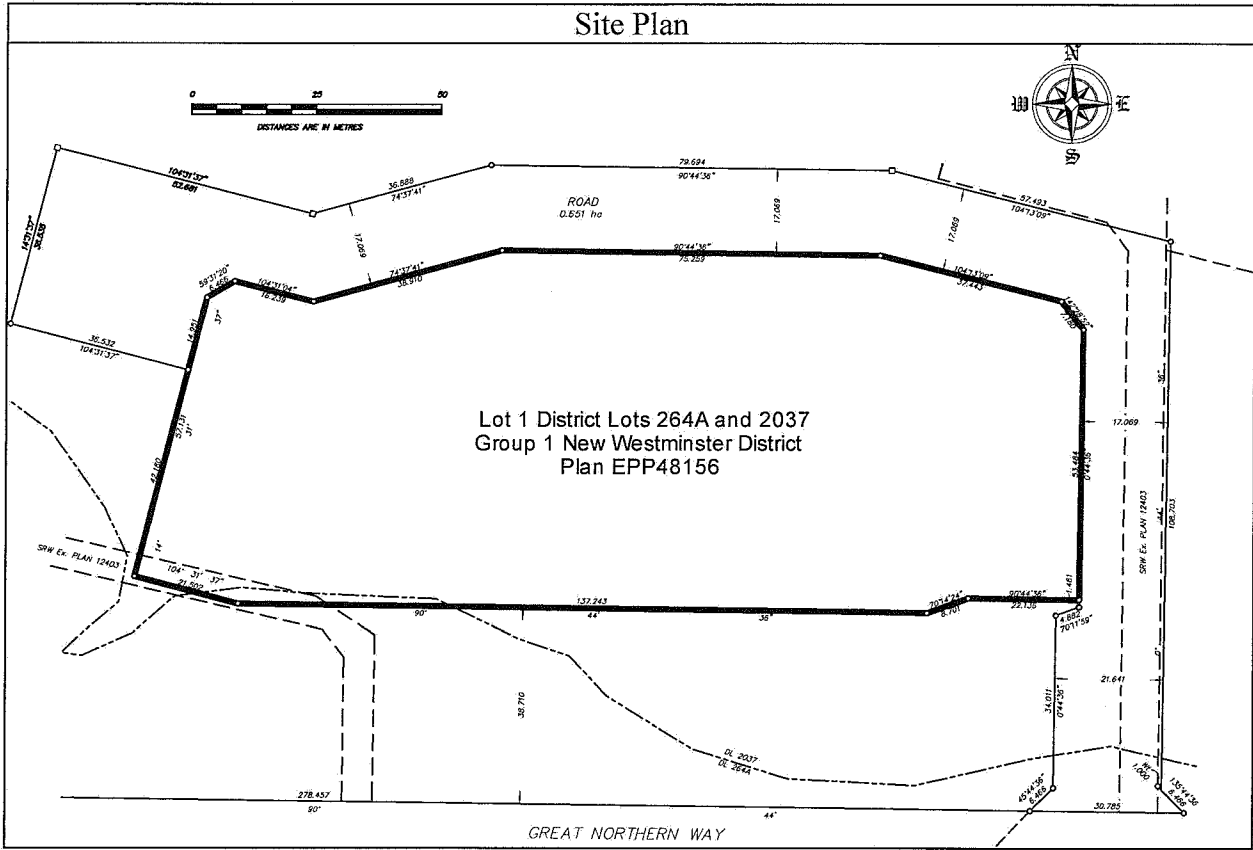
Lot 1 District Lots 264A and 2037 Group 1 New Westminster District Plan EPP48156
PID: 029 631 017

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

Latitude: 49° 16' 3.53"
Longitude: 123° 5' 31.56"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible persons 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.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) Buildings on the site will be limited to slab-on-grade construction.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person or persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- Ethylbenzene, and xylene; and
- Benz[a]anthracene, and benzo[b]fluoranthene.

Substances remediated in vapour for residential land vapour use:

To meet numerical remediation standards:

- Benzene, trichloroethylene (TCE), and VPHv.

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Schedule D
Documents

Confirmation of Remediation, prepared by PGL Environmental Consultants, dated 29 April 2016;

Approval in Principle – 525 and 555 Great Northern Way, Vancouver, BC, Site ID: 15413, prepared by PGL Environmental Consultants, dated 29 April, 2015;

Summary of Site Condition, prepared by Duncan Macdonald/PGL Environmental Consultants, dated 28 Apr 2016;

Approval in Principle, prepared by BC Ministry of Environment, dated 24 Apr 2014;

Summary of Site Condition, prepared by Duncan Macdonald/PGL Environmental Consultants, dated 01 Jan 2014;

Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Remedial Action Plan, Great Northern Way Campus, Great Northern Way, Vancouver, BC, prepared by Pottinger Gaherty Environmental Consultants Ltd, dated 01 Dec 2013;

Stage 1 Preliminary Site Investigation, Great Northern Way Campus, Great Northern Way, Vancouver, BC, prepared by Pottinger Gaherty Environmental Consultants Ltd, dated 01 Oct 2013;

Water Use Determination Application Review, Remaining Portion of Lot Q of the Great Northern Way Campus, Great Northern Way, Vancouver, BC, prepared by BC Ministry of Environment, dated 01 Jun 2013;

Addendum to Water Use Determination - Lot Q of the Great Northern Way Campus, Great Northern Way, Vancouver, BC, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated 22 May 2013;

Information Request – Water Use Determination Application Lot Q of the Great Northern Way Campus, Great Northern Way, Vancouver, BC, prepared by BC Ministry of Environment, dated 01 May 2013;

Water Use Determination, Lot Q of the Great Northern Way Campus, Great Northern Way, Vancouver, BC, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated 21 Mar 2013;

Report of Findings Stage 1 Environment Site Assessment, 685 Great Northern Way, Vancouver, BC, prepared by Keystone Environmental Ltd., dated 01 May 2011;

Confirmation of Remediation – Thornton Street ROW, 555 Great Northern Way, Vancouver, BC, prepared by Keystone Environmental Ltd., dated 01 Jul 2008;

Certificate of Compliance (Site 1677), prepared by Ministry of Environment Lands and Parks, dated 19 May 2000;

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Finning Canada 555 and 577 Great Northern Way, Vancouver, BC, prepared by Next Environmental Inc., dated 01 May 2000;

Finning Canada 555 and 577 Great Northern Way, Vancouver, BC, prepared by Next Environmental Inc., dated 01 Apr 2000;

Finning Canada 555 and 577 Great Northern Way, Vancouver, BC, prepared by Next Environmental Inc., dated 01 Feb 2000;

Finning Canada 555 and 577 Great Northern Way, Vancouver, BC, prepared by Next Environmental Inc., dated 01 Jan 2000;

Finning Canada 555 and 577 Great Northern Way, Vancouver, BC, prepared by Next Environmental Inc., dated 01 Nov 1999;

Finning Canada 555 and 577 Great Northern Way, Vancouver, BC, BCMoELP #26250-20/844 (Site 1677), prepared by Next Environmental Inc., dated 01 Nov 1999;

Finning Canada 555 and 577 Great Northern Way, Vancouver, BC, prepared by Next Environmental Inc., dated 01 Oct 1999;

Letter report re: 555 and 577 Great Northern Way, prepared by RETEC, dated 01 Aug 1999;

Confirmation of Remediation Report at 555 Great Northern Way, Vancouver, BC, prepared by Next Environmental Inc., dated 01 Jun 1999;

Environmental Stage 2 Preliminary Site Investigation at 555 Great Northern Way, Vancouver, BC, prepared by Next Environmental Inc., dated 01 Jun 1999;

Letter report re: Special Waste Excavation – 555 Great Northern Way, prepared by RETEC, dated 03 May 1999;

Confirmation of Remediation Report at 577 Great Northern Way, Vancouver, BC, prepared by Next Environmental Inc., dated 01 Oct 1998;

Environmental Stage 2 Preliminary Site Investigation at 577 Great Northern Way, Vancouver, BC, prepared by Next Environmental Inc., dated 01 Oct 1998;

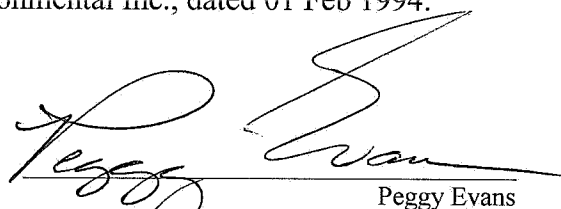
Remediation Plan for Special Waste at 555 Great Northern Way, prepared by Remedicon Consultants Ltd., dated 01 Aug 1995;

Underground Storage Tank Removal Finning Ltd., 555-735 Great Northern Way, Vancouver, prepared by Remedicon Consultants Ltd., dated 01 Jul 1995;

Supplementary Environmental Investigation, Vancouver Finning Complex, 555 Great Northern Way, Vancouver, BC, prepared by O'Connor Associates Environmental Inc., dated 01 Feb 1994; and

Environmental Investigation, Vancouver Finning Complex, 555 Great Northern Way, Vancouver, BC, prepared by O'Connor Associates Environmental Inc., dated 01 Feb 1994.

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