



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.

2016-07-04

Date Issued

A handwritten signature in black ink, appearing to read "Alan W. McCammon".

Alan W. McCammon
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 285 East 10th Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot 1 Block 119 District Lot 301 Group 1 New Westminster District Plan EPP42701
PID: 029-376-335

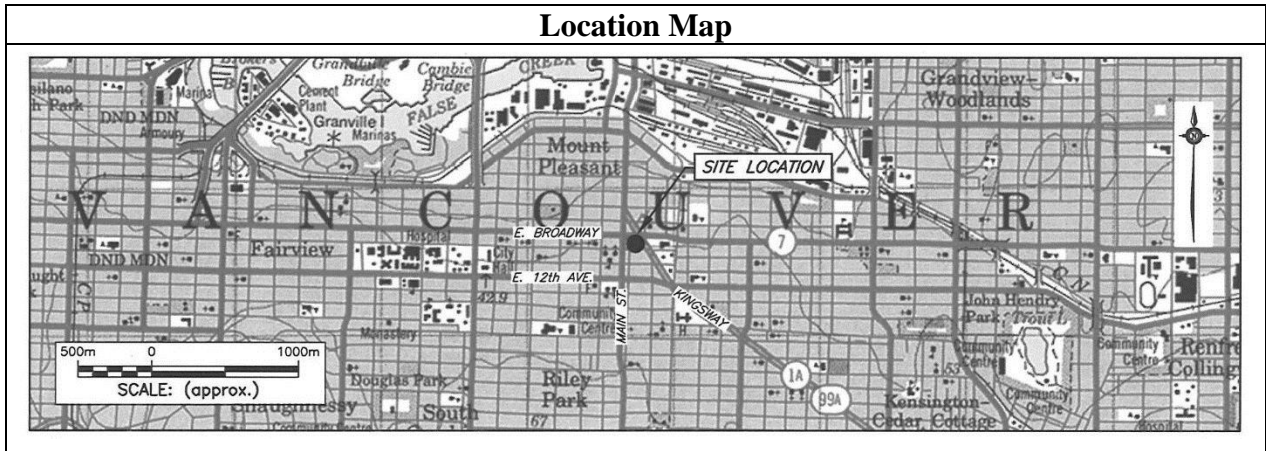
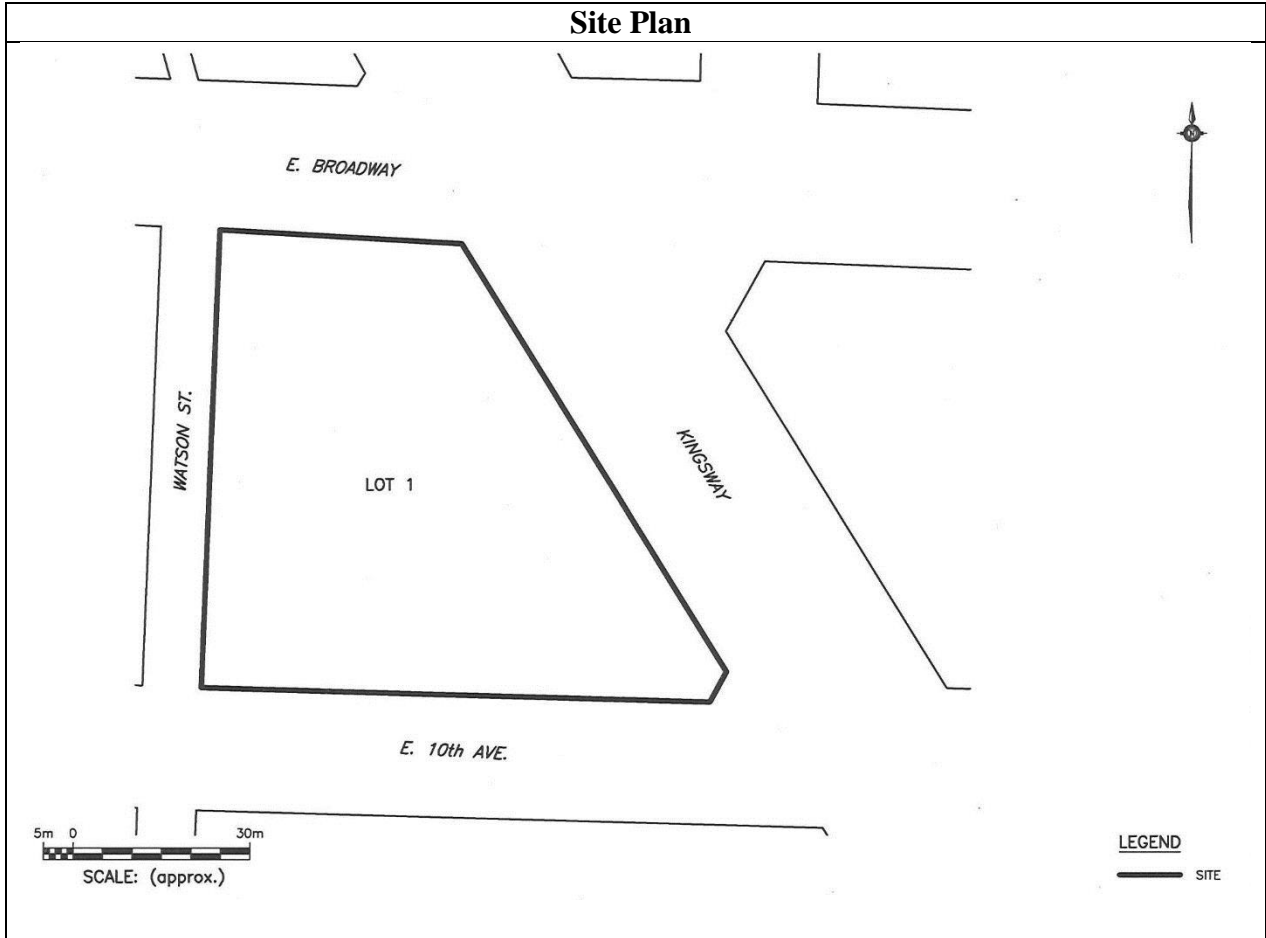
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 44.30"
Longitude: 123° 05' 59.40"


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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 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.

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

- (a) Groundwater will not be in contact with the basement floor slab.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D 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.

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For Director, *Environmental Management Act*

Schedule C


Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- Antimony, barium, copper, lead, tin, and zinc; and
- LEPHs.

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For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition Site 4313/15492. Prepared by Michael Geraghty, P.Geo., Keystone Environmental Ltd. May 11, 2016;

Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation and Confirmation of Remediation, 285 East 10th Avenue, Vancouver, BC. Keystone Environmental Ltd. dated April 29, 2016;

Stage 1 Preliminary Site Investigation of 228 West Broadway, Vancouver, BC. ACM Environmental Corporation, dated June 24, 2010;

Underground Storage Tank Removal at 102-112 Kingsway, Vancouver, BC. ACM Environmental Corporation, dated September 5, 2007;

Stage 1 Preliminary Site Investigation of 102-112 Kingsway, Vancouver, BC. ACM Environmental Corporation, dated April 2007;

Preliminary Site Investigation Stage 2 Environmental Assessment of 236 East Broadway, Vancouver, BC. ACM Environmental Corporation, dated March 2007;

Stage 1 Preliminary Site Investigation of 236 East Broadway, Vancouver, BC. ACM Environmental Corporation, dated February 2007;

Update of Due Diligence Investigation and the Phase I Environmental Site Assessment Report for the 188-196 Kingsway and 221 E 10th Avenue in Vancouver, BC. ACM Environmental Corporation, dated April 26, 2006;

Phase I Environmental Site Assessment: 188-196 Kingsway Avenue and 221 East 10th Avenue, Vancouver, BC. SEACOR Environmental Inc., dated August 26, 2004;

196 Kingsway, Vancouver, BC, Conceptual Remedial Plan. Thurber Environmental Consultants Ltd., dated July 24, 1997;

196 Kingsway, Vancouver, BC, Contaminant Assessment. Thurber Environmental Consultants Ltd., dated July 24, 1997;

Results of Confirmatory Sampling, Underground Storage Tank Excavation UST 1, 196 Kingsway, Vancouver, BC. Golder Associates Ltd., dated September 20, 1996; and

Results of Confirmatory Sampling, Underground Storage Tank Excavation UST 2, 196 Kingsway, Vancouver, BC. Golder Associates Ltd., dated May 8, 1996.

2016-07-04
Date Issued


Alan W. McCammon
For Director, Environmental Management Act