



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.

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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

2016-11-08
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 2804 West 3rd Avenue, Vancouver, British Columbia, which is more particularly known and described as:

Lot 1 of Lot 3, Block 28, District Lot 192, Plan 1661

PID: 014-487-136

Metes and Bounds Description:

ALL AND SINGULAR that certain parcel or tract of land, situate, lying, and being:

That part of Lot 1 of Lot 3, Block 28, District Lot 192, Plan 1661; which may be more particularly described as follows:

COMMENCING at the southeast corner of Lot 1 of Lot 3, Block 28, District Lot 192, Plan 1661;

THENCE northerly 1°24'01", 6.464 metres along the easterly boundary of Lot 1;

THENCE 335°20'07", 4.415 metres;

THENCE 271°23'05", 2.264 metres;

THENCE 220°43'16", 4.997 metres;

THENCE 271°23'05", 3.300 metres to the westerly boundary of Lot 1;

THENCE 181°24'01", 6.566 metres along said westerly boundary to the southwest corner of Lot 1;

THENCE 91°23'05", 10.670 metres, more or less, along the southerly boundary of Lot 1, to the point of commencement and containing 88.6 square meters, more or less.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Parsons Canada Limited on September 22, 2015.

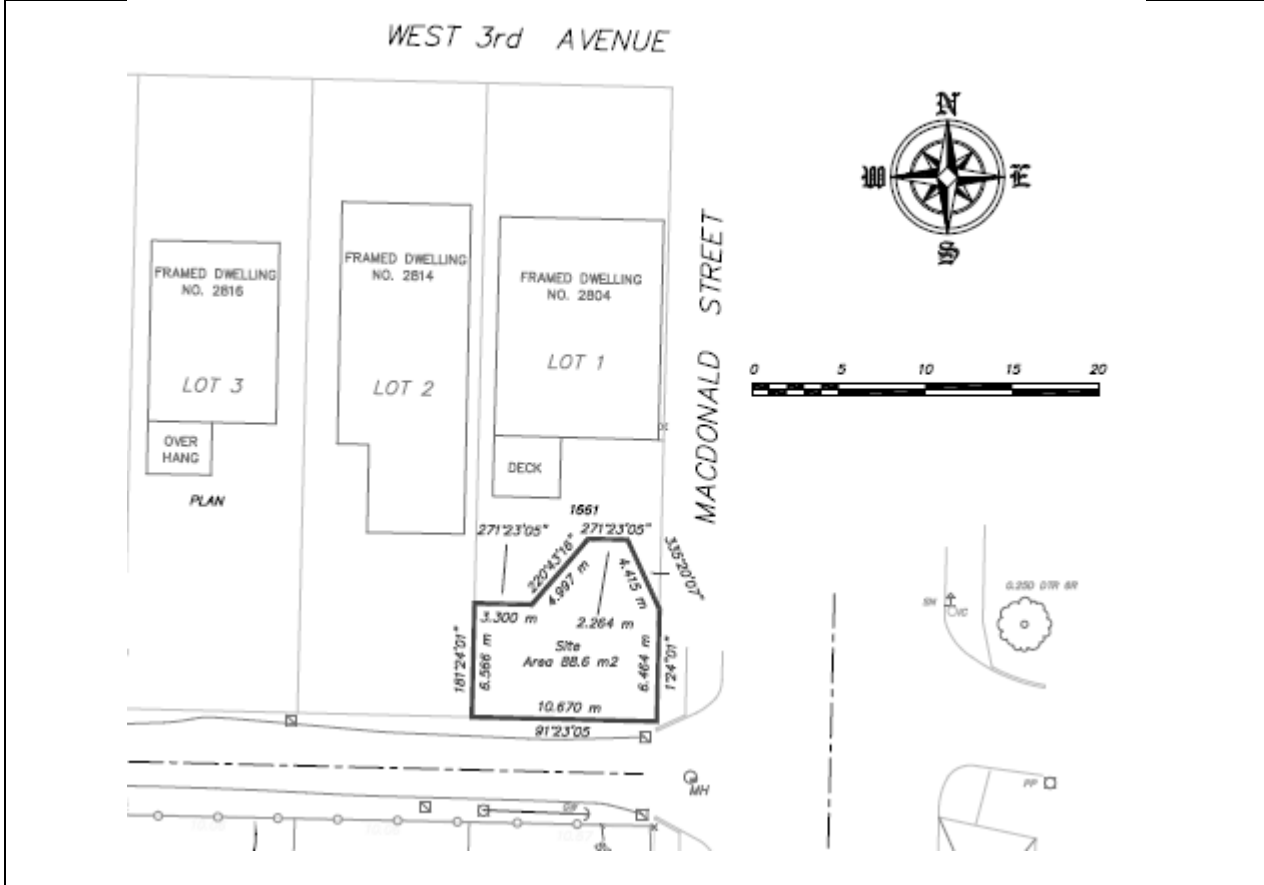
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	16'	7.97"
Longitude:	123°	10'	6.69"

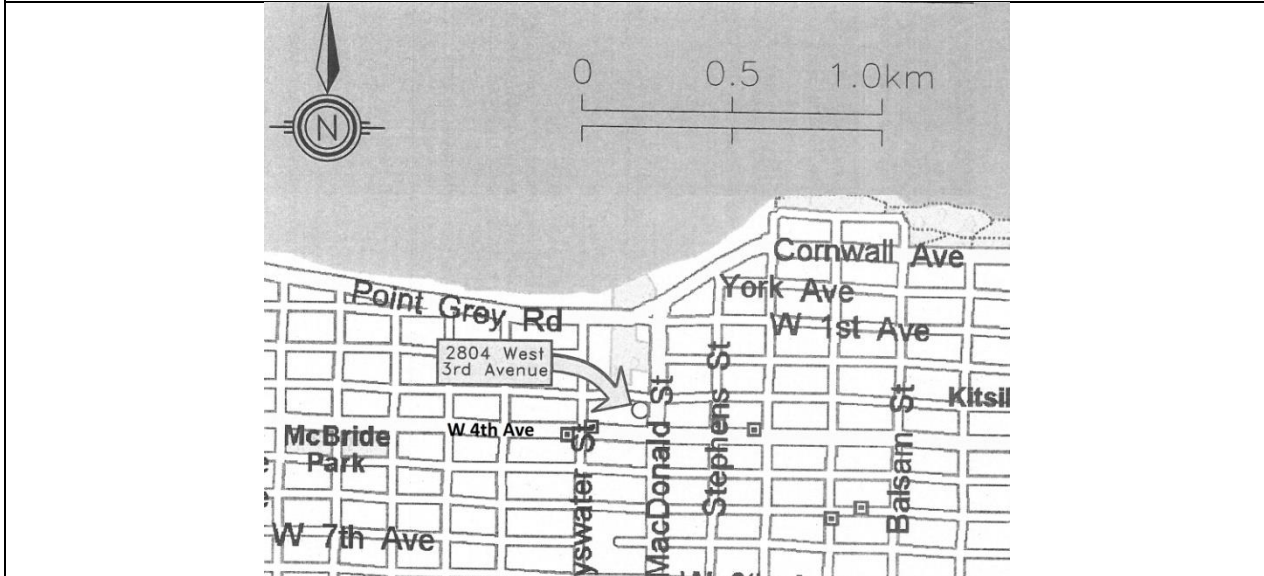
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Site Plan



Location Map



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Schedule B

Requirements and Conditions

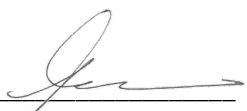
1. Any changes in land, vapour, or water uses must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in 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 structure and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) *Slab-on-grade building(s) constructed on all or portion(s) of the site.*

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

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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.

Substances remediated in vapour for residential land vapour use:

To meet numerical remediation standards:

- n-hexane and VPHv.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

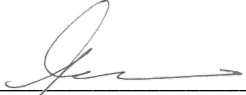
- VPHw and LEPHw; and
- Naphthalene.

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- VPHw and LEPHw; and
- Naphthalene.

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Schedule D

Documents

1. *Stage 1 Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 2803 West 4th Avenue, Vancouver, British Columbia*, prepared by Parsons Inc (June 10, 2016).
2. *Summary of Site Condition for the Affected Portion of 2804 West 3rd Avenue* prepared by Parsons Inc. (June 10, 2016).

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