



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 and Hazardous Waste Regulation 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.

NOV 03 2016

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located on portions of the City of Vancouver property beneath West 41st Avenue to the south, and beneath Larch Street to the west, of 2465 West 41st Avenue, Vancouver, British Columbia which is more particularly known as the Management Area on the City of Vancouver property and described as:

All those lands lying within the limits of West 41st Avenue and Larch Street described as follows:

Commencing at the southeast corner of Lot 4 of Lot 3, Block 17, District Lot 526, Plan 2764; Thence continuing 181° 52' 46" a distance of 24.60 metres more or less to a point on the northeast corner of Lots 1 through 36, District Lot 526, Plan LMS3103.

Thence 271° 27' 49" a distance of 40.94 metres more or less following along northerly limit of Lots 1 through 36, District Lot 526, Plan LMS3103 to a point on the northwesterly corner of Lots 1 through 36, District Lot 526, Plan LMS3103.

Thence 293° 28' 22" a distance of 40.04 metres more or less.

Thence 0° 55' 37" a distance of 9.73 metres more or less to a point on the southerly limit of Lot 5, Block 17, Plan 5453, District Lot 526 NWD of Lot 2.

Thence 90° 38' 26" following along the southerly limits of said lot 5 a distance of 17.81 metres more or less to a point at the southeasterly limit of said Lot 5.

Thence 359° 54' 43" following along the easterly limit of said lot 5 a distance of 12.52 metres more or less.

Thence 10° 44' 49" a distance of 16.41 metres more.

Thence 90° 0' 48" a distance of 16.97 metres more or less to a point on the westerly limits of Lot 1 of Lot 3, Block 17, District Lot 526, Plan 2764. Thence 181° 31' 22" a distance of 29.49 metres more or less following along the westerly limit of said lot 1 to a point on the southwesterly corner of said Lot 1.

Thence 91° 31' 22" a distance of 41.29 metres more or less following in the southerly limits of Lot 1, 2, 3 and 4 of Lot 3, Block 17, District Lot 526, Plan 2764 to the point of commencement.

The site contains part of a legal parcel depicted in engineering drawing prepared by Parsons on December 18, 2015.

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

Latitude: 49° 14' 05.09"
Longitude: 123° 09' 45.44"

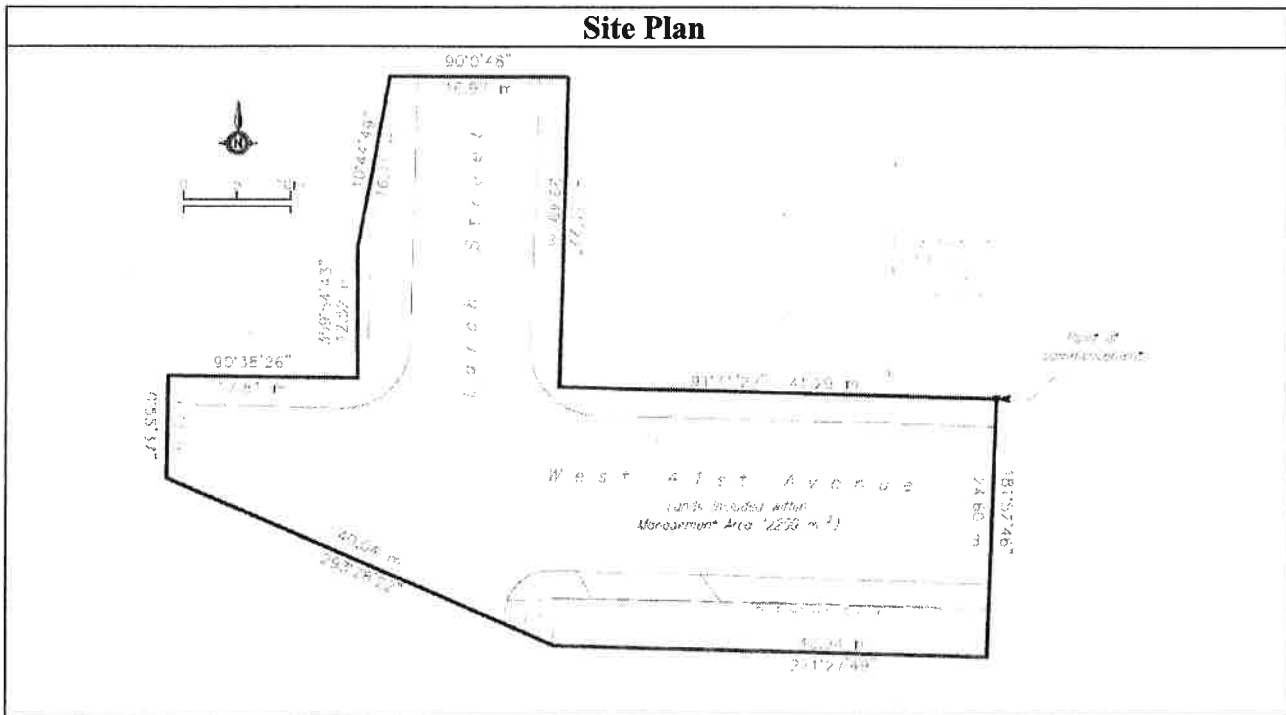
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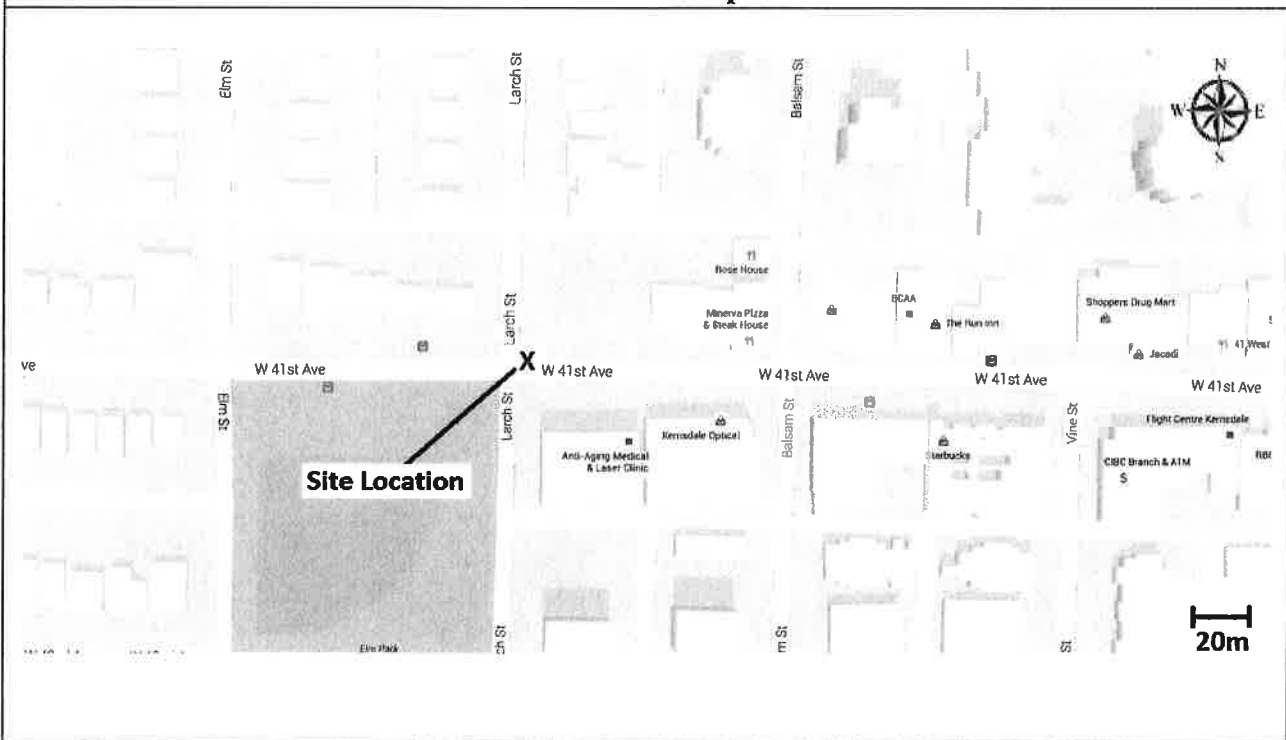


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Site Plan



Location Map



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water use 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 and risk-based 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) Consistent with the future land use assumptions of the vapour assessment in the Detailed Site Investigation, the land located within the Management Area on the City of Vancouver property will continue to be used as a roadway, sidewalk or boulevard.

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) No future drinking water wells within the Management Area on the City of Vancouver property.
 - (b) The land located within the Management Area on the City of Vancouver property will continue to be used as a roadway, sidewalk or boulevard.
3. If requested by the Director, the responsible person 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 Schedule D or as specified in a modification of the plan approved by the Director.

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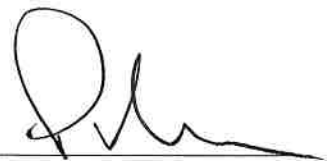


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5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible person or their agent. The records must be available for inspection by the Director.
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;
 - (b) The nature of the excursions;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

- Ethylbenzene, toluene and xylene, and
- VPHs.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Lead.

To meet risk-based remediation standards:

- Benzene, ethylbenzene, toluene and xylenes (total),
- VHW₆₋₁₀ and EPHW₁₀₋₁₉, and
- Benzo[a]pyrene.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Benzene, and
- Acridine and pyrene.

To meet risk-based remediation standards:

- Ethylbenzene and toluene,
- VPHw, VHW₆₋₁₀, LEPHw and EPHW₁₀₋₁₉, and
- Naphthalene.

Substances remediated in water for marine aquatic life water use:

To meet numerical remediation standards:

- Lead,
- Benzene, and
- Acridine and pyrene.

To meet risk-based remediation standards:

- Ethylbenzene and toluene,
- VPHw, VHW₆₋₁₀, LEPHw and EPHW₁₀₋₁₉, and
- Naphthalene.

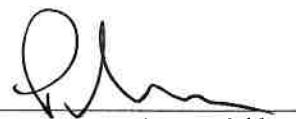
Substances remediated in vapour for adjacent commercial land vapour use to the south:

To meet numerical remediation standards:

- Benzene, 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene and xylenes.

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Schedule D

Documents

Summary of Site Conditions, For a Portion of the City of Vancouver Lands Beneath West 41st Avenue and Larch Street Adjacent to 2465 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (August 5, 2016);

Performance Verification Plan, for Portions of the City of Vancouver Lands Beneath West 41st Avenue to the South, and beneath Larch Street to the West, of 2465 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (August 5, 2016);

Updated Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 2465 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (June 27, 2016);

Detailed Risk Assessment – City of Vancouver Management Area Adjacent 2465 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (June 27, 2016);

Approval in Principle Annual Report (2014/2015) 2465 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (October 15, 2015);

Approval in Principle Annual Report (2013/2014) 2465 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (September 30, 2014);

Approval in Principle Annual Report (2012/2013) 2465 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (October 18, 2013);

Approval in Principle Annual Report (2011/2012) 2465 West 41st Avenue, Vancouver, British Columbia by Parsons Inc. (October 18, 2012);

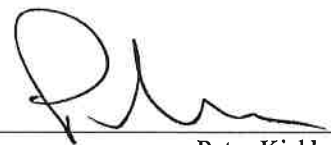
Approval in Principle - The Management Area including 2465 West 41st Avenue and Adjacent Lands, Vancouver, British Columbia by BC Ministry of Environment (July 21, 2011);

Addendum to: Stage I Preliminary Site Investigation, Detailed Site Investigation, Risk Assessment and Remedial Action Plan, 2465 West 41st Avenue, Vancouver, British Columbia by O'Connor Associates Environmental Inc. (June 23, 2011); and

Stage I Preliminary Site Investigation, Detailed Site Investigation, Risk Assessment and Remedial Action Plan, 2465 West 41st Avenue, Vancouver, British Columbia by O'Connor Associates Environmental Inc. (January 26, 2011).

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