



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.

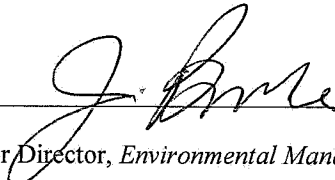
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

Feb. 3, 2017
Date Issued


J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located adjacent to 933 Hastings Street, Vancouver, British Columbia which is more particularly known and described as:

That Part of District Lot 181 Group 1 New Westminster District shown as Road on Plan EPP26162 with an area of 109.6 square metres, commencing at the northeast corner of Parcel K Plan LMP1580; then

181 degrees 40 minutes 28 seconds for a distance of 20.939 metres; then

335 degrees 07 minutes 00 seconds for a distance of 23.413 metres to intersect the north boundary of said Parcel K; then

along said north boundary 91 degrees 41 minutes 29 seconds for a distance of 10.468 metres more or less to the point of commencement.

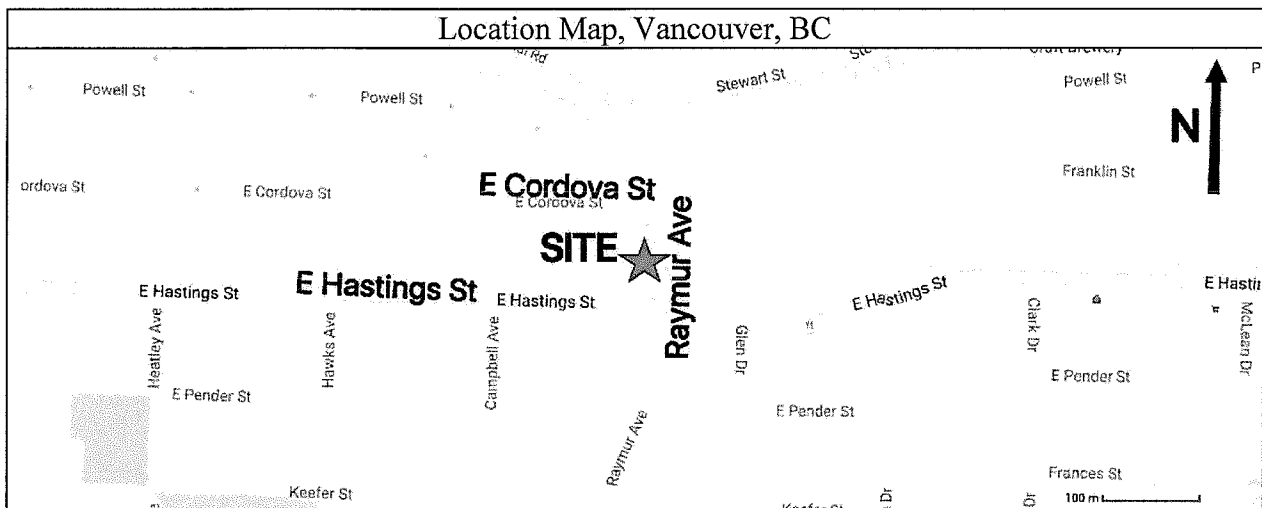
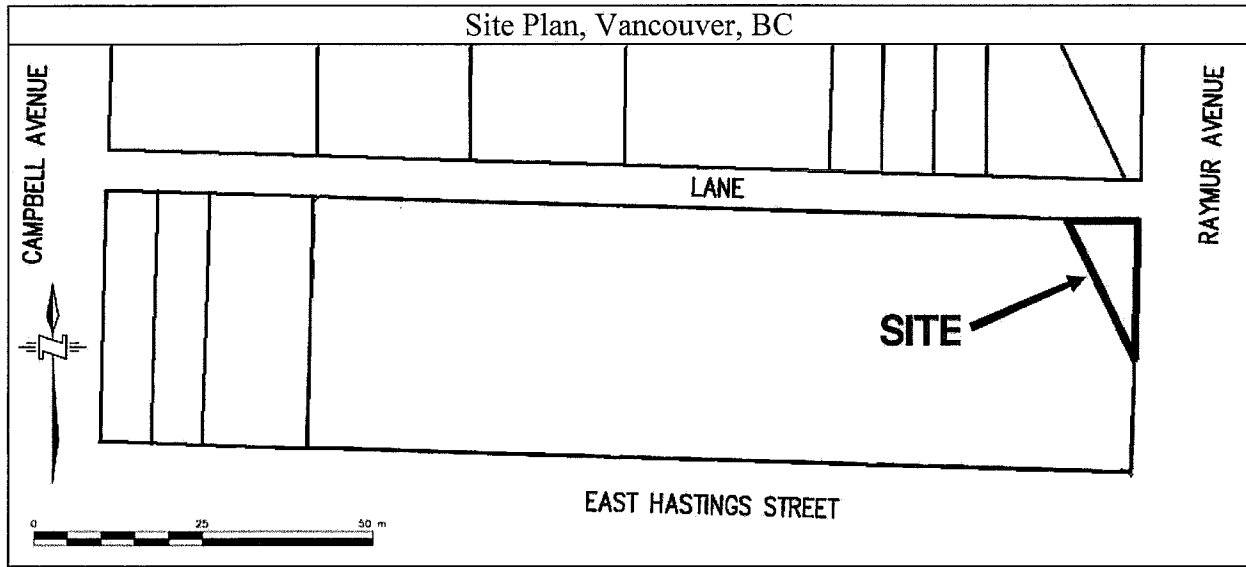
The site contains part of a legal parcel depicted in a legal sketch plan Plan EPP26162 prepared by Sandy Wards, B.C. Land Surveyor dated November 20, 2016.

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

Latitude: 49° 16' 53.1"
Longitude: 123° 4' 57.7"

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Schedule B

Requirements and Conditions

1. Any changes in land 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 use to which this condition applies is described in Schedule C and in the site investigation documents listed in Schedule D.

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Schedule C

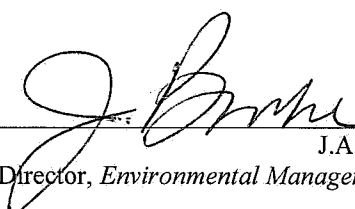
Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

- Cadmium, copper, lead and zinc.

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated November 22, 2016;
- *Detailed Site Investigation & Confirmation of Remediation, 933 East Hastings Street, Vancouver, BC*, prepared by Active Earth Engineering Ltd., dated October 2016;
- *Supplementary Stage 2 Preliminary Site Investigation / Detailed Site Investigation, Strathcona Village 933 East Hastings Street, Vancouver, BC*, prepared by Binpal Engineering Ltd., dated March 2015;
- *Water Use Exemption Request, 933 East Hastings Street, Vancouver, BC*, prepared by Binpal Engineering Ltd., dated January 2015;
- *Winter Groundwater Quality Monitoring Program, Lot 1 NWD Plan EPP26162, 945-985 East Hastings Street & 383 Raymur Avenue, Vancouver, BC*, prepared by Binpal Engineering Ltd., dated April 2014;
- *Stage 2 Preliminary Site Investigation (PSI), 945-985 East Hastings Street & 383 Raymur Ave*, prepared by Binpal Engineering Ltd., dated October 2013; and
- *Stage 1 Preliminary Site Investigation (PSI) Update, 945-985 East Hastings Street & 383 Raymur Ave*, prepared by Binpal Engineering Ltd., dated August 2013.

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