



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.

September 18, 2017
Date Issued

A handwritten signature in black ink, appearing to read "Peter Kickham".

Peter Kickham
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 540 Victoria Drive, Vancouver, British Columbia which is more particularly known and described as:

Lot 1, Block 48, District Lot 184, Group 1, New Westminster District Plan EPP45138
PID: 029-449-707

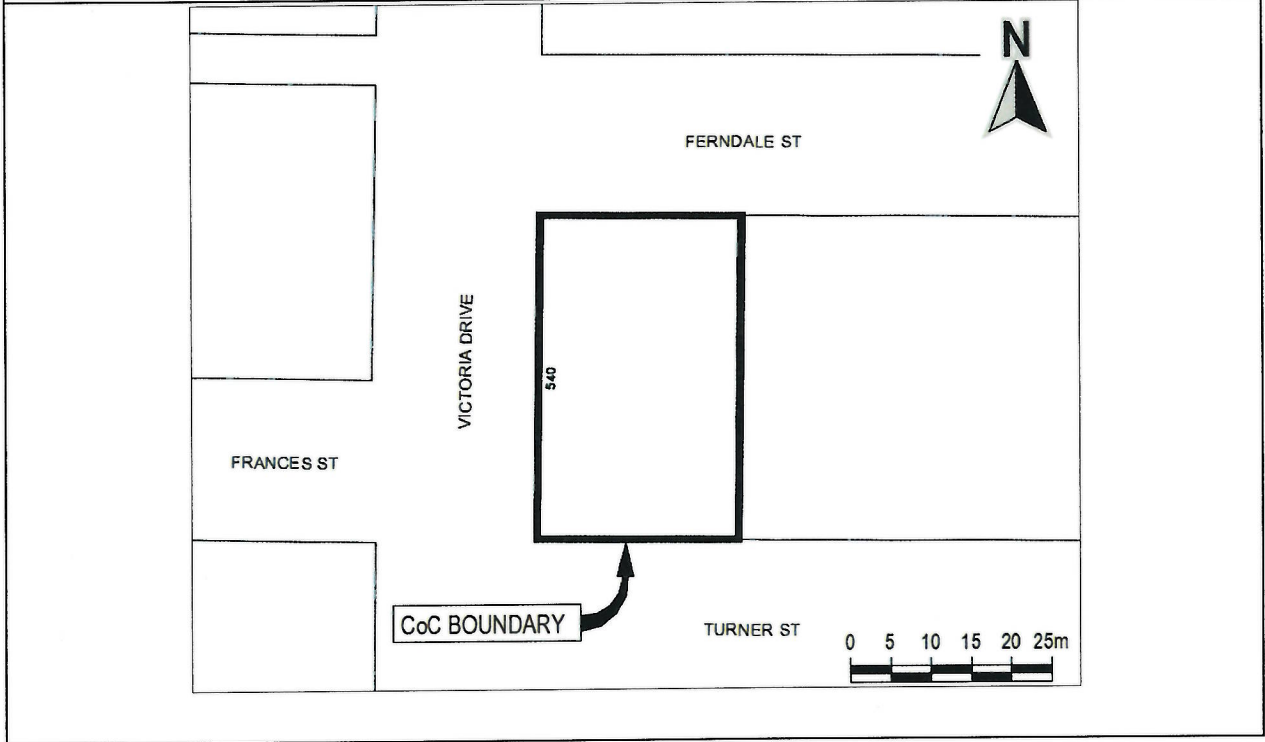
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 45.90"
Longitude: 123° 3' 55.30"

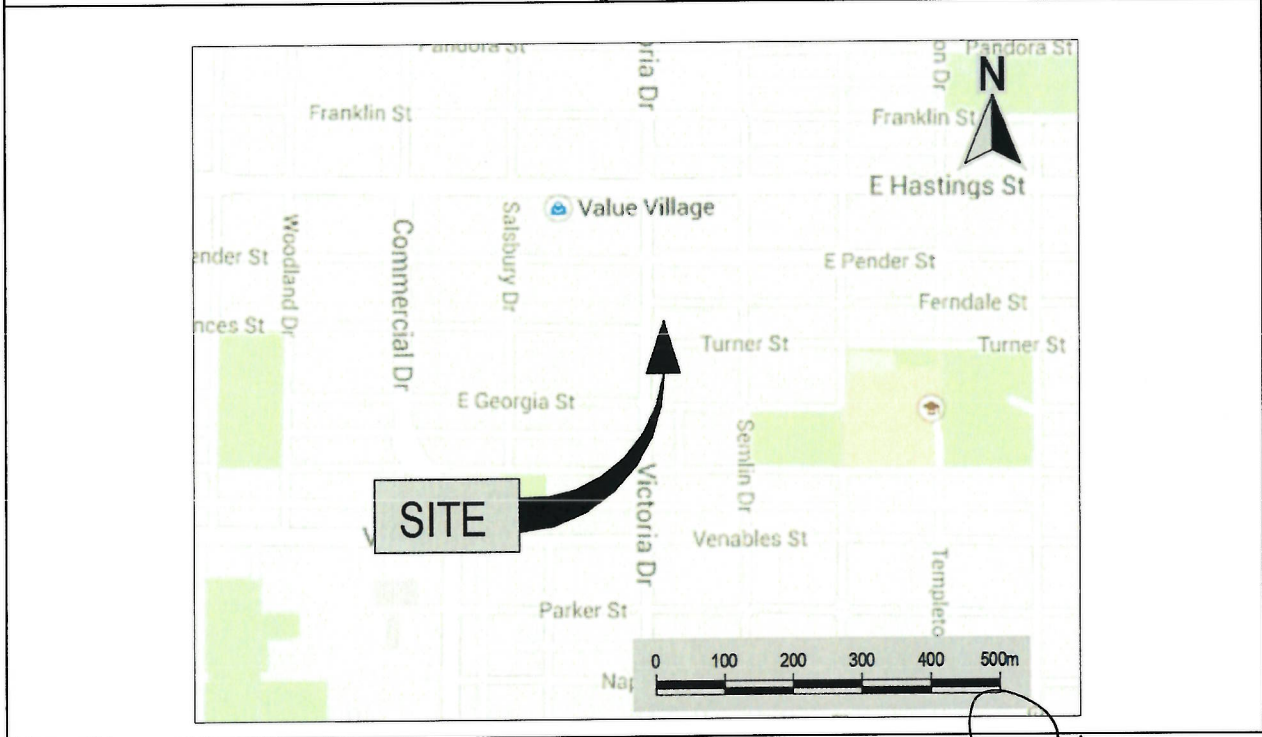
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Site Plan, Vancouver, BC

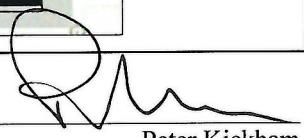


Location Map, Vancouver, BC



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Schedule B

Requirements and Conditions

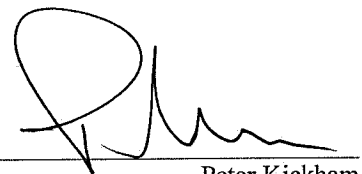
1. Any changes in land, vapour or water uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that indoor air within the underground parkade of the existing building at the site was measured to demonstrate substances in vapour meet the Contaminated Sites Regulation risk-based standards at the site. The assumption of the vapour assessment is:

- a) The current building structure, configuration and depth must be maintained;

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 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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Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- Lead, tin, zinc;
- LEPHs, VPHs; and
- Trichloroethylene (TCE).

To meet risk-based remediation standards:

- Tetrachloroethylene (PERC).

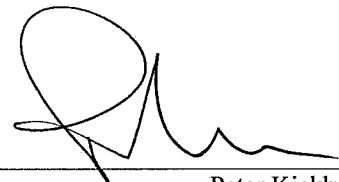
Substances remediated in vapour for residential land vapour use:

To meet risk-based remediation standards:

- Tetrachloromethane (carbon tetrachloride) and trichloroethylene (TCE).

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Peter Kickham

For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, Site 17715, by Michael Muttersbach, Next Environmental Inc. and Scott Steer, Steer Environmental Associates Ltd., July 14, 2017.

Stage 1 Preliminary Site Investigation Update, Site: 540 Victoria Drive, Vancouver, BC, by Nick Matthews and Nick Matthews, Next Environmental Inc., July 14, 2017.

Human Health and Ecological Risk Assessment, Site: 540 Victoria Drive, Vancouver, BC, by Jeroen Wauters, Next Environmental Inc., July 14, 2017.

Confirmation of Remediation, Site: 540 Victoria Drive, Vancouver, BC, by Meagan Vidian-Jones and Jeroen Wauters, Next Environmental Inc., July 13, 2017.

Detailed Site Investigation, Site: 540 Victoria Drive, Vancouver, BC, by Nick Matthews and Jeroen Wauters, Next Environmental Inc., July 12, 2017.

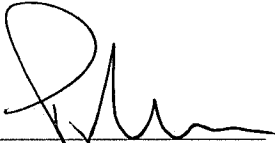
Email with subject "*Letter of Credit - Victoria dr site - Site ID 17715*" (Ministry Confirmation to proceed with CoC application for the Site without off-site affected parcels), by Liliana Jerade, Ministry of Environment, May 10, 2017.

Remediation Plan for On-Site Contamination. 540 Victoria Drive, Vancouver, BC ("Site"). SITE ID 17715, by Harm Gross, Next Environmental Inc., August 17, 2015.

Stage 1 Preliminary Site Investigation Update, Stage 2 Preliminary Site Investigation, Site: 540 Victoria Drive, Vancouver, BC, by Jason Grafstrom and Jeroen Wauters, Next Environmental Inc., July 24, 2015.

Stage 1 Preliminary Site Investigation, Site: 540 Victoria Drive, Vancouver, BC, by Nick Matthews and Harm Gross, Next Environmental Inc., Dec. 18, 2014.

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Date Issued


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