



steer environmental
associates ltd.

May 26, 2015

Pinnacle International (West First) Plaza Inc.
300 – 911 Homer Street
Vancouver, BC
V6B 2W6

Attention: Donald Cliburn

Dear Mr. Cliburn:

**RE: Performance Verification Plan
Road Dedication Located North and East of the Property at 2 West 1st Avenue,
Vancouver, BC
Site ID: 9887**

The Performance Verification Plan for the above referenced property (the site) is as follows.

SITE IDENTIFICATION AND RISK CONTROL TYPE

MOE Site ID: 9887

Site Location: Road dedication located adjacent 2 West 1st Avenue, Vancouver, BC. See Figure 1 and metes and bounds description in Attachment A.

Risk Control Type: 2

This document is meant to satisfy the reporting requirements for Type 2 risk controls as outlined in Contaminated Sites Regulation (CSR) Administrative Guidance 14. Specifically, this document outlines the performance verification plan for implementing the risk controls described below.

REQUIRED RISK CONTROLS

The following risk controls are required at the site:

- a. The paved ground surface overlying contaminated soils on the north road dedication (see Figure 1 and metes and bounds description in Attachment B) must remain intact.
- b. A health and safety plan must be developed by a qualified person prior to subsurface works that intersect contaminated soils on the north road dedication (see Figure 1 and metes and bounds description in Attachment B). The health and safety plan should include measures to limit dermal contact with soil, as well as incidental soil ingestion.

ACTIONS REQUIRED TO IMPLEMENT RISK CONTROLS

The following actions are required to implement the above risk controls:

- a. Mandatory communication with the site owner/operator to ensure that the paved ground surface overlying contaminated soils on the north road dedication (see Figure 1 and metes and bounds description in Attachment B) remains intact.
- b. Mandatory communication with the site owner/operator to ensure that a health and safety plan is prepared prior to subsurface works within the north road dedication (see Figure 1 and metes and bounds description in Attachment B).

Records of these performance verification actions should be maintained by the site owner/operator to be submitted to the Ministry of Environment if requested.

The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any required risk controls 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 controls did not meet the requirements;
- 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.

A statement signed by an Approved Professional on whether the risk controls have been implemented and are being maintained must be submitted to the Director every 5 years within 90 days of the anniversary of the date of issuance of the Certificate of Compliance or as otherwise approved by the Director. This reporting frequency is considered reasonable given the use of the land as a city-owned public walkway, which is unlikely to change for the foreseeable future.

RATIONALE FOR SELECTING PERFORMANCE VERIFICATION PLAN ELEMENTS

- a. The risk assessment conducted for the site (Steer Environmental, 2015¹) assumed the continued presence of paved surfaces above contaminated soils within the north road dedication, which prevents contaminant exposures by the public, plants and animals.
- b. The risk assessment conducted for the site (Steer Environmental, 2015¹) identified unacceptable risk to workers (construction, maintenance) involved in excavation works that intersect contaminated soils on the north road dedication. In particular, unacceptable risk associated with incidental ingestion of soil-borne lead was identified for such workers.

¹ Human Health and Ecological Risk Assessment, 2 West 1st Avenue, Vancouver, BC. Prepared by Steer Environmental Associates Ltd. Dated May 2015.

It is our opinion that the risk controls and performance verification actions specified herein are sufficient to ensure human health and ecological risks at the site remain acceptable as defined by the CSR.

LIMITATIONS

This report has been prepared solely for the use of Pinnacle International (West First) Plaza Inc. (Pinnacle), Active Earth Engineering Ltd. (Active Earth), the British Columbia Society of Contaminated Sites Approved Professionals (CSAP), and the British Columbia Ministry of Environment (MOE). By using this report Pinnacle, Active Earth, CSAP, and MOE agree that they will review and use the report in its entirety. Any use which other parties make of this report, or any reliance on, or decision made based on it, are the responsibility of such parties. Steer Environmental Associates Ltd. accepts no responsibility for damages, if any, suffered by other parties as a result of decisions made or actions based on this report.

The services performed as described in this report were conducted in a manner consistent with the level of care and skill normally exercised by other members of the environmental science profession currently practicing under similar conditions, subject to the time limits, and financial and physical constraints applicable to the services.

The findings of this assessment are based on information collected during previous Site investigations, our present understanding of the Site conditions, and our professional judgement in light of such information at the time the report was prepared. This report provides a professional opinion and, therefore, no warranty is expressed, implied, or made as to the conclusions, advice, and recommendations presented in this report.

The findings and conclusions of the assessment are specific to the information and assumptions upon which they are based.

Sincerely,

Steer Environmental Associates Ltd.



Scott A. Steer, R.P.Bio., CSAP
Environmental Toxicologist

Figure 1: Site Plan and Risk Control Requirements for Road Dedication

Attachment A: Metes and Bounds Description – Road Dedication

Attachment B: Metes and Bounds Description – North Road Dedication Management Area

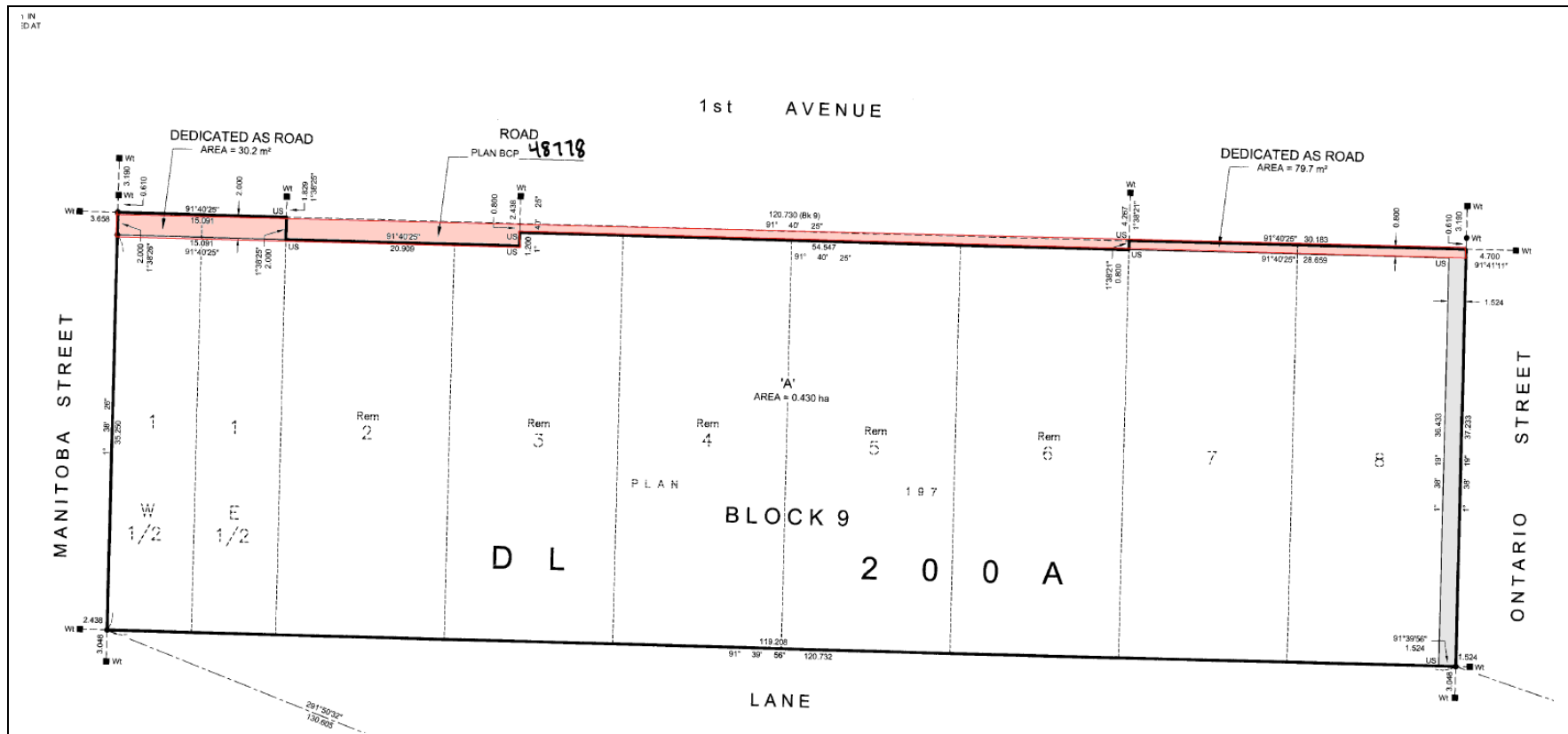


Figure 1 – Site Plan and Risk Control Requirements for Road Dedication

Area Highlighted in **Red** – Portion of Road Dedication for which a paved surface must be maintained and health and safety plan requirements for subsurface workers apply (note Metes and Bounds Description provided in Attachment B).

Area Highlighted in **Grey** – Portion of Road Dedication (along Ontario Street) remediated to numerical standards (no risk controls required).

ATTACHMENT A
METES AND BOUNDS DESCRIPTION – ROAD DEDICATION

BENNETT LAND SURVEYING LTD.
B.C. and Canada Land Surveyors

All those portions of Road dedicated on Plan BCP four-eight-seven-seven-nine, and all that portion of Road dedicated on Plan BCP four-eight-seven-seven-eight, all lying adjacent to Lot 'A', as shown on said Plan BCP four-eight-seven-seven-nine, all in Block numbered nine, in District Lot numbered two-zero-zero-A, in Group numbered one, in the New Westminster District, in the City of Vancouver, in the Province of British Columbia, all said Plans approved and confirmed on the eleventh day of July, two thousand and eleven, by Registrar Larry Blaschuck, and of record in the Land Title Office at New Westminster, British Columbia, which portions may be more particularly described as follows:

Commencing at the northwest corner of said Lot 'A', shown on said Plan BCP four-eight-seven-seven-nine,

thence at a bearing of one degree and thirty-eight minutes and twenty-six seconds more or less, a distance of two metres;

thence at a bearing of ninety-one degrees and forty minutes and twenty-five seconds more or less, a distance of one-hundred and twenty metres and seventy-three centimetres;

thence at a bearing of one-hundred and eighty-one degrees and thirty-eight minutes and nineteen seconds more or less, a distance of thirty-seven metres and twenty-three centimetres and three millimetres;

thence at a bearing of two-hundred and seventy-one degrees and thirty-nine minutes and fifty-six seconds more or less, a distance of one metre and fifty-two centimetres and four millimetres;

thence at a bearing of one degree and thirty-eight minutes and nineteen seconds more or less, a distance of thirty-six metres and forty-three centimetres and three millimetres;

thence at a bearing of two-hundred and seventy-one degrees and forty minutes and twenty-five seconds more or less, a distance of eighty-three metres and twenty centimetres and six millimetres;

thence at a bearing of one-hundred and eighty-one degrees and forty minutes and twenty-five seconds more or less, a distance of one metre and twenty centimetres;

thence at a bearing of two-hundred and seventy-one degrees and forty minutes and twenty-five seconds more or less, a distance of thirty-six metres to the point of commencement;

all the said bearings being grid bearings within Integrated Survey Area numbered thirty-one and being of North American Datum numbered nineteen-eighty-three;

the said portions containing by admeasurement a total area of one-hundred and ninety-five decimal five square metres, more or less.

Patrick
Korabek
YJGCML

Digitally signed by Patrick
Korabek YJGCML
DN: c=CA, cn=Patrick Korabek
YJGCML, o=BC Land Surveyor,
ou=Verify ID at
www.juricert.com/LKUP.cfm?
id=YJGCML
Date: 2015.02.27 16:05:07
-08'00'

Prepared by: Patrick Korabek, BCLS

Dated: February 26, 2015.

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#201-275 Fell Avenue, North Vancouver, B.C. V7P 3R5

Telephone 604 980-4868

Facsimile 604 980-5856

www.bennettsurveys.com

ATTACHMENT B

**METES AND BOUNDS DESCRIPTION – NORTH ROAD DEDICATION
MANAGEMENT AREA**

All those portions of Road dedicated on Plan BCP four-eight-seven-seven-nine, and all that portion of Road dedicated on Plan BCP four-eight-seven-seven-eight, all lying adjacent to Lot 'A', as shown on said Plan BCP four-eight-seven-seven-nine, all in Block numbered nine, in District Lot numbered two-zero-zero-A, in Group numbered one, in the New Westminster District, in the City of Vancouver, in the Province of British Columbia, all said Plans approved and confirmed on the eleventh day of July, two thousand and eleven, by Registrar Larry Blaschuck, and of record in the Land Title Office at New Westminster, British Columbia, which portions may be more particularly described as follows:

Commencing at the northwest corner of said Lot 'A', shown on said Plan BCP four-eight-seven-seven-nine,

Thence at a bearing of one degree and thirty-eight minutes and twenty-six seconds more or less, a distance of two metres;

Thence at a bearing of ninety-one degrees and forty minutes and twenty-five seconds more or less, a distance of one-hundred and twenty metres and seventy-three centimetres;

Thence at a bearing of one-hundred and eighty-one degrees and thirty-eight minutes and nineteen seconds more or less, a distance of eighty centimetres;

Thence at a bearing of two-hundred and seventy-one degrees and forty minutes and twenty-five seconds more or less, a distance of eighty-four metres and seventy three centimetres;

Thence at a bearing of one-hundred and eighty-one degrees and forty minutes and twenty-five seconds more or less, a distance of one metre and twenty centimetres;

Thence at a bearing of two-hundred and seventy-one degrees and forty minutes and twenty-five seconds more or less, a distance of thirty-six metres to the point of commencement;

All the said bearings being grid bearings within Integrated Survey Area numbered thirty-one and being of North American Datum numbered nineteen-eighty-three;

The said portions containing by admeasurement a total area of one-hundred and forty square metres, more or less.