



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.

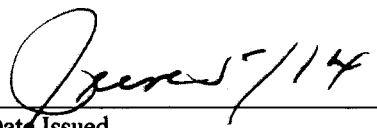
This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.

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

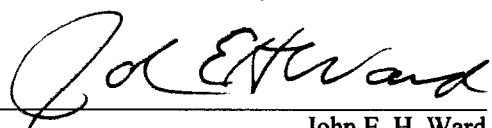
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.



Date Issued



John E. H. Ward
For Director, *Environmental Management Act*

Schedule A

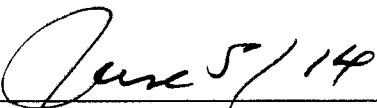
The site covered by this Certificate of Compliance is located at 404 Hawks Avenue, Vancouver, British Columbia which is more particularly known and described as:

Lot A, Block 66, District Lot 181, Group 1, New Westminster District, Plan EPP25271

PID: 028-958-586

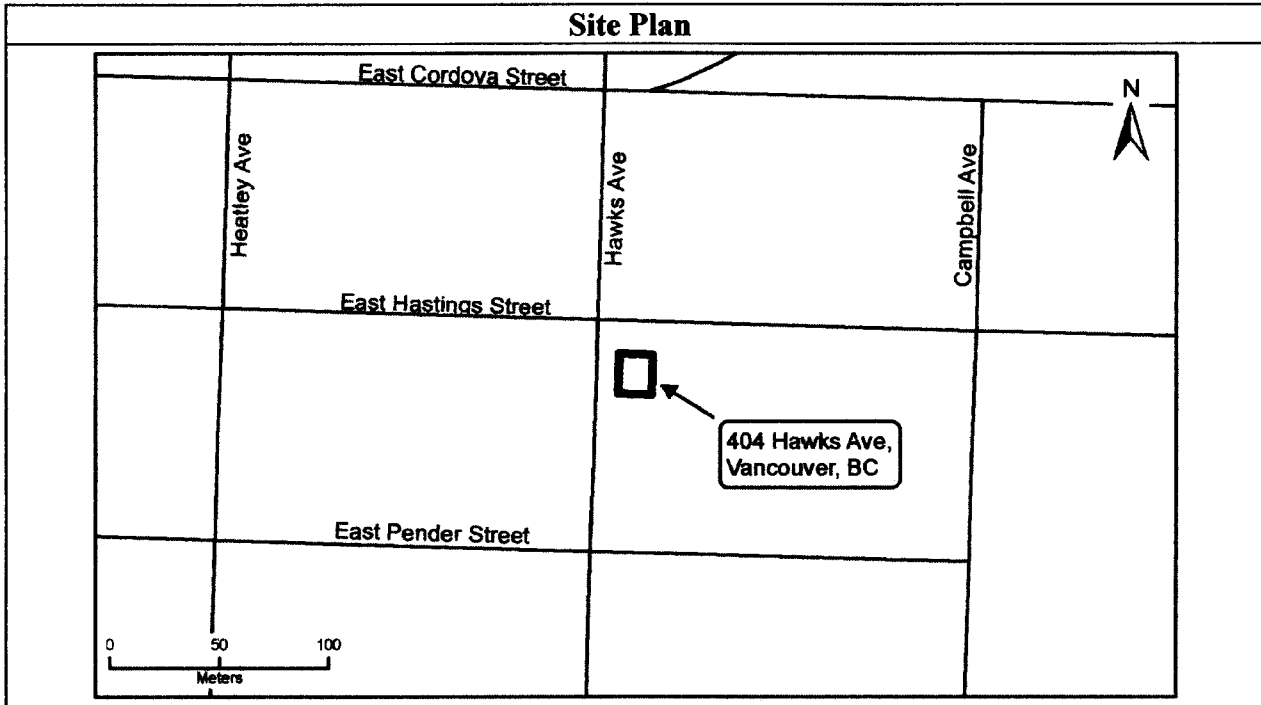
The approximate centre of the lands using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 16' 51.1"
Longitude: 123° 05' 12.7"

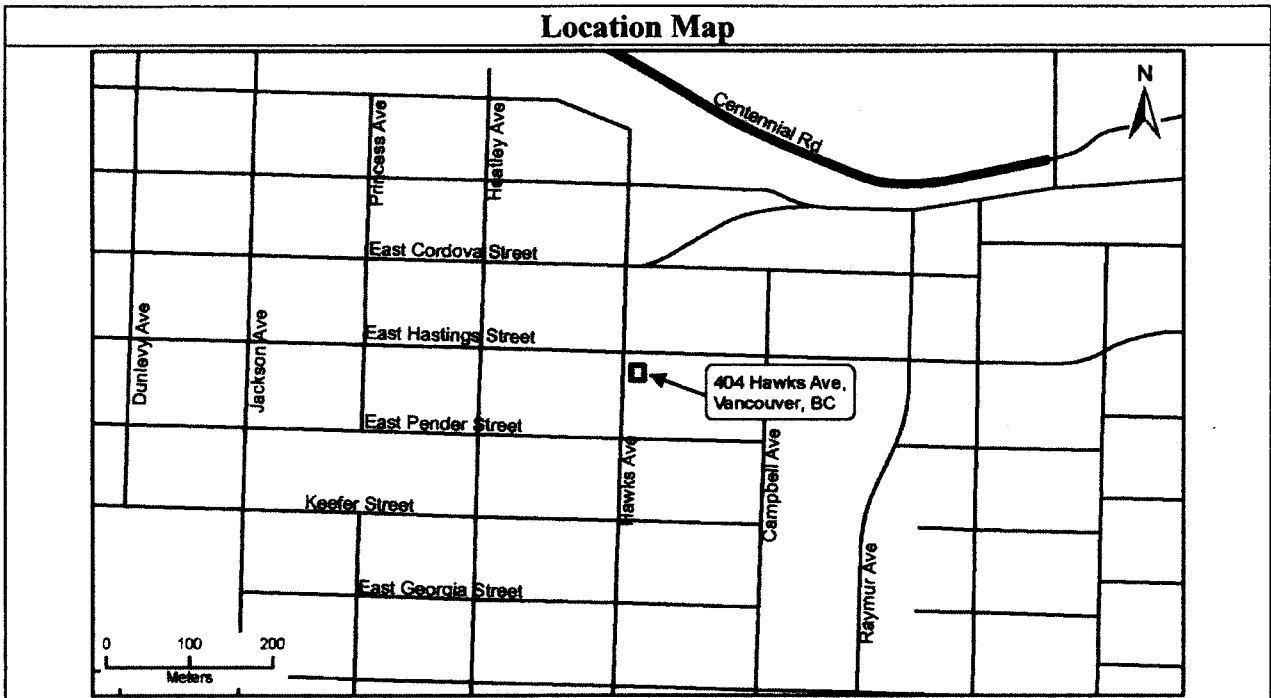

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Site Plan



Location Map



June 5/14
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For Director, Environmental Management Act

Schedule B

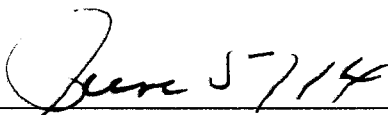
Requirements and Conditions

1. Any changes in land or vapour 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 use to which this condition applies is 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 a Contaminated Sites Regulation numerical 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 the site. These assumptions include the following:

- (a) A building with a one level concrete floored basement will cover the entire site area as currently constructed on-site.

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.



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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- LEPHs.

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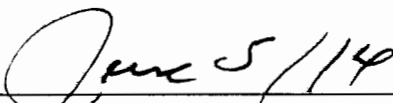
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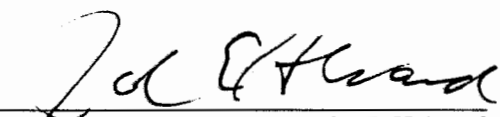
John E. H. Ward

Schedule D

Documents

- *Summary of Site Conditions, 404 Hawks Avenue, Vancouver, BC*, prepared by Peter Reid, M.Eng., P.Eng., MBA, Hemmera, dated April 2014;
- *Stage 1 and 2 PSI, DSI and Confirmation of Remediation, 404 Hawks Avenue, Vancouver, BC*, prepared by Dean Richards, P.Ag., Hemmera, dated April 2014;
- *Phase 1 Environmental Site Assessment, 404 Hawks Avenue, Vancouver, BC*, Pacific Environmental Consulting, prepared for BC Housing Renewal Initiative c/o EXP Services Inc., dated November 28, 2011;
- *Sub-Surface Environmental Site Investigation, 404 Hawks Avenue, Vancouver, BC*, D. Kelly Environmental Consulting Services, dated November 7, 2007;
- *Decommissioning-in-Place of Underground Storage Tank, Services, 404 Hawks Avenue, Vancouver BC*, D. Kelly Environmental Consulting, dated November 2, 2007; and
- *Preliminary Site Investigation Stage 1 Environmental Site Assessment, 404 Hawks Avenue, Vancouver, BC*, ACM Environmental Corporation (ACM), dated October 2005.


Date Issued


John E. H. Ward
For Director, *Environmental Management Act*