



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.

NOV 17/14

Date Issued

A handwritten signature in black ink, appearing to read "John E.H. Ward".

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

Schedule A

The site covered by this Certificate of Compliance is located at 675 West 10th Avenue, Vancouver which is more particularly known and described as:

Lot A Block 359 Plan LMP 51308 District Lot 526 NWD Group 1

PID: 025-141-015

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

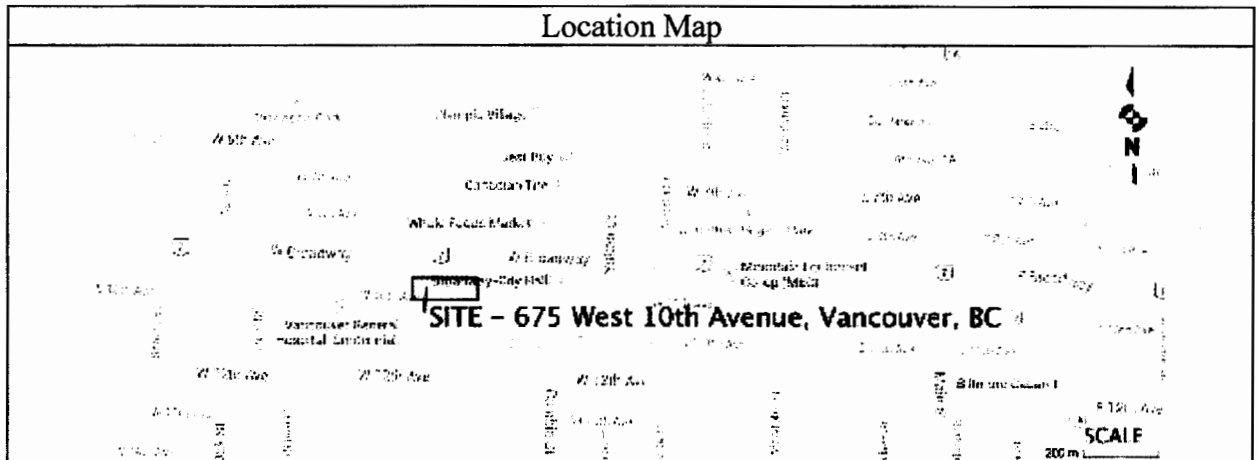
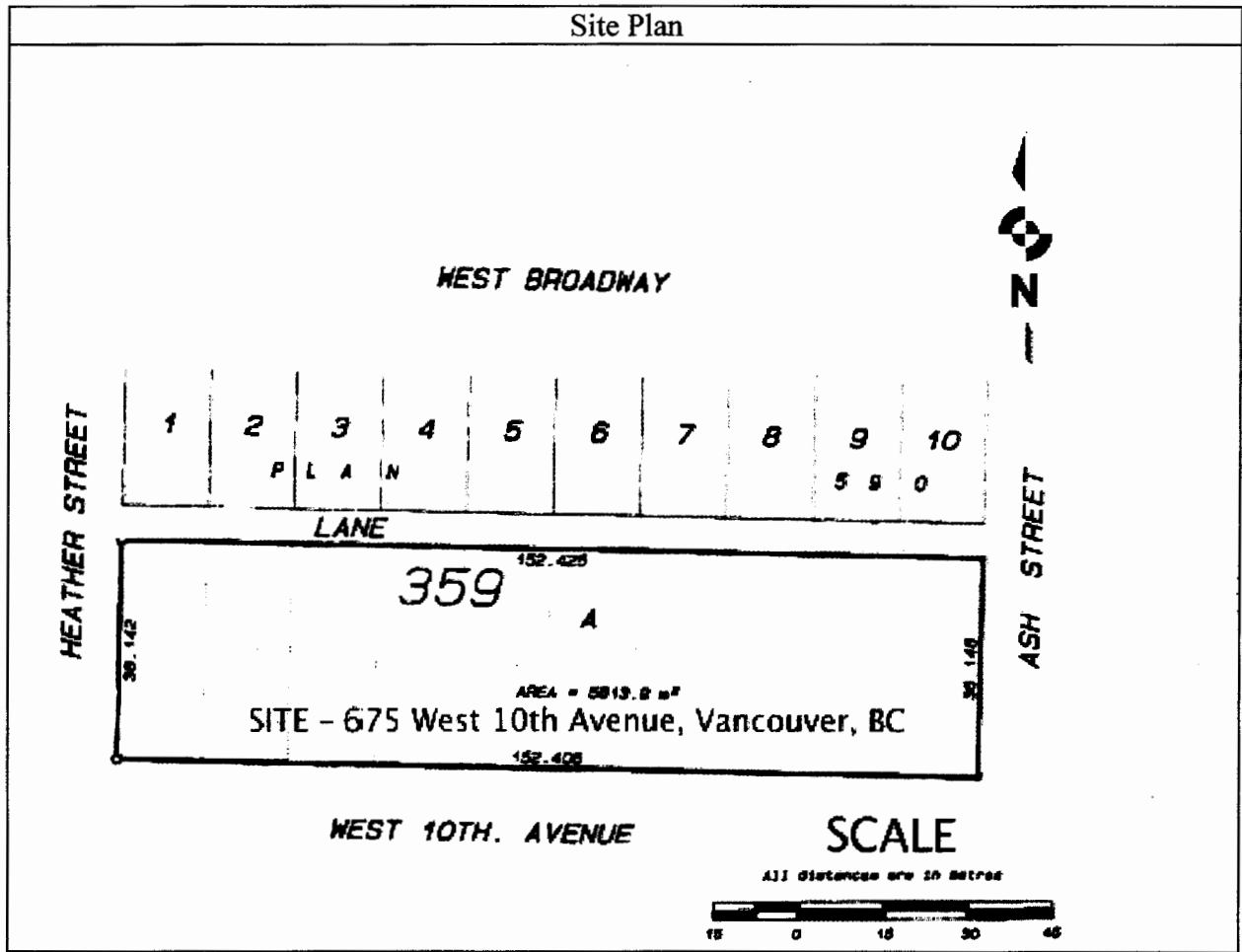
Latitude: 49° 15' 45.26"
Longitude: 123° 7' 5.75"

NOV 17/14

Date Issued



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



NOV 17/14
Date Issued

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

Schedule B

Requirements and Conditions

1. Any changes in land, vapour or water uses must be promptly identified by the responsible persons 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 standards at 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) The western portion of the lot will remain occupied by the existing building as shown in Figure 1 and defined by the following metes and bounds description.

All and singular those certain parcels or tracts of land and premises, situate lying and being in the City of Vancouver, in the Province of British Columbia, comprising a portion of: Lot A Block 359 District Lot 526 Group 1 New Westminster District Plan LMP51308 which may be more particularly described as follows:

Commencing at the Northwest corner of Lot A Block 359 District Lot 526 Group I New Westminster District Plan LMP51308;

Thence following along the Northerly boundary of said lot on a grid bearing of $91^{\circ}29'35''$ a distance of 60.970 metres more or less;

Thence on a grid bearing of $181^{\circ}28'24''$ a distance of 38.145 metres more or less to a point on the Southerly boundary of said lot;

Thence following along the Southerly boundary of said lot on a grid bearing of $271^{\circ}29'43''$ a distance of 60.962 metres more or less to the South West corner of said lot;

Thence following along the Westerly boundary of said lot on a grid bearing of $1^{\circ}27'40''$ a distance of 38.142 metres more or less to the point of commencement and containing by admeasurement 2,325.4 m² more or less.

- (b) The footprint of the areas outside the building will be utilized for parking purposes as shown in Figure 2 and defined by the following metes and bounds description.

All and singular those certain parcels or tracts of land and premises, situate lying and being in the City of Vancouver, in the Province of British Columbia, comprising a

NOV 17/14

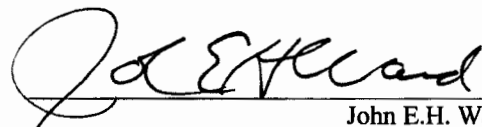
Date Issued


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

portion of: Lot A Block 359 District Lot 526 Group I New Westminster District Plan LMP51308 which may be more particularly described as follows:
Commencing at the Northeast corner of Lot A Block 359 District Lot 526 Group I New Westminster District Plan LMP51308;
Thence following along the Easterly boundary of said lot on a grid bearing of 181°29'20" a distance of 38.148 metres more or less to the Southeast corner of said lot;
Thence following along the Southerly boundary of said lot on a grid bearing of 271°29'43" a distance of 91.444 metres more or less;
Thence on a grid bearing of 1°28'24" a distance of 38.145 metres more or less to a point on the Northerly boundary of said lot;
Thence following along the Northerly boundary of said lot on a grid bearing of 91°29'35" a distance of 91.455 metres more or less to the point of commencement and containing by admeasurement 3,488.5m² more or less.

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 assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person or persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

NOV 17/14
Date Issued


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

Schedule C

Substances and Uses

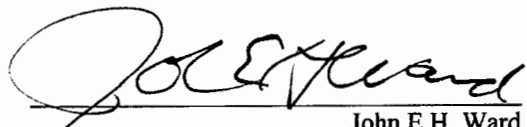
Substances remediated in soil for commercial soil use:

To meet numerical remediation standards:

- LEPHs;
- Toluene; and
- Copper.

NOV 17/14

Date Issued



John E.H. Ward

For Director, *Environmental Management Act*

Schedule D

Documents

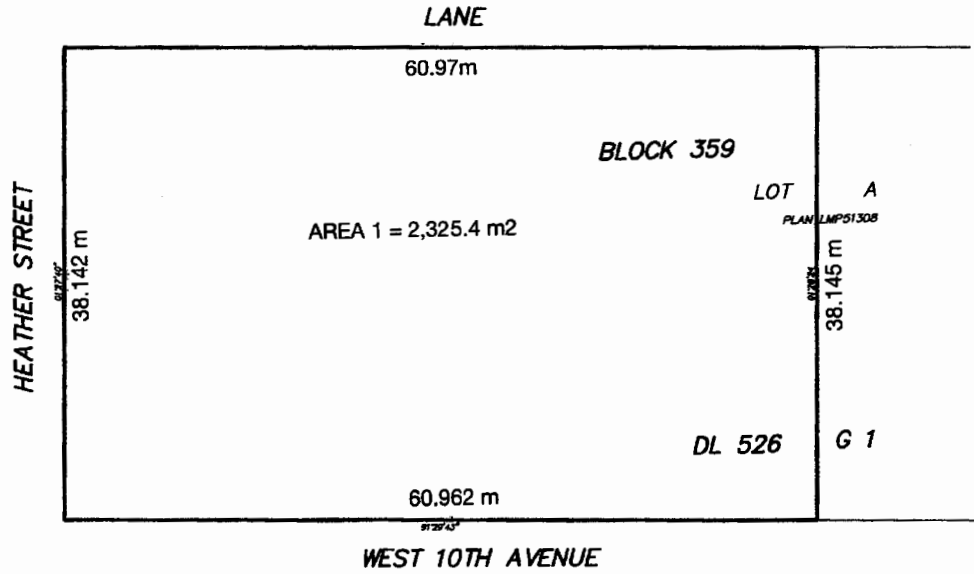
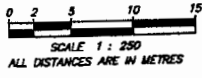
- *Summary of Site Condition*, prepared by Active Earth Engineering Ltd., dated 27 Jun 2014;
- *Environmental Summary Report*, prepared by Team Engineering Inc., dated 01 Jun 2014;
- *Limited Detailed Site Investigation - Step 3.1, Preliminary Summary of Findings, East Portion of 675 West 10th Avenue, Vancouver*, prepared by Pacific Environmental Consulting and Occupational Hygiene Services, dated 18 Apr 2011;
- *Limited Detailed Site Investigation - Preliminary Summary of Findings, East Portion of 675 West 10th Avenue, Vancouver*, prepared by Pacific Environmental Consulting and Occupational Hygiene Services, dated 31 May 2010;
- *Stage 2 Preliminary Site Investigation of Eastern Portion - 675 West 10th Avenue, Vancouver*, prepared by Pacific Environmental Consulting and Occupational Hygiene Services, dated 01 May 2009;
- *Stage 1 Preliminary Site Investigation Update for the Eastern Portion of 675 West 10th Avenue, Vancouver*, prepared by Pacific Environmental Consulting and Occupational Hygiene Services, dated 12 Feb 2009; and
- *Stage 1 Preliminary Site Investigation of 601 & 685 West 10th Avenue, Vancouver*, prepared by Pacific Environmental Consulting and Occupational Hygiene Services, dated 04 Jan 2002.

NOV 17/14
Date Issued


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

Figure 1

SKETCH PLAN OF A PORTION OF LOT A BLOCK 359 DISTRICT LOT 526 GROUP 1
NEW WESTMINSTER DISTRICT PLAN LMP51308



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9188

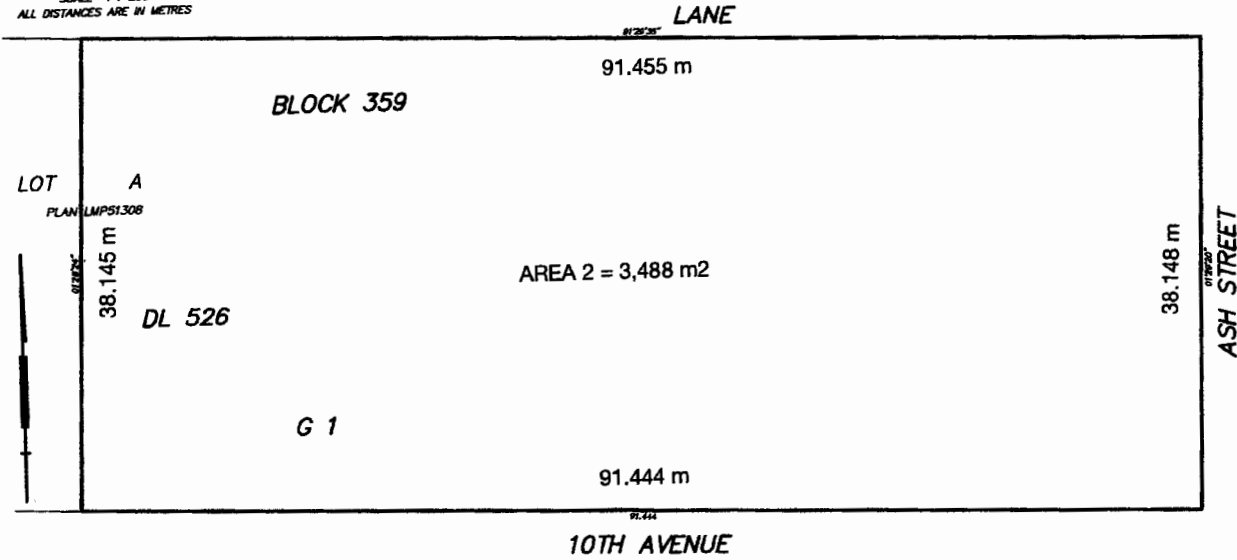
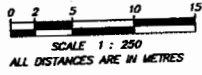
FILE 10086-01/A1

NOV 17 / 14
Date Issued

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

Figure 2

SKETCH PLAN OF A PORTION OF LOT A BLOCK 359 DISTRICT LOT 526 GROUP 1
NEW WESTMINSTER DISTRICT PLAN LMP51308



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V0W 3E9
(604) 597-9189

FILE 10086-01/A1

NOV 17 / 14
Date Issued

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