

8385 Fraser Street
Vancouver, BC

Performance Verification Plan

PREPARED FOR:

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solve and simplify

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Performance Verification Plan

Site ID: 15912

Site Location: 8385 Fraser Street, Vancouver, BC

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 institutional risk management measures described below.

1.0 REQUIRED RISK CONTROLS

The following institutional risk controls are required at the site:

- a. Groundwater wells intended to supply potable water must not be installed at the site.

2.0 ACTION REQUIRED TO IMPLEMENT RISK CONTROLS

The following measures are required to implement risk controls:

- a. Mandatory communication with the site owner/operator to ensure that groundwater wells intended to supply potable water are not installed; and
- b. Records of these performance verification actions should be maintained by the site owner to be submitted to the Ministry of Environment if requested.

3.0 RATIONALE FOR SELECTING PERFORMANCE VERIFICATION PLAN ELEMENTS

- a. Contamination remains in place in groundwater exceeding the CSR Schedule 6 Drinking Water standards. Regular inspection to ensure that the site does not have a drinking well installed is not required because:
 - o The site is connected to the municipal water supply and will be for the foreseeable future; and
 - o The planned future use of the site will be commercial and will continue to rely on municipal water supply.

4.0 STANDARD LIMITATIONS

PGL Environmental Consultants (PGL) prepared this report for Sofina Foods Ltd. and its agents exclusively. It may be relied upon by these parties, the BC Ministry of Environment, and the Contaminated Sites Approved Professionals Society exclusively. PGL accepts no responsibility for any damages that may be suffered by third parties as a result of decisions or actions based on this report.

The purpose of the Performance Verification Plan is to provide the client and the Ministry of Environment with the steps necessary to implement and maintain the recommended risk management measures at the site. These recommendations are based on information collected during PGL's environmental investigations. These investigations consisted of a screening for potential contamination and, as is true for all environmental investigations, potential remains for the presence of unknown, unidentified, or unforeseen surface or subsurface contamination. More or different investigation may be required, and additional risk management measures may be required if other risks are identified. The data used to develop these risk management measures is valid for the date of sampling, but site conditions may change with time.

The findings and conclusions are site-specific and were developed in a manner consistent with that level of care and skill normally exercised by environmental professionals currently practicing under similar conditions in the area. Changing assessment techniques, regulations, and site conditions means that environmental investigations and their conclusions can quickly become dated, so this report is for use now.

The project has been conducted according to our instructions and work program. Additional conditions and limitations on our liability are set forth in our work program/contract. This report is neither an endorsement nor a condemnation of the subject property. No warranty, expressed or implied, is made.

Respectfully submitted,

PGL ENVIRONMENTAL CONSULTANTS

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MAW/DGM/mtl

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