



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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

MAY 26 2016

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located on a portion of 13515 and 13525 – 108th Avenue, Surrey, British Columbia which is more particularly known and described as:

Management Area, adjacent to 13576 King George Boulevard, Surrey, BC, described as portions of:

Lot B, Except: Parcel One (Reference Plan 31517), Section 15, Block 5 North, Range 2 West, New Westminster District Plan 7559; PID: 001-581-694 ; and

Parcel A (Explanatory Plan 10162), Lot 3, Except: Parcel M (Bylaw Plan 76106), Section 15, Block 5 North, Range 2 West, New Westminster District Plan 6810; PID 001-719-653.

The Management Area is described by the following metes and bounds:

Commencing from a point at the southwest corner of Lot A, Except: Parcel 2 (Reference Plan 31517), Section 15, Block 5 North, Range 2 West, New Westminster District Plan 7559. Thence, at a bearing of 270 degrees 46 minutes 10 seconds a distance of 52.1 m. Thence, at a bearing of 313 degrees 49 minutes 40 seconds a distance of 36.2 m. Thence, at a bearing of 43 degrees 49 minutes 40 seconds a distance of 18.5 m. Thence, at a bearing of 135 degrees 0 minutes 5 seconds a distance of 12 m. Thence, at a bearing of 44 degrees 56 minutes 47 seconds a distance of 29.3 m. Thence, at a bearing of 144 degrees 46 minutes 40 seconds a distance of 62.8 m to the point of commencement, and comprising an area of 2,125 metres square.

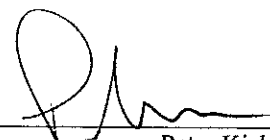
The site contains parts of the legal parcels depicted in engineering drawing number 130329-1603 prepared by SNC-Lavalin Inc. on June 1, 2015.

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

Latitude: 49° 11' 57.0"
Longitude: 122° 50' 50.2"

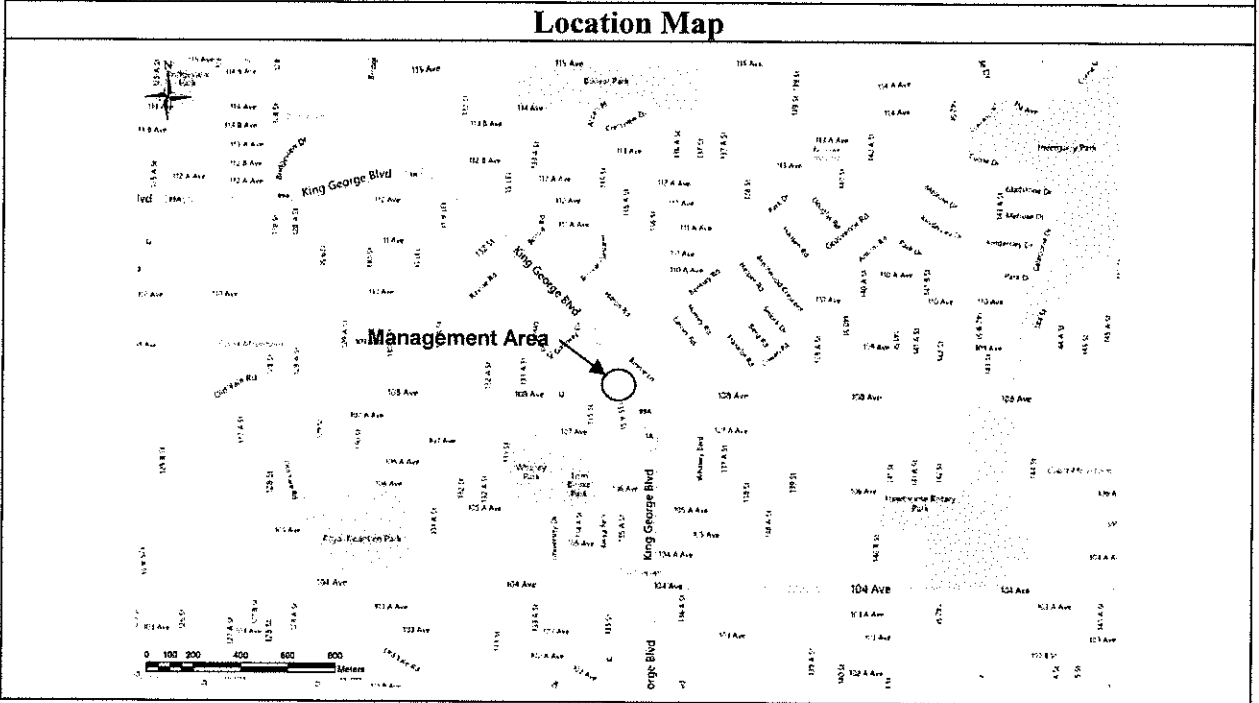
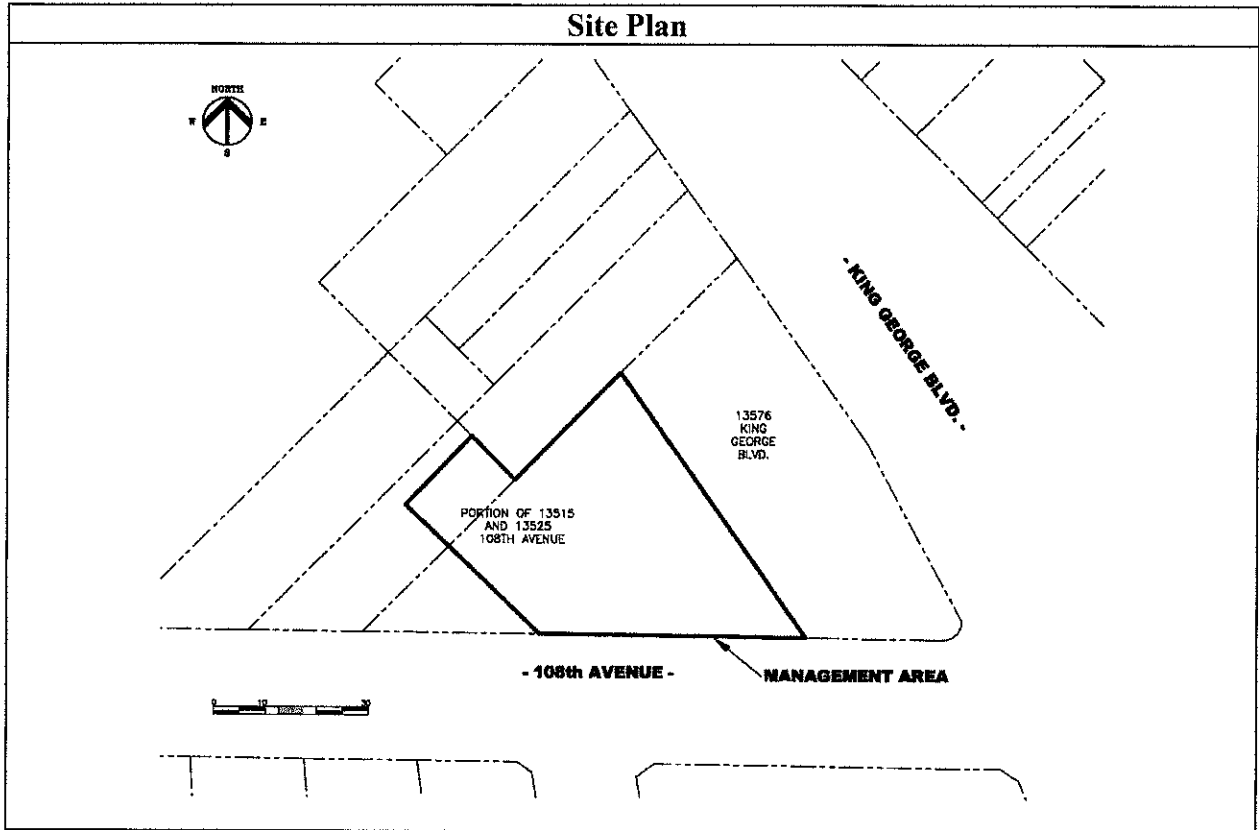
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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible 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 the 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 and trenches existing or expected at the site. These assumptions include the following:

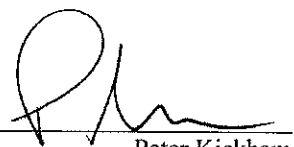
- (a) Future buildings at the site will be of slab-on-grade construction and the slab will not be in contact with groundwater.
- (b) Future buildings will be in the same locations and configurations as the buildings at the site as of the date of this document.
- (c) Grade must remain approximately consistent with current grade or higher.
- (d) A worker health and safety plan with provisions to prevent inhalation exposures must be developed in the event that trenches (excavations that are deeper than they are wide, > 1.5 m bgs suitable for human entry) are advanced at the Management Area.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at the site and the range of structures, locations and depths of buildings or trenches assumed in the selection of vapour attenuation factors in the documents listed in Schedule D 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) A worker health and safety plan with provisions to prevent inhalation exposures must be developed in the event that trenches (excavations that are deeper than they are wide, > 1.5 m bgs suitable for human entry) are advanced at the Management Area.

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3. If requested by the Director, the responsible persons must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule 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 and engineering controls did not meet the requirements of Schedule B;
 - (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.
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- Benzene, ethylbenzene, and xylene; and
- VPHs, and LEPHs.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

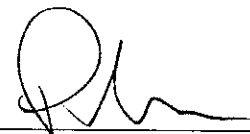
- Benzene, and toluene;
- EPHw₁₀₋₁₉; and
- Naphthalene.

To meet risk-based remediation standards:

- VPHw, and LEPHw.

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Schedule D

Documents

Summary of Site Condition (Site ID: 17930), SNC-Lavalin Inc., January 29, 2016;

Addendum, Certificate of Compliance Submission, 13576 King George Boulevard, Surrey, BC and Management Areas (CSAP PA Reference #: PA 15-034; MoE Site ID: 40), SNC-Lavalin Inc., January 21, 2016;

Response to Stage 1 Performance Assessment Comments to the Human Health and Ecological Risk Assessment Management Areas Associated with 13576 King George Boulevard, Surrey, BC, SNC-Lavalin Inc., November 23, 2015;

Summary of Communication in Regards to the Certificate of Compliance Application for the City of Surrey Management Area (MA-A) and a Portion of 13515 and 13525 – 108th Avenue, Surrey, BC (MA-B) Associated with the Property Located at 13576 King George Boulevard, Surrey, BC (MoE Site ID: 40), SNC-Lavalin Inc., July 9, 2015;

Performance Verification Plan for Management Area associated with 13576 King George Boulevard, Surrey, BC, SNC-Lavalin Inc., June 24, 2015;

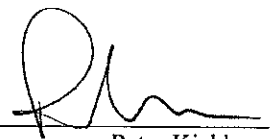
Human Health and Ecological Risk Assessment, Management Areas Associated with 13576 King George Highway Boulevard, Surrey, BC, SNC-Lavalin Inc., June 3, 2015;

Stage 1 Preliminary Site Investigation Addendum, Detailed Site Investigation, Remedial Excavation and Post-Excavation Investigation Report, 13576 King George Boulevard, Surrey, BC, SNC-Lavalin Inc., June 2, 2015; and

Stage 1 Preliminary Site Investigation, Petro-Canada Former Service Station, 13576 King George Highway, Surrey, BC, SNC-Lavalin Inc., March 27, 2003.

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