



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.

JUN 09 2016

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

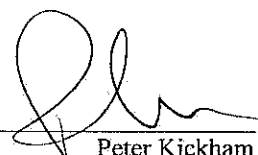
The site covered by this Certificate of Compliance is located at 526A Clarke Road, Coquitlam, British Columbia which is more particularly known and described as:

That portion of Parcel "ONE", District Lot 9, Group 1, New Westminster District, Reference Plan 59346, Except Plan EPP26920

Beginning on monument GCM199562(73H0208) located on the intersection of Clark Road and Smith Avenue in the Municipality of Coquitlam, British Columbia;
Then in a North Easterly direction at a bearing of 55 degrees 24 minutes 26 seconds and 35.99 metres more or less to the point of commencement:
Commencing in a North Easterly direction at a bearing of 39 degrees 35 minutes 44 seconds and 15.89 metres more or less;
Thence in an Easterly direction at a bearing of 89 degrees 57 minutes 38 seconds and 18.96 metres more or less;
Thence in a Southerly direction at a bearing of 181 degrees 23 minutes 08 seconds and 12.23 metres more or less to the building corner;
Continuing in a Southerly direction at a bearing of 181 degrees 23 minutes 08 seconds and 9.17 metres more or less, following the building line, to the building corner;
Thence in a Westerly direction at a bearing of 271 degrees 30 minutes 11 seconds and 6.19 metres more or less, following the building line, to the building corner;
Thence in a Southerly direction at a bearing of 181 degrees 35 minutes 35 seconds and 7.96 metres more or less, following the building line, to the building corner;
Thence in a Westerly direction at a bearing of 271 degrees 41 minutes 06 seconds and 1.27 metres more or less, following the building line, to the building corner;
Thence in a Southerly direction at a bearing of 180 degrees 57 minutes 18 seconds and 1.70 metres more or less, following the building line, to the building corner;
Thence in an Easterly direction at a bearing of 91 degrees 22 minutes 42 seconds and 8.07 metres more or less, following the building line, to the building corner;
Thence in a Southerly direction at a bearing of 179 degrees 57 minutes 38 seconds and 7.74 metres more or less to the Southerly boundary of Parcel "ONE";
Thence in a Westerly direction at a bearing of 271 degrees 24 minutes 19 seconds and 24.58 metres more or less to the intersection of the Westerly boundary of SRW Plan EPP26919 and the Southerly boundary of Parcel "ONE";
Thence in a Westerly direction at a bearing of 271 degrees 24 minutes 49 seconds and 13.46 metres more or less to the beginning of a tangent curve concave North Westerly and having a radius of 7.55 metres;
Thence North Westerly direction along said curve through a central angle of 95 degrees 48 minutes 58 seconds and an arc distance of 9.63 metres more or less to the point of commencement.

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The site contains part of a legal parcel depicted in a legal sketch plan 59346 prepared by Roland Bircher, B.C. Land Surveyor on June 02, 2015.

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

Latitude: 49° 15' 37.80"

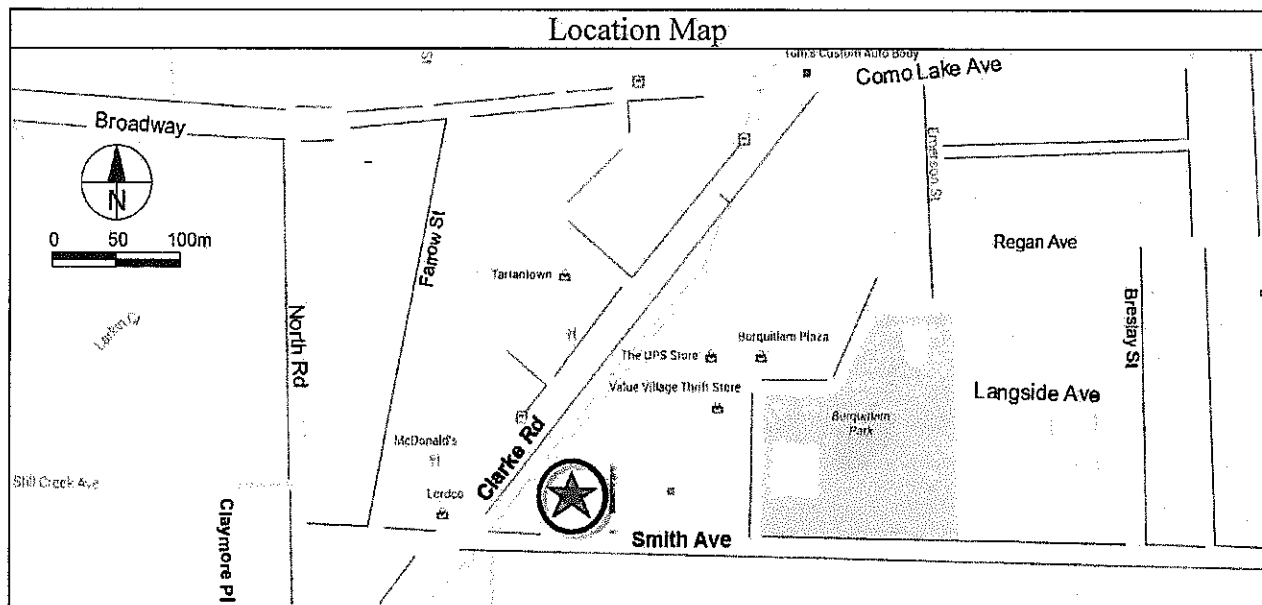
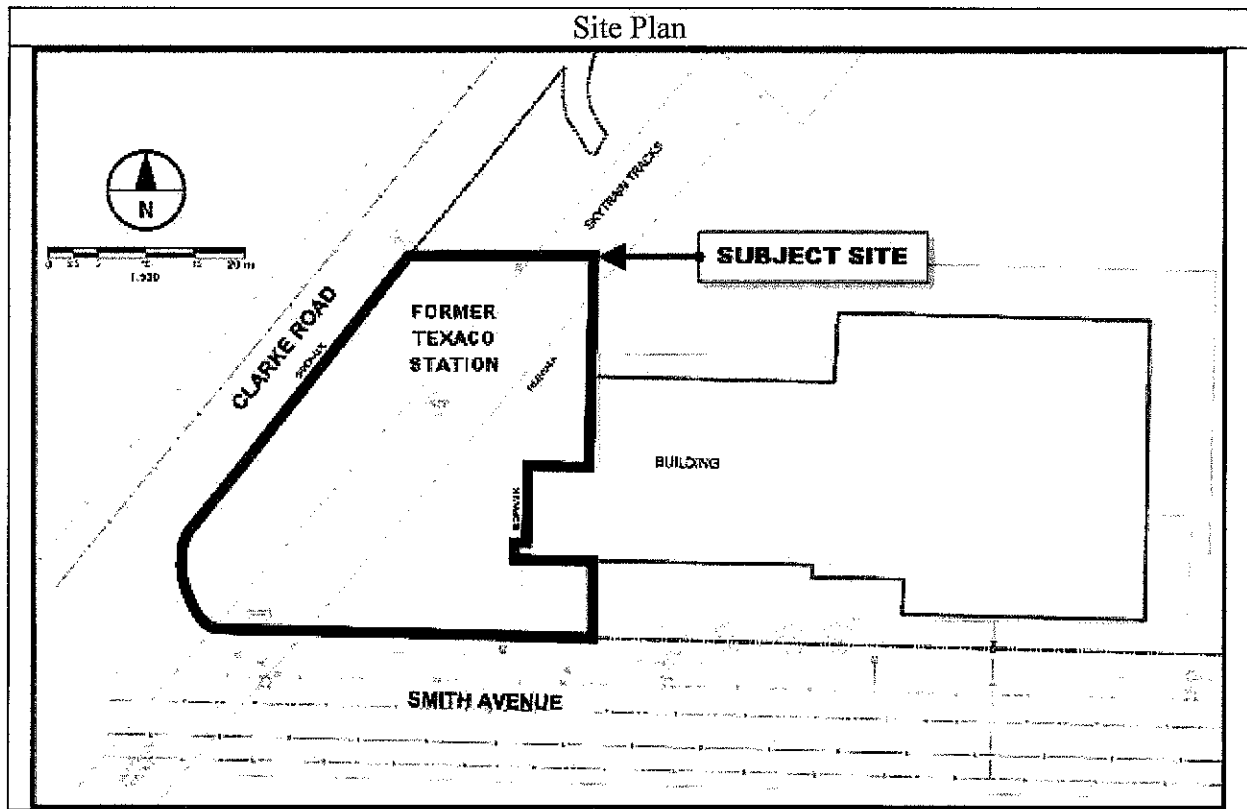
Longitude: 122° 53' 21.10"

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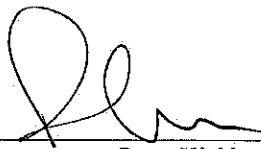
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Schedule B

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 Contaminated Sites Regulation numerical and risk-based 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:

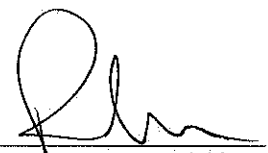
- a) Buildings will not be constructed on the site due to Skytrain Right-of-way.

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - a) Groundwater must not be used as a drinking water source.
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. 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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- Ethylbenzene, toluene, and xylene (total); and
- LEPHs and VPHs.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:


- Tetrachloroethylene; and
- Trichloroethylene.

To meet numerical remediation standards:

- Ethylbenzene.

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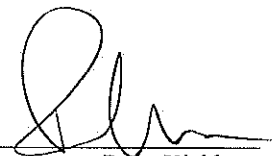
Schedule D

Documents

- *Request for Preapproval under Protocol 6 (Administrative Guidance #15 request) – Approval Not to Delineate the Full Extent of Contamination at 526A Clark Road, Coquitlam, British Columbia*, prepared by Peggy Evans/Ministry of Environment, dated 08 April 2016;
- *Summary of Site Condition*, prepared by Lesley Reid/AECOM, dated 01 Nov 2015;
- *Phase I Environmental Site Assessment Update - 526A Clarke Road, Coquitlam, British Columbia*, prepared by Ian Urbanski/AECOM, dated 30 Nov 2015;
- *Human Health and Ecological Risk Assessment*, prepared by Michael Sanborn/AECOM, dated 01 Nov 2015;
- *Detailed Site Investigation (DSI) and Confirmation of Remediation for the former Texaco Station at Burquitlam Plaza, Coquitlam*, prepared by Thomas Honey/AECOM, dated 01 Nov 2015;
- *Performance Verification Plan, 526A Clarke Road, Coquitlam, BC*, prepared by Craig Harris/AECOM, dated 01 Nov 2015;
- *Phase I Environmental Site Assessment, 526-572 Clarke Road, Coquitlam, British Columbia*, prepared by B.A. King /O'Connor, A Parsons Company, dated 23 Oct 2013;
- *Texaco Remedial Excavation Letter - Former Texaco Service Station, Burquitlam Plaza*, prepared by Lindsey Beaton/AECOM, dated 01 Jul 2013;
- *Stage 1 and 2 Preliminary Site Investigation, 556 Clarke Rd, Coquitlam*, prepared by Trevor Hawkins/Golder, dated 27 Dec 2011;
- *DPE Remediation System Operation, Monitoring and Maintenance Report Year 4*, prepared by Lindsey Beaton/AECOM, dated 01 Feb 2011;
- *FINAL DPE Remediation System Operation, Monitoring and Maintenance Report Year 3*, prepared by Lindsey Beaton/AECOM, dated 01 Jul 2010;
- *FINAL DPE Remediation System Operation, Monitoring and Maintenance Report Year 2*, prepared by Lindsey Beaton/AECOM, dated 01 Apr 2009;
- *Follow Up to AIP Questions, Burquitlam Plaza Lot A2:526-532 Clarke Road, Coquitlam, BC*, prepared by Lindsey Beaton/EarthTech, dated 01 May 2008;
- *Final Report DPE Remediation System Operation, Monitoring and Maintenance Report Year 1*, prepared by Unknown/EarthTech, dated 01 Dec 2007;

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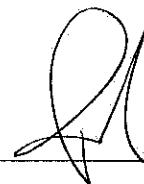


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- *Approval in Principle*, prepared by Doug Walton/Ministry of Environment, dated 04 Jun 2007;
- *Request for AIP – 526A and 532 Clarke Road, Burquitlam Plaza, Coquitlam, BC*, prepared by Meggen Janes/EarthTech, dated 01 Apr 2006; and
- *Preliminary Site Investigation, Former Texaco Service Station, Burquitlam Plaza*, prepared by Meggen Janes/Gartner Lee, dated 01 Aug 2001.

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