



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.

MAY 09 2016

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is a management area located on portions of 108th Avenue and 135A Street, Surrey, British Columbia which is more particularly known and described as:

Commencing at the northeast corner of PARCEL 1 EXCEPT: PART DEDICATED ROAD ON PLAN 81104, SECTION 22 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT REFERENCE PLAN 81103.

Thence, at a bearing of 270 degrees 41 minutes 42 seconds a distance of 36.88 m.

Thence, at a bearing of 234 degrees 42 minutes 48 seconds a distance of 4.29 m.

Thence, at a bearing of 170 degrees 32 minutes 52 seconds a distance of 25.52 m.

Thence, at a bearing of 267 degrees 59 minutes 33 seconds a distance of 19.71 m.

Thence, at a bearing of 351 degrees 37 minutes 57 seconds a distance of 40.81 m.

Thence, at a bearing of 270 degrees 41 minutes 42 seconds a distance of 46.66 m.

Thence, at a bearing of 0 degrees 41 minutes 42 seconds a distance of 10.06 m.

Thence, at a bearing of 90 degrees 41 minutes 42 seconds a distance of 110.24 m.

Thence, at a bearing of 180 degrees 41 minutes 42 seconds a distance of 21.79 m.

Thence, at a bearing of 270 degrees 41 minutes 42 seconds a distance of 1.60 m to the point of commencement, and comprising an area of 2,399.28 m².

The site contains part of legal parcel depicted in an engineering drawing 130915-223 prepared by SNC-Lavalin Inc., Environment and Water, on September 28, 2015

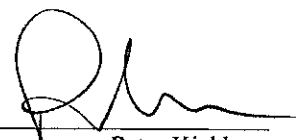
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 11' 55.8"

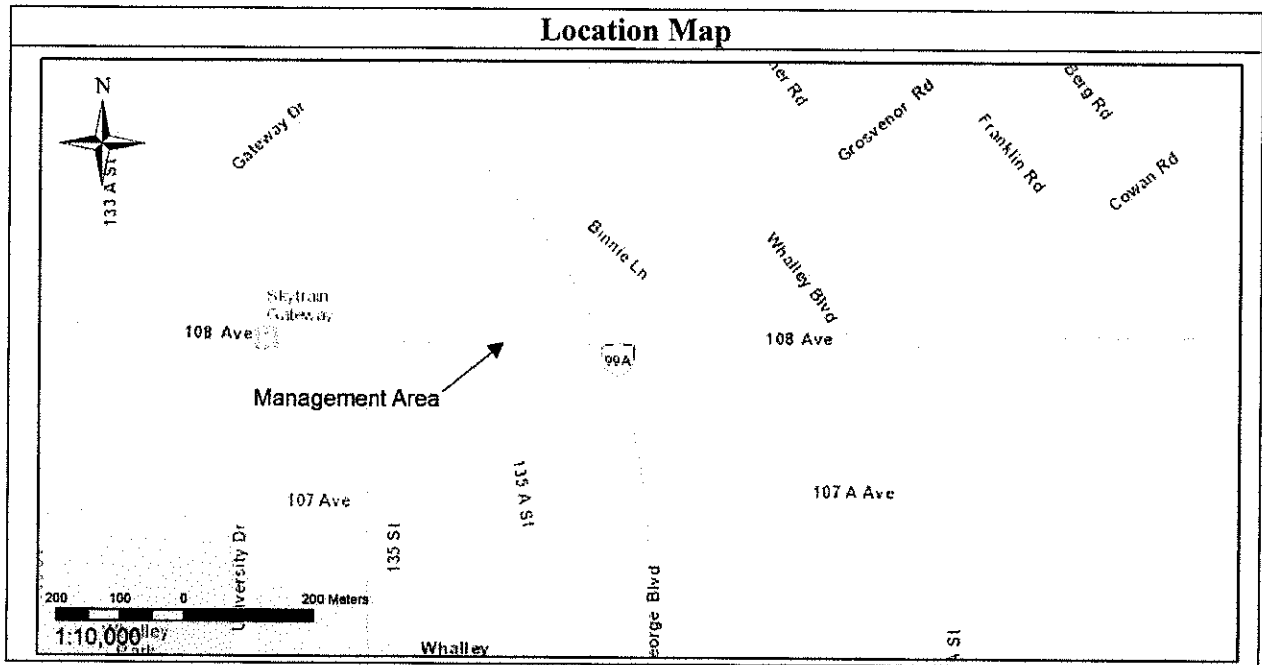
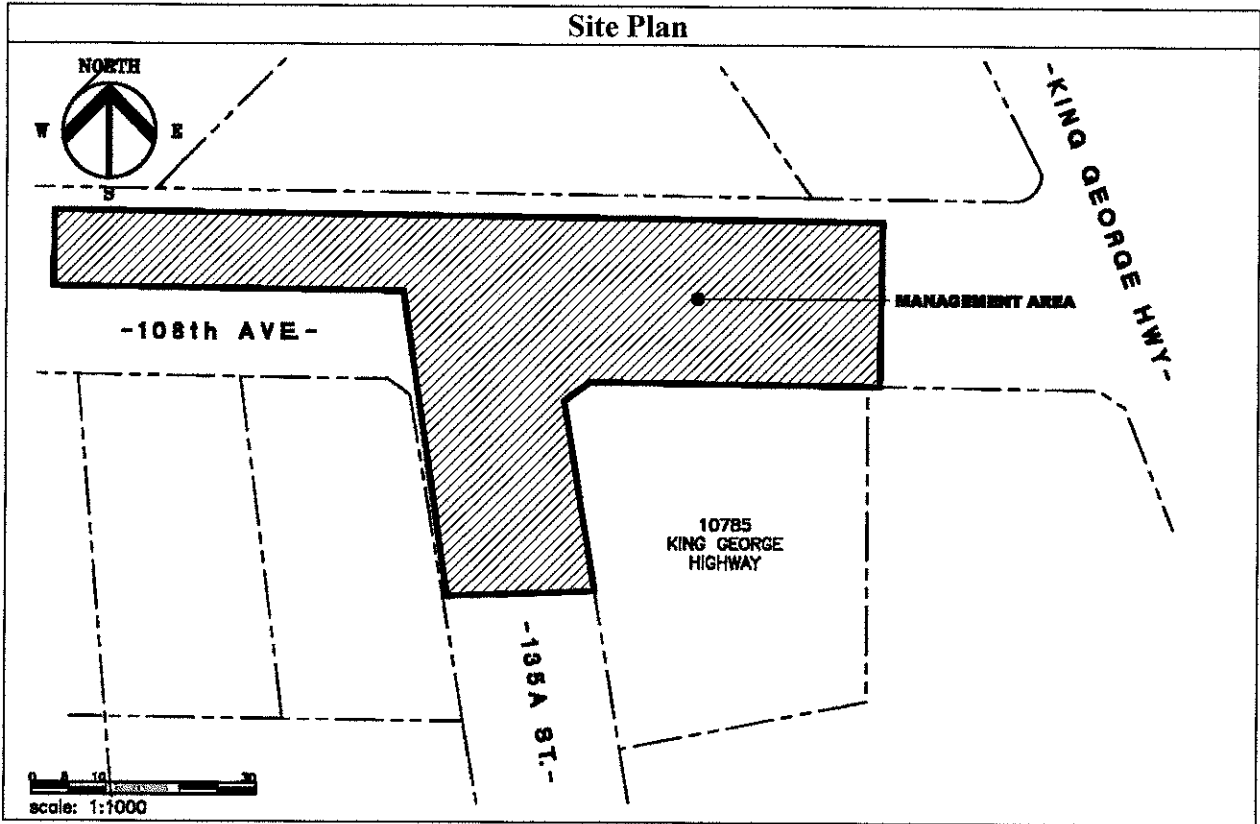
Longitude: 122° 50' 50.2"

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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 person 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.

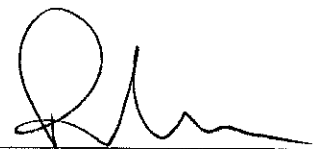
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation risk-based standards at the MA. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of trenches expected at the site. These assumptions include the following:

- (a) That the Management Area will conform to industrial land use and no buildings will be constructed.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed trenches at the MA and the range of structures, locations and depths of trenches 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 industrial land soil use:

To meet risk-based remediation standards:

- Ethylbenzene;
- Xylene; and
- VPHs.

Substances remediated in water for freshwater aquatic life use:

To meet numerical remediation standards:

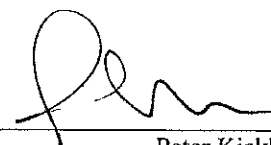
- Ethylbenzene, and toluene.

To meet risk-based remediation standards:

- LEPH_w, VH_{w6-10}, VPH_w; and
- Anthracene, benzo[a]pyrene, benzo[a]anthracene, chrysene, naphthalene, phenanthrene, pyrene.

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Schedule D

Documents

Summary of Site Condition (for Site), prepared by SNC-Lavalin Inc., Environment & Water, dated November 9, 2015;

Human Health and Ecological Risk Assessment, Former Shell Service Station, 10785 King George Highway, Surrey, BC and Adjacent Management Area, Location Code: C01445, prepared by SNC-Lavalin Inc., Environment & Water, dated November 2, 2015;

Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation & Remediation, Former Shell Service Station, 10785 King George Highway, Surrey, BC and Adjacent Management Area, Location Code: C01445, prepared by SNC-Lavalin Inc., Environment & Water, dated September 28, 2015;

Air Discharge Permit GVA0612, Shell Service Station 10785 King George Highway, Surrey, BC – Location Code: C01445, prepared by Morrow Environmental Consultants Inc., dated September 27, 2001;

Results of Air Sampling After Three Years of Operation Air Discharge Permit GVA0612, Shell Canada Service Station 10785 King George Highway, Surrey, BC, prepared by Morrow Environmental Consultants Inc., dated October 13, 2000;

Results of Air Sampling After Two Years of Operation Air Discharge Permit GVA0612, Shell Canada Service Station 10785 King George Highway, Surrey, BC, prepared by Morrow Environmental Consultants Inc., dated October 12, 1999;

Results of Air Sampling and Monitoring After One Year of Operation Air Discharge Permit GVA0612, Shell Canada Service Station 10785 King George Highway, Surrey, BC, prepared by Morrow Environmental Consultants Inc., dated October 20, 1998;


Air Discharge Permit GVA0612, Shell Canada Service Station 10785 King George Highway, Surrey, BC, prepared by Morrow Environmental Consultants Inc., dated April 13, 1998;

Response to Notice of Violation and 30 Day Sampling Results Air Discharge Permit GVA0612 – Shell Canada Service Station 10785 King George Highway, Surrey, BC, prepared by Morrow Environmental Consultants Inc., dated November 20, 1997; and

Subsurface Assessment and Hydrocarbon Recovery 10785 King George Highway, Surrey, BC. LC: C01445, prepared by Morrow Environmental Consultants Inc., dated October 31, 1997.

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