



**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.

*Mar 10, 2016*

Date Issued

*Peggy Evans*

Peggy Evans  
For Director, *Environmental Management Act*

## Schedule A

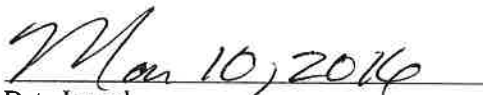
The site covered by this Certificate of Compliance is located at 17625 56<sup>th</sup> Avenue, Surrey, British Columbia which is more particularly known and described as:

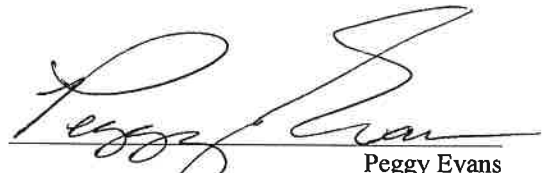
Lots 3 and 4, Section 8, Township 8, New Westminster District Plan 7989

PIDs: 011-297-549 (Lot 3) and 011-297-565 (Lot 4)

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

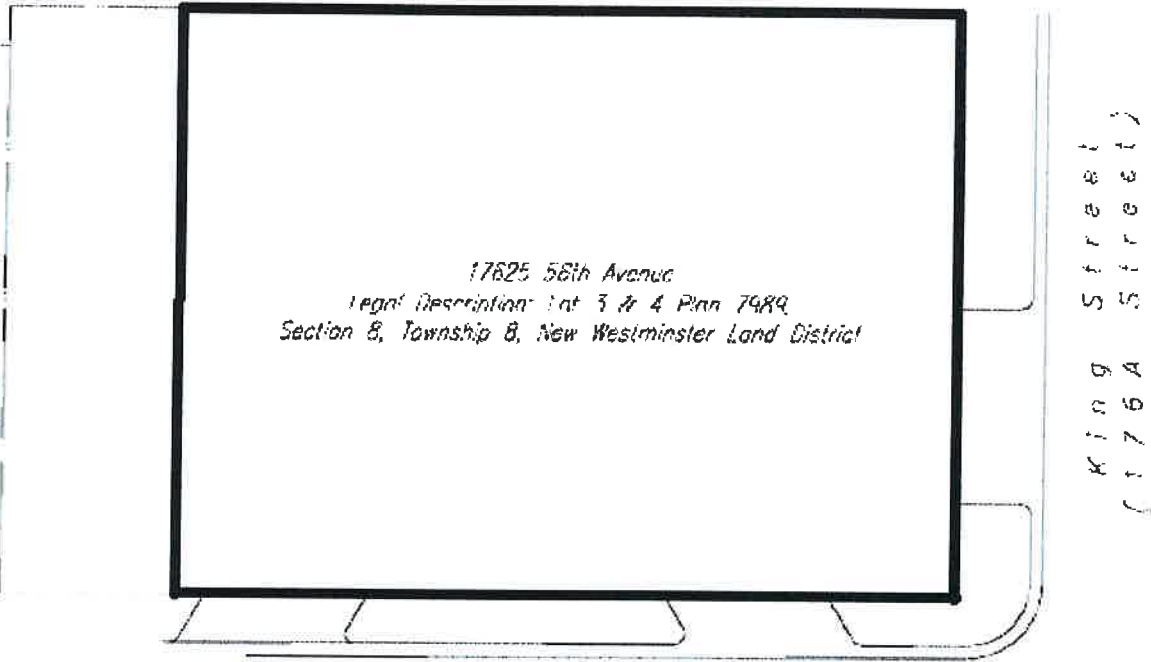
Latitude: 49° 06' 15.5"  
Longitude: 122° 44' 02.6"

  
Date Issued

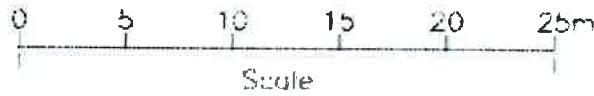
  
Peggy Evans  
For Director, *Environmental Management Act*

**Site Plan**

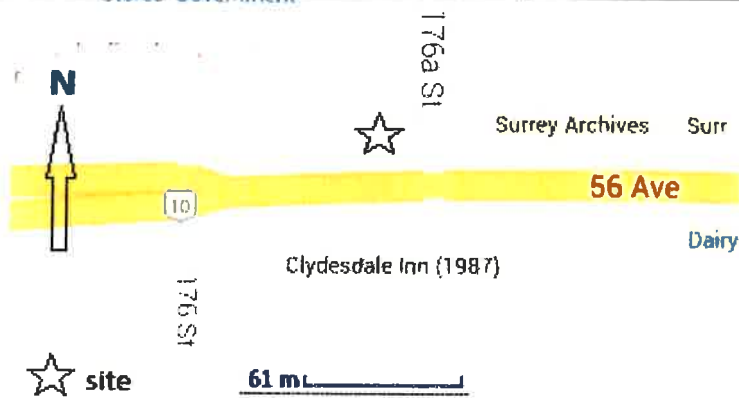
laneway



No. 10 Highway  
(56th Avenue)



**Location Map**



*Mar 10, 2014*  
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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 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 a Contaminated Sites Regulation numerical standards at and adjacent to 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 and adjacent to the site. These assumptions include the following:

- (a) Future buildings on the site must be of slab-on-grade construction.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to the site and the range of structures, locations and depths of buildings 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.

Mon 10, 2016  
Date Issued

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For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet numerical remediation standards:

- Benzene, ethylbenzene, toluene, xylene;
- VPH<sub>s</sub> and LEPH<sub>s</sub>;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene,, indeno[1,2,3-cd]pyrene, naphthalene, phenanthrene; and
- Barium, lead, zinc.

#### *Substances remediated in vapour for commercial land vapour use:*

##### To meet numerical remediation standards:

- Benzene; and
- VPH<sub>v</sub>.

#### *Substances remediated in water for freshwater aquatic life water use:*

##### To meet numerical remediation standards:

- Benzene, ethylbenzene, toluene;
- VPH<sub>w</sub>, VH<sub>w6-10</sub>; and
- LEPH<sub>w</sub>, EPH<sub>w10-19</sub>.

Date Issued

*Mar 10, 2014*

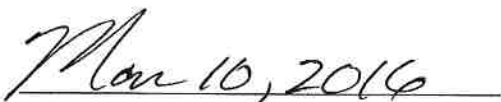
  
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**Schedule D**

**Documents**

*Summary of Site Condition, 17625 56<sup>th</sup> Avenue, Surrey, British Columbia, prepared by Parsons Canada Ltd., December 21, 2015; and*

*Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation Report, Former Petro-Canada Service Station, 17625 56<sup>th</sup> Avenue, Surrey, British Columbia, prepared by Parsons Canada Ltd., December 21, 2015.*

  
Date Issued

  
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For Director, *Environmental Management Act*