



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.

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.

Date Issued

March, 2016


Peggy Evans
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located adjacent to a property currently referenced as 17625 56th Avenue, Surrey, British Columbia which is more particularly known and described as:

ALL AND SINGULAR that certain parcel or tract of land, situate, lying, and being:

A portion of Road, being 56th Avenue (otherwise known as Highway 10 and formerly McLellan Road) in Surrey, British Columbia, shown dedicated on Plan 7989 and Plan 36896 of Section 8, Township 8, New Westminster Land District;

Which may be more particularly described as follows:

COMMENCING at the northwest corner of 56th Avenue and 176A Street (formerly King Street), said point also being the southeast corner of Lot 4, Section 8, Township 8, New Westminster Land District Plan 7989;

THENCE westerly 270° 07' 00", 26.659 metres along the southerly border of Lots 3 and 4, Section 8, Township 8, New Westminster Land District Plan 7989 and the northerly boundary of 56th Avenue;

THENCE 176° 58' 13", 0.728 metres;

THENCE 142° 14' 27", 4.310 metres;

THENCE 91° 16' 32", 5.282 metres;

THENCE 112° 02' 56", 5.611 metres;

THENCE 90° 00' 00", 6.043 metres;

THENCE 49° 47' 15", 9.764 metres, more or less, to the point of commencement and containing by admeasurement 117.8 square metres, more or less.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Parsons Canada Limited on October 16, 2015.

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

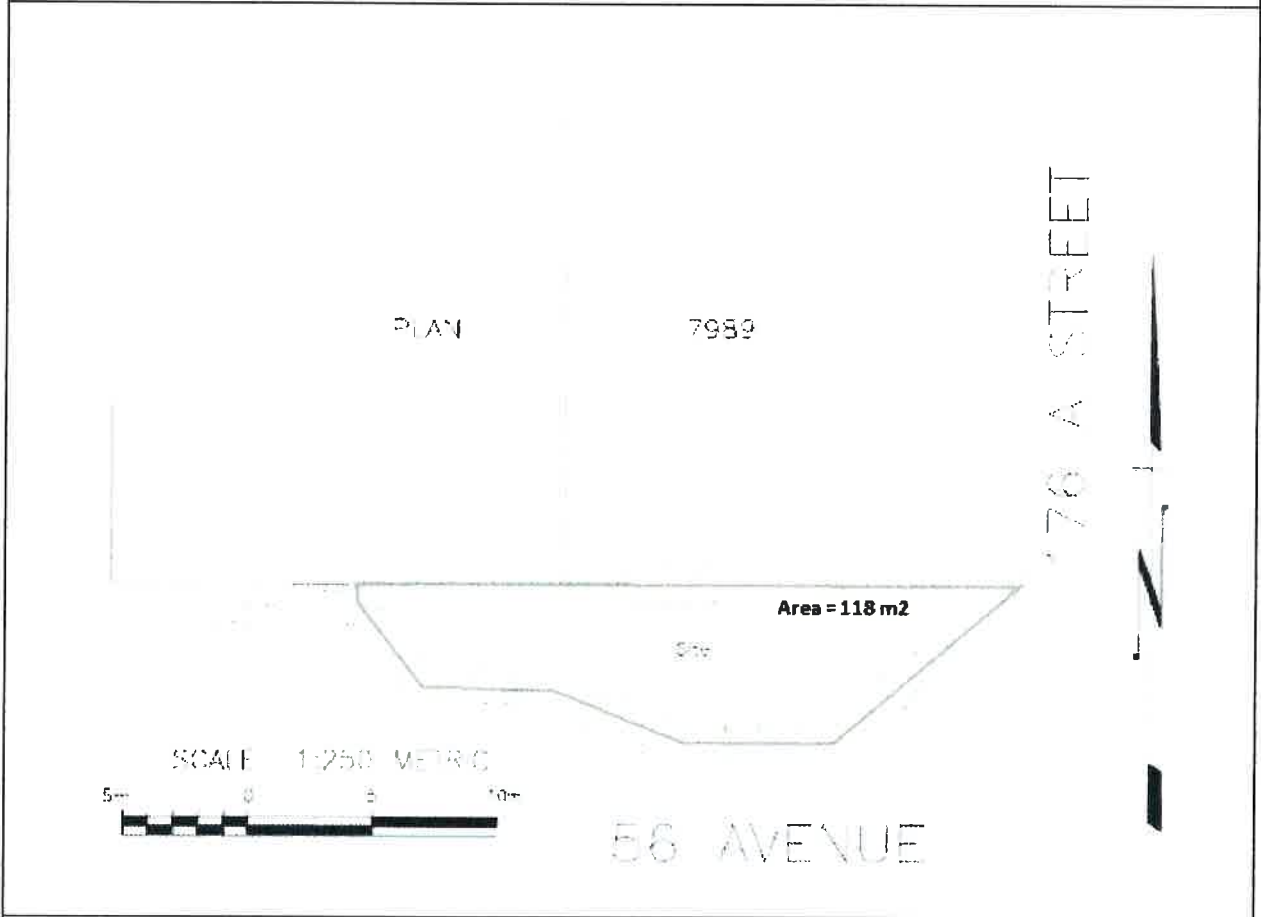
Latitude: 49° 6' 15.2"

Longitude: 122° 44' 2.5"

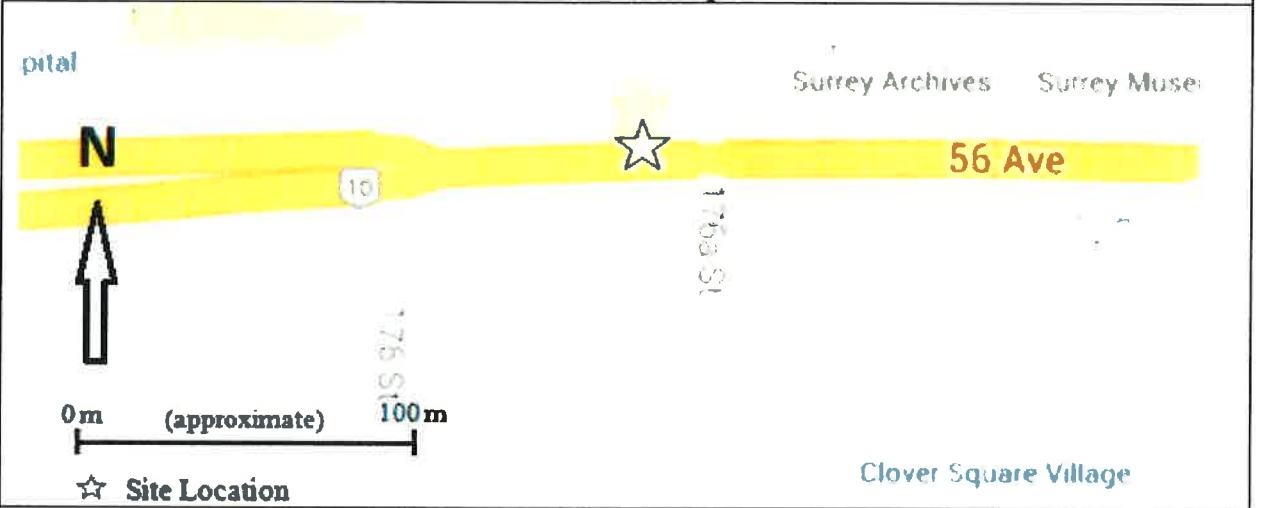
Mar 10, 2016
Date Issued


Peggy Evans
For Director, *Environmental Management Act*

Site Plan



Location Map



Mar 10, 2016
Date Issued

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For Director, Environmental Management Act

Schedule B

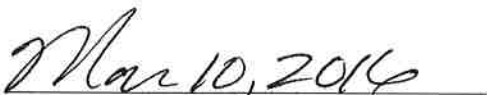
Requirements and Conditions

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 locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) The site must remain a roadway.

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.


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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

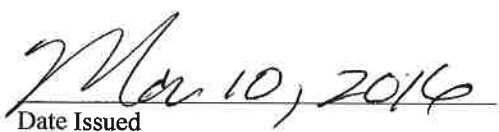
To meet numerical remediation standards:

- VPH_s, and
- Ethylbenzene, and xylene.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- VPH_w and LEPH_w.


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For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, For Portion of Ministry of Transportation Lands Within 56th Avenue Adjacent to 17625 56th Avenue, Surrey, BC, 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 56th Avenue, Surrey, British Columbia, prepared by Parsons Canada Ltd., December 21, 2015.

Mar 10, 2014
Date Issued


Peggy Evans
For Director, *Environmental Management Act*