



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.

MAY 16 2016

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 7093 King George Boulevard, Surrey, British Columbia which is more particularly known and described as:

Lot 1 Section 17 Township 2 New Westminster District Plan BCP48311
PID: 028-598-385

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

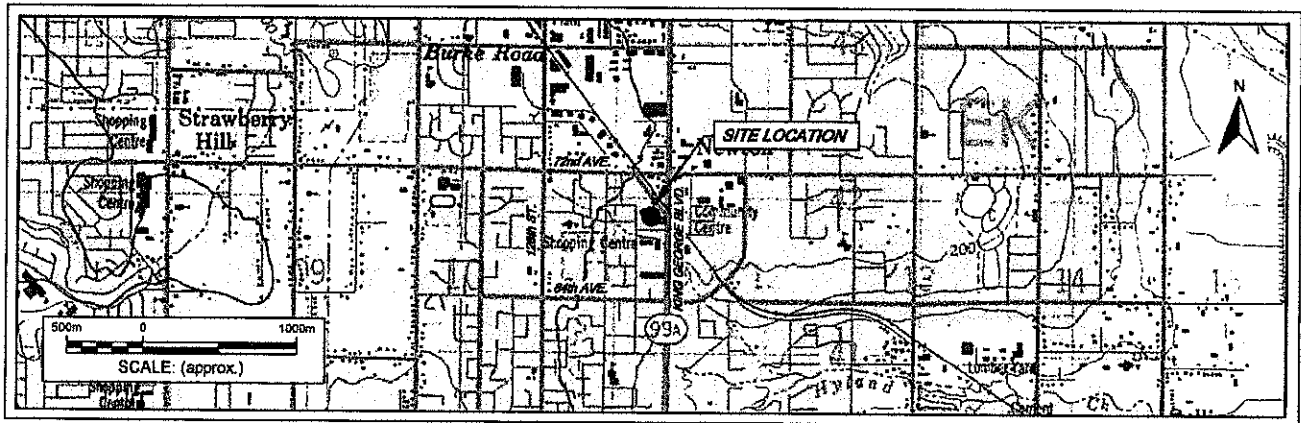
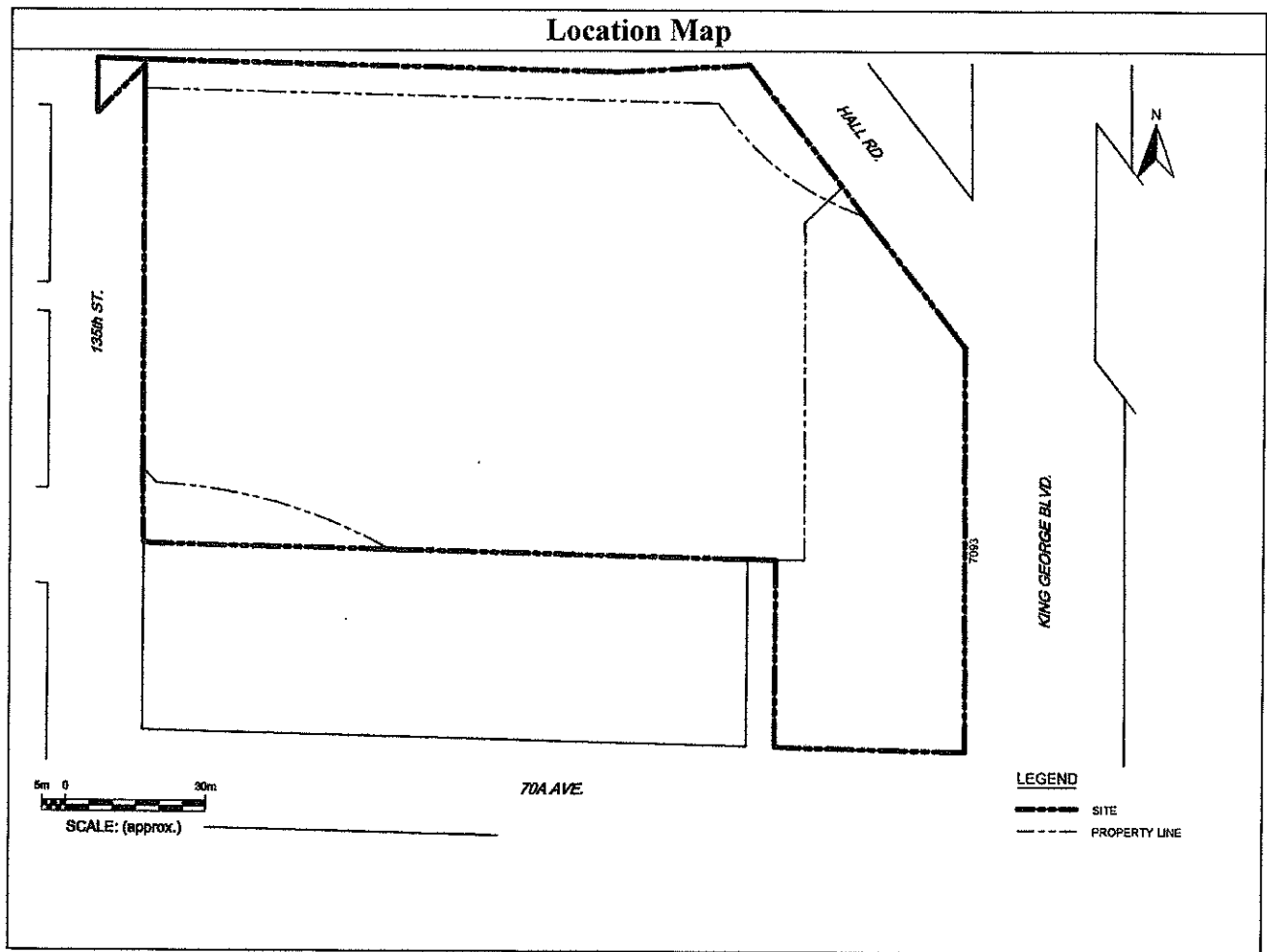
Latitude: 49° 07' 52.40"
Longitude: 123° 50' 49.20"

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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:

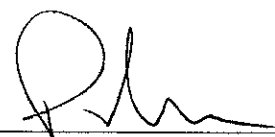
- (a) Buildings on the site will be limited to slab on grade construction.

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 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.

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 drinking water.
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.

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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.

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Schedule C
Substances and Uses

Substances remediated in vapour for commercial land vapour use:

To meet risk-based remediation standards:

- Trichloroethylene.

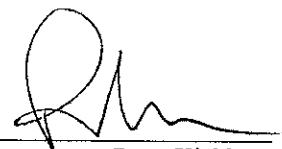
Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Tetrachloroethylene.

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Schedule D

Documents

Summary of Site Condition, 7093 King George Boulevard, Surrey, BC, prepared by Richard Wells P.Eng., Keystone Environmental Ltd., and Scott Steer, R.P.Bio., Steer Environmental Associates Ltd. March 11, 2016;

Report of Findings – Preliminary Site Investigation – Stage 1 Update and Detailed Site Investigation, 7093 King George Boulevard, Surrey, BC. Prepared by Keystone Environmental Ltd., March 9, 2016;

Human Health and Ecological Risk Assessment, 7093 King George Boulevard, Surrey, BC. Prepared by Keystone Environmental Ltd., March 10, 2016;

Performance Verification Plan for Certificate of Compliance at 7093 King George Boulevard, Surrey, BC. Prepared by Keystone Environmental Ltd., March 10, 2016;

Protocol 20 Detailed Ecological Risk Assessment Checklist. Prepared by Keystone Environmental Ltd., March 10, 2016;

Report of Findings – Phase I Environmental Site Assessment 7093 King George Highway, Surrey, BC. Prepared by Keystone Environmental Ltd., January 2014;

Report of Findings - Limited Environmental Site Assessment – Phase 2 - 7093 King George Highway, Surrey, BC. Prepared by Keystone Environmental Ltd., April 2011;

Report of Findings - Additional Site Investigation: Groundwater Sampling & Detailed Water Well Search, Newton Square Mall, 7093 King George Highway, Surrey, BC. Prepared by Keystone Environmental Ltd., July 2003;

Report of Findings - Preliminary Site Investigation, Stage 2 - Newton Square Mall, 7093 King George Highway, Surrey, BC. Prepared by Keystone Environmental Ltd., July 2003;

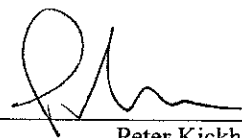
Report of Findings - Preliminary Site Investigation - Stage 1 - Newton Square Mall - 7093 King George Highway, Surrey, BC. Prepared by Keystone Environmental Ltd., May 2003;

Report of Findings – Preliminary Site Investigation, Stage 1, 7093 King George Highway, Surrey, BC. Prepared by Keystone Environmental Ltd., July, 1998; and

Report of Findings – Phase I Environmental Site Assessment. Newton Square Mall, 7093 King George Highway, Surrey, BC. Prepared by Keystone Environmental Ltd., May 1994.

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