



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 10, 2016
Date Issued

L. Zanini
Lavinia Zanini, P.Geo.
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is a management area located on a portion of Como Lake Avenue and Montrose Street, Coquitlam, British Columbia which is more particularly known and described as:

Commencing at a bearing of 270 degrees 41 minutes 42 seconds a distance of 7.03 m from 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 29.85 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 24.42 m.

Thence, at a bearing of 260 degrees 25 minutes 10 seconds a distance of 8.36 m.

Thence, at a bearing of 271 degrees 31 minutes 45 seconds a distance of 8.35 m.

Thence, at a bearing of 335 degrees 31 minutes 59 seconds a distance of 9.64 m.

Thence, at a bearing of 354 degrees 35 minutes 30 seconds a distance of 30.39 m.

Thence, at a bearing of 270 degrees 41 minutes 42 seconds a distance of 26.37 m.

Thence, at a bearing of 0 degrees 41 minutes 42 seconds a distance of 10.78 m.

Thence, at a bearing of 90 degrees 41 minutes 42 seconds a distance of 79.29 m.

Thence, at a bearing of 180 degrees 41 minutes 42 seconds a distance of 21.79 m to the point of commencement, and comprising an area of 1,947.72 m².

The site contains part of legal parcel depicted in an engineering drawing 134063-002 prepared by SNC-Lavalin Inc., Environment and Water, on November 27, 2015.

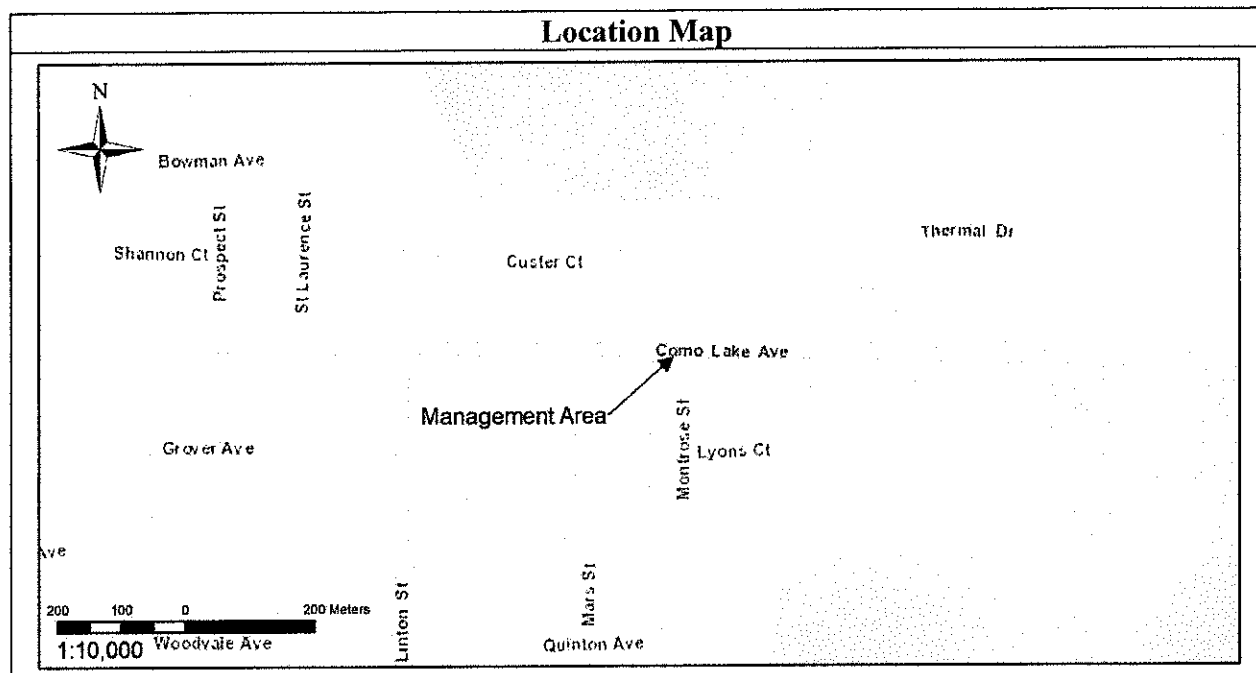
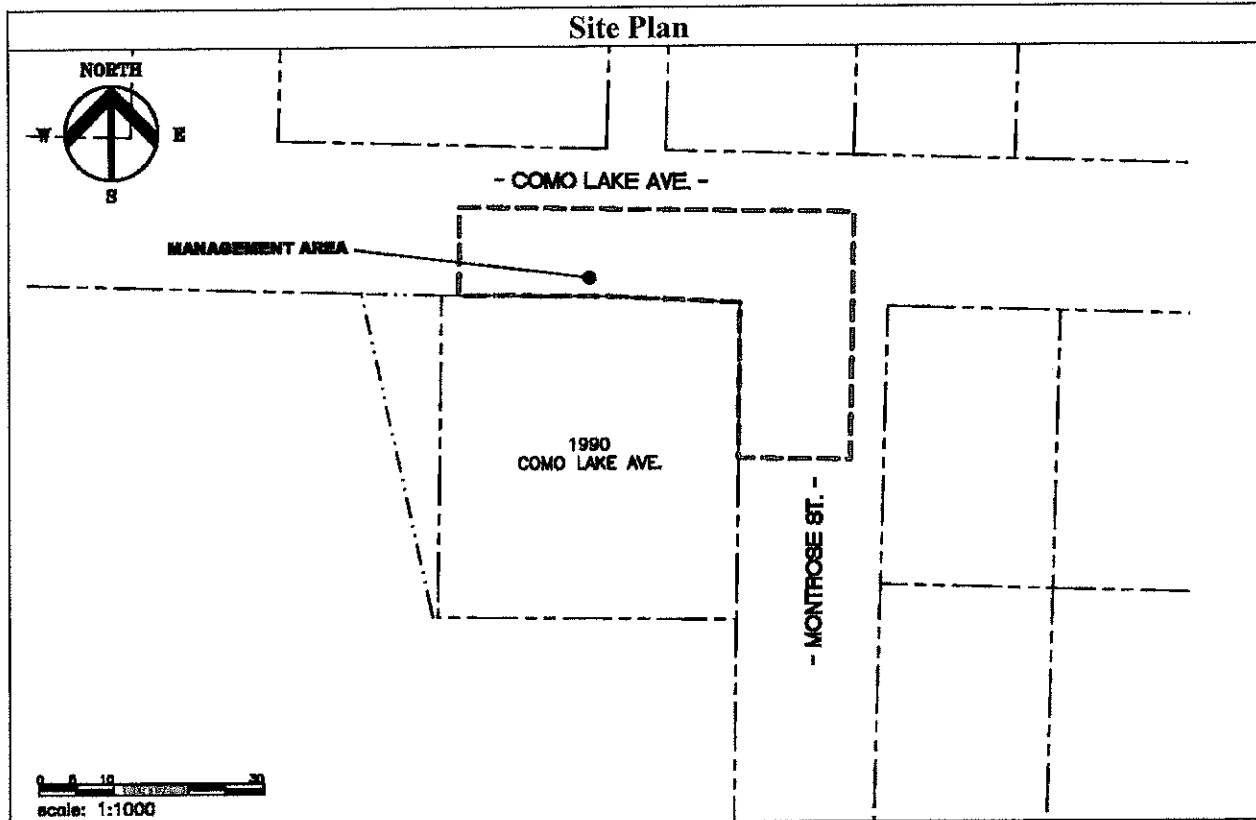
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 47.68"

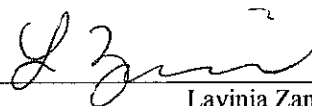
Longitude: 122° 50' 13.67"

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Schedule B

Requirements and Conditions

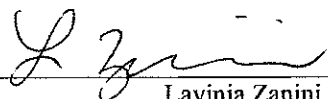
1. Any changes in land, vapour or water uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the 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 remain a roadway/sidewalk.

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:

- Xylene; and
- VPHs,

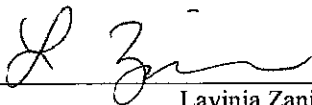
Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- VPH_w, and LEPH_w; and
- Naphthalene, phenanthrene, and pyrene.

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Schedule D

Documents

Summary of Site Condition (for Management Area), prepared by SNC-Lavalin Inc., Environment & Water, dated February 19, 2016;

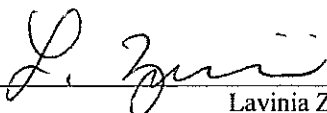
Summary of Communication in Regards to the CofC Application for the Former Leased Shell Site at 1990 Como Lake Avenue and Adjacent City of Coquitlam Management Area (City MA) associated with the Former Leased Shell Site at 1990 Como Lake Avenue, Coquitlam, BC (Site), Location Code: C05619 (MoE Site No. 87), prepared by SNC-Lavalin Inc., Environment and Water, dated February 16, 2016;

Human Health and Ecological Risk Assessment, Former Shell Service Station, 1990 Como Lake Avenue, Coquitlam, BC, Location Code: C05619, prepared by SNC-Lavalin Inc., Environment & Water, dated January 8, 2016; and

Preliminary Site Investigation, Detailed Site Investigation, Decommissioning and Remediation, Former Shell Service Station, 1990 Como Lake Road, Coquitlam, BC and Adjacent Management Area, Location Code: C05619, prepared by SNC-Lavalin Inc., Environment & Water, dated January 7, 2016.

Date Issued

May 10, 2016


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For Director, *Environmental Management Act*