



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.

July 12, 2017
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 20512 Mufford Crescent, Langley, British Columbia which is more particularly known and described as:

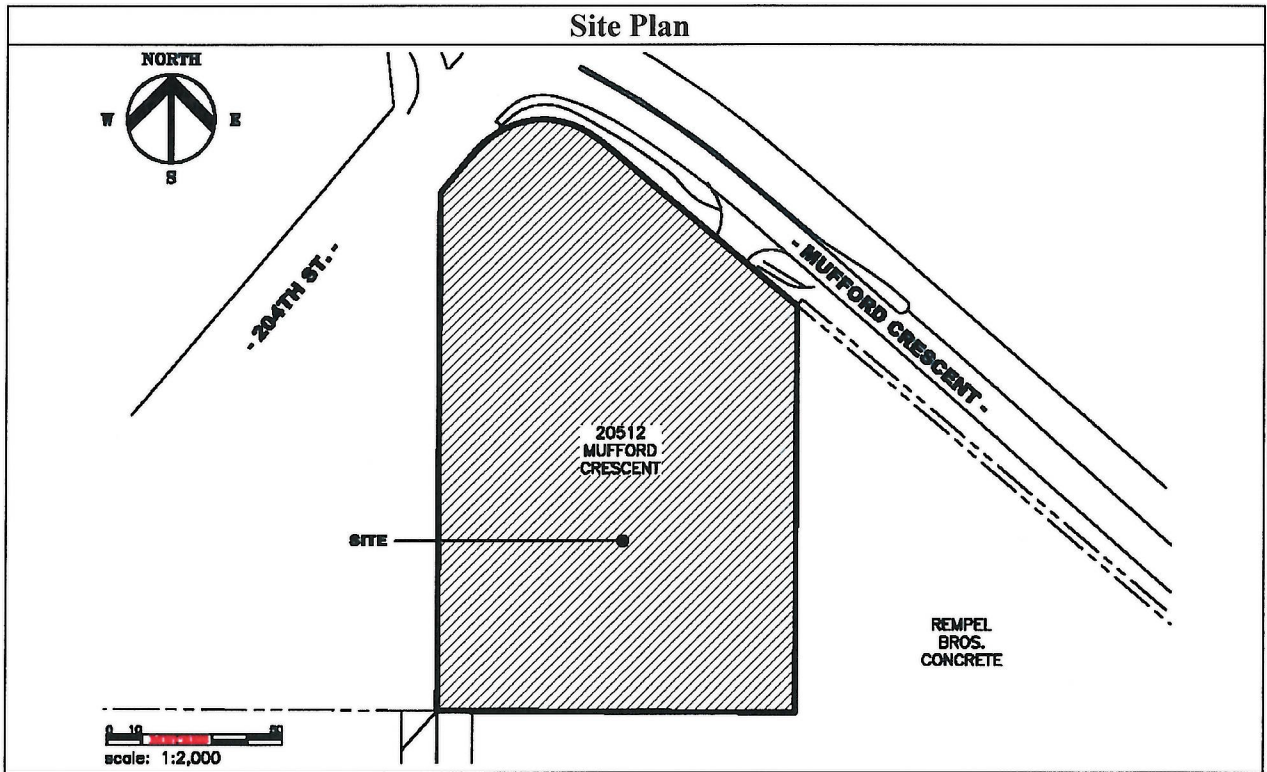
Lot A, District Lot 311, Group 2, New Westminster District Plan NWP87874 (Except part in Plan BCP45495)
PID: 017-032-792

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

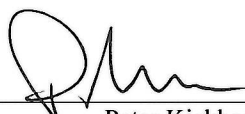
Latitude: 49° 7' 3.50"
Longitude: 122° 39' 13.40"

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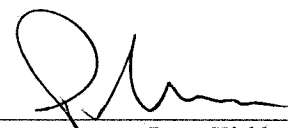

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Schedule B

Requirements and Conditions

1. Any changes in land 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.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

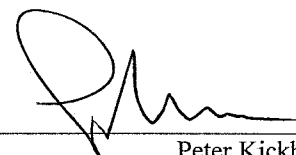
- Arsenic, cadmium, chromium, copper, lead, molybdenum, selenium and zinc; and
- LEPHs.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Ammonia, cadmium, chromium, cobalt, copper, lead, nickel, and zinc; and
- LEPHw.

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Schedule D

Documents

Summary of Site Condition for 20512 Mufford Crescent, Langley, BC, prepared by SNC-Lavalin Inc., dated January 18, 2017;

Application for Determination of Local Background Concentration for Dissolved Arsenic and Sodium Concentrations in Groundwater, 20512 Mufford Crescent, Langley, British Columbia, prepared by BC Ministry of Environment, dated January 16, 2017;

Request for Approval – Local Background Groundwater Quality Determination, 20512 Mufford Crescent, Langley, BC, Site ID 11840, prepared by SNC-Lavalin Inc., dated December 2, 2016;

Summary of Communication in Regards to the Certificate of Compliance Application for, 20512 Mufford Crescent and Three Adjacent Properties, Langley, BC, prepared by SNC-Lavalin Inc., dated July 15, 2016;

Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation Report, 20512 Mufford Crescent, Langley, BC, prepared by SNC-Lavalin Inc., November 9, 2015;

2015 Soil and Groundwater Investigation Results, Township of Langley ("ToL"), Near 20512 Mufford Crescent, Langley, BC, prepared by SNC-Lavalin Inc., dated August 7, 2015;

Site Investigation and Confirmation of Remediation Report Rempel Brothers Property, 20575 – 62 Avenue, Langley, British Columbia, prepared by SNC-Lavalin Inc., dated January 28, 2015;

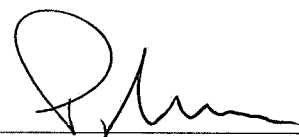
Summary of Soil and Groundwater Environmental Investigation and Remediation Work Completed Along the Eastern Property Line at 6350, 204th Street, Langley, BC, prepared by SNC-Lavalin Inc., dated November 20, 2014;

Summary of Soil and Ground Environmental Investigation and Remediation Work Completed Adjacent to 20512 Mufford Crescent, Langley, BC, prepared by SNC-Lavalin Inc., dated November 19, 2014;

Stage 1 Preliminary Site Investigation, 20512 Mufford Crescent, Langley, BC, BC MoE Site ID: 11840, prepared by Tricia Drover, Calin Nan and Vijay Kallur of SNC-Lavalin Inc., Environment & Water, dated December 12, 2011; and

Stage 2 Preliminary Site Investigation, prepared by Komex International Ltd., Environment and Water Resources, dated October 20, 2004.

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