



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.

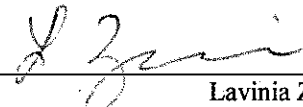
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

April 19, 2017
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 9697 190th Street, Surrey, British Columbia, which is more particularly known and described as:

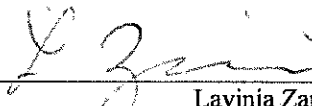
Lot 22 Except: Firstly; Part Subdivided by Plan 11440, Secondly; Part Dedicated Road on Plan BCP27865. Section 4 Township 9 New Westminster District Plan 3736

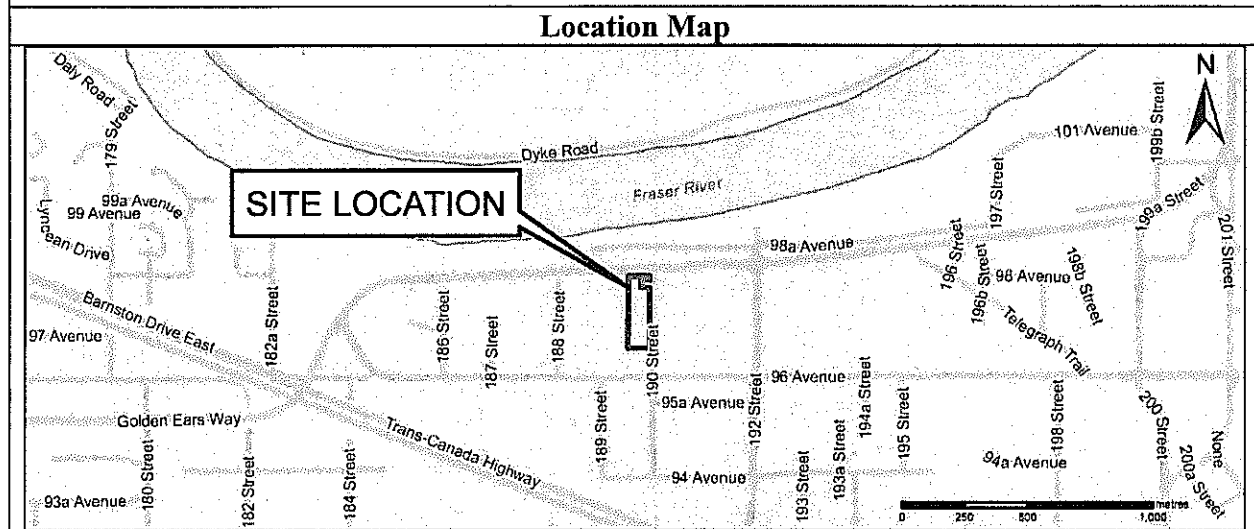
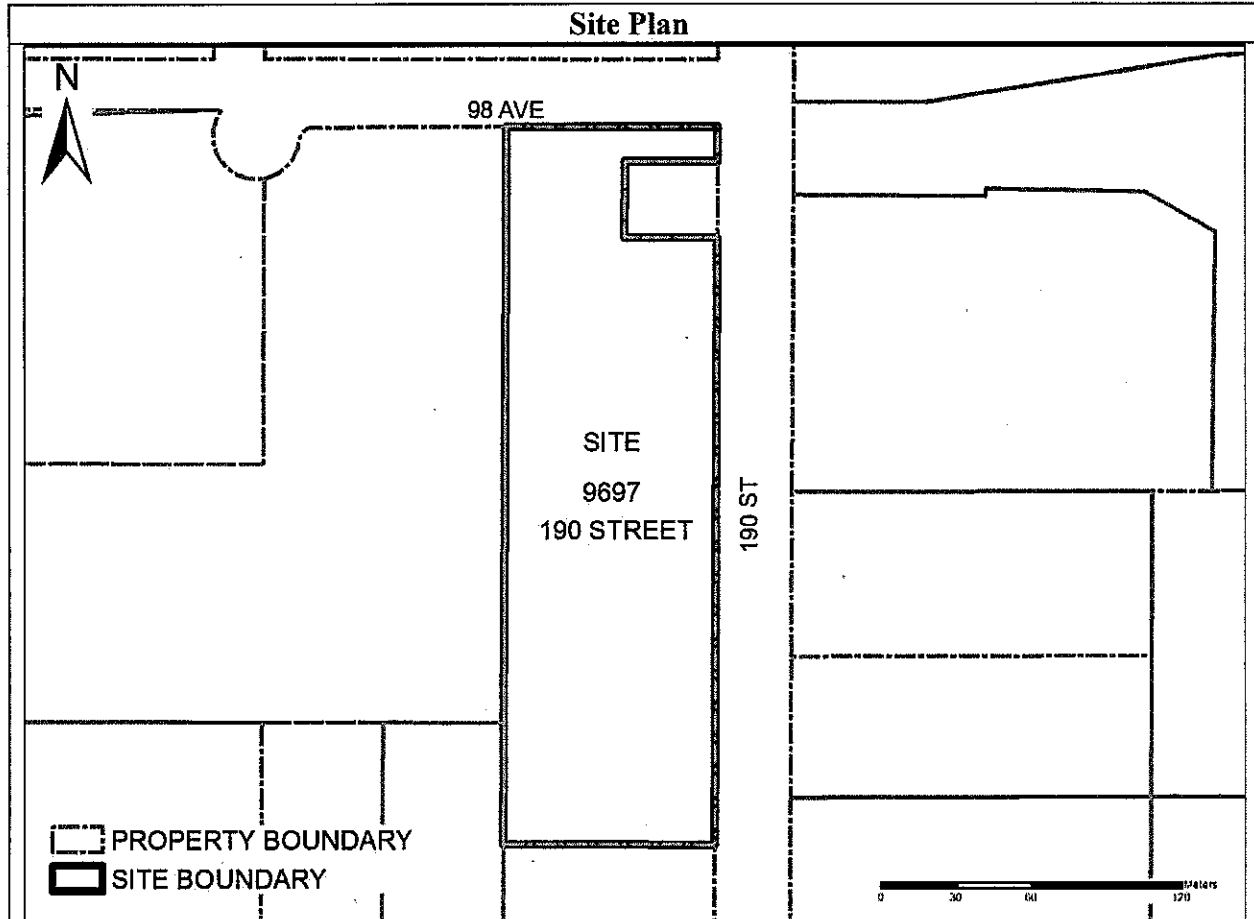
PID: 010-996-125

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

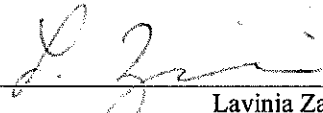
Latitude: 49° 10' 45.19"
Longitude: 122° 41' 48.17"

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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 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) The current site grade and building configurations will be maintained and future buildings will be slab-on-grade construction.
- (b) No groundwater will contact the slab at any time.

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 persons 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) Site soil must remain covered by buildings or asphalt to ensure that there is no increase of terrestrial habitat that results in an overall area of exposed soil that exceeds 1000 m², and to provide a barrier to precipitation to minimize leaching of soil contaminants into groundwater

- (c) Groundwater sampling for redox, dissolved metals (including arsenic, cadmium, chromium (VI), copper) and ammonia must be performed to monitor groundwater quality and verify plume stability as outlined in the performance verification plan, and must include the following:

- i. Select monitoring wells, as indicated in Table 1 of the performance verification plan, must be sampled twice a year (dry and wet season) for two years at high and low water table. Groundwater levels must be measured in every well during

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- each sampling event to determine seasonal effects. All groundwater samples must be analyzed for redox, dissolved metals and ammonia.
- ii. Following completion of the 2-year groundwater sampling, evaluate groundwater seasonality and impacts on arsenic, copper, cadmium, chromium (IV), and ammonia concentrations. Identify the season that results in highest concentrations.
 - iii. Thereafter, continue with annual redox, dissolved metals, and ammonia sampling and groundwater measurement for an additional 8 years during the season that corresponds with the highest concentrations.
 - iv. Evaluate data every year and perform trend analysis at least every 5 years.
 - v. Following completion of the 10-year sampling period, evaluate groundwater results and trends and consult an Approved Professional regarding adequacy of sampling plan.
 - vi. In the event of changes of Site conditions (e.g., removal of the existing structures or portions of asphalt), assess the potential effects of the changes, which may include re-evaluation of the HHERA conclusions or PVP requirements, and/or returning to more frequent sampling.
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.
 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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7. A statement signed by an Approved Professional on whether the institutional and engineering controls required in clause 2 of this Schedule have been implemented and are being met must be submitted to the Director annually every year or as otherwise approved by the Director within 90 days of the anniversary of the date of issuance of this Certificate of Compliance or as otherwise approved by the Director.
8. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

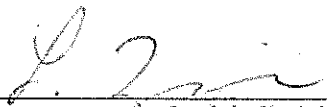
- Arsenic, chromium (+3), chromium (+6), chromium (total), and copper.

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- Arsenic, cadmium, chromium (+6), copper; and
- Ammonia.

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Schedule D

Documents

Summary of Site Condition, 9697 190th Street, Surrey, BC, Eva Gerencher and Sam Reimer, SLR Consulting (Canada) Ltd., July 27, 2016;

416760 BC Ltd. AG 11 Communication RE: Application for Certificate of Compliance, 18946 98th Avenue, Surrey, BC, Tim Whalen, SLR Consulting (Canada) Ltd., July 28, 2016;

Performance Verification Plan, 9697 190th Street, Surrey, BC, Barbara Glijer, SLR Consulting (Canada) Ltd., July 27, 2016;

Human Health and Ecological Risk Assessment, 9697 190th Street, Surrey, Nelson Tully, Barbara Glijer, SLR Consulting (Canada) Ltd., July 27, 2016;

Stage 1 Preliminary Site Investigation and Detailed Site Investigation, 9697 190th Street, Surrey, Nelson Tully, Ilya Biniowsky, Tim Whalen, SLR Consulting (Canada) Ltd., July 27, 2016;

Protocol 4 Background Release for Chromium. Email correspondence with Peggy Evans, Ministry of Environment, Peggy Evans, Ministry of Environment and Cindy Ott, SLR Consulting (Canada) Ltd., May 17, 2016;

Supplemental Investigation of Groundwater Quality at 18946 98th Avenue Related to Former Wood Treatment Operations of Adjacent Property, Philip Lowery, SynergyAspen Environmental Inc., January 7, 2016;

Investigation of Soil and Groundwater Quality at 18946 98th Avenue Related to Former Wood Treatment Operations of Adjacent Property, Steven Hait and Michelle Uyeda, SynergyAspen Environmental Inc., September 30, 2013;

Stage 1 Preliminary Site Investigation, 18946 98th Avenue, Heather Mulock and Philip Lowery, SynergyAspen Environmental Inc., September 30, 2013;

Supplementary Sub-surface Environmental Site Investigation 18946 98 Avenue, Surrey, BC, David R. Kelly, D. Kelly Environmental Consulting Ltd., April 9, 2010; and

Sub-surface Environmental Site Investigation 18946 98 Avenue, Surrey, BC, David R. Kelly, D. Kelly Environmental Consulting Ltd., October 14, 2009.

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