



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.

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.

August 30, 2017

Date Issued

Peter Kickham

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 8850 School Street, Chilliwack, British Columbia which is more particularly known and described as:

Lot 2 District Lot 27 and 28 Group 2 New Westminster District Plan 81896
PID: 014-358-042

METES & BOUNDS OF OFF-SITE CONTAMINATION,
SUNCOR MANAGEMENT AREA:

STARTING AT THE SUNCOR MANAGEMENT AREA
STARTING POINT, OF SUBDIVISION PLAN OF LOT 392, D.L. 28, GP. 2, N.W.D.,
PLAN 55106, LOTS 1, 2 AND 3, D.L. 27 AND 28, GP. 2, N.W.D., PLAN 12356, LOT 7
EXCEPT CL. A (BYLAW PLAN 76636), D.L. 27 AND D.L. 28, GP. 2, N.W.D., PLAN
12356 AND LOT 1,
D.L. 27 AND 28, GP. 2, N.W.D., PLAN 59356, DISTRICT OF CHILLIWACK
THENCE 96°47'15" FOR 14.693 METRES;
TO THE POINT OF COMMENCEMENT.
THENCE 96° 47' 15" FOR 41.714 METRES;
THENCE 222° 07' 22" FOR 48.638 METRES;
THENCE 273° 36' 19" FOR 24.330 METRES;
THENCE 185° 57' 33" FOR 27.373 METRES;
THENCE 225° 54' 02" FOR 17.604 METRES;
RETURNING TO THE POINT OF COMMENCEMENT.

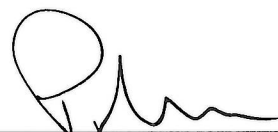
The site contains part of a legal parcel depicted in an engineering drawing (16-12169-02A-R0 & 16-12169-02B-R0) prepared by Keystone Environmental Ltd. on September 20, 2016.

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

Latitude: 49° 9' 48.29"
Longitude: 121° 57' 36.92"

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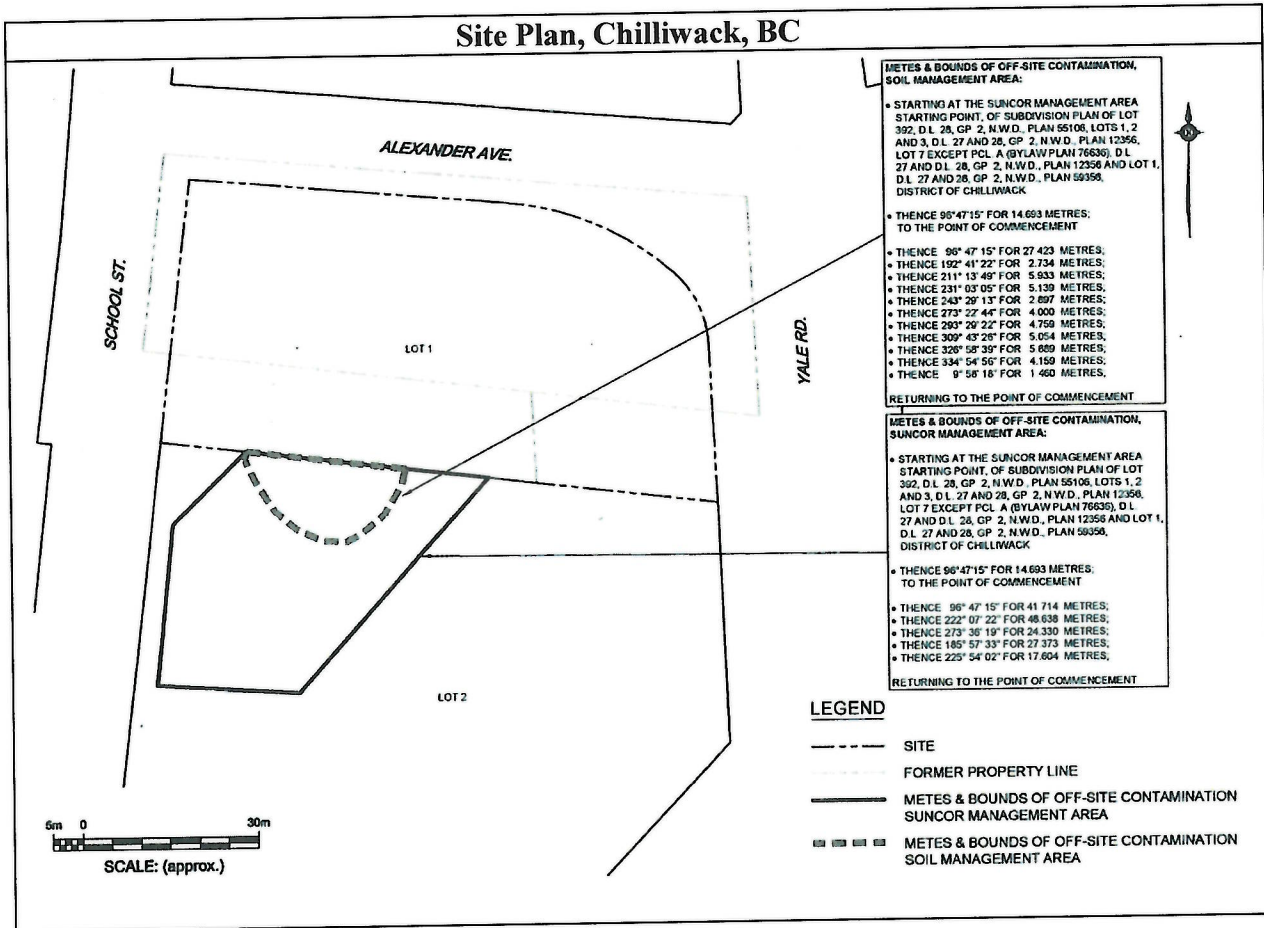
Date Issued



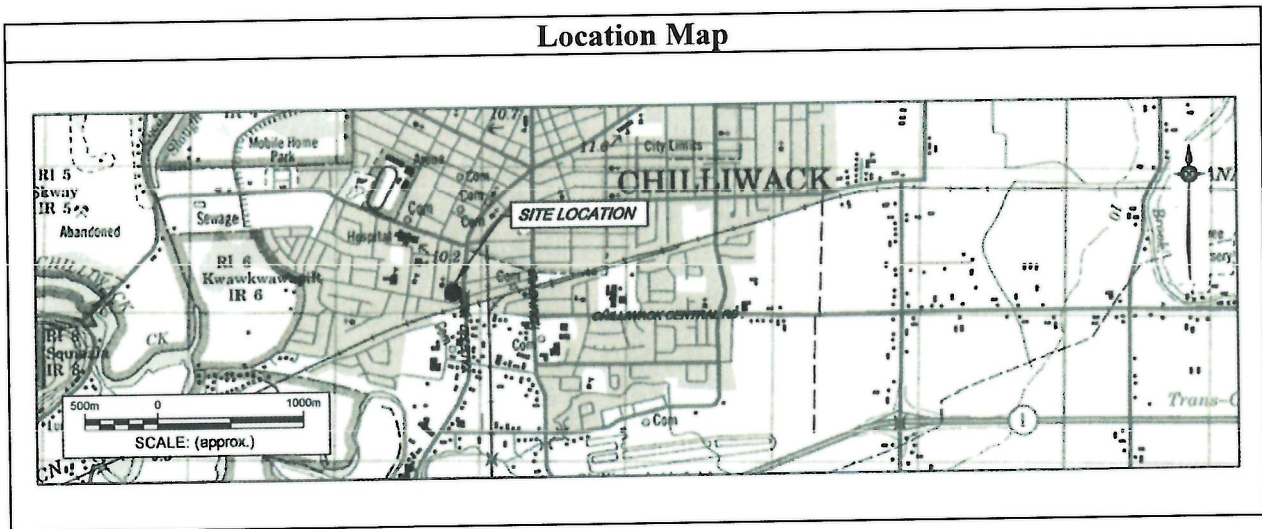
Peter Kickham

For Director, *Environmental Management Act*

Site Plan, Chilliwack, BC

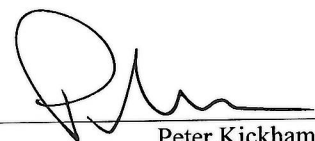


Location Map



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, and 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 and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Buildings constructed on the site will not be in contact with the groundwater.

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.

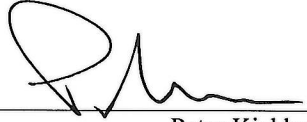
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:

- (a) Soil contamination exceeding standards relevant to human and ecological soil contact must remain covered by a minimum of 1 meter of uncontaminated soil, or a permanent barrier (e.g., pavement or concrete), (see Schedule A – applies to Soil Management Area). The metes and bounds for the Soil Management Area is:

METES & BOUNDS OF OFF-SITE CONTAMINATION,
SOIL MANAGEMENT AREA:

STARTING AT THE SUNCOR MANAGEMENT AREA
STARTING POINT, OF SUBDIVISION PLAN OF LOT 392, D.L. 28, GP. 2, N.W.D.,
PLAN 55106, LOTS 1, 2 AND 3, D.L. 27 AND 28, GP. 2, N.W.D., PLAN 12356,
LOT 7 EXCEPT PCL. A (BYLAW PLAN 76636), D.L. 27 AND D.L. 28, GP. 2,
N.W.D., PLAN 12356 AND LOT 1, D.L. 27 AND 28, GP. 2, N.W.D., PLAN 59356,
DISTRICT OF CHILLIWACK

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THENCE 96°47'15" FOR 14.693 METRES;
TO THE POINT OF COMMENCEMENT.

THENCE 96° 47' 15" FOR 27.423 METRES;
THENCE 192° 41' 22" FOR 2.734 METRES;
THENCE 211° 13' 49" FOR 5.933 METRES;
THENCE 231° 03' 05" FOR 5.139 METRES;
THENCE 243° 29' 13" FOR 2.897 METRES;
THENCE 273° 22' 44" FOR 4.000 METRES;
THENCE 293° 29' 22" FOR 4.759 METRES;
THENCE 309° 43' 26" FOR 5.054 METRES;
THENCE 326° 58' 39" FOR 5.889 METRES;
THENCE 334° 54' 56" FOR 4.159 METRES;
THENCE 9° 58' 18" FOR 1.460 METRES;
RETURNING TO THE POINT OF COMMENCEMENT.


- (b) Groundwater at the site must not to 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 person<s> 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 excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;

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- (d) An implementation schedule; and
 - (e) Supporting documentation.
7. 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 residential land soil use:

To meet risk-based remediation standards:

- VPHs and LEPHs.

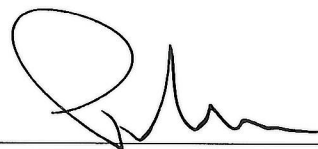
Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Arsenic; and,
- Benzene, ethylbenzene, toluene and xylenes (total).

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Schedule D

Documents

Performance Verification Plan for Certificate of Compliance, 8850 School Street, Chilliwack, BC. Keystone Environmental Ltd. September 29, 2016.

Summary of Site Conditions, 8850 School Street, Chilliwack, BC. Keystone Environmental Ltd. September 29, 2016.

Report of Findings – Human Health and Ecological Risk Assessment, 8890 School Street, Chilliwack, BC. Keystone Environmental Ltd. September 27, 2016.

Report of Findings – Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation and Confirmation of Remediation, 8890 School Street, Chilliwack, BC. Keystone Environmental Ltd. September 27, 2016.

Environmental Data Package, 8850 School Street, Chilliwack, BC. Parsons Corporation. February 3, 2016.

Soil, Water and Soil Vapour Investigation Results Former Shell Bulk Plant at 8890 School Street, Chilliwack, BC (LC: C12379). SNC-Lavalin Inc., Environment and Water. August 20, 2013.

Results of Environmental Site Investigations Former Petro-Canada Portion of the Former Shell Bulk Plant 8890 School Street, Chilliwack, BC — Shell Location Code: C12379. Morrow Environmental Consultants Inc. February 5, 2004.

Summary of Groundwater Investigation Results Former Shell Bulk Plant 8890 School Street, Chilliwack, BC LC: C12379. Morrow Environmental Consultants Inc. December 16, 2003.

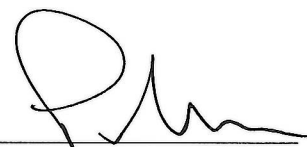
Detailed Site Investigations of the Southeast Portion (Former Petro-Canada Property) of the Former Shell Bulk Plant 8890 School Street Location Code C12379. Morrow Environmental Consultants Inc. February 4, 2003.

Supplemental Site Investigation for the Former Shell Bulk Plant 8890 School Street Location Code C12379. Morrow Environmental Consultants Inc. September 9, 2002.

Historical Review of Former Shell Bulk Plant LC12379. Morrow Environmental Consultants Inc. July 22, 2002.

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Progress Report 2, Former Shell Bulk Plant, Chilliwack, BC. Morrow Environmental Consultants Inc. December 6, 1991.

Progress Report 1, Former Shell Bulk Plant, Yale Road, Chilliwack, BC. Morrow Environmental Consultants Inc. August 29, 1991.

Remediation of the Hydrocarbon Contaminated Soil Former Shell Bulk Plant, Yale Road, Chilliwack, BC. Morrow Environmental Consultants Inc. July 2, 1991.

Former Shell Canada Bulk Plant Yale Road & Alexander Avenue, Chilliwack, BC. Morrow Environmental Consultants Inc. May 21, 1991.

Soil Bioremediation Facility, Yale Road and Alexander Avenue, Chilliwack, BC - Progress Report No. 2. Morrow Recovery Systems Inc. November 7, 1989.

Shell Canada Products Limited, Decommissioning Assessment, Chilliwack Bulk Plant, Yale Road and Alexander Avenue, Chilliwack, BC. Morrow Recovery Systems Inc. July 26, 1989.

Report to Shell Canada Products Limited on the Soil Bioremediation Facility, Yale Road and Alexander Avenue, Chilliwack, BC. Morrow Recovery Systems Inc. July 25, 1989.

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