



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.

Nov 21, 2016
Date Issued

J. Brooke
J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 7175 207th Street, Langley, British Columbia which is more particularly known and described as:

Lot 2, Section 14, Township 8, New Westminster District Plan 73202
PID: 005-637-791

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

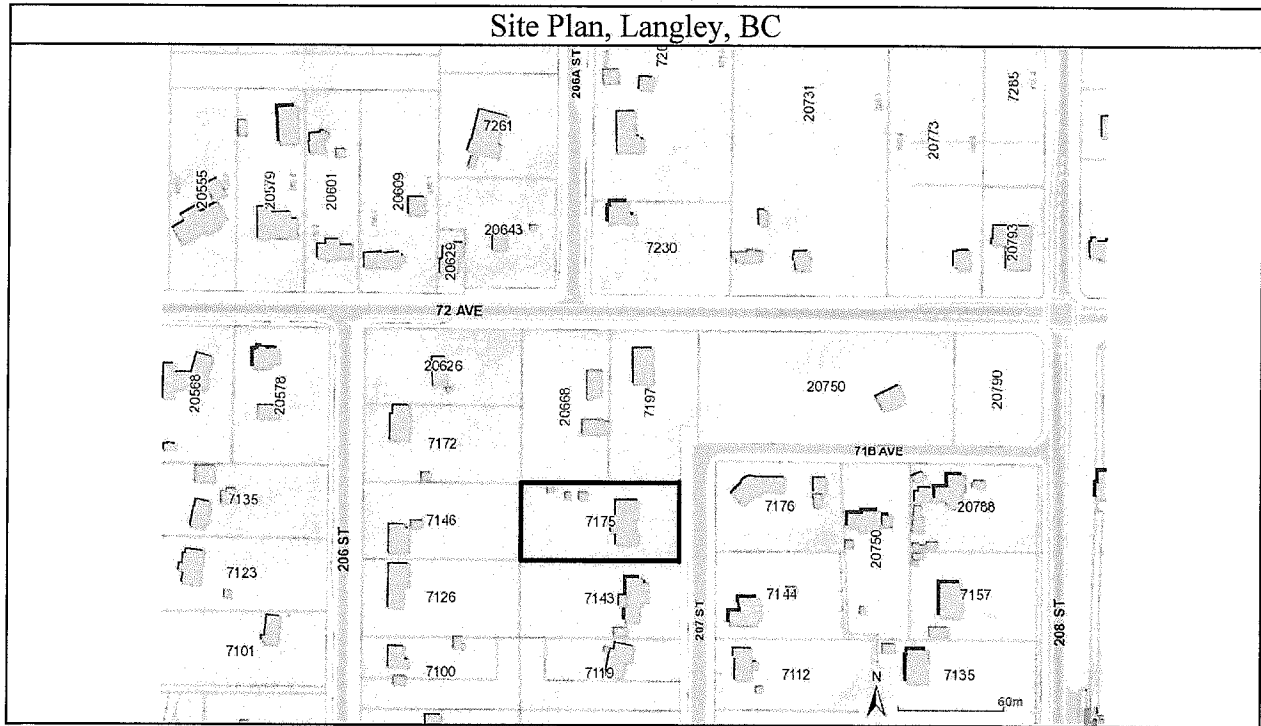
Latitude: 49° 7' 56.41"
Longitude: 122° 38' 58.18"

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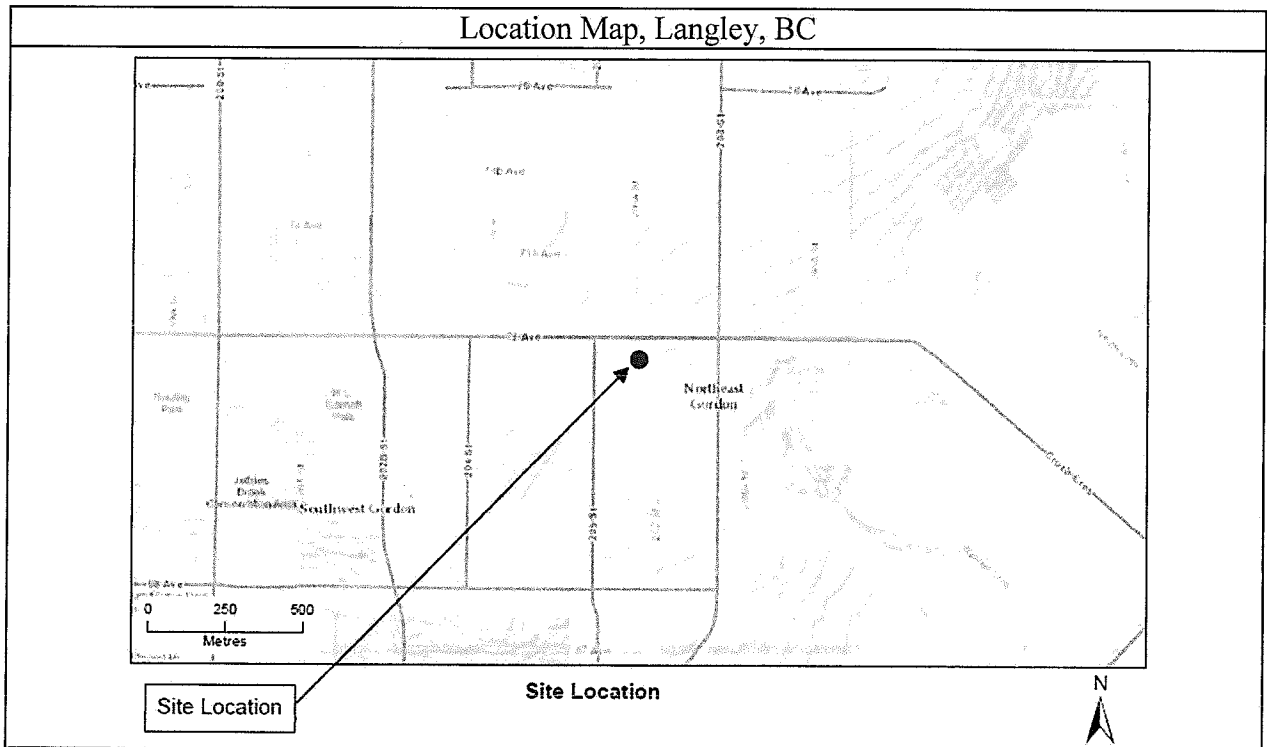

J.A. Brooke
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Schedule "A"

Site Plan, Langley, BC



Location Map, Langley, BC



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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 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) On-Site residential building with single level basement.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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.

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Nov 21, 2016

For Director, *Environmental Management Act*

J.A. Brooke

Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- Dichloromethane.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Dichloromethane (methylene chloride), and trichloromethane (chloroform); and
- Toluene.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

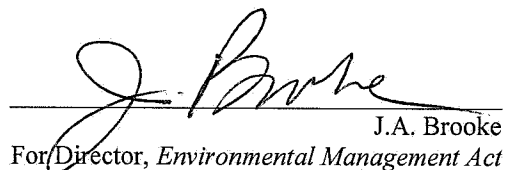
- Dichloroethylene, 1,1- (dichloroethene, 1, 1-), and dichloroethane, 1,2-;
- Dichloromethane (methylene chloride), tetrachloromethane (carbon tetrachloride), and trichloromethane (chloroform);
- Ethylbenzene, and toluene; and
- Methanol.

Substances remediated in vapour for residential land vapour use:

To meet numerical remediation standards:

- Acetone, and dichloromethane (methylene chloride).

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Schedule D

Documents

Summary of Site Condition, prepared by Hemmera, dated August 2016;

Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Confirmation of Remediation, 20668 72nd Avenue, 7175 and 7197 207th Street, Langley, BC, prepared by Hemmera Envirochem Inc., dated May 2016;

Indoor Air Sampling, 7175 207 Street, Langley, BC, prepared by Envirochem Services Inc., dated December 15, 2014;

Environmental Site Investigation and Site Classification, 20668 72nd Avenue, Langley, BC V2Y 1T1, prepared by Envirochem Services Inc., dated November 28, 2014; and

Limited Phase II Environmental Site Assessment, 20668 72nd Avenue, Langley Township, BC, prepared by James Smith, dated June 29, 2014.

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