



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.

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.

March 16, 2017
Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located on a portion of the Ministry of Transportation and Infrastructure (MOTI) lands beneath the sidewalk and 1st Avenue located to the south of 33321 1st Avenue, Mission, British Columbia which is more particularly known as the Management Area on the MOTI Property and described as:

All those lands lying within a portion of sidewalk and road, being 1st Avenue in Mission, British Columbia, adjacent to the southerly boundary of Lot 10 Block 74 District Lot 411 Group 1 New Westminster District Plan 664 described as follows:

Commencing at the most southeasterly point of Lot 10 Block 74 District Lot 411 Group 1 New Westminster District Plan 664.

Thence westerly 270°00'00", 26.734 metres along the southerly boundary of Lot 10 and northerly boundary of 1st Avenue;

Thence 241°04'55", 1.666 metres;

Thence 241°04'55", 9.011 metres;

Thence 178°48'16", 6.379 metres;

Thence 118°41'18", 10.829 metres;

Thence 89°44'28", 12.244 metres;

Thence 88°34'04", 10.611 metres;

Thence 57°33'34", 9.914 metres;

Thence 28°04'46", 6.600 metres;

Thence 313°43'36", 5.651 metres;

Thence 289°51'39", 4.035 metres, more or less, to the point of commencement.

The site contains part of a legal parcel depicted on an engineering drawing prepared by Cameron Land Surveying Ltd. on March 31, 2016.

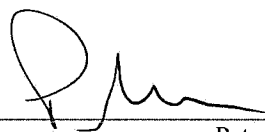
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 08' 03.88"

Longitude: 122° 18' 07.09"

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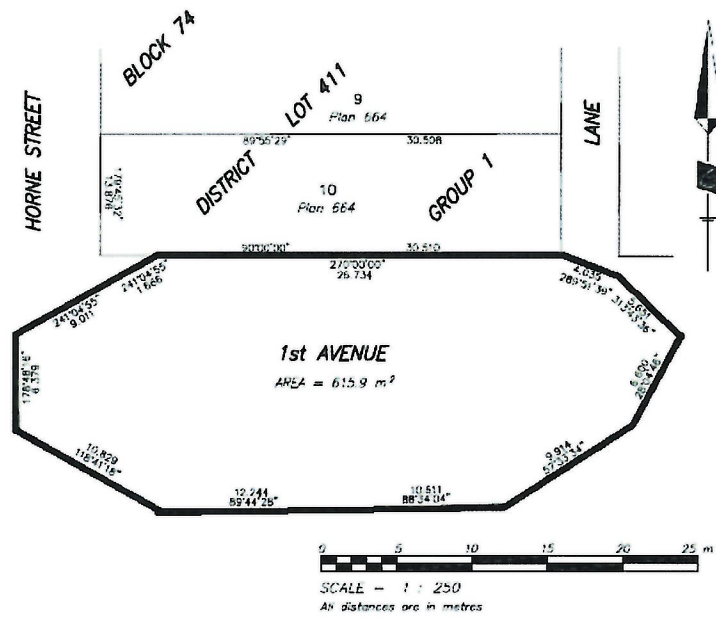
Date Issued



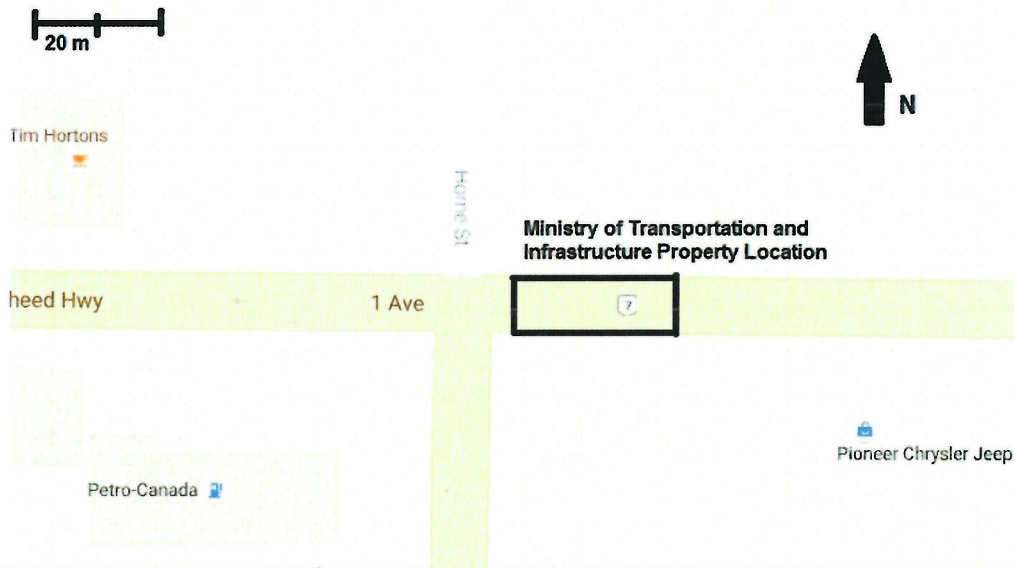
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For Director, *Environmental Management Act*

Site Plan



Location Map



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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 and risk-based standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at and adjacent to the site. These assumptions include the following:

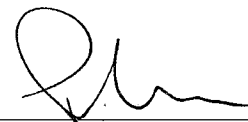
- (a) Consistent with the future land use assumptions of the vapour assessment in the Detailed Site Investigation, the land located within the Management Area on the MOTI Property will continue to be used as a sidewalk or roadway.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to the Management Area on the MOTI Property 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) Drinking water wells must not be constructed within the Management Area on the MOTI Property.
 - (b) Plants with roots expected to extend below 1.2 metres below ground surface (mbgs) shall not be planted within the Management Area on the MOTI Property.
 - (c) The grade of the Management Area on the MOTI Property must remain approximately at the same elevation as the current conditions (i.e. at least 1 m of clean soil must remain above the shallowest depth of soil impacts within the Management Area on the MOTI Property).

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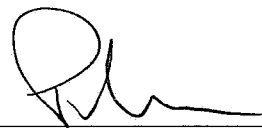
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For Director, *Environmental Management Act*

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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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet numerical remediation standards:

- LEPHs and HEPHs

To meet risk-based remediation standards:

- VPHs, and
- Benzene, ethylbenzene and xylenes

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- VHW₆₋₁₀ and EPHW₁₀₋₁₉, and
- Toluene

To meet risk-based remediation standards:

- Benzene, ethylbenzene and xylenes (total)

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

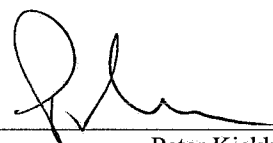
- VHW₆₋₁₀ and EPHW₁₀₋₁₉,
- Ethylbenzene and toluene, and
- Acridine, phenanthrene and pyrene

To meet risk-based remediation standards:

- VPHw and LEPHw, and
- Naphthalene

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Schedule D

Documents

Supplemental Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 33321 1st Avenue, Mission, British Columbia by Parsons Inc. (December 21, 2016);

Detailed Risk Assessment, 33321 1st Avenue, Mission, British Columbia by Parsons Inc. (December 21, 2016);

Summary of Site Conditions, Ministry of Transportation and Infrastructure Lands to the South of 33321 1st Avenue, Mission, British Columbia by Parsons Inc. (December 21, 2016);

Performance Verification Plan, Ministry of Transportation and Infrastructure Lands to the South of 33321 1st Avenue, Mission, British Columbia by Parsons Inc. (December 21, 2016);

Groundwater and Monitoring and Sampling Event and Installation of LNAPL Recovery Systems, April 2007 by Keystone Environmental Ltd. (May 18, 2007);

Groundwater Monitoring and Sampling Event, March 2006 by Keystone Environmental Ltd. (May 17, 2006);

November 2004 Product Recovery Program and December 2004 Quarterly Groundwater Monitoring and Sampling Program Summary Report by URS Canada Inc. (January 7, 2005);

September 2004 Quarterly Groundwater Monitoring and Sampling Program and October 2004 Product Recovery Program Summary Report by URS Canada Inc. (November 8, 2004);

Soil and Groundwater Delineation Program by URS Canada Inc. (February 27, 2004);

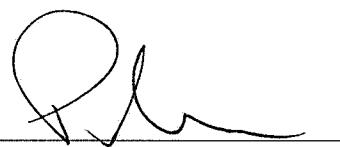
Offsite Drilling Results by URS Canada Inc. (January 19, 2001);

Stage 2 Preliminary Site Investigation by Norecol Dames & Moore (February 2, 2000); and

Stage 1 Preliminary Site Investigation by Norecol Dames & Moore (February 2, 2000).

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