



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.

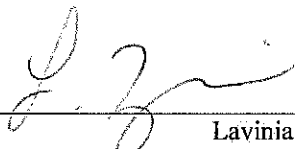
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

March 28, 2017
Date Issued


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

Schedule A

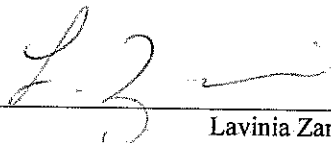
The site covered by this Certificate of Compliance is located at 17555 57A Avenue (Lot 4), Surrey, British Columbia which is more particularly known and described as:

Lot 4 Section 7 Township 8 New Westminster District Plan EPP24658
PID: 029-295-017

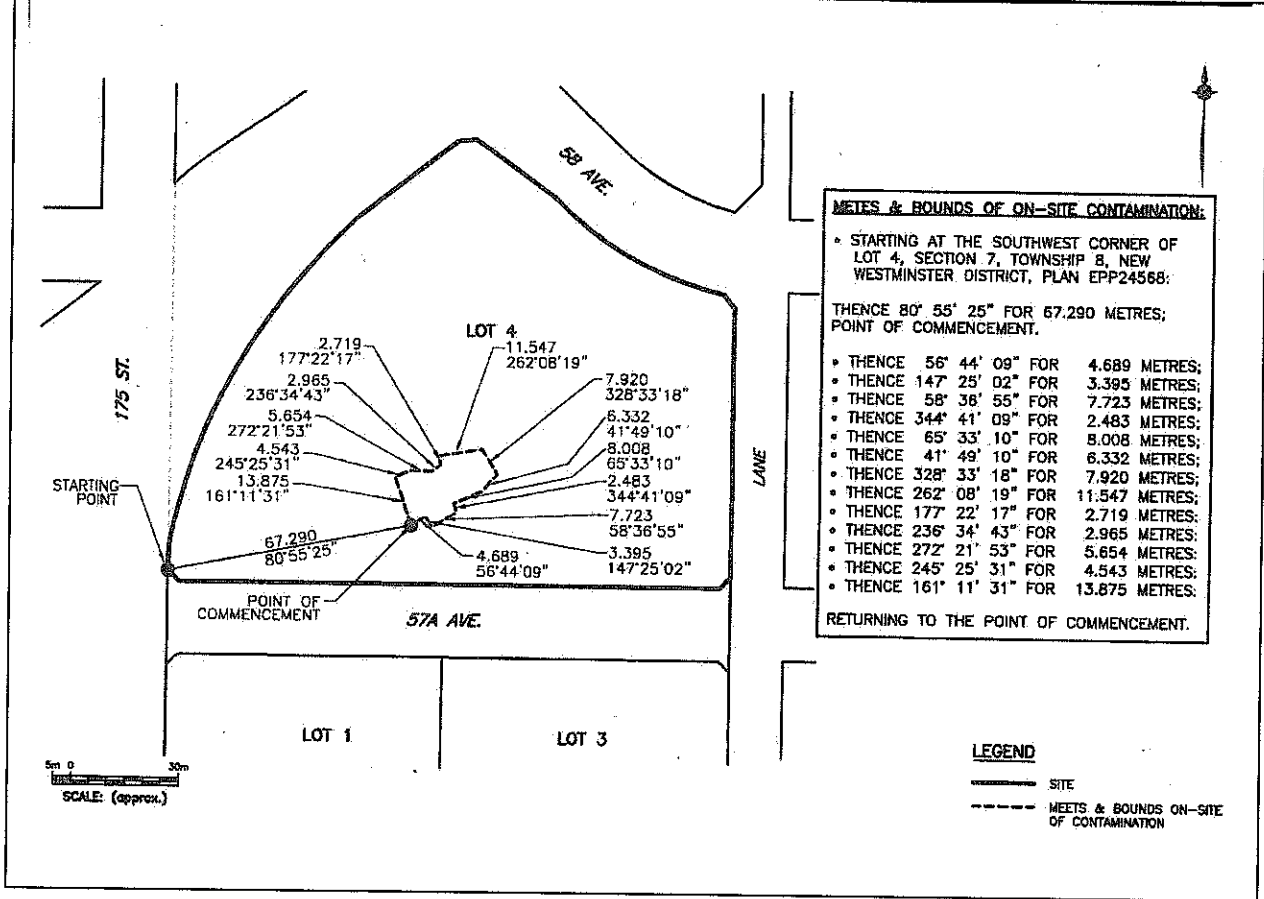
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 6' 26.80"
Longitude: 122° 44' 11.70"

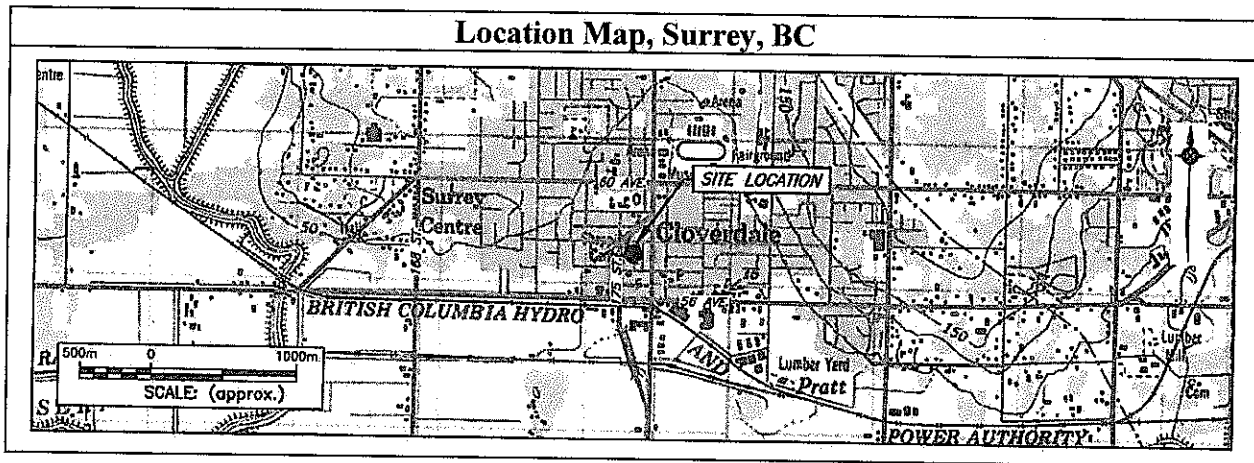
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Site Plan, Surrey, BC



Location Map, Surrey, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, 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) Groundwater must not be in contact with the foundation floor slab.

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) Chloride and sodium ion contamination in soil at concentrations greater than ecological soil contact standards must remain at depths greater than 1 metre below grade (see Management Area in Schedule A).
3. If requested by the Director, the responsible person 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 or their agent. The records must be available for inspection by the Director.

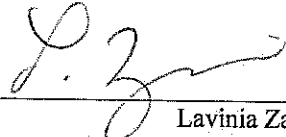
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6. The Director must be notified promptly by the person<s> responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following 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<s>;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (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<s> 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 numerical remediation standards:

- Manganese;
- Xylene;
- VPHs;
- Naphthalene and phenanthrene; and
- 1,2-Dichlorobenzene, tetrachloroethylene and trichloroethylene.

To meet risk-based remediation standards:

- Chloride ion (Cl⁻) and sodium ion (Na⁺).

Substances remediated in vapour for residential land vapour use:

To meet numerical remediation standards:

- 1,2 Dichloroethylene (cis), trichloroethylene, and vinyl chloride.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

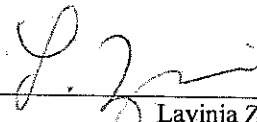
- VH_{W6-10}, EPH_{W10-19}, LEPH_W; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

To meet risk-based remediation standards:

- VPH_W; and
- Tetrachloroethylene and trichloroethylene.

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

Schedule D

Documents

Summary of Site Condition 17555 57A Avenue (Lot 4) Site 17654, Michael Geraghty, P.Geo., Keystone Environmental Ltd. January 23, 2017;

Report of Findings - Human Health and Ecological Risk Assessment, 17555 57A Avenue (Lot 4), Surrey, BC, Keystone Environmental Ltd. January 2017;

Performance Verification Plan for Certificate of Compliance, 17555 57A Avenue (Lot 4), Surrey, BC, Keystone Environmental Ltd. January 2017;

Report of Findings – Preliminary Site Investigation – Stage 1 and Supplemental Site Investigation, 17555 57A Avenue (Lot 4) and 57A Avenue Roadway, Surrey, BC, Keystone Environmental Ltd. January 2017;

BC MOE File 26250-20/12798, Site ID: 12798. Annual Monitoring Report (March 1, 2014 to February 28, 2015) [Letter], SNC-Lavalin, March 31, 2015;

Approval in Principle – 17555 and 17568 57A Avenue and 57A Avenue, Surrey, BC. BC MOE Site ID: 12798, BC MOE, March 12, 2015;

Summary of Site Condition – Former Cloverdale Mall, 5710 175th Street, Surrey, BC. BC MOE Site ID: 12798, SNC-Lavalin, January 5, 2015;

Addendum Report – Former Cloverdale Mall, 5710 – 175 Street, Surrey, BC, BC MOE Site ID: 12798, SNC-Lavalin, December 17, 2014;

Remedial Excavation and Updated Remediation Plan, Former Cloverdale Mall, 5710 – 175 Street, Surrey, BC, SNC-Lavalin, November 5, 2014;

Semi-Annual Monitoring Report (September 1, 2013 to February 28, 2014) Source Site: 5710 – 175 Street, Surrey, BC PID: 027-221-881) BC MOE File 26250-20/12798, Site ID: 12798) [Letter], SNC-Lavalin, July 8, 2014; and

Report of Findings – Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation, and Remediation Plan – Former Cloverdale Mall, 5710 175th Street, Surrey, BC, SNC-Lavalin, September 20, 2011.

March 28, 2017

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