



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.

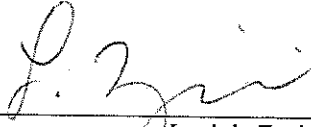
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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 the 57A Avenue Roadway, Surrey, British Columbia which is more particularly known and described as:

Starting at the southwest corner of Lot 4, Section 7, Township 8, New Westminster District, Plan EPP24568: The point of commencement.

- Thence 135° 02' 59" for 4.247 metres;
- thence 90° 06' 15" for 147.908 metres;
- thence 45° 02' 18" for 4.238 metres;
- thence 179° 01' 40" for 26.005 metres;
- thence 315° 05' 11" for 4.251 metres;
- thence 270° 06' 15" for 147.916 metres;
- thence 225° 03' 48" for 4.239 metres;
- thence 359° 59' 44" for 26.000 metres;

Returning to the point of commencement

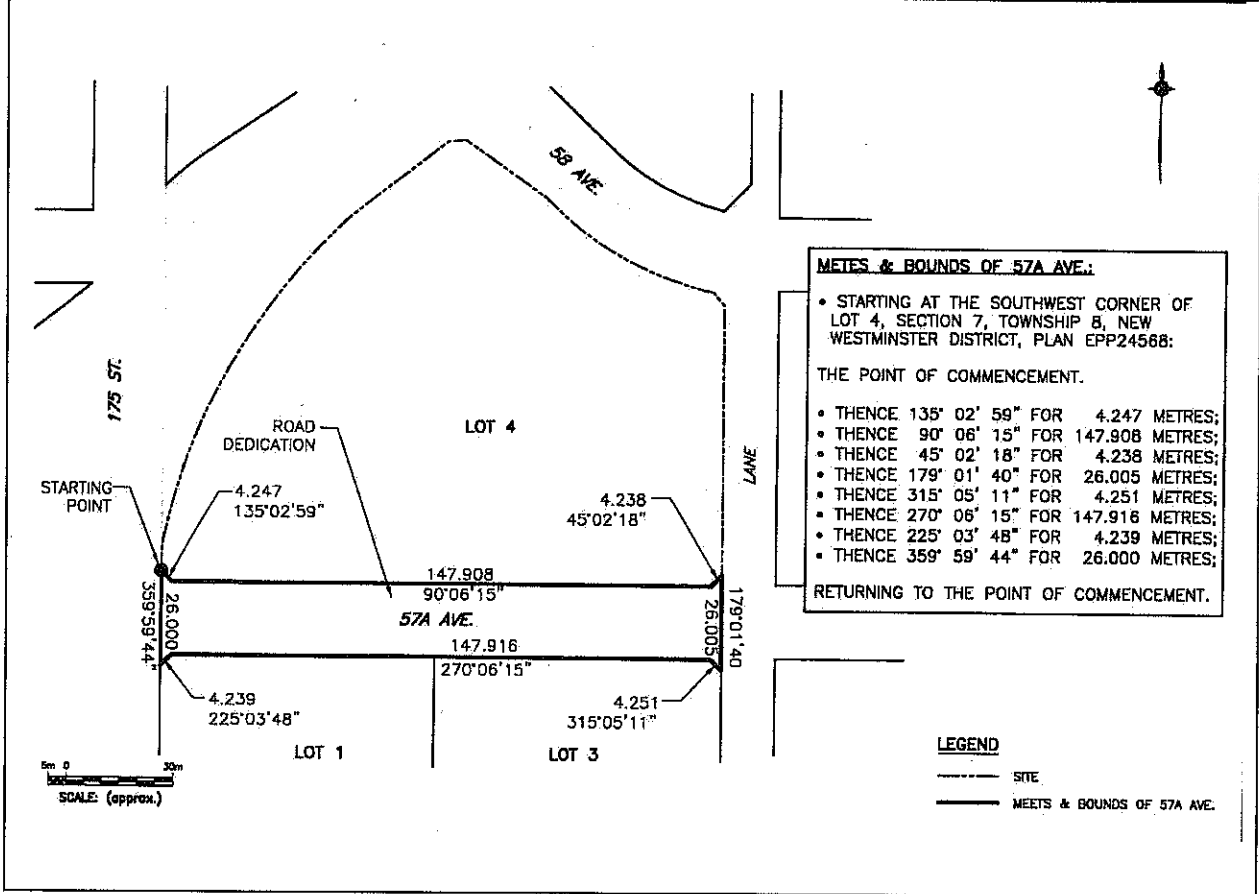
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 6' 24.80"
Longitude: 122° 44' 12.90"

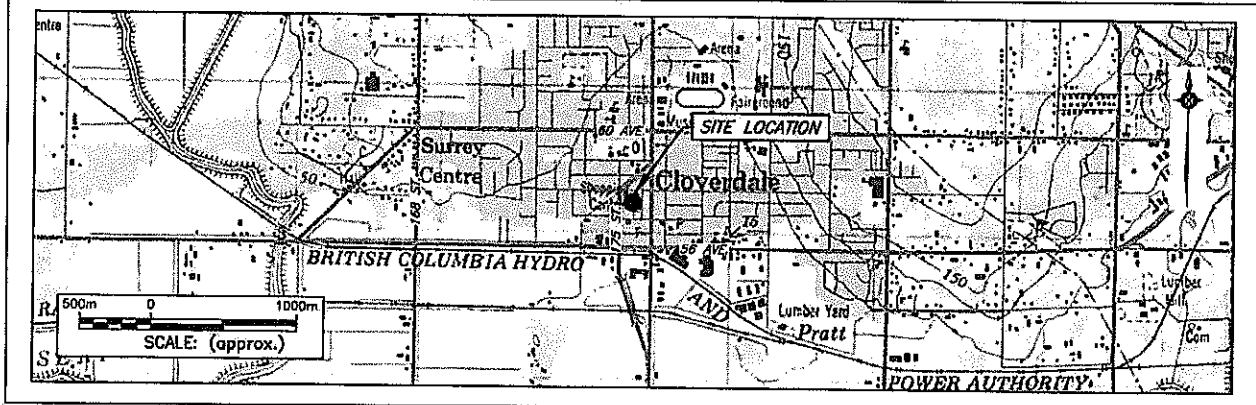
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Site Plan, Surrey, BC



Location Map, Surrey, BC



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For Director, Environmental Management Act

Schedule B

Requirements and Conditions

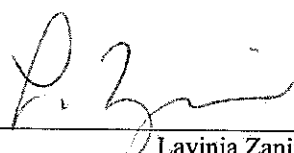
1. Any changes in land, vapour, water uses must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The uses to which this condition applies are described in Schedule C and in the 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.

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Schedule C

Substances and Uses

Substances remediated in vapour for residential land vapour use:

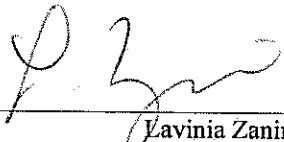
To meet numerical remediation standards:

- Chloroform and trichloroethylene.

March 28, 2017

Date Issued

Site Identification Number 20047
Version 8.0 R



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

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Schedule D

Documents

Summary of Site Condition 57A Avenue, Surrey, BC Site 17654, Michael Geraghty, P.Geo., Keystone Environmental Ltd. January 23, 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;

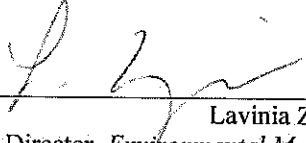
Addendum Report – Former Cloverdale Mall, 5710 – 175 Street, Surrey, BC, BC MOE Site ID: 12798, SNC-Lavalin, December 17, 2014;

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.

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