



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.

May 2, 2017
Date Issued

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

Schedule A

The site covered by this Certificate of Compliance is located at 20387 86 Avenue, Langley, British Columbia which is more particularly known and described as:

Lot 32 North West Quarter Section 26 Township 8 New Westminster District Plan 1093 Except Parts Shown on Highway Plan 23602 and Plan EPP19140

PID: 000-620-530

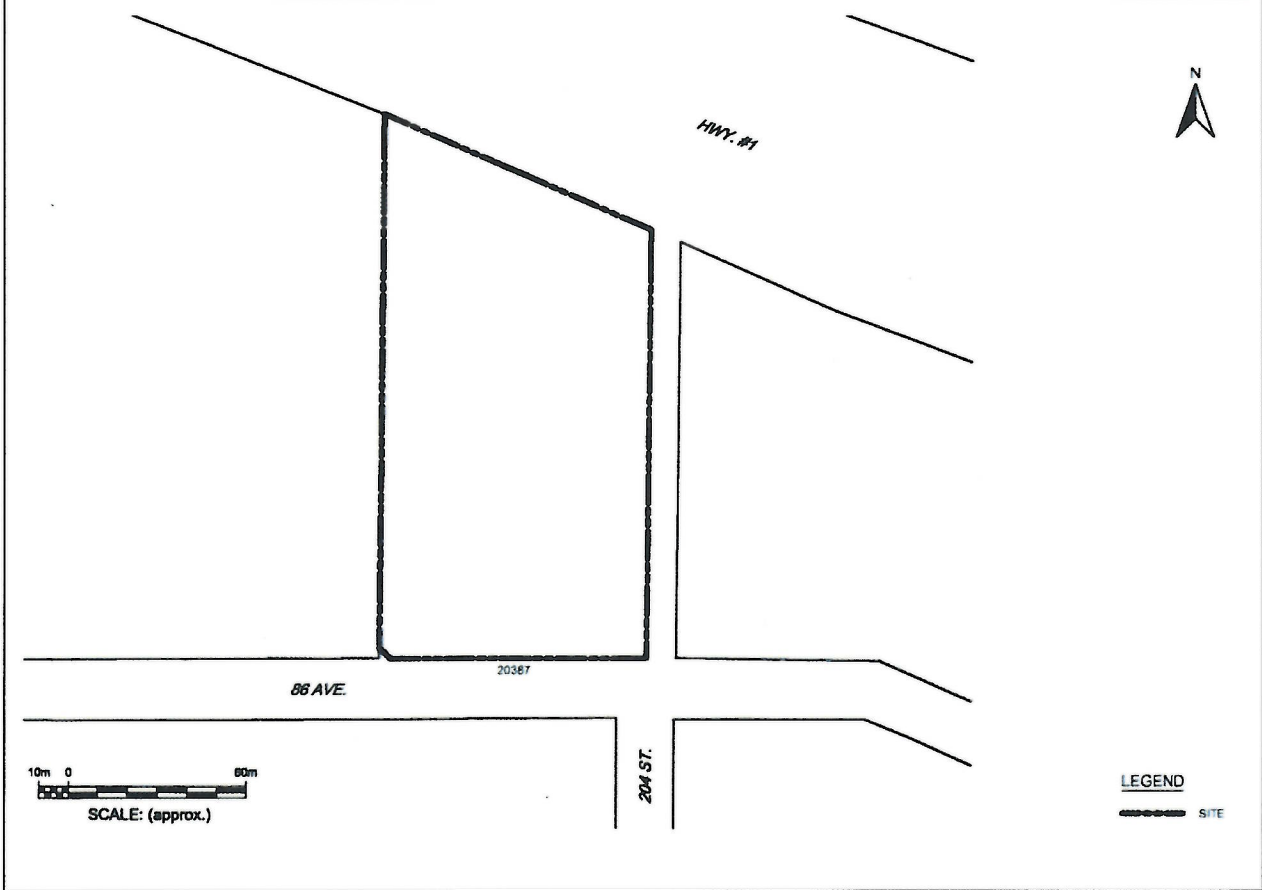
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 09' 35.40"
Longitude: 122° 39' 27.30"

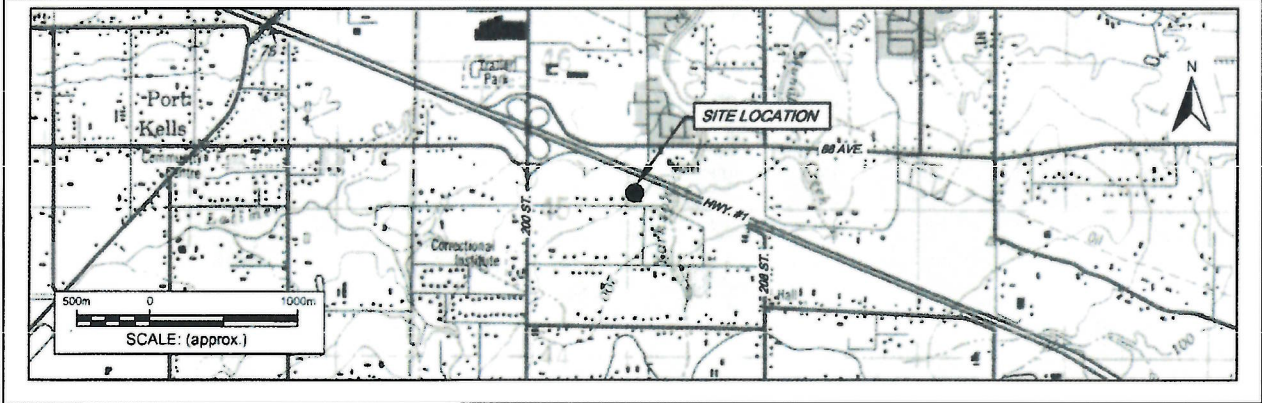
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Site Plan, Langley, BC



Location Map, Langley, 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 a 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 come in contact with building and/or underground parkade base slabs or foundations.

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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For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- VPHs and HEPHs; and
- Ethylbenzene and xylene.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- LEPHw.

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For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition Site 8421, Keystone Environmental Ltd. March 23, 2017;

Report of Findings – Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, Keystone Environmental Ltd., March 2017;

Remedial Action Plan, 20387 86th Ave, Langley, British Columbia, Concentric Associates International Incorporated, August 2016;

Supplementary Site Assessment, 20387 86th Ave, Langley, British Columbia, Concentric Associates International Incorporated, August 2016;

Phase II Environmental Site Assessment, 20387 86th Ave, Langley, British Columbia, Concentric Associates International Incorporated, July 2016; and

Phase II Environmental Site Assessment, 20387 86th Ave, Langley, British Columbia, Concentric Associates International Incorporated, May 2016.

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