



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.

December 6, 2017
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located on 9582/9572 120th Street, Surrey, British Columbia which is more particularly known as the Imperial Property and described as:

Parcel "B" (Explanatory Plan 15324) Lot 1, except: West 17 feet, Section 31 Township 2 New Westminster District Plan 1181

PID: 012-021-610

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

| | | | |
|------------|------|-----|-------|
| Latitude: | 49° | 10' | 36.5" |
| Longitude: | 122° | 53' | 22.6" |

December 6, 2017

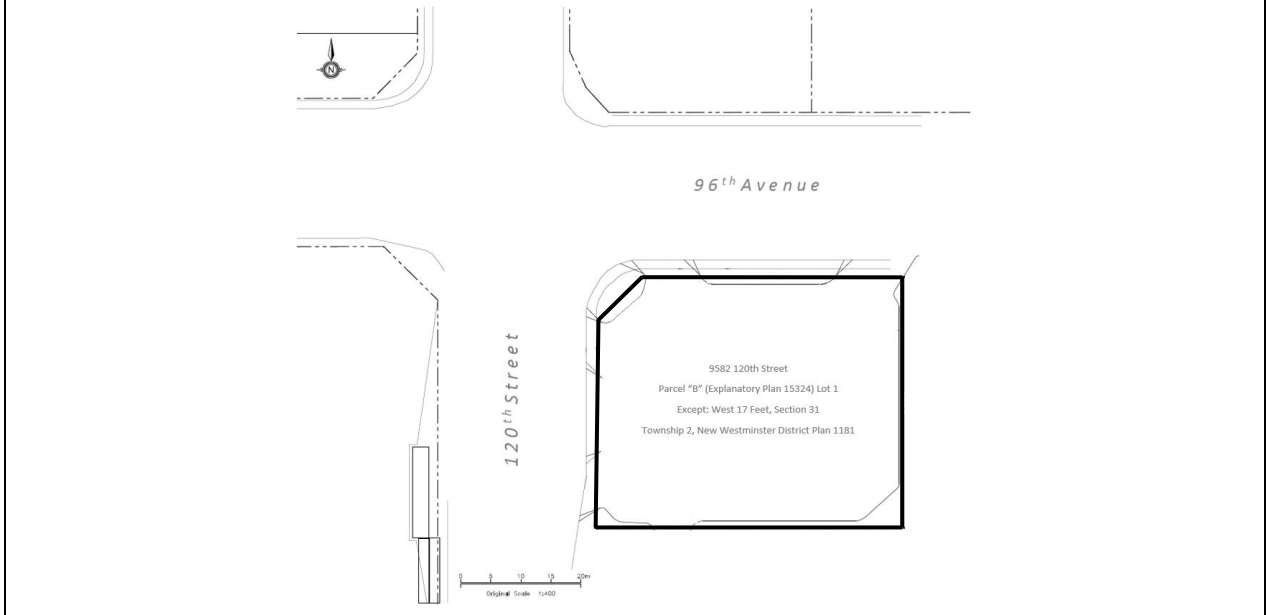
Date Issued



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For Director, *Environmental Management Act*

Site Plan, Surrey, BC



Location Map, Surrey, 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 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 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) Consistent with the future land use assumptions of the vapour assessment in the Detailed Site Investigation, future development on the subject property must be limited to at-grade commercial and no groundwater contact with the building foundation will occur.

Any inconsistencies that arise between the depths of proposed or constructed buildings at 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 persons 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 soil for commercial land soil use:

To meet numerical-based remediation standards:

- Benzene, ethylbenzene, toluene and xylene;
- VPH_s, LEPH_s and HEPH_s;
- Cadmium.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Benzene, ethylbenzene, toluene and xylenes (total)
- VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Benzo[a]pyrene.

Substances remediated water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Benzene, ethylbenzene and toluene;
- VPH_w, LEPH_w, VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Benzo[a]pyrene, naphthalene and pyrene.

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Schedule D

Documents

Summary of Site Conditions, 9582/9572 120th Street, British Columbia by Parsons Inc. (October 24, 2017);

Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 9582/9572 120th Street, Surrey, British Columbia by Parsons Inc. (October 18, 2017).

December 6, 2017

Date Issued



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