



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.

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 a portion of the City of Surrey lands beneath 96th Avenue and 120th Street located to the north and west of 9582/9572 120th Street, Surrey, British Columbia which is more particularly known as the Management Area and described as:

That certain portion of road that is part of the North-West Quarter Section 31 Township 2 and Section 31 Block 5 North, Range 2 West, New Westminster District, which said portion lies adjacent to Parcel "B" (Explanatory Plan 15324) Lot 1, Plan 1181 Except: West 17 Feet, Section 31 Township 2 New Westminster District Plan 1181 and may be more particularly described as follows:

Commencing at the Southwestern corner of Remainder "B" (Explanatory Plan 15324);
Thence at a bearing of 327 degrees 05 minutes 04 seconds a distance of 9.590 meters;
Thence at a bearing of 351 degrees 57 minutes 03 seconds a distance of 8.664 meters;
Thence at a bearing of 328 degrees 33 minutes 05 seconds a distance of 15.523 meters;
Thence at a bearing of 0 degrees 13 minutes 09 seconds a distance of 21.345 meters;
Thence at a bearing of 52 degrees 51 minutes 57 seconds a distance of 14.306 meters;
Thence at a bearing of 64 degrees 55 minutes 04 seconds a distance of 14.335 meters;
Thence at a bearing of 90 degrees 21 minutes 27 seconds a distance of 8.517 meters;
Thence at a bearing of 146 degrees 48 minutes 41 seconds a distance of 8.633 meters;
Thence at a bearing of 89 degrees 15 minutes 52 seconds a distance of 7.637 meters;
Thence at a bearing of 112 degrees 19 minutes 07 seconds a distance of 17.867 meters;
Thence at a bearing of 144 degrees 51 minutes 24 seconds a distance of 7.254 meters more or less to the northeastern corner of Remainder "B" (Explanatory Plan 15324);

Thence westerly along the north boundary of Remainder "B" (Explanatory Plan 15324) a distance of 43.930 meters more or less to the northern corner of Remainder "B" (Explanatory Plan 15324);

Thence southwesterly along the northwest boundary of Remainder "B" (Explanatory Plan 15324) a distance of 10.258 meters more or less to the western corner of Remainder "B" (Explanatory Plan 15324);

Thence southerly along the west boundary of Remainder "B" (Explanatory Plan 15324) a distance of 35.322 meters more or less to the point of commencement;

the said portion containing by admeasurement an area of 0.148 hectares more or less;
the said bearings being full circle grid bearings related to Government Control Monuments 5296 and 5295 located in the integrated Survey Areas number 1, City of Surrey, and the said distances being ground measured distances.

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The site contains part of a legal parcel depicted in a metes and bounds survey prepared by Jason A. Walker, B.C. Land Surveyor (909) on April 5, 2017.

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

Latitude: 49° 10' 37.49"
Longitude: 122° 53' 23.06"

December 6, 2017

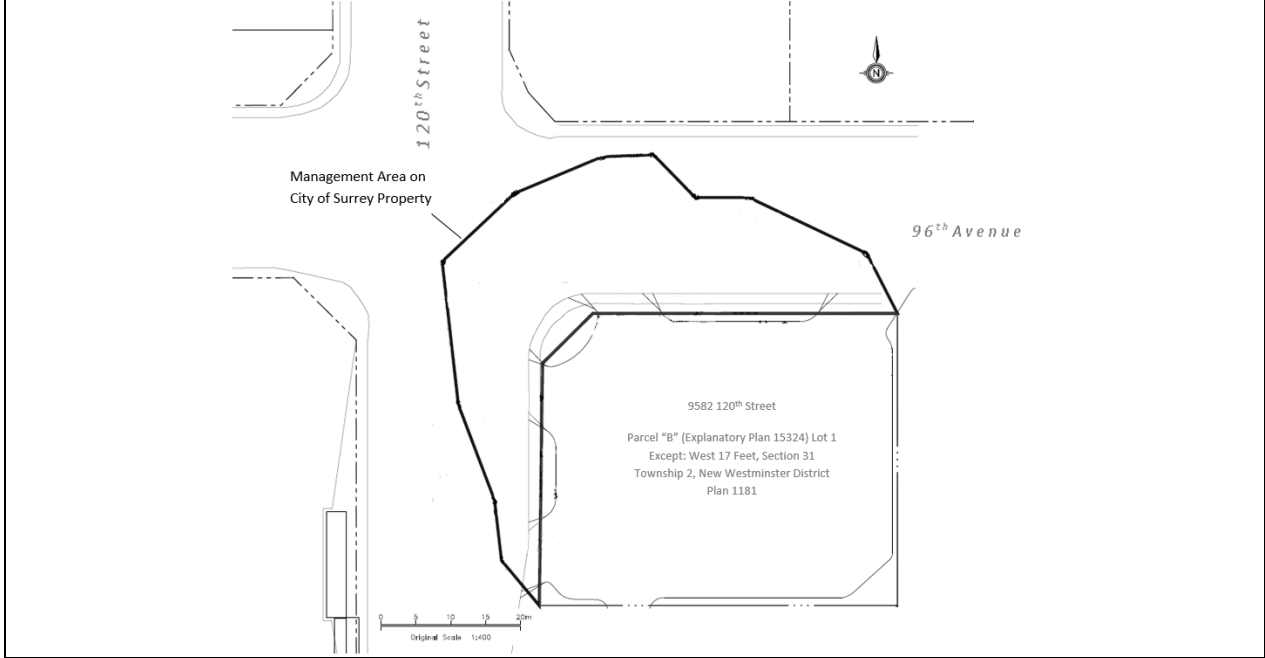
Date Issued



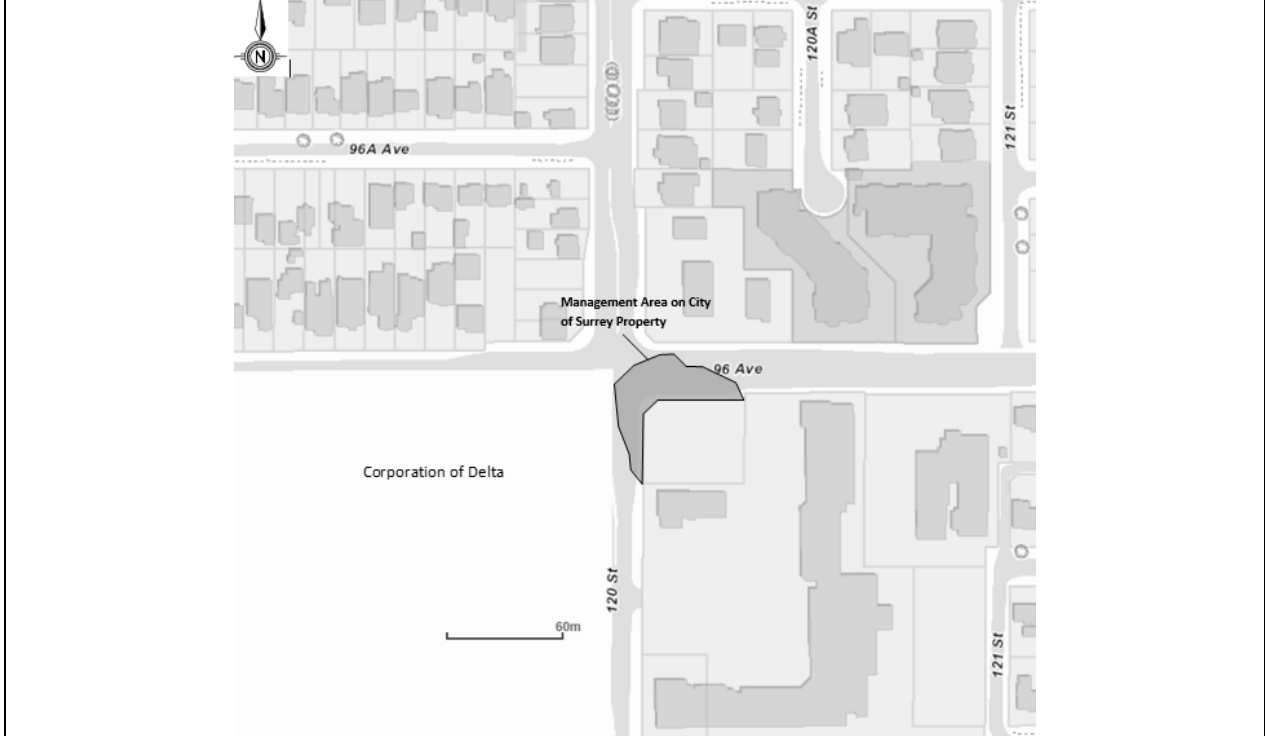
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Site Plan, Surrey, BC



Location Map, Surrey, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour 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, the land located within the Management Area on the City of Surrey Property will continue to be used as a sidewalk or a roadway.

Any inconsistencies that arise between the depths of proposed or constructed buildings or trenches within the Management Area and the 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 installed within the Management Area on the City of Surrey Property.
 - (b) Plants with roots expected to extend below 1.1 metre below ground surface (mbgs) shall not be planted within the Management Area on the City of Surrey Property.
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.

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Schedule C

Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

- Benzene;
- VPH_s.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Toluene and xylenes (total);
- EPHW₁₀₋₁₉.

To meet risk-based remediation standards:

- Benzene and ethylbenzene;
- Benzo[a]pyrene.

Substances remediated water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Toluene;
- EPHW₁₀₋₁₉;
- Phenanthrene.

To meet risk-based remediation standards:

- VPH_w and LEPH_w;
- Benzo[a]pyrene, naphthalene and pyrene.

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Schedule D

Documents

Summary of Site Conditions, For a Portion of the City of Surrey Proximate to 9582/9572 120th Street, British Columbia by Parsons Inc. (October 23, 2017);

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

Detailed Risk Assessment, Portions of City of Surrey Lands Proximate to 9582/9572 120th Street, Surrey, British Columbia by Parsons Inc. (October 18, 2017); and

Record of Communication with City of Surrey relating to the City of Surrey Lands Located to the North and West of 9582 120th Street, Surrey, British Columbia (the “City of Surrey lands”) by Parsons Inc. (October 23, 2017).

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