



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.

July 23, 2018
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 11996 70th Avenue, Delta, British Columbia which is more particularly known and described as:

Lot 313, Section 13, Township 4, New Westminster District, Plan 41155

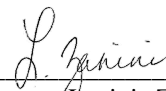
PID: 001-053-205

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

Latitude: 49° 07' 47.90"
Longitude: 122° 53' 26.80"

July 23, 2018

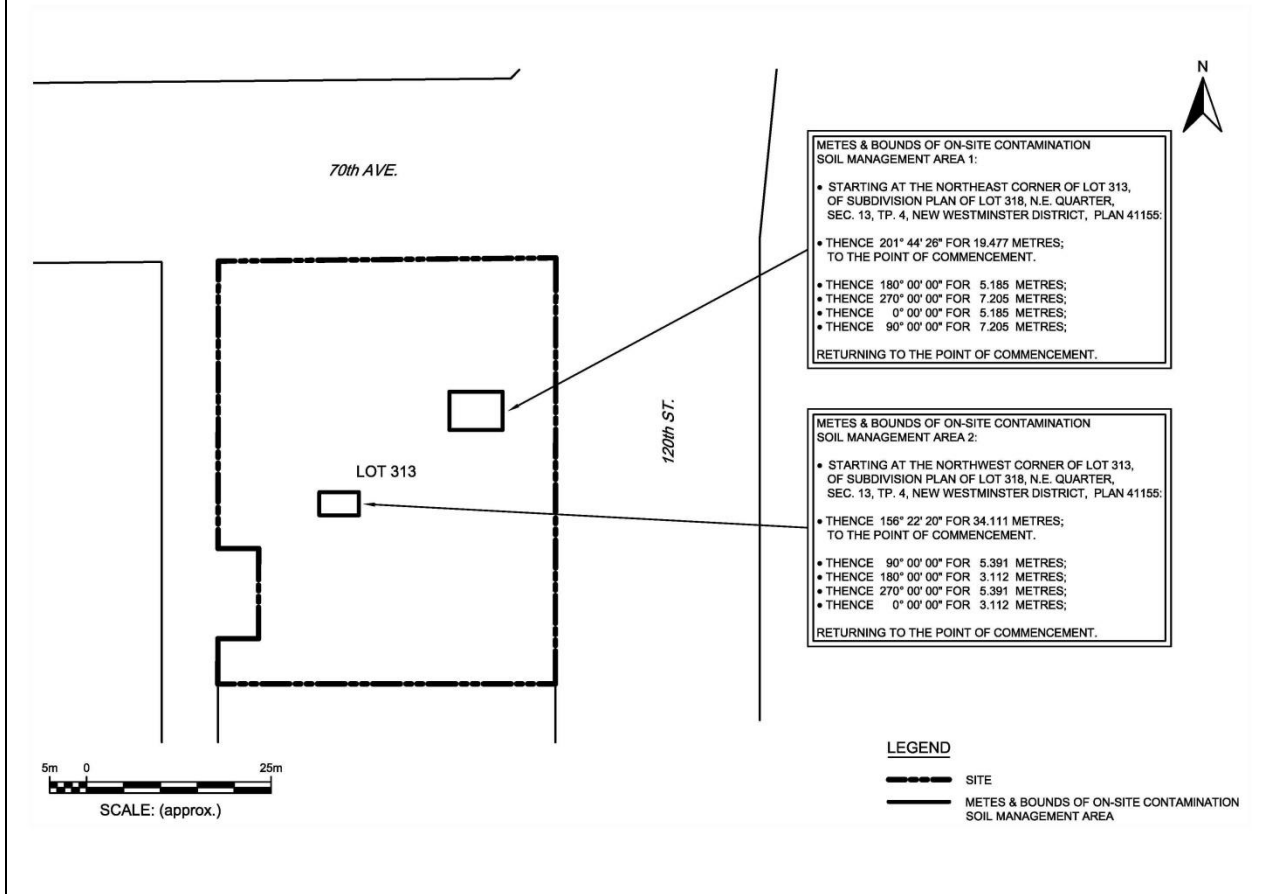
Date Issued



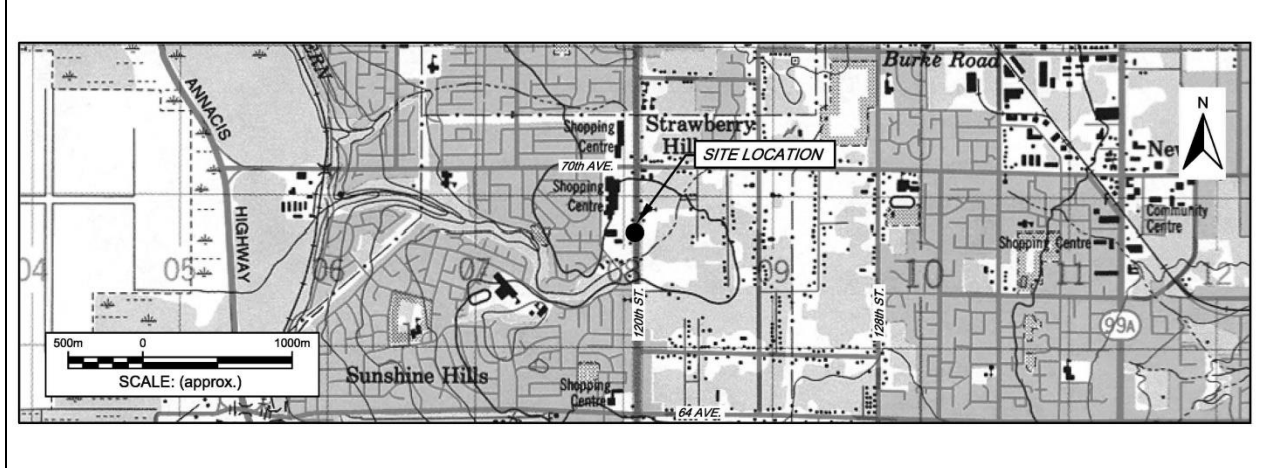
Lavinia Zanini, P.Geol.

For Director, *Environmental Management Act*

Site Plan, Delta, BC



Location Map, Delta, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour and 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) Buildings constructed on the site will be surface-oriented with concrete slab foundations without basements.

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<s> 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) Groundwater from the site must not be used as drinking water.
 - (b) Soil contamination exceeding standards relevant to human and ecological soil contact, if left in place, must remain at depths greater than 1 metre below grade (see metres and bounds descriptions of relevant areas (Soil Management Area 1 and Soil Management Area 2) 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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- Benzene (71-43-2), HEPHs (NA), LEPHs (NA), toluene (108-88-3), VPHs (NA) and xylene (1330-20-7).

To meet numerical remediation standards:

- Ethylbenzene (100-41-4).

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Benzene (71-43-2), ethylbenzene (100-41-4), MTBE (1634-04-4), toluene (108-88-3) and xylenes total (1330-20-7).

To meet numerical remediation standards:

- EPH_{W10-19} (NA), naphthalene (91-20-3) and VH_{W6-10} (NA).

Substances remediated in water for freshwater aquatic life use:

To meet risk-based remediation standards:

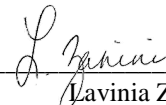
- Benzene (71-43-2), toluene (108-88-3) and xylenes total (1330-20-7).

To meet numerical remediation standards:

- EPH_{W10-19} (NA), LEPH_W (NA), naphthalene (91-20-3), VH_{W6-10} (NA) and VPH_W (NA).

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Schedule D

Documents

Summary of Site Conditions, 11996 70th Avenue, Delta, BC, Keystone Environmental Ltd., January 5, 2018;

Administrative Guidance 11: Communication Record, 11996 70th Avenue, Delta, BC, Keystone Environmental Ltd., January 3, 2018;

Report of Findings – Human Health and Ecological Risk Assessment, 11996 70th Avenue, Delta, BC, Keystone Environmental Ltd., January 3, 2018;

Report of Findings – Stage 1 Preliminary Site Investigation Update and Detailed Site Investigation, 11996 70th Avenue, Delta, BC, Keystone Environmental Ltd., January 3, 2018;

2013 Site Decommissioning Report, Scottsdale Husky, 11996 – 70th Avenue, Delta, BC. Site Identification No. L#2156, SLR Consulting (Canada) Ltd., January 10, 2014;

2012 Drilling Investigation, Scottsdale Husky Service Station, 11996 – 70th Avenue, Delta, BC, Husky Location No. 2156, SLR Consulting (Canada) Ltd., October 2012;

2011 Groundwater and Vapour Investigation Results, Scottsdale Husky L#2156, 11996 – 70th Avenue, Delta, BC, SLR Consulting (Canada) Ltd., January 17, 2011;

June 2010 Groundwater Sampling Results, Scottsdale Husky L#2156, 11996 – 70th Avenue, Delta, BC, SLR Consulting Ltd., August 17, 2010;

July 2009 Groundwater Sampling Results, Scottsdale Husky L#2156, 11996 – 70th Avenue, Delta, BC, SLR Consulting (Canada) Ltd., September 23, 2009;

2008 Groundwater Monitoring and Sampling Results on Corporation of Delta Property Adjacent to Scottsdale Husky L#2156, 11996 – 70th Avenue, Delta, BC, SLR Consulting (Canada) Ltd., December 10, 2008;

August 2008 Groundwater Sampling Results, Scottsdale Husky L#2156, 11996 – 70th Avenue, Delta, BC, SLR Consulting (Canada) Ltd., November 12, 2008;

2007 Groundwater Monitoring and Sampling Results on Corporation of Delta Property Adjacent to Scottsdale Husky L#2156, 11996 – 70th Avenue, Delta, BC, Seacor Environmental Inc., December 7, 2007;

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April and September 2007 Groundwater Monitoring and Sampling Results, Scottsdale Husky, L#2156, 11996 – 70th Avenue, Delta, BC, Seacor Environmental Inc., November 14, 2007;

Results of Soil Sampling During Geotechnical Work, Scottsdale Husky L#2156, 11996 – 70th Avenue, Delta, BC, Seacor Environmental Inc., March 6, 2007;

Drilling and Groundwater Sampling Results on Corporation of Delta Property Adjacent to Scottsdale Husky L#2156, 11996 – 70th Avenue, Delta, BC, Seacor Environmental Inc., December 1, 2006;

November 2006 Delineation Drilling and Groundwater Sampling Results, Scottsdale Husky L#2156, 11996 – 70th Avenue, Delta, BC, Seacor Environmental Inc., December 1, 2006;

Results of 2006 Drilling and Groundwater Investigation, Scottsdale Husky L#2156, 11996 – 70th Avenue, Delta, BC (Site), Seacor Environmental Inc., June 29, 2006;

Stage 1 and 2 Preliminary Site Investigation – Scottsdale Husky Location No. 2156, 11996 – 70th Avenue, Delta, BC, Seacor Environmental Inc., November 22, 2005; and

Waste Oil Tank Decommissioning, Scottsdale Husky Location No. 2156, 11996 – 70th Avenue, Delta, BC, Seacor Environmental Inc., April 13, 2005.

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