



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.

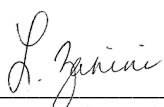
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

September 10, 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 837 & 841 12th Street, New Westminster, British Columbia which is more particularly known and described as:


Lot 39 of Lot 4, Suburban Block 12, Plan 2620
PID: 002-177-081 - 837 12th Street

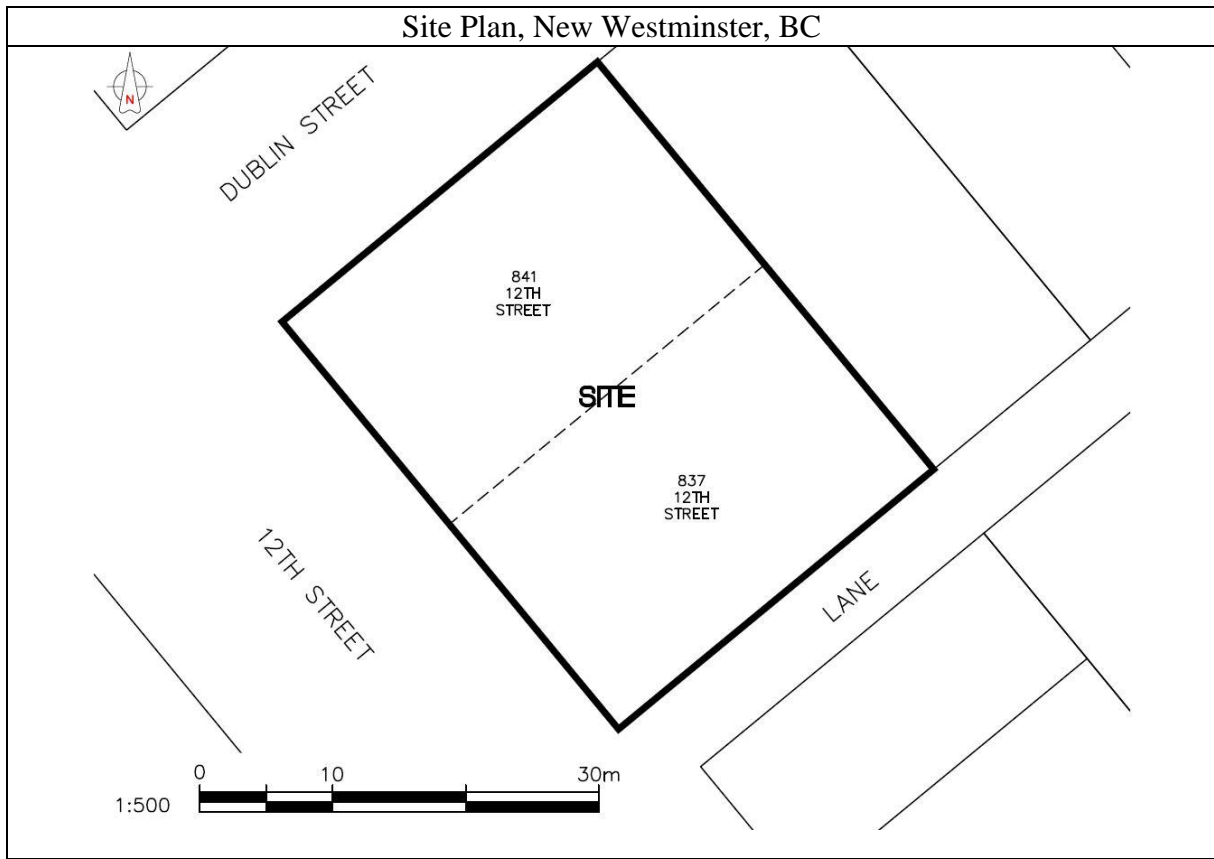
Lot 40 of Lot 4, Suburban Block 12, Plan 2620
PID: 003-066-142 - 841 12th Street

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

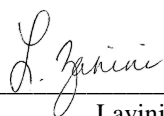
Latitude: 49° 12' 42.6"
Longitude: 122° 56' 07.5"

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Schedule B

Requirements and Conditions

- 1) Any changes to land, water or vapour 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 numeric and/or risk-based 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 in the future will include one or more underground parking levels, constructed to meet the requirements of 2012 BC Building Code.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at and 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 or 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) Site groundwater must not be used for drinking water.
- 3) If requested by the Director, the responsible person<s> 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 residential high density land use:

To meet numerical remediation standards:

anthracene	120-12-7	fluoranthene	206-44-0
antimony	7440-36-0	HEPHs	N/A
arsenic	7440-38-2	indeno(1,2,3-cd)pyrene	193-39-5
barium	7440-39-3	lead	7439-92-1
benz(a)anthracene	56-55-3	LEPHs	N/A
benzo(a)pyrene	50-32-8	phenanthrene	85-01-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	pyrene	129-00-0
benzo(k)fluoranthene	207-08-9	selenium	7782-49-2
cadmium	744-43-9	VPHs	N/A
copper	7440-50-8	xylenes	1330-20-7
dibenz(a,h)anthracene	53-70-3		

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

benzene	71-43-2
benzo(a)pyrene	50-32-8
lead	7439-92-1

To meet risk-based remediation standards:

ethylbenzene	100-41-4	VHW ₆₋₁₀	NA
naphthalene	91-20-3	xylenes, total	1330-20-7
toluene	108-88-3		

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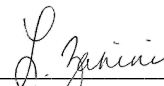
Schedule D

Documents

- *Summary of Site Condition*, prepared by Jeff Taylor / Active Earth Engineering Ltd., dated July 2018;
- *Stage 1 Preliminary Site Investigation Update, Stage 2 Preliminary Site Investigation, Detailed Site Investigation & Confirmation of Remediation, 837 & 841 12th Street, New Westminster, BC*, prepared by Active Earth Engineering Ltd, dated June 2018;
- *Screening Level Risk Assessment, 837-841 12th Street, New Westminster, BC*, prepared by Steer Environmental Associates Ltd., dated July 2018;
- *Stage 1 Preliminary Site Investigation, 837 12th Street, New Westminster, BC*, prepared by Active Earth Engineering Ltd., dated August 2014; and
- *Stage 1 Preliminary Site Investigation, 841 12th Street, New Westminster, BC*, prepared by Active Earth Engineering Ltd., dated August 2014.

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