



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.

October 31, 2018
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 10472 Scott Road, Surrey, British Columbia which is more particularly known and described as:

Lot 1 Section 19 Block 5 North Range 2 West New Westminster District Plan BCP17695
PID: 026-290-677

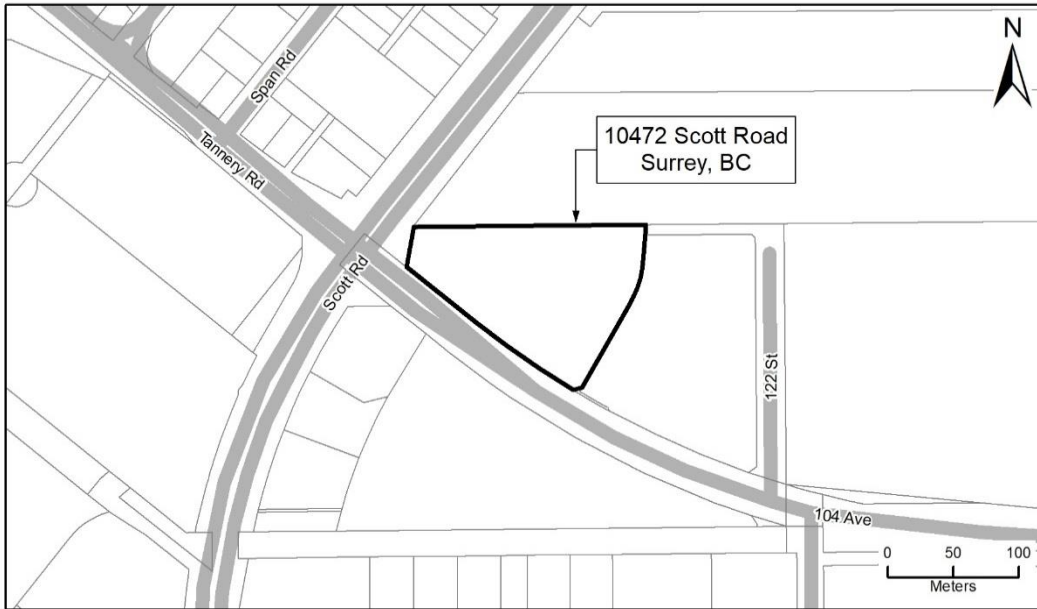
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 11' 37.27"
Longitude: 122° 53' 13.27"

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Site Plan




Site Plan

Location Map



Site Location

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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) Future buildings on the site will be commercial or industrial buildings with slab-on-grade construction; and,
- (b) Groundwater will not be in contact with the foundation floor slab of future buildings.

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 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 as potable water; and,
 - (b) Soil contamination must remain at least 1 metre below surface grade.
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 commercial land soil use:

To meet risk-based remediation standards:

- arsenic (CAS # 7440-38-2);
- cadmium (CAS # 7440-43-9);
- copper (CAS # 7440-50-8);
- lead (CAS # 7439-92-1);
- and zinc (CAS # 7440-66-6).

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- arsenic (CAS # 7440-38-2).

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Hemmera Envirochem Inc., dated September 2018;
- *Detailed Human Health and Ecological Risk Assessment, 10472 Scott Road, Surrey, BC*, prepared by Hemmera Envirochem Inc., dated September 2018;
- *Imported Fill Soil Characterization for 10472 Scott Road, Surrey, BC*, prepared by Hemmera Envirochem Inc., dated August 2018;
- *Stage 1 and 2 Preliminary Site Investigation and Detailed Site Investigation, 10472 Scott Road, Surrey, BC*, prepared by Hemmera Envirochem Inc., dated August 2018;
- *Stage 1 Preliminary Site Investigation – Report, Site: 10472 Scott Road, Surrey, BC*, prepared by Next Environmental Inc., dated February 2016; and
- *Stage 1 Preliminary Site Investigation 10416 & 10472 Scott Road, Surrey, BC*, prepared by Dr. J Blair Wallace, dated August 2004.

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