



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.

January 4, 2019

Date Issued

A handwritten signature in blue ink, reading "J.A. Brooke", enclosed in a rectangular box.

J.A. Brooke

For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 5590 Goring Street, Burnaby, British Columbia which is more particularly known and described as:

Lot 2 District lot 125 Group 1 New Westminster District Plan 9666

PID: 002-734-524

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

Latitude: 49° 15' 46.90"
Longitude: 122° 58' 57.50"

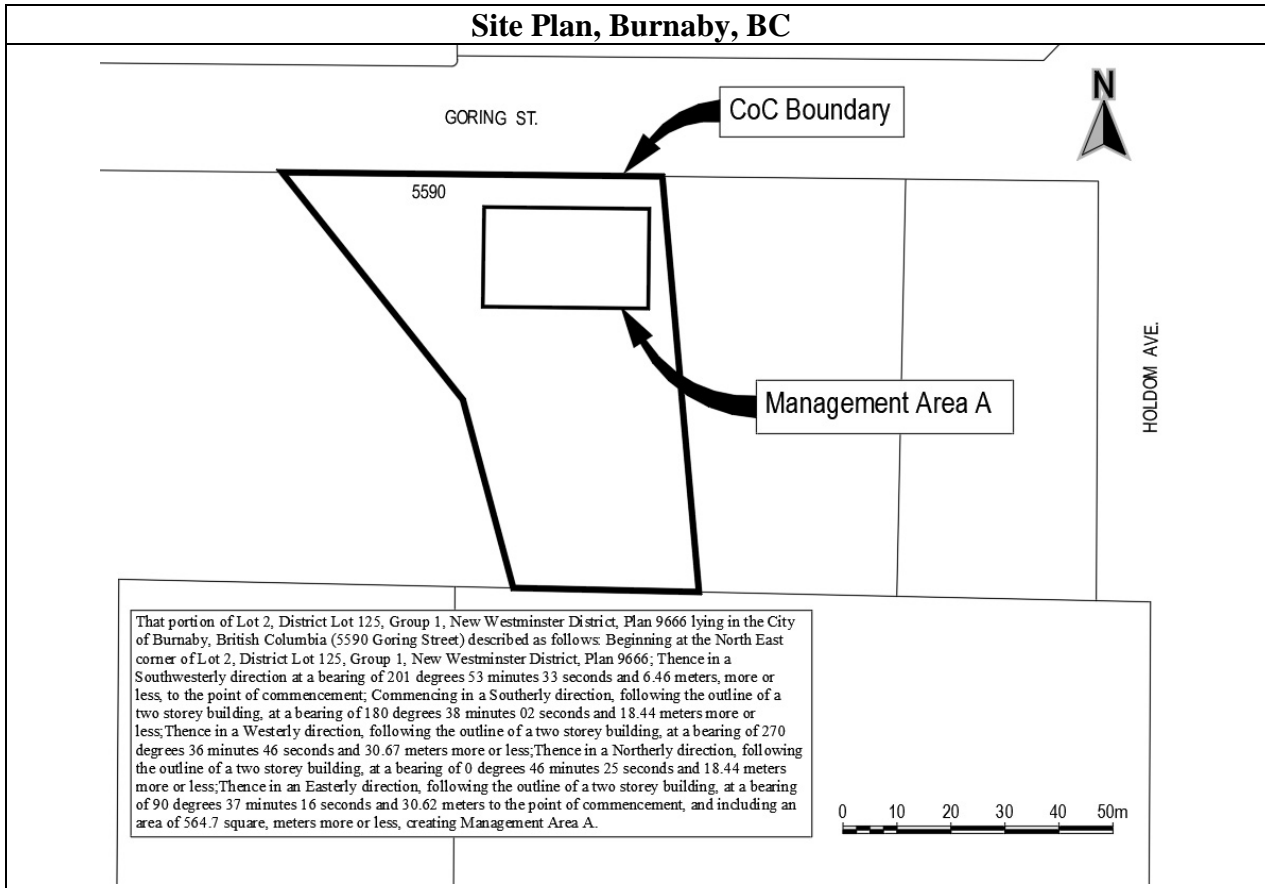
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Site Plan, Burnaby, BC



Location Map, Burnaby, BC



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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water or sediment 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 the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at the site. These assumptions include the following:

- a) The current building structure, configuration and location must be maintained.

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) At least 1 m thickness of uncontaminated surface fill soils must be maintained across the Site.
 - b) Groundwater on the Site must not be used as a source for drinking water.
 - c) Any on-site building must be of the same structure, configuration and location within Management Area A as the current building.
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 numerical remediation standards

Toluene 108-88-3

To meet risk-based remediation standards:

Benzene	71-43-2	Xylenes	1330-20-7
Ethylbenzene	100-41-4	VPHs	None

Substances remediated in water for aquatic life water use:

To meet numerical remediation standards

Benzene	71-43-2	Ethylbenzene	100-41-4
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To meet risk-based remediation standards:

Acenaphthene	83-32-9	Fluoranthene	206-44-0
Acridine	260-94-6	Naphthalene	91-20-3
Anthracene	120-12-7	Phenanthrene	85-01-8
Benz(a)anthracene	56-55-3	Pyrene	129-00-0
Benzo(a)pyrene	50-32-8		

Substances remediated in water for drinking water use:

To meet numerical remediation standards

Benzene	71-43-2	Ethylbenzene	100-41-4
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To meet risk-based remediation standards:

Benz(a)anthracene	56-55-3	Methylnaphthalene, 2-	91-57-6
Benzo(a)pyrene	50-32-8	Naphthalene	91-20-3
Methylnaphthalene, 1-	90-12-0	Quinoline	91-22-5



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Substances remediated in sediment for freshwater sensitive sediment use:

To meet risk-based remediation standards:

Acenaphthene

83-32-9

Fluorene

86-73-7

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Schedule D

Documents

- *Summary of Site Condition*, Gary Lin & Reidar Zapf-Gilje, Next Environmental Inc. & GeoEnvirologic Consulting Ltd., October 12, 2018;
- *Summary of Administrative Guidance 11 Letter*, 5590 Goring Street, Burnaby, BC, Jeroen Wauters, Next Environmental Inc., October 11, 2018;
- *Stage 1 Preliminary Site Investigation Update*, 5590 Goring Street, Burnaby, BC, Daniel Tan & Jeroen Wauters, Next Environmental Inc., October 11, 2018;
- *Human Health & Ecological Risk Assessment*, 5590 Goring Street, Burnaby, BC, Jeremy Phelan & Scott Steer, Steer Environmental Associates Ltd., October, 2018;
- *Detailed Site Investigation*, 5590 Goring Street, Burnaby, BC, Brian Do & Jeroen Wauters, Next Environmental Inc., October 10, 2018;
- *Stage 2 Preliminary Site Investigation*, 5590 Goring Street, Burnaby, BC, Brian Do & Gavin Leung, Next Environmental Inc., July 21, 2017;
- *Stage 1 Preliminary Site Investigation*, 5590 Goring Street, Burnaby, BC, Zac McKoen & Gavin Leung, Next Environmental Inc., June 12, 2017;
- *Confirmation of Remediation at 5590 Goring Street, Burnaby, BC*, David J. Mitchell & J. Blair Wallace, Next Environmental Inc., January 1999;
- *Letter to Katherine O'Leary, BC Environment, Re: Quarterly Groundwater Monitoring, BCAA Motoring Service Depot, 5590 Goring Street, Burnaby BC, BC Environment File 26250-20/712*, Fred Baloutch, SRK-Robinson Inc., March 7, 1997;
- *Letter to Katherine O'Leary, BC Environment, Re: BCAA Motoring Service Depot, 5590 Goring Street, Burnaby BC, BCE File 26250-20/712*, Fred Baloutch & Harm Gross, SRK-Robinson Inc., October 31, 1996;
- *Letter to Coleen Hackinen, BC Environment, Re: BCAA Motoring Service Depot, 5590 Goring Street, Burnaby BC, BCE File 26250-20/712*, Fred Baloutch & Harm Gross, SRK-Robinson Inc., August 29, 1996;
- *Letter to Coleen Hackinen, BC Environment, Re: BCAA Motoring Service Depot, 5590 Goring Street, Burnaby BC, BCE File 26250-20/712*, Fred Baloutch & Harm Gross, SRK-Robinson Inc., February 29, 1996;
- *Letter to Coleen Hackinen, BC Environment, Re: BCAA Motoring Service Depot, 5590 Goring Street, Burnaby BC, BCE File 26250-20/712*, Jacqui Peach, SRK-Robinson Inc., October 27, 1995;

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- *Letter to Coleen Hackinen, BC Environment, Re: BCAA Motoring Service Depot, 5590 Goring Street, Burnaby BC, BCE File 26250-20/712, Jacqui Peach, SRK-Robinson Inc., October 26, 1994;*
- *Phase 3 Supplementary Environmental Property Investigation, 5590 Goring Street, Burnaby, B.C., Jacqui Peach & Adrian P. Michielsen, SRK-Robinson Inc., November 30, 1994;*
- *Phase 3 Environmental Property Investigation, 5590 Goring Street, Burnaby, B.C., Jacqui Peach & Adrian Michielsen, SRK-Robinson Inc., September 19, 1994; and*
- *Phase 1 and 2 Environmental Property Assessment, 5590 Goring Street, Burnaby, B.C., Jacqui Peach & Adrian Michielsen, SRK-Robinson Inc., July 27, 1994.*

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J.A. Brooke
For Director, *Environmental Management Act*