



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.

December 7, 2018

Date Issued

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

Schedule A

The site covered by this Certificate of Compliance is a portion of former 577 Clarke Road, Coquitlam, British Columbia and is now a portion of Lot 1, District Lot 9 Group 1, New Westminster District, Plan EPP72641, which is more particularly known and described by the following metes and bounds:

Starting at the northeast corner of Lot 2, District Lot 9, Group 1, New Westminster District, Plan EPP72641: the Point of Commencement;

- thence 86° 08' 16" for 2.533 metres;
- thence 159° 07' 08" for 16.591 metres;
- thence 86° 38' 35" for 15.160 metres;
- thence 130° 19' 21" for 27.501 metres;
- thence 220° 03' 12" for 17.601 metres;
- thence 310° 00' 00" for 6.092 metres;
- thence 354° 17' 33" for 8.729 metres;
- thence 310° 00' 00" for 27.048 metres;
- thence 265° 54' 39" for 5.822 metres;
- thence 355° 54' 39" for 16.180 metres;
- returning to the Point of Commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on August 27, 2018.

PID: Portion of 030-329-175

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

Latitude: 49° 15' 45.90"
Longitude: 122° 53' 20.70"

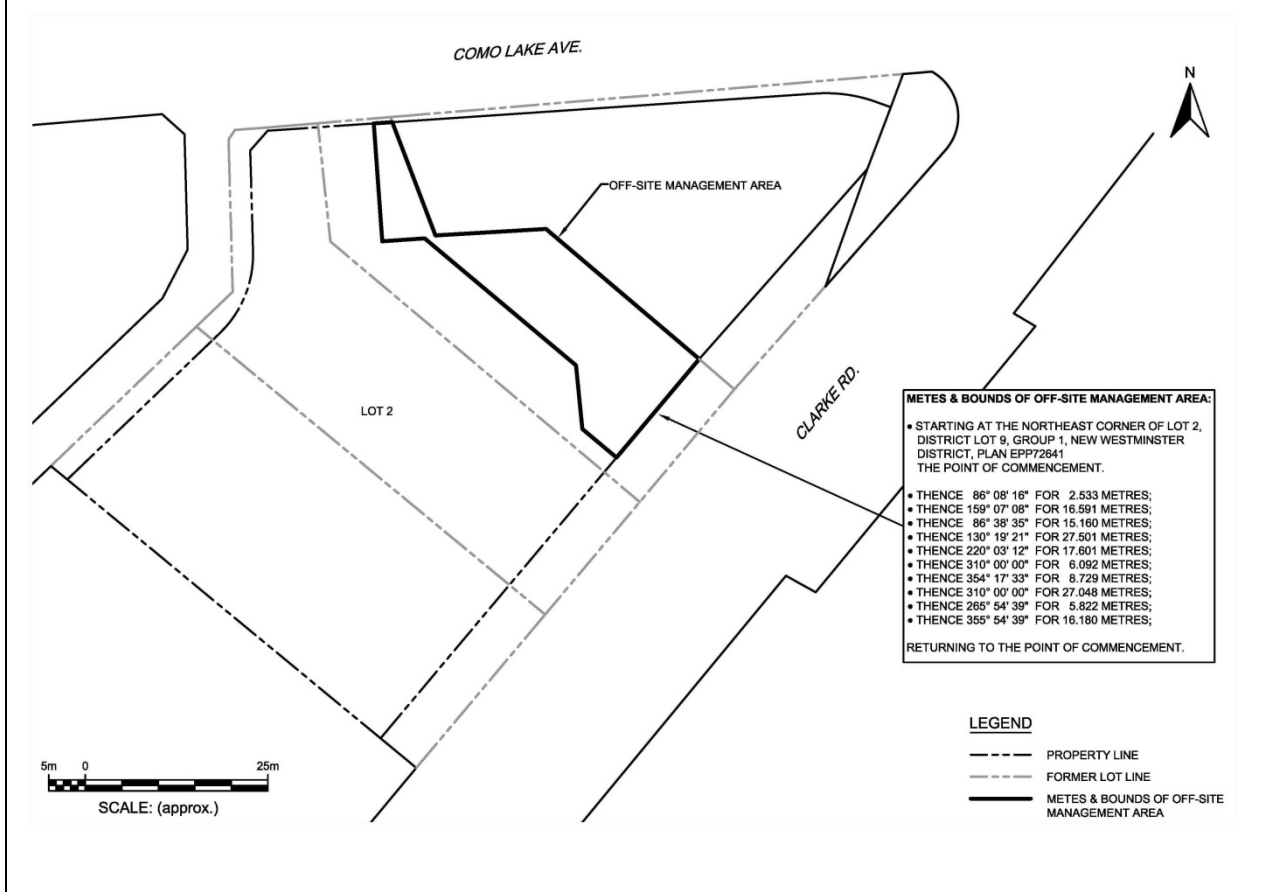
December 7, 2018

Date Issued

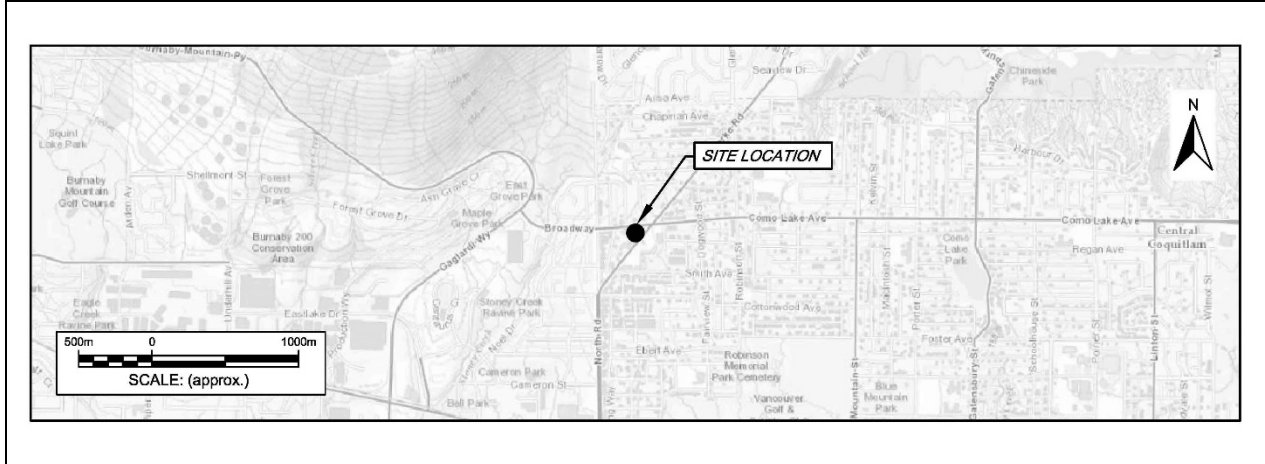


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Site Plan, Coquitlam, BC



Location Map, Coquitlam, 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) Building foundations will be constructed in accordance with the 2012 or later BC Building Code.

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 in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

arsenic	7440-38-2
cadmium	7440-43-9
HEPHs	NA
lead	7439-92-1
manganese	7439-96-5

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

benzo(a)pyrene	50-32-8
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Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

chlorobenzene	108-90-7
dichlorobenzene, 1,2-	95-50-1



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Schedule D

Documents

- *Summary of Site Conditions, Portion of Former 577 Clarke Road, Coquitlam, BC (Off-Site Management Area)*, Keystone Environmental Ltd., November 2018;
- *Administrative Guidance 11: Communication Record between Kevington Enterprises Ltd and Keystone Environmental Ltd.*, November 2018;
- *Report of Findings – Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation and Confirmation of Remediation, 567 Clarke Road, Coquitlam, BC*, Keystone Environmental Ltd., October 2018;
- *Report of Findings – Phase II Environmental Site Assessment, 567, 571 and 577 Clarke Road, Coquitlam, BC*, Keystone Environmental Ltd., April 2014;
- *Stage 2 Preliminary Site Investigation, 567 Clarke Road, Coquitlam, BC*, PHH ARC Environmental Ltd., February 2008; and
- *Stage 1 Preliminary Site Investigation, 567 Clarke Road, Coquitlam, BC*, PHH ARC Environmental Ltd., January 2008.

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