



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.

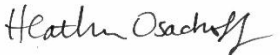
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

April 12, 2019
Date Issued


Heather Osachoff
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 23360 Fraser Highway, Township of Langley, British Columbia which is more particularly known and described as:

Lot 3 Except: Firstly: Parcel "B" (M11773E) Secondly: Parcel "A" (Explanatory Plan 11213), Thirdly: Part on SRW Plan 4873, Section 33 Township 10 New Westminster District Plan 1553

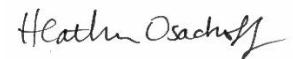
PID: 012-241-555

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

Latitude: 49° 04' 45.50"
Longitude: 122° 34' 37.50"

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Site Plan for 23360 Fraser Highway, Langley, BC



Location Map, Langley, BC



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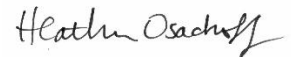
Schedule B

Requirements and Conditions

1. Any changes in land, vapour, water or sediment use 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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

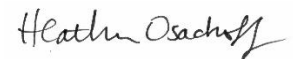
To meet numerical remediation standards:

LEPHs

Zinc (7440-66-6)

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Schedule D

Documents

Roster Documentation Review for 23360 Fraser Highway, Langley BC, Gary Hamilton, G Hamilton Consulting Inc., 22 February 2019;

Summary of Site Conditions, Gary Hamilton, G Hamilton Consulting Inc. February 2019;

Revised Report of Findings Phase I Environmental Site Assessment 23360 Fraser Highway Langley, BC, Sarita Cabrera and Sumeet Dogra, Keystone Environmental Ltd., 16 October 2018;

Confirmatory Soil Sampling for Vanadium Contaminated Soil Excavation 23360 Fraser Highway, R.R. #3 Langley, BC, Rachel Tian and James Smith, Envision Environmental Ltd., 10 September 2018;

Report of Findings Phase I Environmental Site Assessment 23360 Fraser Highway Langley, BC, Sarita Cabrera and Sumeet Dogra, Keystone Environmental Ltd., 12 September 2018;

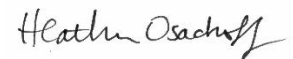
Confirmatory Soil Sampling for Remedial Soil Excavation 23360 Fraser Highway, R.R. #3 Langley, BC, Rachel Tian and James Smith, Envision Environmental Ltd., 14 June 2017;

Report of Findings Preliminary Site Investigation Stage 2 and Detailed Site Investigation 23360 Fraser Highway R.R.#3, Langley, BC, Sumeet Dogra, Timothy Nelson and Michael Geraghty, Keystone Environmental Ltd. , May 2011; and

Report of Findings Phase I Environmental Site Assessment 23360 Fraser Highway Langley, Rod Dagneau and Michael Geraghty, Keystone Environmental Ltd., February 2011.

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