



VIA EMAIL: john@rdgmanagement.com

Victoria File: 26250-20/21545
Site ID: 21545

March 21, 2023

1588 Holdings Ltd. Inc. No. BC1109565
Att: John Rempel
107-19789 – 92A Avenue
Langley, BC V1M 3B3

Dear John Rempel:

Re: Certificate of Compliance - 1588 Johnson Street, White Rock, British Columbia

Please find enclosed a Certificate of Compliance respecting the site referenced above.

In addition to the conditions set out in Schedule B of the Certificate of Compliance, please be advised of the following:

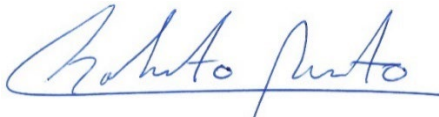
1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. The provisions of this Certificate of Compliance are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Certificate of Compliance will in any way restrict or impair the Director's power in this regard.
3. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.
4. Groundwater at the site meets the applicable Contaminated Sites Regulation "no specified water use" standards for non-aqueous phase liquids, VHw6-10 and/or EPHw10-19 . Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.) may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the Water Sustainability Act's Groundwater Protection Regulation.
6. Please note that the attached Certificate of Compliance does not address obligations of employers regarding worker health and safety under the Workers Compensation Act and Occupational Health and Safety Regulation. Development of site-specific work procedures in accordance with Workers' Compensation Board regulations may be warranted. Please direct related questions to Worksafe BC.

Issuance of this Certificate of Compliance is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Certificate of Compliance, please contact the undersigned at roberto.prieto@gov.bc.ca (toll free via Enquiry BC at 1-800-663-7867).

Yours truly,



Roberto Prieto, P.Ag.
Senior Contaminated Sites Officer

Enclosure

cc: Wayne Berg, Manager Building and Bylaw Enforcement, City of White Rock,
wberg@whiterockcity.ca

Anna Popova, CSAP Society, apopova@csapsociety.bc.ca

Michael Geraghty, Approved Professional, Keystone Environmental Ltd.,
mgeraghty@keystoneenvironmental.ca

Ross Elliott, Dale M.R. Holdings Ltd, Branley M.R. Holdings Ltd, and Bristar M.R.
Holdings Ltd., ross@lougheedproperties.com

Kerry Nagy, Travelers Insurance Company of Canada, knagy@travelers.com

Raymond Lee, Toronto-Dominion Bank, raymond.lee@td.ca

Client Information Officer, ENV, Victoria, csp_cio@Victoria1.gov.bc.ca



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.

March 21, 2023
Date Issued

Roberto Prieto
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 1588 Johnston Road, White Rock, British Columbia which is more particularly known and described as:

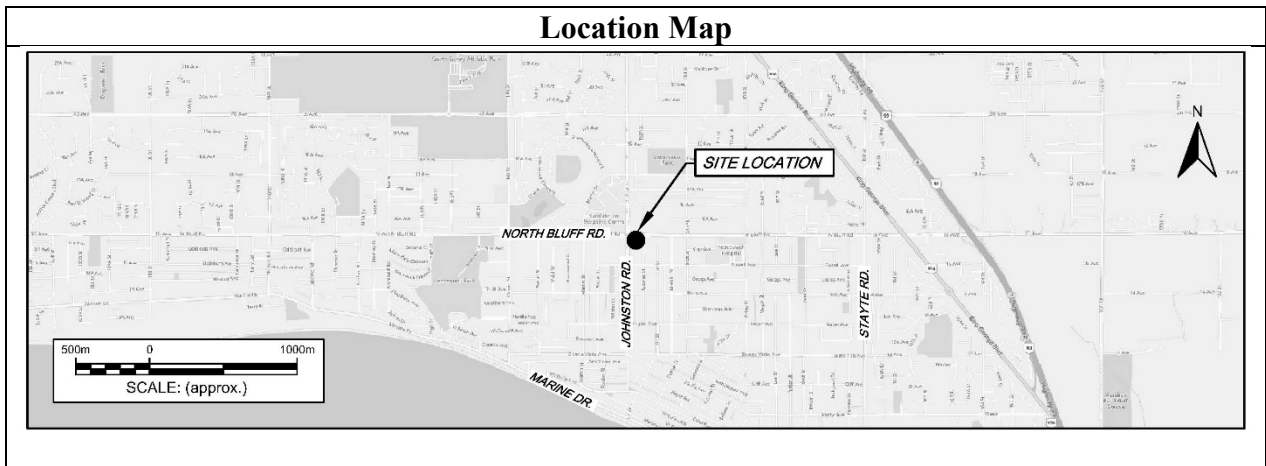
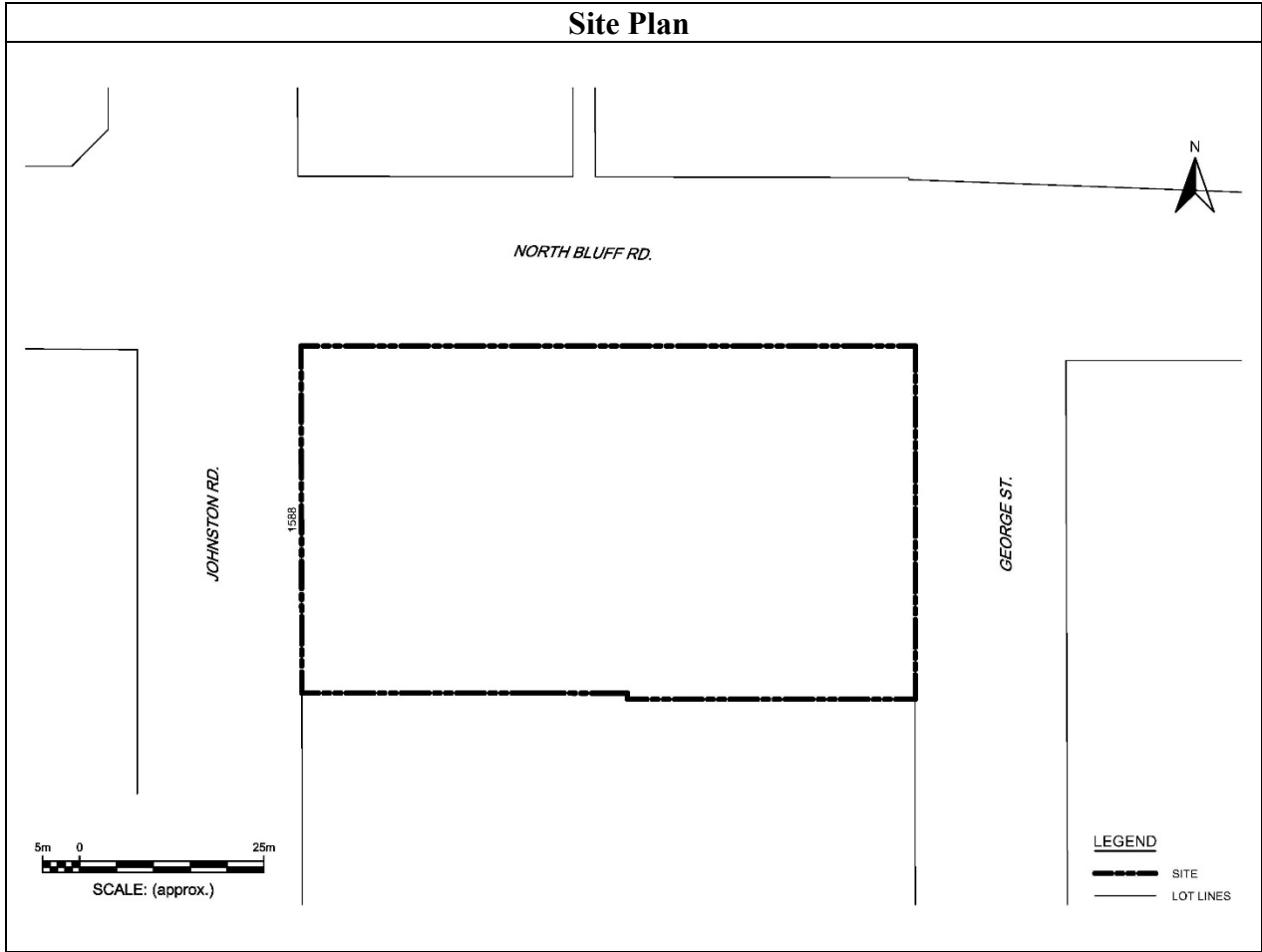
Lot A Section 11 Township 1 New Westminster District Plan 71341
PID: 003-674-789

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


Latitude: 49° 1' 50.74"
Longitude: 122° 48' 0.74"

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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 a 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 existing or expected at the site. These assumptions include the following:

(a) A high-rise building with five levels of underground parking will cover the site.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at 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.

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Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

VPHs N/A

Substances remediated in vapour for parkade vapour use:

To meet numerical remediation standards:

benzene	71-43-2	trimethylbenzene, 1,2,4-	95-63-6
butadiene, 1,3-	106-99-0	trimethylbenzene, 1,3,5-	108-67-8
n-hexane	110-54-3	VPHv	N/A

Substances remediated in water for no water use:

To meet numerical remediation standards:

VH(6-10) N/A

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Schedule D

Documents

Summary of Site Condition – 1588 Johnston Road, White Rock, BC, Keystone Environmental Ltd., January 5, 2023;

Report of Findings – Stage 1 Preliminary Site Investigation Update, Detailed Site Investigation and Confirmation of Remediation, 1588 Johnston Road, White Rock, BC, Keystone Environmental Ltd., December 15 2022;

Report of Findings – Supplemental Site Investigation, 1588 Johnston Road, White Rock, BC, Keystone Environmental Ltd., August 25, 2017;

Phase 2 Environmental Site Assessment - 1588 Johnston Road, White Rock, BC, SLR Consulting (Canada) Ltd. October 27, 2016; and

Phase 1 Environmental Site Assessment - 1588 Johnston Road, White Rock, BC, SLR Consulting (Canada) Ltd. October 27, 2016.

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