

November 25, 2015

Susanne Poltrok
Burquitlam Building Limited
Suite 800, 55 City Centre Drive
Mississauga, Ontario L5B 1M3

Dear Miss Poltrok:

Project No: 60266202

Regarding: Performance Verification Plan for Certificate of Compliance at 526A Clarke Road, Coquitlam, BC

AECOM has prepared this Performance Verification Plan (PVP) in support of an application for a Certificate of Compliance for the property located at 526A Clarke Road, Coquitlam, BC (the "Site"). The PVP presents the principle risk management measures that apply at the Site so that risk-based standards are and continue to be met and the actions that must be taken so that these risk controls are implemented and maintained. This PVP was prepared in accordance with BC Ministry of Environment (BC MOE) Procedure 12: Procedures for Preparing and Issuing Contaminated Site Legal Instruments dated January 14, 2014 (BC MOE 2014a) and BC MOE Administrative Guidance on Contaminated Sites: Performance Verification Plans, Contingency Plans, and Operations and Maintenance Plans, Version 1.0 dated February 2014 (BC MOE 2014b).

1. Principle Risk Assessment Management Controls

A risk assessment was conducted for the Site. The principle risk management measures on which the risk assessment were based (AECOM 2015), as presented in Schedule B of the Certificate of Compliance, are as follows:

- a) Groundwater must not be used as a drinking water source

The risk assessment relied on the groundwater assessment in the Detailed Site Investigation and the Confirmation of Remediation (AECOM 2015b).

2. Determination of Procedure 12 Remediation Type

Based on the risk management measures for the Property (i. e. the use of institutional controls to mitigate/eliminate risks at the Property and lack of imminent risks in the event that controls were either not implemented or were implemented but were rendered ineffective), the Remediation Type applicable at the Property is considered to be **Type 2**.

Under a Remediation Type 2 scenario, BC MOE (2014a; 2014b) indicates that a PVP is required, while an operations and maintenance plan may be required.

3. Performance Verification Plan

A PVP is required to maintain the principle risk management measures upon which the SLRA is based. This includes the maintenance of up-to-date records of performance verification actions and results for the Site being maintained by the responsible person (or their agents). If requested by the Director, the responsible person (or their agents) must provide these records to the BC MOE. As well, if requested by the Director, responsible person(s) must provide a signed statement on whether conditions set out in this Schedule B are being met.

3.1 Required Risk Controls

- a) Groundwater must not be used as a drinking water source

3.2 Required actions to Implement the Required Risk Controls

Mandatory written communication with site owner/operator to ensure that water wells are not installed at the Site, and that the groundwater is not used for drinking water purposes.

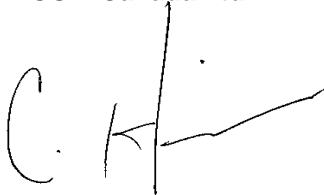
3.3 Summary of Rationale for Selecting required PVP Element(s)

Tetrachloroethylene and Trichloroethylene remain in groundwater at concentrations exceeding BC CSR schedule 6 drinking water standards. The risk assessment concluded that ingestion of drinking water with such concentrations would represent an unacceptable human health risk. The groundwater is not currently used as a drinking water source and it is unlikely that it would ever be used as a drinking water source in the future. Nevertheless, the risk assessment recommended the use of administrative controls to ensure that the groundwater would not be used as a drinking water source in the future.

4. Closure

We have appreciated the opportunity of working with you on this project and trust that this letter is satisfactory to your requirements. Please feel free to contact the undersigned regarding any questions or further information that you may require. The principal risk control and requirements of the BC Ministry of Environment with regards to Performance Verification Plans will also appear in the text of the formal Certificate of Compliance.

Sincerely,
AECOM Canada Ltd.

A handwritten signature in black ink, appearing to read 'C. Harris', with a long horizontal stroke extending to the right.

Craig Harris, M.Sc., P. Geo., R.P. Bio. CSAP
Risk AP
Craig.harris@aecom.com

CH:ch
Encl.
cc:

5. References

BC MOE 2008. BC Ministry of Environment Protocol 13: Screening Level Risk Assessment dated August 1, 2008;

BC MOE 2014a. BC Ministry of Environment Procedure 12: Procedures for Preparing and Issuing Contaminated Site Legal Instruments dated January 14, 2014;

BC MOE 2014b. BC MOE Administrative Guidance on Contaminated Sites: Performance Verification Plans, Contingency Plans, and Operations and Maintenance Plans, Version 1.0 and dated February 2014.

AECOM 2015a. Human Health and Ecological Risk Assessment: Former Texaco Service Station, 526A Clarke Road, Coquitlam, BC, dated November 01, 2015

AEOCM 2015b. Detailed Site Investigation (DSI) and Confirmation of Remediation for the former Texaco Station at Burquitlam Plaza, Coquitlam, dated November 3, 2015