



CERTIFICATE OF COMPLIANCE (Pursuant to Section 53 of the Environmental Management Act)

THIS IS TO CERTIFY that as of the date indicated below, the lands identified below have been satisfactorily remediated to meet Contaminated Sites Regulation standards for residential soil and vapour land uses, and freshwater aquatic life and drinking water water uses.

The site covered by this Certificate of Compliance is located at 2077 Rosser Avenue, Burnaby, British Columbia which is more particularly known and described as:

Lot A, District Lot 119, Group 1, New Westminster District Plan BCP46727, and

There are 185 strata lots associated with the Site, with PIDs listed below.

Table with 6 columns: Strata Lot, PID, Strata Lot, PID, Strata Lot, PID. Rows 1-23.

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24	029-039-711	86	029-040-337	148	029-040-957
25	029-039-720	87	029-040-345	149	029-040-965
26	029-039-738	88	029-040-353	150	029-040-973
27	029-039-746	89	029-040-361	151	029-040-981
28	029-039-754	90	029-040-370	152	029-040-990
29	029-039-762	91	029-040-388	153	029-041-007
30	029-039-771	92	029-040-396	154	029-041-015
31	029-039-789	93	029-040-400	155	029-041-023
32	029-039-797	94	029-040-418	156	029-041-031
33	029-039-801	95	029-040-426	157	029-041-040
34	029-039-819	96	029-040-434	158	029-041-058
35	029-039-827	97	029-040-442	159	029-041-066
36	029-039-835	98	029-040-451	160	029-041-074
37	029-039-843	99	029-040-469	161	029-041-082
38	029-039-851	100	029-040-477	162	029-041-091
39	029-039-860	101	029-040-485	163	029-041-104
40	029-039-878	102	029-040-493	164	029-041-112
41	029-039-886	103	029-040-507	165	029-041-121
42	029-039-894	104	029-040-515	166	029-041-139
43	029-039-908	105	029-040-523	167	029-041-147
44	029-039-916	106	029-040-531	168	029-041-155
45	029-039-924	107	029-040-540	169	029-041-163
46	029-039-932	108	029-040-558	170	029-041-171
47	029-039-941	109	029-040-566	171	029-041-180
48	029-039-959	110	029-040-574	172	029-041-198
49	029-039-967	111	029-040-582	173	029-041-201
50	029-039-975	112	029-040-591	174	029-041-210
51	029-039-983	113	029-040-604	175	029-041-228
52	029-039-991	114	029-040-612	176	029-041-236
53	029-040-001	115	029-040-621	177	029-041-244
54	029-040-019	116	029-040-639	178	029-041-252
55	029-040-027	117	029-040-647	179	029-041-261
56	029-040-035	118	029-040-655	180	02-041-279
57	029-040-043	119	029-040-663	181	029-041-287
58	029-040-051	120	029-040-671	182	029-041-295
59	029-040-060	121	029-040-680	183	029-041-309
60	029-040-078	122	029-040-698	184	029-041-317
61	029-040-086	123	029-040-701	185	029-041-325
62	029-040-094	124	029-040-710	-	-

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

Latitude: 49° 15' 57.2"
Longitude: 123° 0' 23.8"

A site plan is attached as Schedule "A" to this Certificate of Compliance.

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I have issued this Certificate of Compliance based on the information summarized in:

- *Summary of Site Conditions, Site 11765*, prepared by Duncan Macdonald, P.Eng., June 2013;
- *Addendum to submission for site 11765 – 2055 Rosser Avenue, Burnaby, BC*, prepared by Duncan Macdonald, P.Eng., May 2013;
- *Stage 1 Preliminary Site Investigation, 2055 Rosser Avenue, Burnaby, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd., March 2013;
- *Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 2055 Rosser Avenue, Burnaby, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd., March, 2013;
- *Service Centre Decommissioning, Canadian Tire Associate Store #390, 4398 Lougheed Highway, Burnaby, BC*, SLR Consulting (Canada) Ltd., February 4, 2009;
- *Phase 2 Environmental Site Investigation and First Order Remediation Costs, 4388 and 4398 Lougheed Highway, Burnaby, BC*, Pottinger Gaherty Environmental Consultants Ltd., December 2007;
- *Stage 2 Preliminary Site Investigation Report, Existing Vehicle Storage Lot, 2085 Rosser Avenue, Burnaby, BC*, Phoenix Environmental Services Ltd., March 2004;
- *Phase 1 Environmental Site Assessment, Canadian Tire Associate Store #90, 4398 Lougheed Highway, Burnaby, BC*, XCG Consultants Ltd., April 23, 1997; and
- *Stage 2 Preliminary Site Investigation, Canadian Tire Associate Store #90, 4398 Lougheed Highway, Burnaby, BC*, XCG Consultants Ltd., April 23, 1997.

This Certificate of Compliance is qualified by the conditions described in Schedule “B” which is attached to and is part of this Certificate of Compliance. The substances for which remediation has been satisfactorily completed are listed in Schedule “C.”

This Certificate of Compliance is based on the most recent information provided to the ministry regarding the specified lands. I, however, make no representation or warranty as to the accuracy or completeness of this information.

A Director may rescind this Certificate of Compliance if 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.

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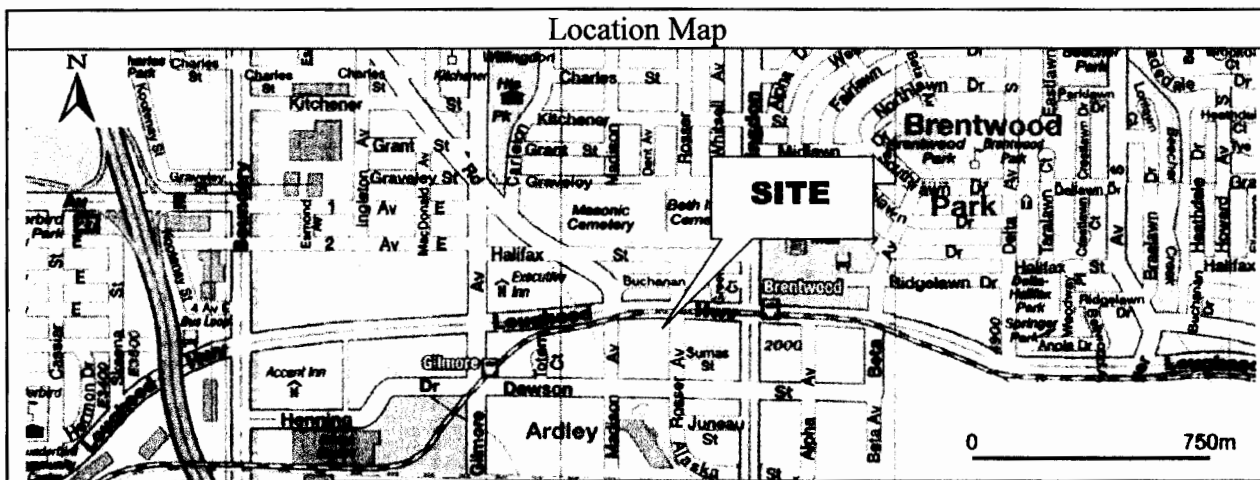
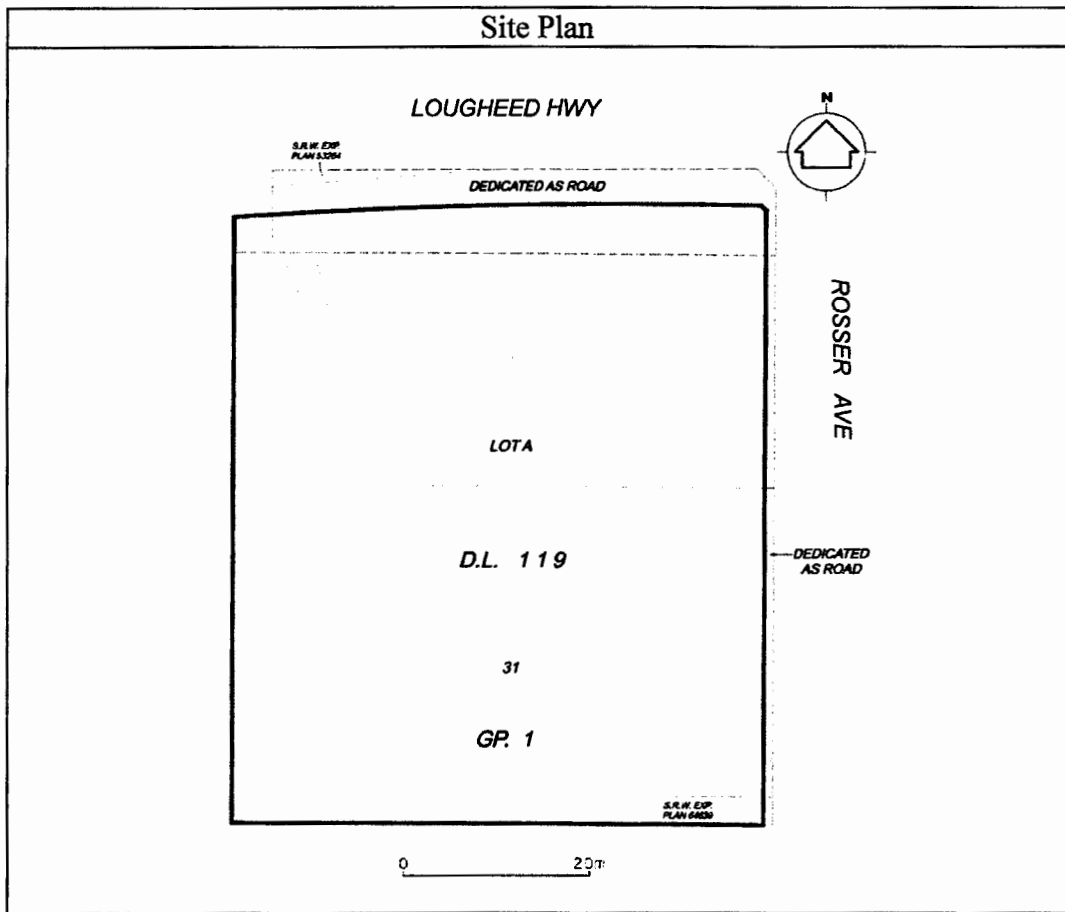

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This Certificate of Compliance should not be construed as an assurance that there are no hazards present on the site described above.

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Schedule "A"



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Schedule "B"

Conditions

1. Any changes in land or water uses could invalidate this Certificate of Compliance for remediation of the site to numerical standards. Any of these changes 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 Director may rescind this Certificate of Compliance if the conditions imposed herein are not complied with. The uses to which this condition applies is described in:
 - *Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 2055 Rosser Avenue, Burnaby, BC, prepared by Pottinger Gaherty Environmental Consultants Ltd., March, 2013.*

2. Any changes to the conditions described in the risk assessment could invalidate the assessment. The Director may rescind this Certificate of Compliance if the conditions imposed herein are not complied with. Risk management measures required to satisfy risk-based standards must be maintained as described in the following document:
 - *Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 2055 Rosser Avenue, Burnaby, BC, prepared by Pottinger Gaherty Environmental Consultants Ltd., March, 2013.*

The principal risk management conditions upon which the risk assessment is based include the following:

- (a) *The building must be equipped with an engineered vapour management system;*
 - (b) *A worker health and safety plan with provisions to prevent vapour inhalation exposures must be developed in the event that trenches (excavations that are deeper than they are wide, > 1 m below grade and suitable for human entry) are advanced at the Site; and*
 - (c) *Groundwater will not be used for drinking water purposes.*
3. If requested by the Director, the responsible person(s) must provide a signed statement on whether conditions set out in this Schedule "B" are being met. This may include providing a signed statement by an Approved Professional.

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4. Performance verification must be undertaken as specified in the following plan(s):
 - Appendix 11 of *Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 2055 Rosser Avenue, Burnaby, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd., March, 2013or as agreed by the Director in response to an acceptable request for modification.
5. Up-to-date records of performance verification actions and results must be maintained by the responsible person(s) or their agent. The records must be available for inspection by the Director.
6. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during any future subsurface work at the site.

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Schedule "C"

Substances remediated in soil:

To meet Contaminated Sites Regulation numerical standards:

- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, indeno [1,2,3 cd] pyrene, naphthalene, phenanthrene and pyrene;
- Barium, chromium and copper; and
- LEPHs and HEPHs.

Substances remediated in water:

To meet Contaminated Sites Regulation numerical standards - Drinking water use:

- Benzo[a]pyrene;

To meet Contaminated Sites Regulation numerical standards - freshwater Aquatic Life water use:

- Pyrene.

Substances remediated in vapour:

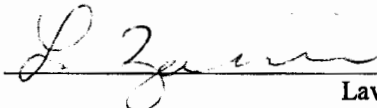
To meet Contaminated Sites Regulation numerical standards:

- Naphthalene.

To meet Contaminated Sites Regulation risk-based standards:

- Benzene, trichloroethene and 1,2,4-trimethylbenzene.

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