



Ministry of
Environment

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 **commercial land soil use** and **freshwater aquatic life water use**.

The lands covered by this Certificate of Compliance are located at 10205 128th Street, Surrey, British Columbia, and which is more particularly described as:

Lot 2, Section 29, Block 5 North, Range 2 West, New Westminster District Plan 23370

PID: 009-224-823

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

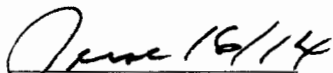
Latitude: 49° 11' 17.7"
Longitude: 122° 52' 04.9"

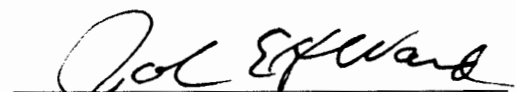
A site plan is attached as Schedule "A" to this Certificate of Compliance.

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

- *Summary of Site Condition*, prepared by Parsons Canada Ltd., January 29, 2014;
- *Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation 10205 128th Street, Surrey, British Columbia*, prepared by Parsons Canada Ltd., January 29, 2014; and
- *Stage 1 Preliminary Site Investigation, Former Petro Canada Service Station 10205 128th Street, Surrey, BC*, prepared by SNC-Lavalin Environment Inc., December 2008.

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".

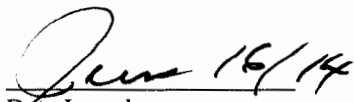

Date Issued


John E. H. Ward
For Director, *Environmental Management Act*

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.

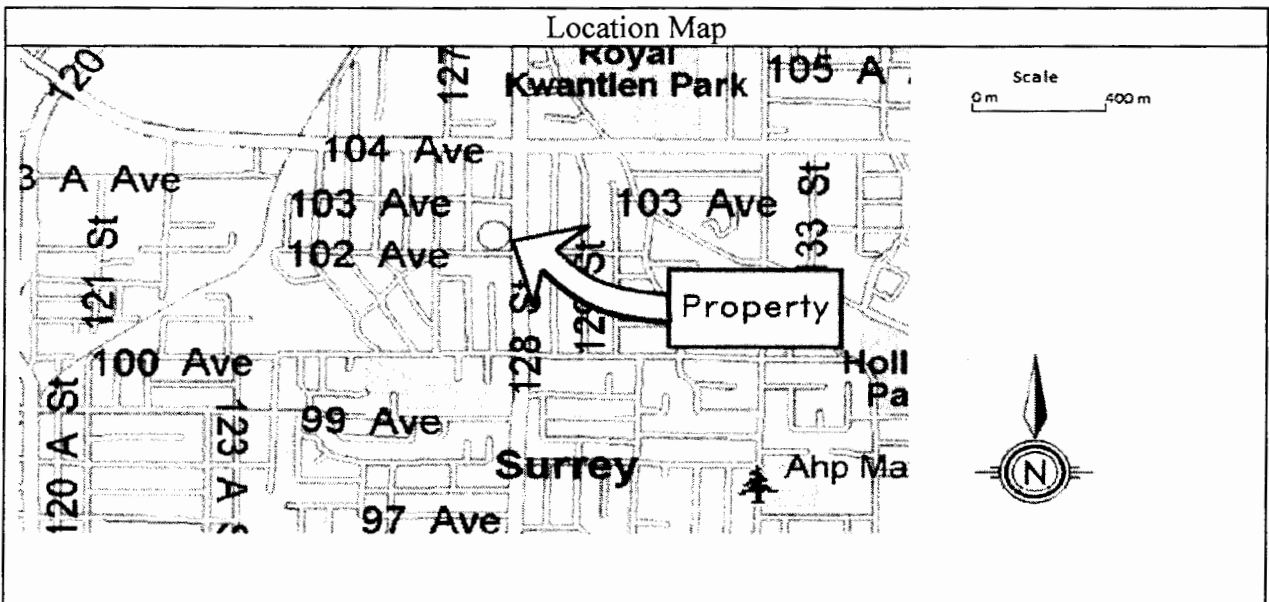
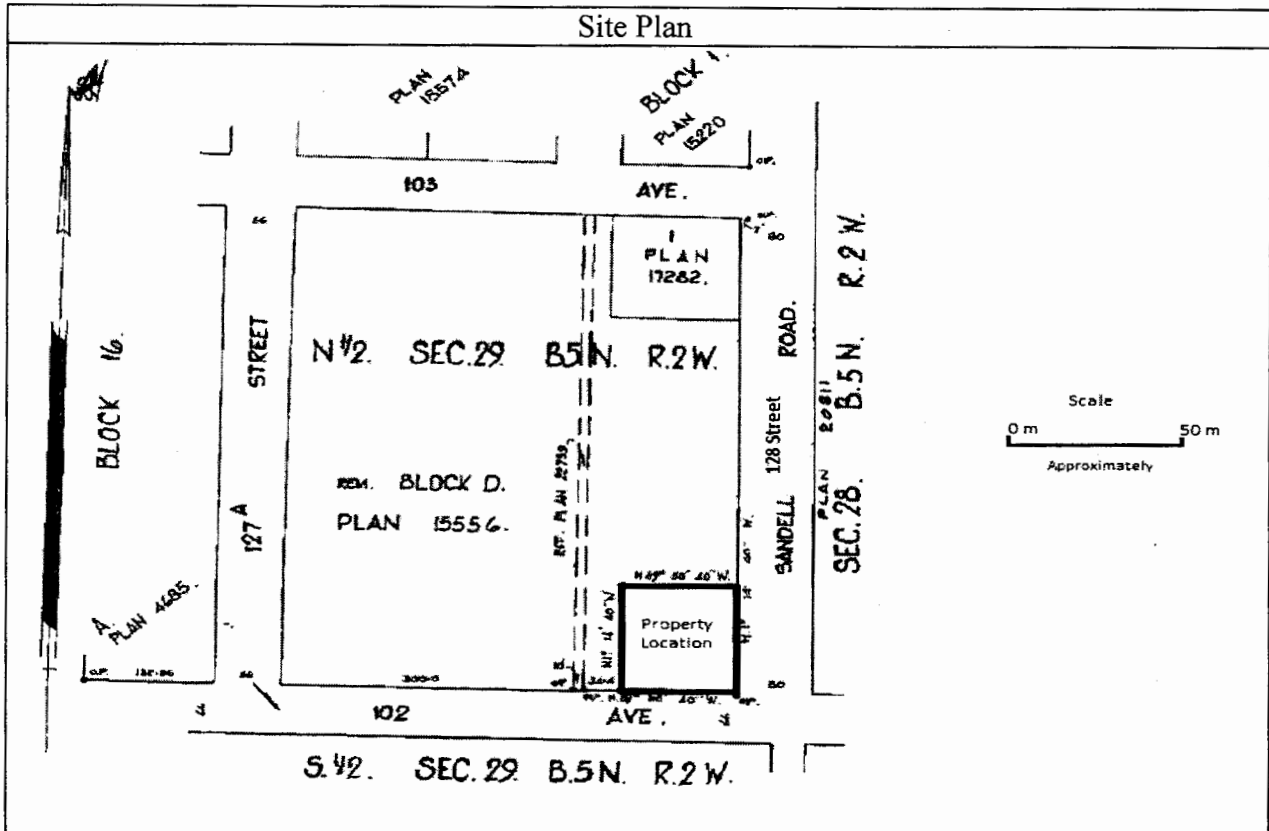
A Director may rescind this Certificate of Compliance if conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

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


Date Issued


John E. H. Ward
For Director, *Environmental Management Act*

Schedule "A"



June 14/14
Date Issued

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Schedule "B"

Conditions

1. Any changes in land or water use 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 person 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 are described in:
 - *Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation 10205 128th Street, Surrey, British Columbia*, prepared by Parsons Canada Ltd., January 29, 2014.
2. 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.
3. The documents listed in Schedule B indicate that vapour attenuation factors were applied to meet 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) Slab-on-grade building(s) constructed on all or portion(s) of the site.

Unless approved by the Director, the structures and locations of buildings at the site and at neighbouring parcels must remain consistent with the range of building structures and locations assumed in the vapour assessment, and building depths at the site and at neighbouring parcels must remain the same as, or shallower than, the building depths assumed for the selection of vapour attenuation factors in the vapour assessment.

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Schedule "C"

Substances remediated in soil:

To meet Contaminated Sites Regulation numerical standards:

- Benzene, ethylbenzene, toluene and xylene;
- VPHs; and
- Arsenic and cadmium.

Substances remediated in water:

To meet Contaminated Sites Regulation numerical standards:

- Toluene; and
- VPHw and LEPHw.

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