



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 industrial land soil use and freshwater aquatic life water use.

The lands covered by this Certificate of Compliance consist of a portion of 102nd Avenue and 128th Street (formerly Sandell Road) in the City of Surrey, as shown dedicated on Plan 15423, Plan 15556, and Plan 17282, all of Section 29, Block 5 North, Range 2 West, New Westminster District, which may be more particularly described as follows:

COMMENCING at the northwest corner of 102nd Avenue and 128th Street, said point also being the southeast corner of Lot 2, Section 29, Block 5 North, Range 2 West, New Westminster District, Plan 23370;
THENCE northerly 358° 45' 20", 4.921 metres along the easterly boundary of Lot 2 and westerly boundary of 128th Street;
THENCE 90° 09' 20", 3.985 metres;
THENCE 180° 09' 20", 1.807 metres;
THENCE 270° 09' 20", 1.642 metres;
THENCE 180° 09' 20", 3.025 metres;
THENCE 191° 07' 34", 4.848 metres;
THENCE 249° 00' 37", 3.844 metres;
THENCE 270° 09' 20", 17.343 metres;
THENCE 0° 09' 20", 1.046 metres;
THENCE 270° 09' 20", 2.983 metres;
THENCE 0° 09' 20", 1.403 metres;
THENCE 270° 09' 20", 6.039 metres;
THENCE 0° 09' 20", 3.610 metres, more or less, to a point on the southerly boundary of Lot 2 and northerly boundary of 102nd Avenue;
THENCE easterly 90° 09' 20", 28.650 metres, more or less, along the southerly boundary of Lot 2 and northerly boundary of 102nd Avenue, to the point of commencement and containing by admeasurement 177.4 square metres, more or less.

as depicted in a legal sketch plan No. H-2577-R1 prepared by Underhill & Underhill, B.C. and Canada Land Surveyors, dated April 29, 2013.

June 16/14
Date Issued

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

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

Latitude: 49° 11' 17"
Longitude: 122° 52' 4.8"

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".

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.

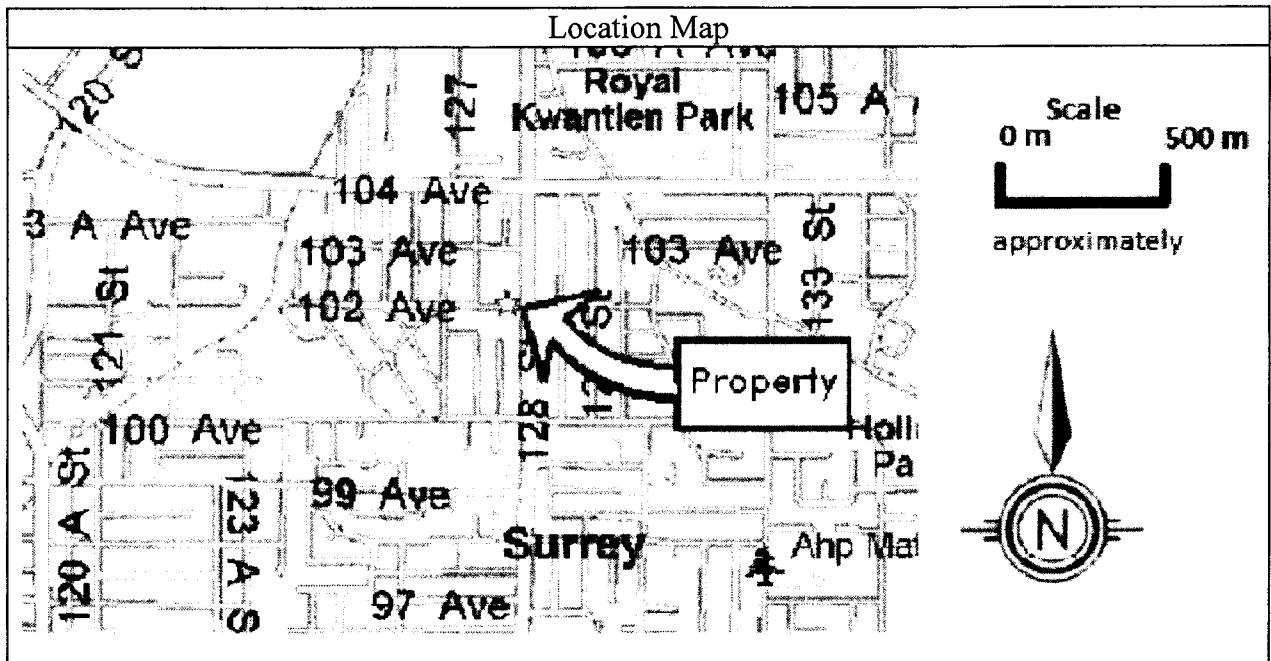
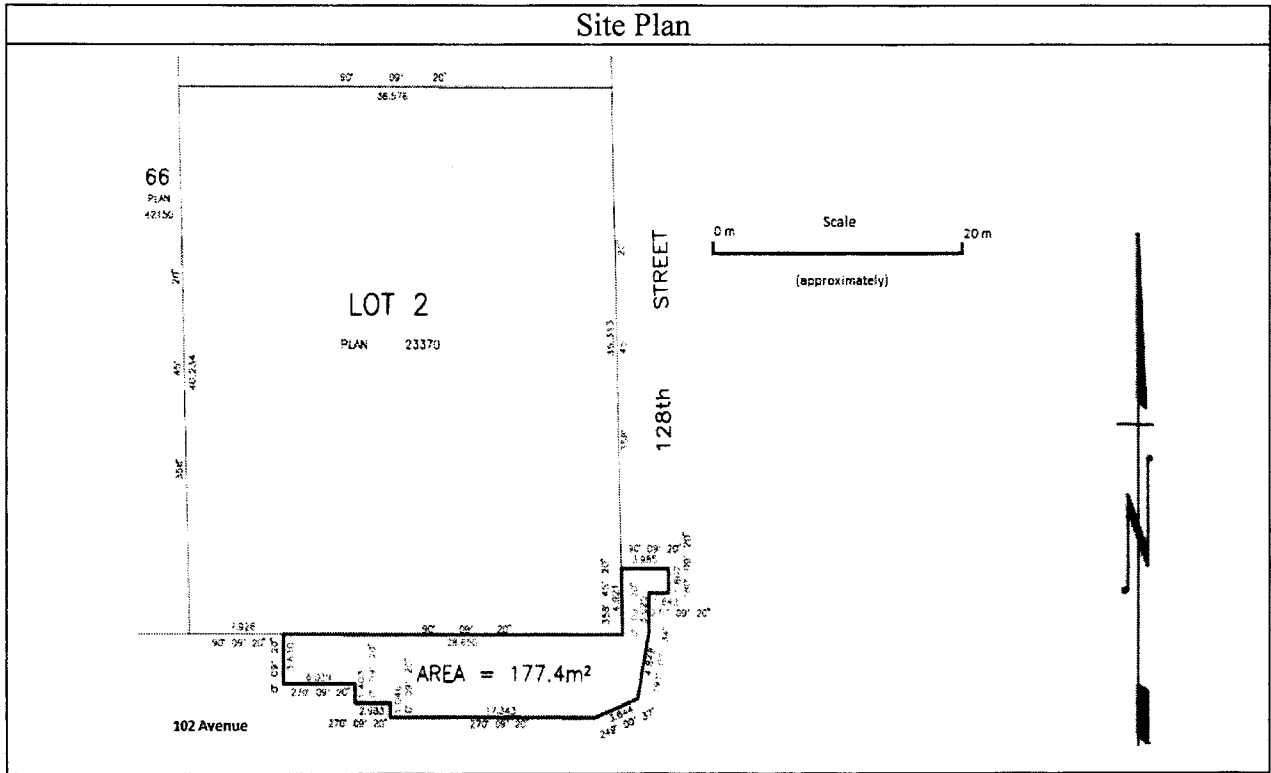
A Director may rescind this Certificate of Compliance if conditions imposed in the Certificate of Compliance are not complied with or any fees payable under Part 4 of the Act or regulations are outstanding.

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

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Schedule "A"



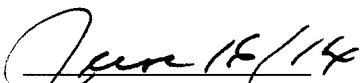
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Schedule "B"

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.


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Schedule "C"

Substances remediated in soil:

To meet Contaminated Sites Regulation numerical standards:

- VPHs; and
- Ethylbenzene

Substances remediated in water:

To meet Contaminated Sites Regulation numerical standards:

- LEPHw and VPHw; and
- Naphthalene and pyrene.

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