



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 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.

July 14, 2014
Date Issued

L. Zanini
Lavinia Zanini
For Director, *Environmental Management Act*

Schedule A

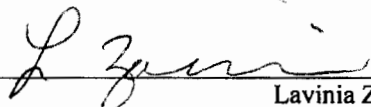
The site covered by this Certificate of Compliance is located at 3405 Willingdon Avenue, Burnaby, British Columbia which is more particularly known and described as:

Lot 1, District Lot 71, Group 1, New Westminster District Plan LMP12752 except Plan EPP6303
PID 018-811-337

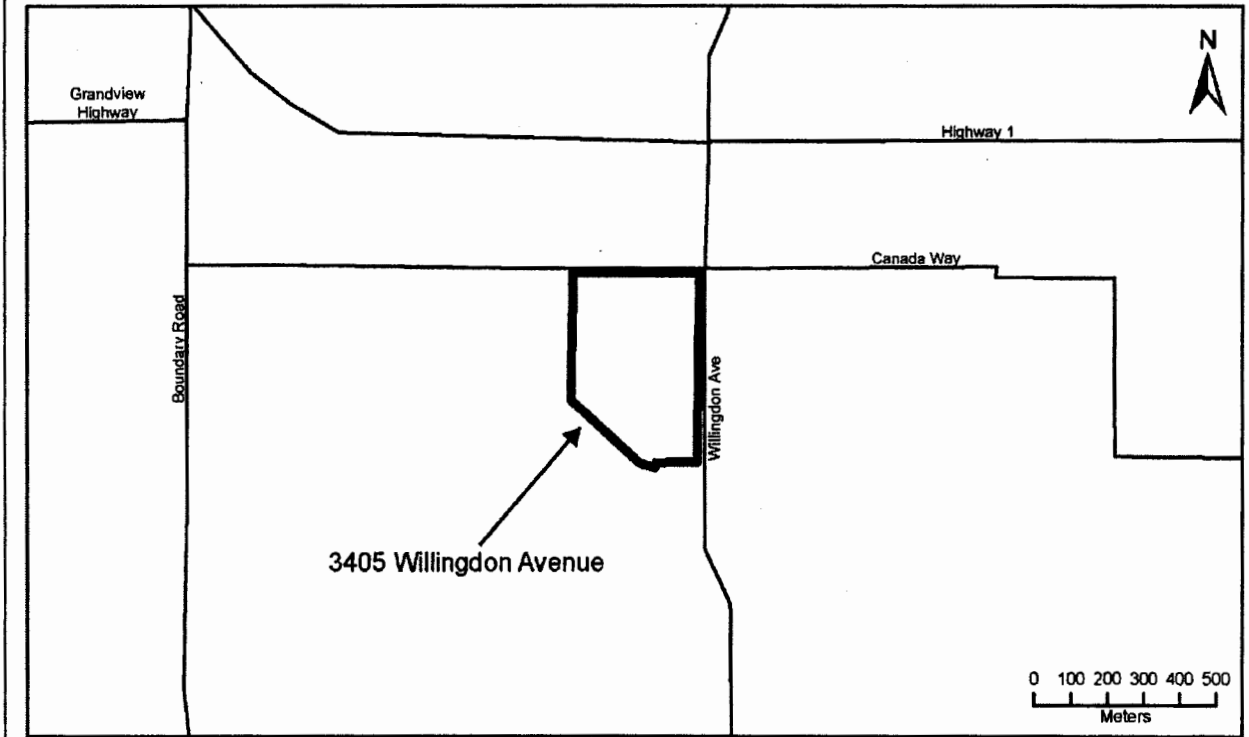
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 8.00"
Longitude: 123° 00' 25.00"

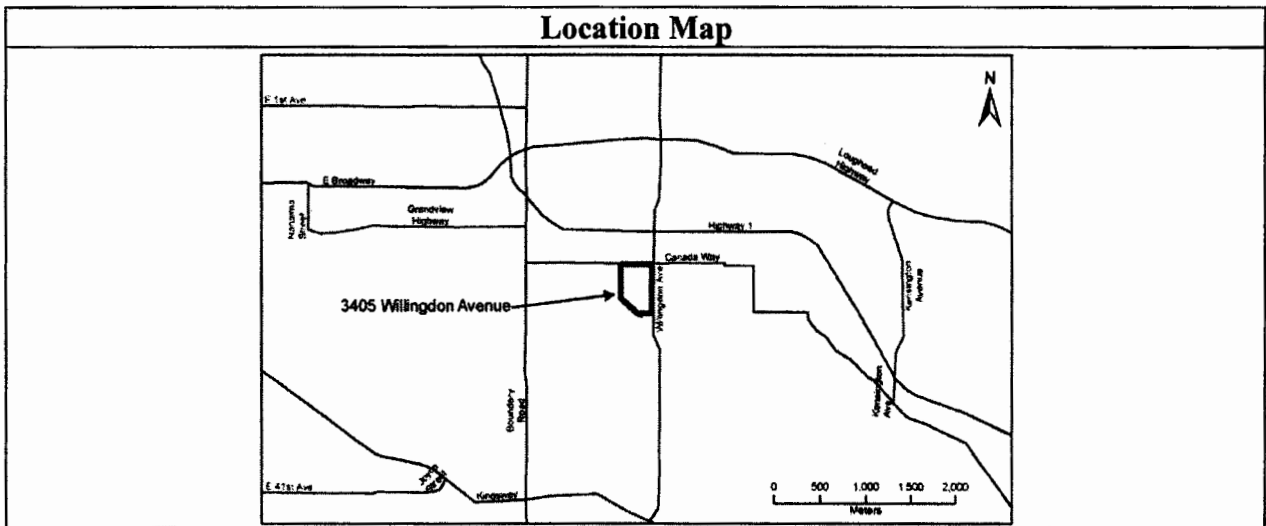
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Site Plan



Location Map



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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 Contaminated Sites Regulation numerical standards for a portion of the site within the following metes and bounds:

Commencing at a point in the northwest corner of Lot 1 along North 133° 51' 47" East 286.50 metres and encompassing the area from that point as follows:
Thence southerly along North 133° 51' 47" East 83.000 metres;
Thence westerly along South 43° 51' 47" West 62.000 metres;
Thence northerly along South 133° 51' 47" West 83.000 metres;
Thence easterly along North 43° 51' 47" East 62.000 metres to the point of beginning.

as depicted in an engineering drawing prepared by Hemmera Envirochem Inc.: *Legal Metes & Bounds for Vapour Conditions*, dated March 2014 and attached as Figure 1 to this Certificate of Compliance.

These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected within the metes and bounds area. These assumptions include any of the following:

- (a) A slab-on-grade commercial building; or
- (b) No assumptions regarding structures and depths of buildings, nor any assumption of site use other than residential or urban park, provided that fill material be removed as follows: material that is located both within the metes and bounds area and within 30 metres of a building foundation, from surface elevation to the top elevation of native soil, as determined by a professional with knowledge and experience in soil identification, but in any case including material to a depth of at least 2.5 metres from surface elevation at locations MW13-4, MW13-6 and MW13-10; or
- (c) No building.

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Vapour attenuation factors were not applied to meet Contaminated Sites Regulation numerical standards for portions of the site outside the metes and bounds area; thus no assumptions are specified regarding structures, locations, depths of buildings, or site use other than residential or urban park, at locations outside of the metes and bounds description.

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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) *Water wells must not be installed at the site for drinking water purposes.*
3. If requested by the Director, the responsible persons must provide a signed statement indicating whether the principal risk controls listed in clause 2 of this Schedule have been and continue to be met. This may include providing a signed statement by an Approved Professional.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.

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Schedule C

Substances and Uses

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Arsenic.

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Schedule D

Documents

Summary of Site Condition, 3405 Willingdon Avenue, Burnaby, BC, authored by Gabriel Viehweger, P.Geo., Hemmera Envirochem Inc., dated March 13, 2014;

Performance Verification Plan, 3405 Willingdon Avenue, Burnaby, BC, authored by Adam Radlowski, M.Sc., R.P.Bio. and Chuck Jochems, P.Eng., Hemmera Envirochem Inc., dated March 13, 2014;

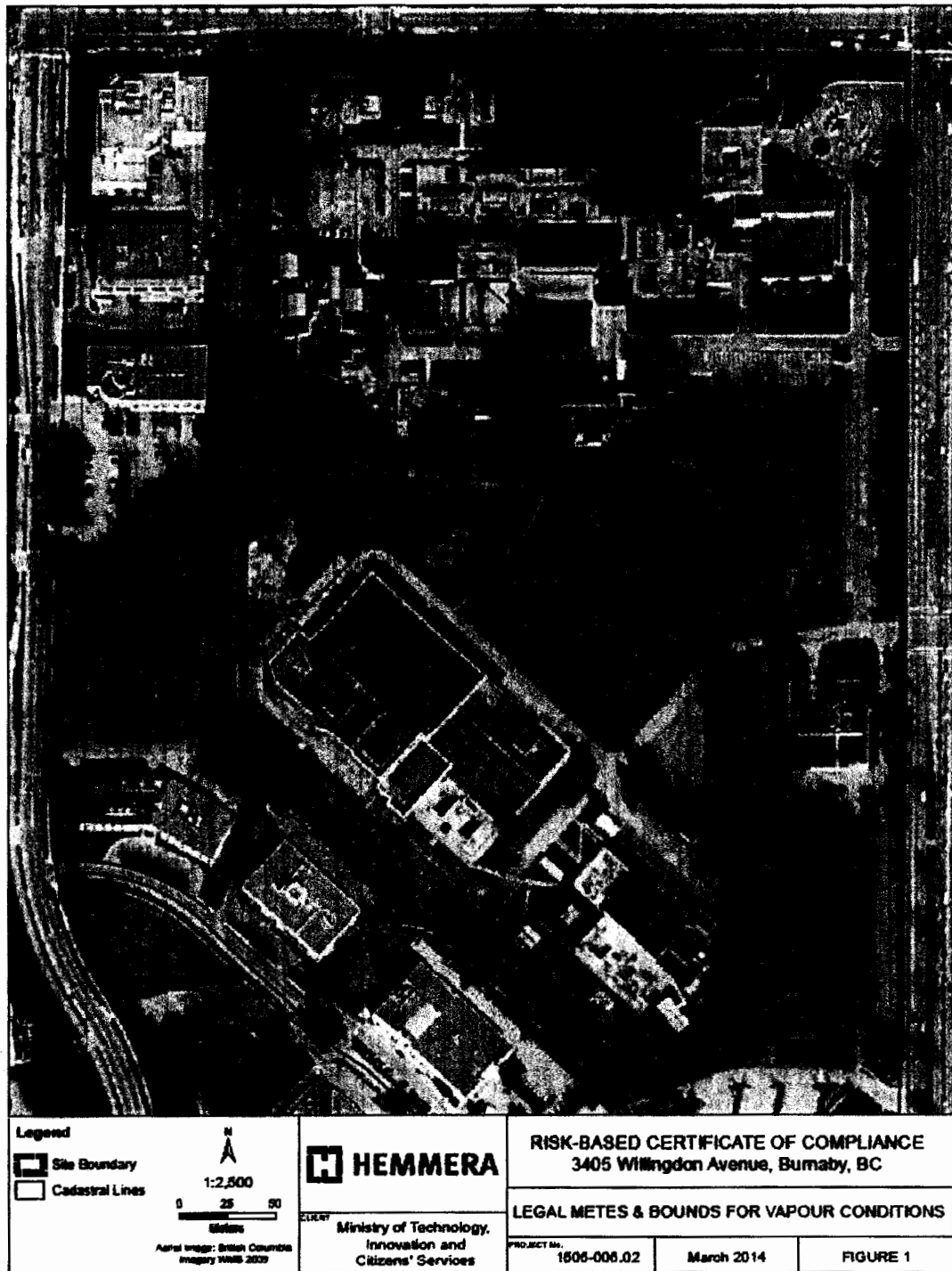
Stage 1/2 Preliminary Site Investigation and Detailed Site Investigation, 3405 Willingdon Avenue, Burnaby, BC, authored by Laura McLaren, EIT, Tyler Wilen, EET and Chuck Jochems, P.Eng., Hemmera Envirochem Inc., dated March 2014; and

Screening Level Risk Assessment, 3405 Willingdon Avenue, Burnaby, BC, authored by Adam Radlowski, M.Sc., R.P.Bio., Jake Gossen, EIT, Tyler Wilen, EET, and Chuck Jochems, P.Eng., Hemmera Envirochem Inc., dated December 2013.

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Figure 1



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