



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.

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.

Oct. 8/14  
Date Issued

J. Brooke  
J. A. Brooke  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at 9806 – 9900 King George Boulevard and 13662 – 13748 Fraser Highway, Surrey, BC which is more particularly known and described as:

Lot 71, Except Part Dedicated Road on Plan BCP20112, Section 35, Block 5 North, Range 2 West, New Westminster Plan 34866  
PID: 007-133-031

Strata Lot 2, Section 35, Block 5 North, Range 2 West. New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown in Form 1  
PID: 001-769-103

Parcel "One" (Explanatory Plan 10763) Lot "B" Except: Part within Heavy Outline on Highway Statutory Right of Way, Plan 62493, Section 35, Block 5 North, Range 2 West, New Westminster District Plan 8745  
PID: 002-162-261

Lot 74, Section 35, Block 5 North, Range 2 West, New Westminster District Plan 41033  
PID: 005-881-838

Lot 73, Section 35, Block 5 North, Range 2 West, New Westminster District Plan 41033  
PID: 005-881-803

Easterly 80 Feet Parcel, Parcel "B" (Explanatory Plan 7985), Lot 3, Section 35, Block 5 North, Range 2 West, New Westminster District Plan 4883, Having a Frontage of 80 Feet on the Pacific Highway with a Uniform Width for Full Depth  
PID: 011-077-492

Lot 2, Except: Part on Reference Plan 14749, Section 35 Block 5 North, Range 2 West. New Westminster District Plan 10528  
PID: 009-341-587

Lot 83, Except: Part of Dedicated Road on Plan LMP466; Section 35, Block 5 North, Range 2 West, New Westminster District Plan 46300  
PID: 006-051-502

Lot 1, Section 35, Block 5 North, Range 2 West, New Westminster District Plan 10528  
PID: 009-341-561

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Lot 3, Except: Part Dedicated Road on Plan LMP1072, Section 35, Block 5 North, Range 2 West, New Westminster District Plan 5963  
PID: 011-172-312

Lot 2, Except: Part Dedicated Road on Plan LMP1072, Section 35, Block 5 North, Range 2 West, New Westminster District Plan 5963  
PID: 011-172-291

Lot 1, Except: Part Dedicated Road on Plan LMP1072, Section 35, Block 5 North, Range 2 West, New Westminster District Plan 5963  
PID: 011-172-274

Parcel "One" (Reference Plan 5892), Section 35, Block 5 North, Range 2 West, Except Firstly: Part Subdivided by Plan 5963, Secondly: Parcel; "G" (Explanatory Plan 11202), Thirdly: Parcels "A" and "B", Plan LMP582, New Westminster District  
PID: 002-269-040

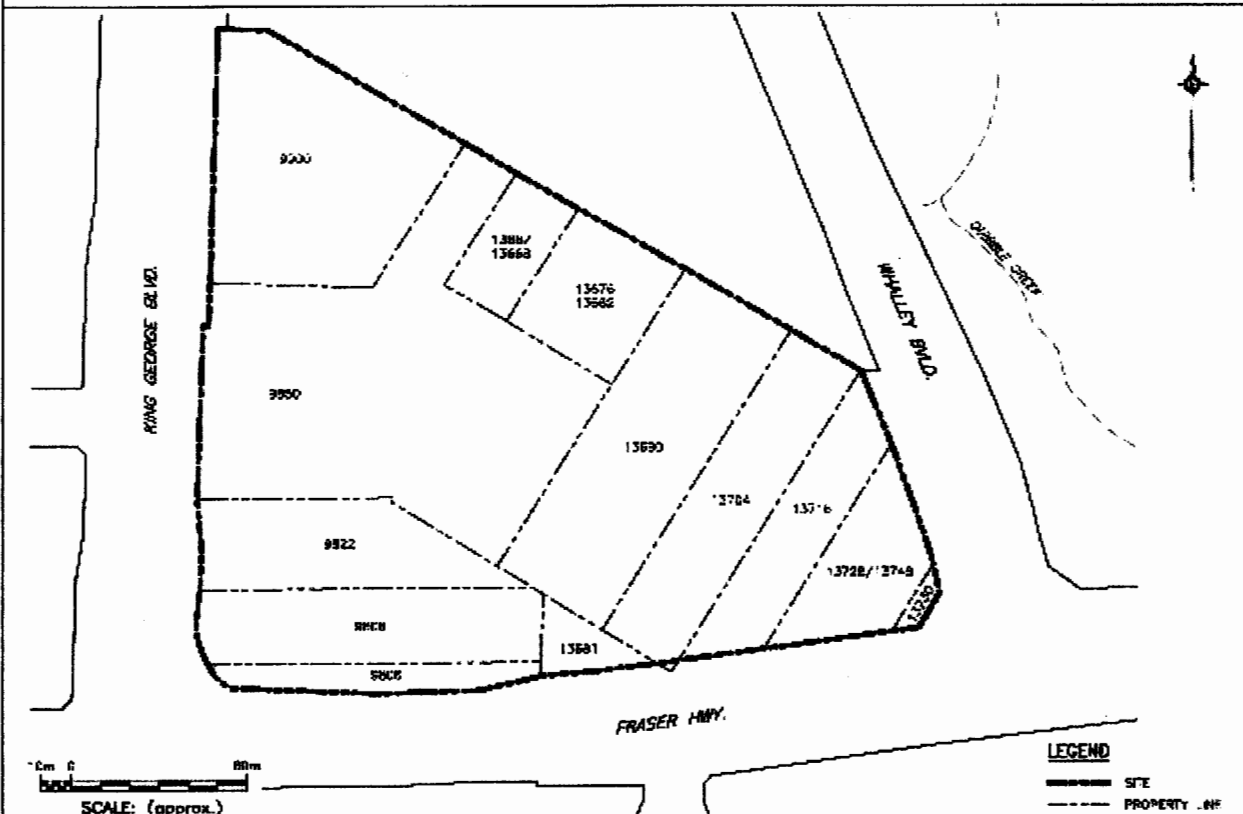
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 10' 53.4"  
Longitude: 122° 50' 37.6"

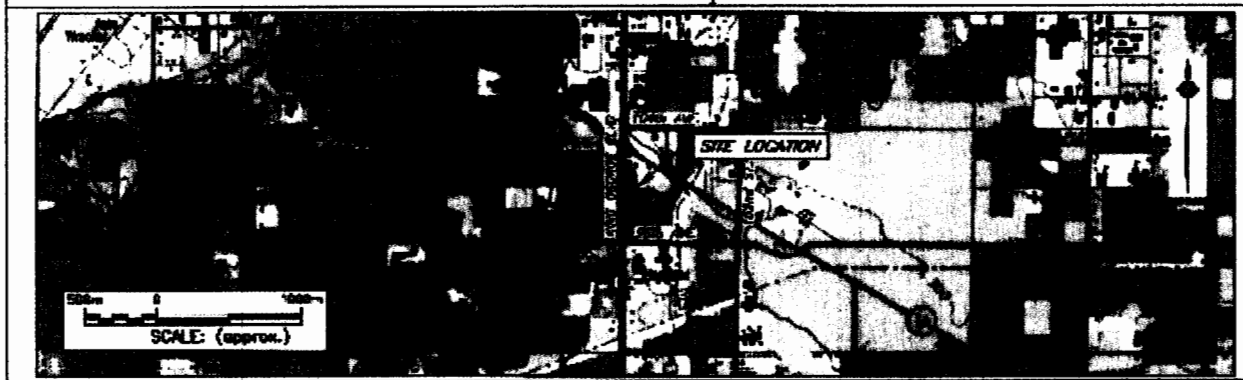
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### Site Plan



### Location Map



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## Schedule B

### Requirements and Conditions

1. Any changes in land or water uses 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 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 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) Any building erected will have a basement no more than 7.6 meters below grade.

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 assumed in the selection of vapour attenuation factors in the documents listed in Schedule D, must be promptly identified by the responsible person or persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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## Schedule C

### Substances and Uses

#### *Substances remediated in soil for residential land soil use:*

To meet numerical remediation standards:

- Benzene, ethylbenzene, toluene and xylene;
- Naphthalene; and
- VPHs.

#### *Substances remediated in water for freshwater aquatic life water use:*

To meet numerical remediation standards:

- Ethylbenzene; and
- Naphthalene.

#### *Substances remediated in water for drinking water use:*

- Ethylbenzene; and
- Naphthalene.

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## Schedule D

### Documents

- *Summary of Site Condition*, prepared by Keystone Environmental Ltd., dated 01 Jun 2014;
- *Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2, Detailed Site Investigation, and Confirmation of Remediation 9806 – 9900 King George Boulevard and 13662 – 13748 Fraser Highway, Surrey, BC*, prepared by Keystone Environmental Ltd., dated 01 Jun 2014;
- *Update to the Phase I Environmental Site Assessment, 9900 King George Highway, Surrey, BC – Dated March 10, 1998*, prepared by Morrow Environmental Consultants Inc., dated 01 Dec 2007;
- *Detailed Site Investigation Report and Certificate of Compliance Request – Former Shell Service Station, 9900 King George Highway, Surrey, BC.*, prepared by Morrow Environmental Consultants Inc., dated 01 Mar 1998; and
- *Preliminary Site Investigation Report, Former Shell Service Station, 9900 King George Highway, Surrey, BC*, prepared by Morrow Environmental Consultants Inc., dated 01 Mar 1998.

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