



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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants at the site.

October 14, 2014

Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at a portion of laneway south of 1976 Prairie Avenue, Port Coquitlam, British Columbia which is more particularly known and described as:

Part Lane: Block 28, District Lot 464, Group 1, New Westminster District. The metes and bounds are as follows:

Commencing at a point on the southerly limit of Lot B, Plan 2039 a distance of 7.95 metres East of the Southwest corner of said Lot B;

Thence $19^{\circ} 02' 25''$ and following in the said Southerly limit of Lot B a distance of 16.23 metres. Thence $181^{\circ} 02' 25''$ a distance of 6.10 metres more or less to a point on the Southerly limit of said Part Lane.

Thence $271^{\circ} 02' 25''$ and following in the said Southerly limit of Part Lane a distance of 16.23 metres.


Thence $1^{\circ} 02' 25''$ a distance of 6.10 metres more or less to a point of commencement, said Part Lane containing 98.9 square metres more or less.

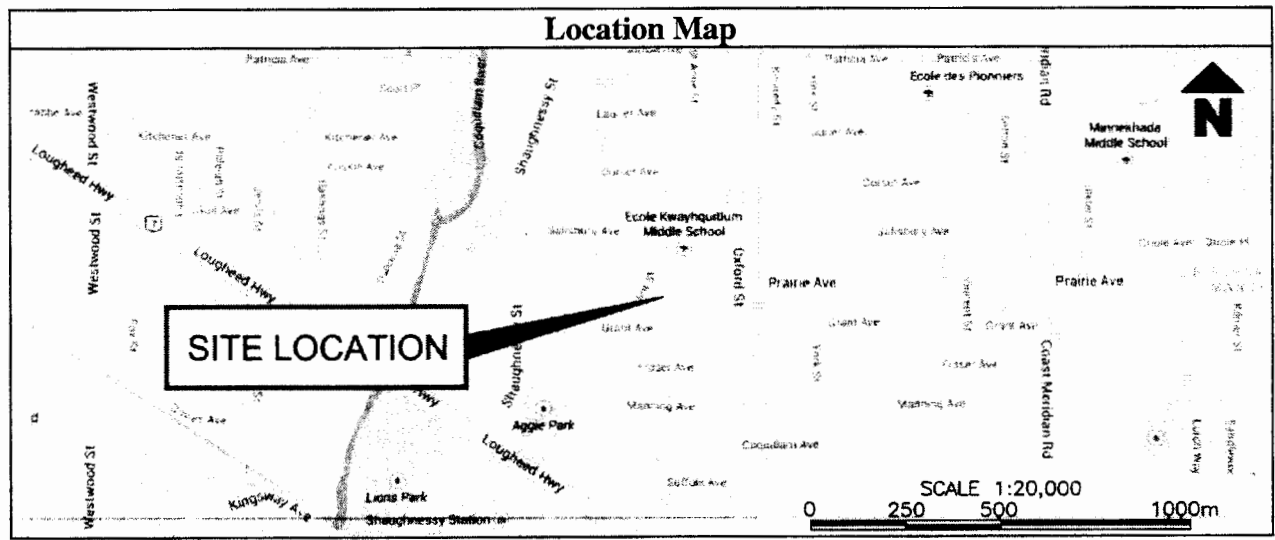
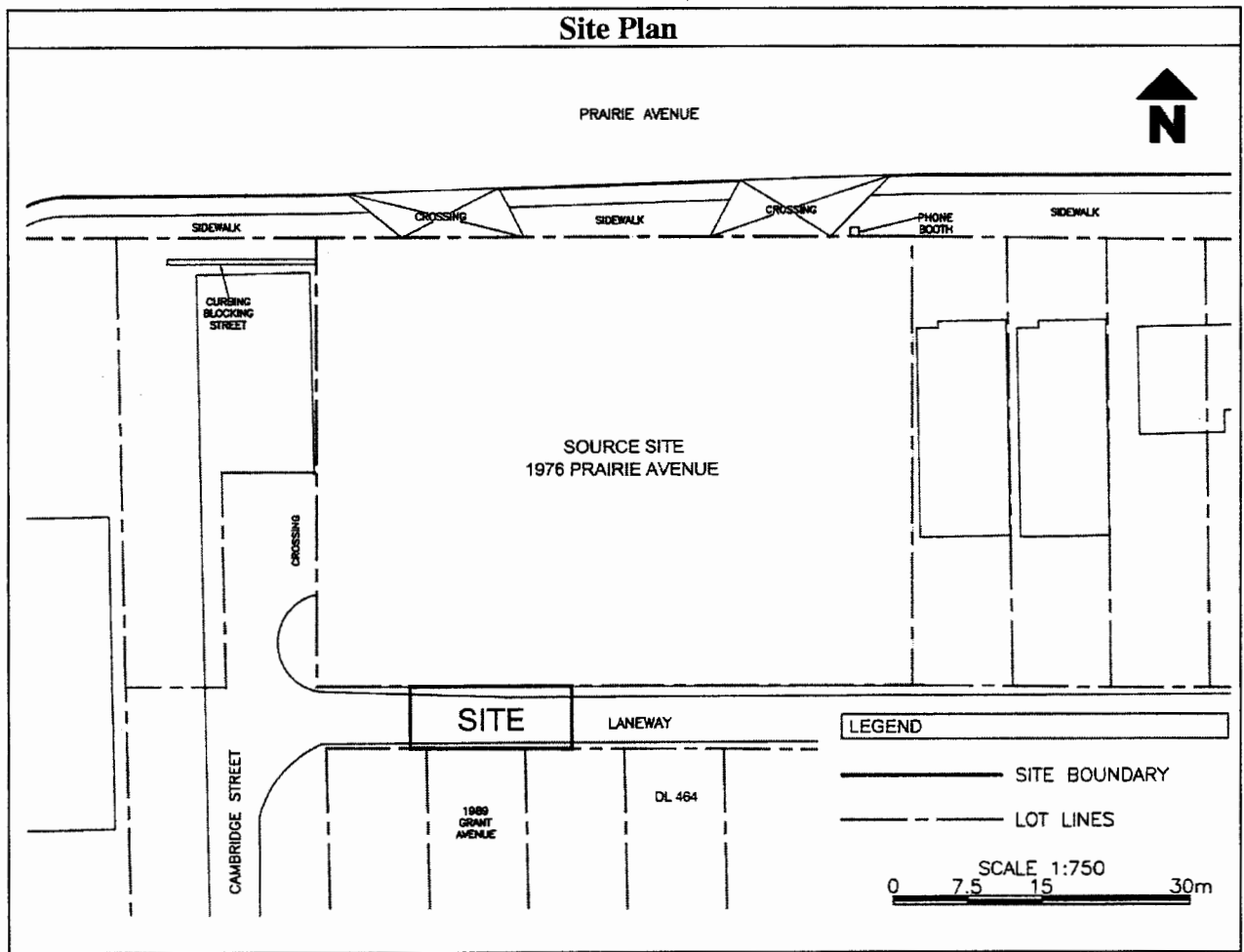
The site contains part of a legal parcel depicted in a legal sketch plan 4403-SK1 prepared by Butler Sundvick, B.C. Land Surveyor.

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

Latitude: $49^{\circ} 16' 14.24''$
Longitude: $122^{\circ} 46' 11.44''$


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Schedule B

Requirements and Conditions

1. Any changes in land or vapour 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.

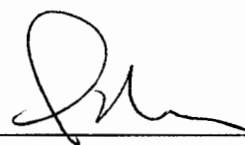
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) Residential properties to the south of the site are garden level suites with an estimated bottom of basement slab at 1.52 mbg.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings adjacent to 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 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

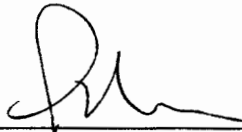
Substances and Uses

Substances remediated in soil for industrial land soil use:

To meet risk-based remediation standards:

- VPHs.

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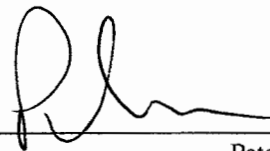
Schedule D

Documents

- *Summary of Site Conditions*, SLR Consulting (Canada) Ltd., September 2014;
- *Human Health and Ecological Risk Assessment, 1976 Prairie Avenue, Port Coquitlam, BC*, Elisa Munro, Annette Muttray, Michelle Anderson, SLR Consulting (Canada) Ltd., September 2014; and
- *Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 1976 Prairie Avenue, Port Coquitlam, BC*, Mark White, Anthony Collett, SLR Consulting (Canada) Ltd., September 2014.

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