



**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.

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.

August 21, 2018  
Date Issued

  
Lavinia Zanini, P.Ge.  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located at a portion of 8171 Steveston Highway (Management Area 2), east of the source site (10980 No. 3 Road), Richmond, British Columbia which is more particularly known and described as portions of:

STRATA LOT 13 SECTION 33 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS1080 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT.  
PID: 018-462-341

STRATA LOT 14 SECTION 33 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS1080 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT.  
PID: 018-462-359

STRATA LOT 15 SECTION 33 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS1080 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT.  
PID: 018-462-367

STRATA LOT 16 SECTION 33 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN LMS1080 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT.  
PID: 018-462-375

Also known as:

### Management Area 2

ALL THAT PART of land, being part of Strata Plan LMS1080 and situated in Richmond, B.C. as shown labeled AREA 2 within the heavy outline on a Survey Plan prepared by Butler Sundvick, Drawing No. 5048-SK1 dated August 25th, 2017, which said part may be more particularly described as follows:

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Commencing at a point on the Easterly boundary of Lot G Section 33 Block 4 North Range 6 West New Westminster District Reference Plan 15979, being 359°48'50" and a distance of 2.000 metres from the South East corner,

Thence 359°48'50" a distance of 36.195 metres,  
Thence 90°00'00" a distance of 5.993 metres,  
Thence 180°00'00" a distance of 7.597 metres,  
Thence 90°00'00" a distance of 19.889 metres,  
Thence 180°00'00" a distance of 8.701 metres,  
Thence 270°00'00" a distance of 18.252 metres,  
Thence 180°21'31" a distance of 19.942 metres, more or less, to a point of intersection with the southerly boundary of said Strata Plan LMS1080, Thence 270°21'05" a distance of 7.387 metres, more or less, to the point of commencement, said area containing 419.3 square metres, more or less.

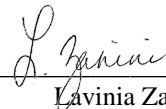
The site contains part of a legal parcel depicted in Survey Plan prepared by Butler Sundvick, Drawing No. 5048-SK1 dated August 25th, 2017.

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

Latitude:	49°	08'	1.8"
Longitude:	123°	08'	9.2"

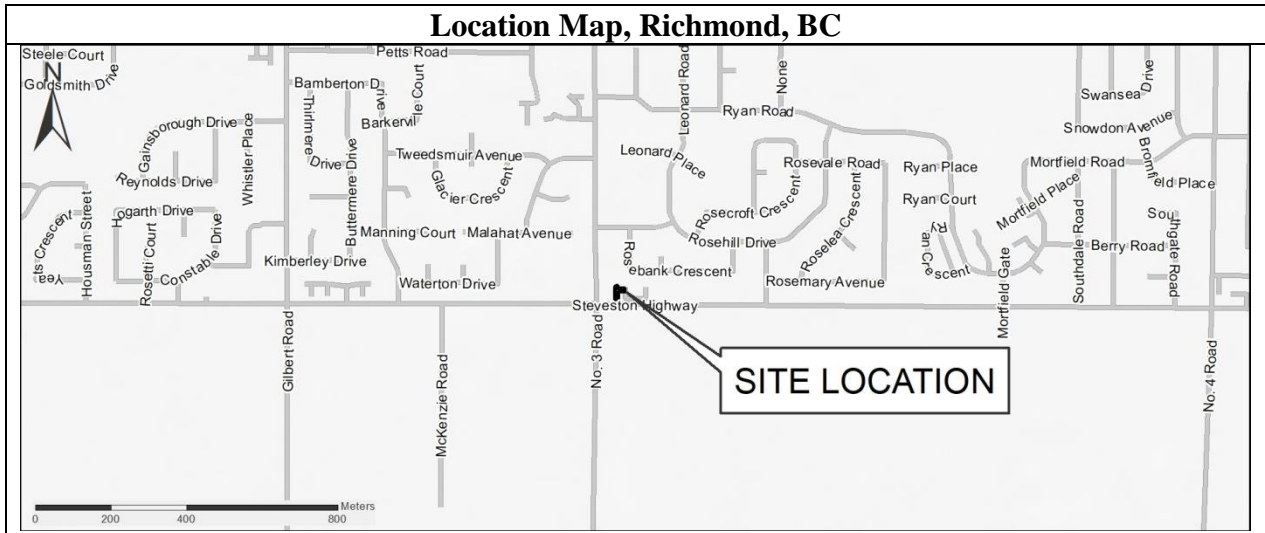
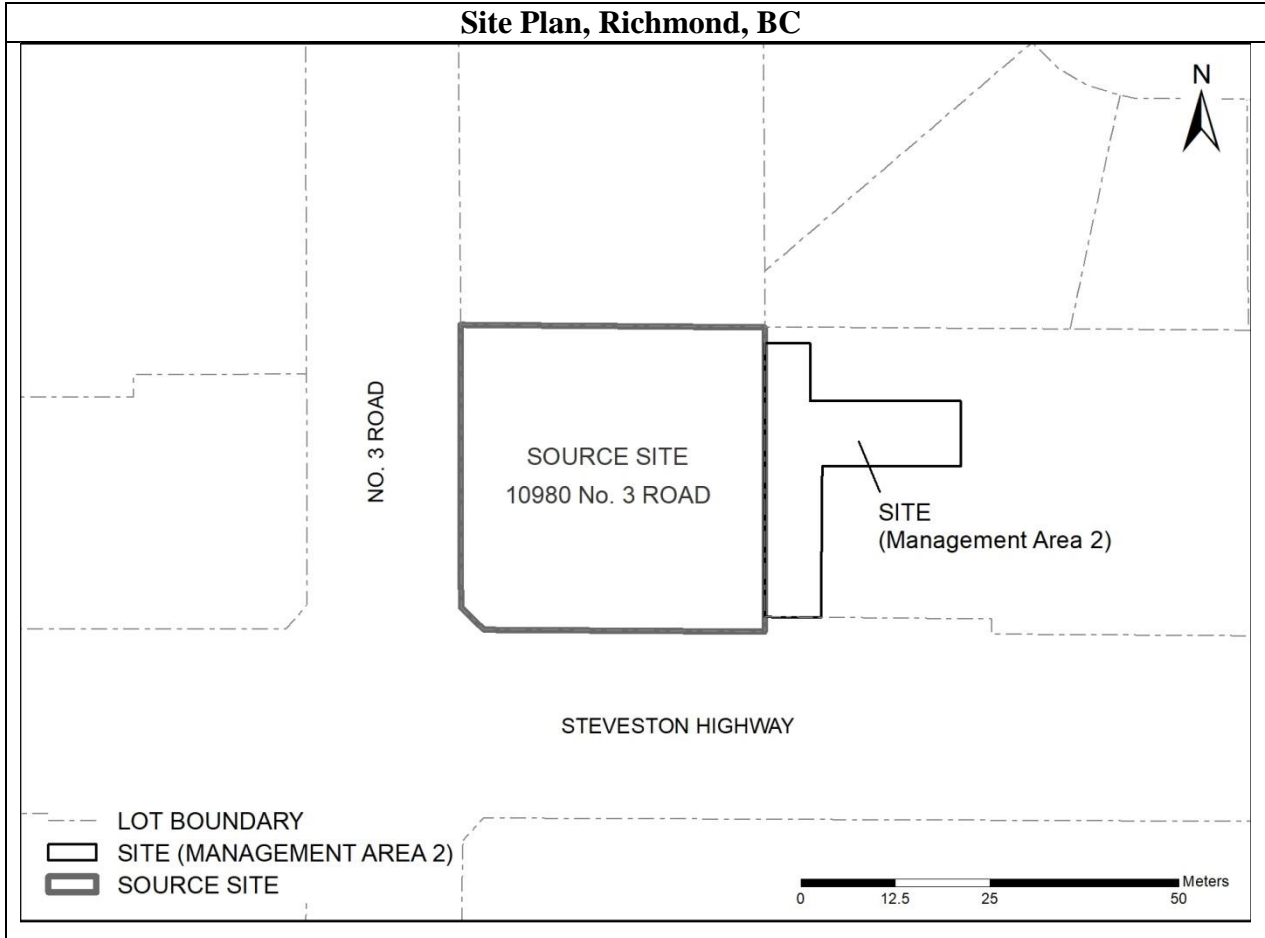
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## Schedule B

### 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 at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) No buildings at the property will be built below current grade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or 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 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 risk-based remediation standards:

- Benzene 71-43-2

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

To meet numerical remediation standards:

- Arsenic 7440-38-2
- Benzo(a)pyrene 50-32-8

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

To meet numerical remediation standards:

- LEPHw NA

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## Schedule D

### Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., March 2018.
- *Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 10980 No. 3 Road, Richmond, BC, MOE Identification No: 1801*, Mark White, Ilya Biniowsky, Joey Tsao, SLR Consulting (Canada) Ltd., March 2018.
- *Human Health and Ecological Risk Assessment, 10980 No. 3 Road, Richmond, BC, MOE Identification No: 1801*, Barbara Glijer, Sam Reimer, SLR Consulting (Canada) Ltd., March 2018.
- *Record of Correspondence for Metes and Bounds Management Areas Adjacent to 10980 No. 3 Road, Richmond, British Columbia (“the Site”)*, Mark White, SLR Consulting (Canada) Ltd., 23 May 2018.

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