



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.

October 3, 2017

Date Issued

A handwritten signature in black ink, appearing to read "Peter Kickham".

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is a portion of 2601 Lougheed Highway, Coquitlam, British Columbia which is more particularly known and described as:

Metes and bounds description of a portion of Lot 1, District Lots 60, 170 & 305, Group 1, New Westminster District, Plan LMP22802
PID: Portion of 023-052-716

From a point of commencement on the easterly boundary of said Lot 1, Plan LMP22802 said point being 53.993 Metres at a bearing of 195°40'25" from the southerly end of a line dimensioned as 357° 57'49" for 9.028 Metres on said plan LMP22802;

Thence 195° 40'25" for 121.000 Metres;

Thence 245° 16'16" for 75.685 Metres;

Thence 301° 41'14" for 167.005 Metres;

Thence 31° 41'14" for 112.269 Metres;

Thence 121° 41'14" for 110.000 Metres;

Thence 75° 59'51" for 93.754 Metres

More or less returning to the point of commencement, containing by admeasurement 2.462 ha more or less.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Core6 Environmental Ltd. on September 8, 2016.

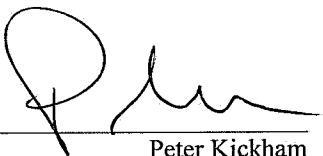
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 15' 1.95"

Longitude: 122° 48' 11.14"

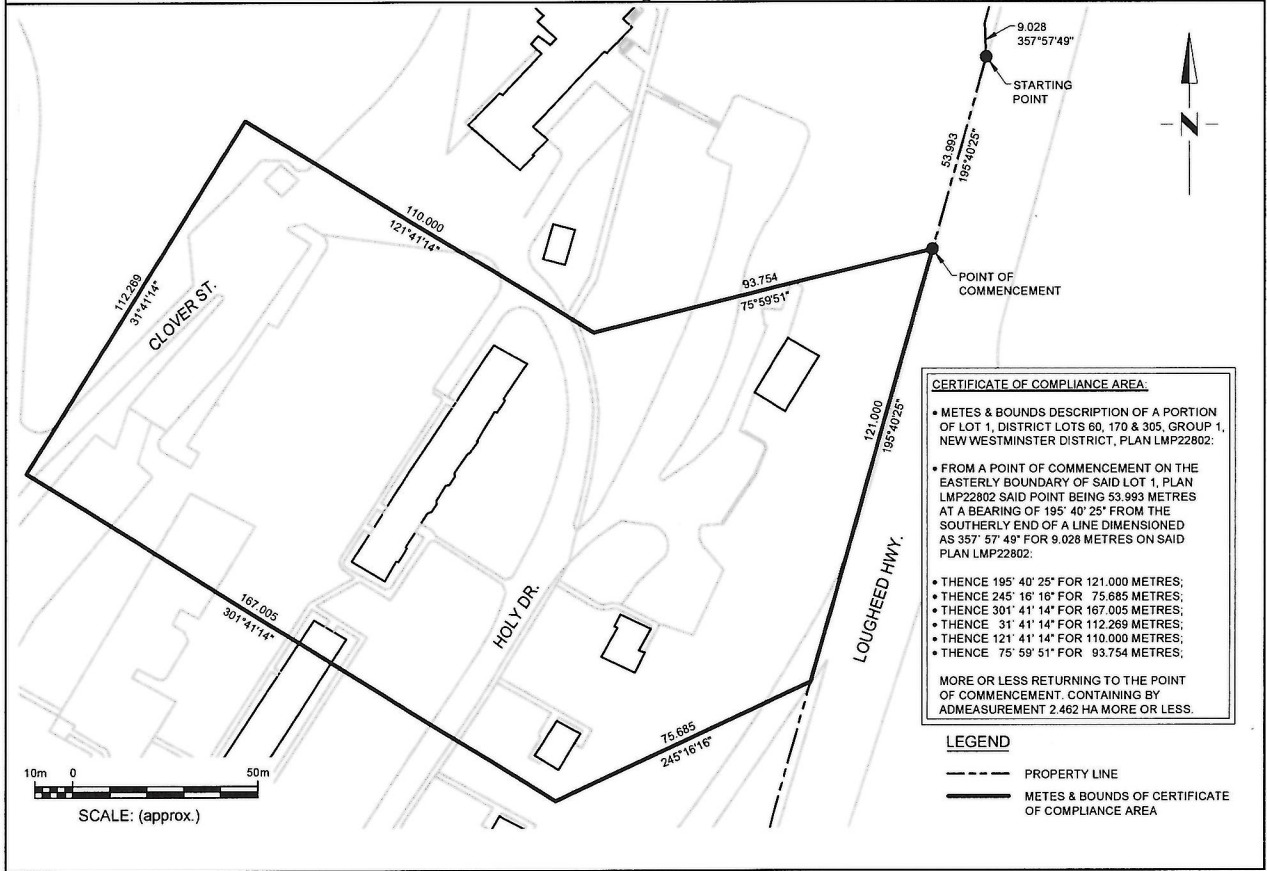
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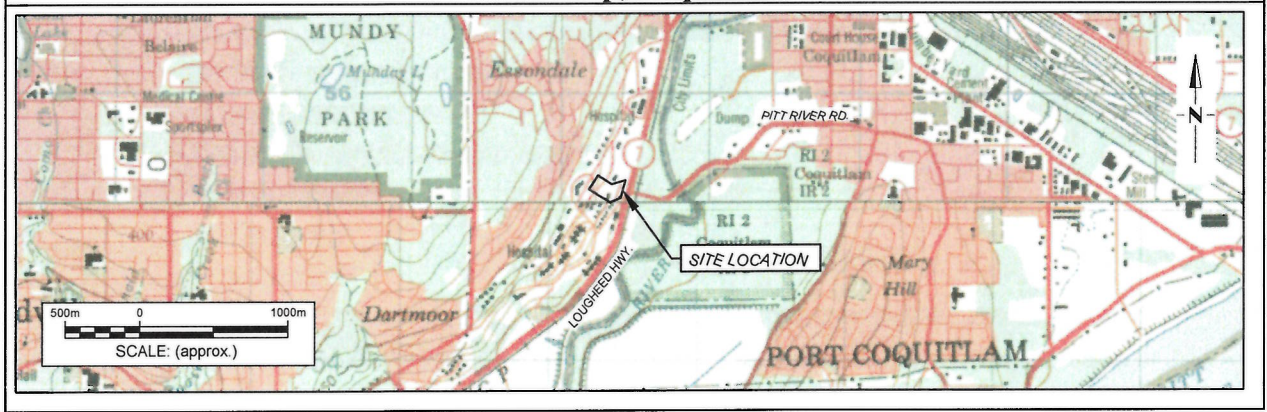


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Site Plan, Coquitlam, BC



Location Map, Coquitlam, BC



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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 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 a 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:

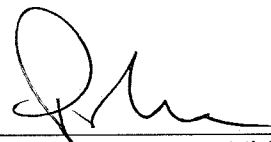
- (a) The slab of a building cannot be deeper than 1.5 metres below grade.

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 person 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) Drinking water wells must not to be installed at the site.
3. If requested by the Director, the responsible person 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 person or their agent. The records must be available for inspection by the Director.

October 3, 2017

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Peter Kickham

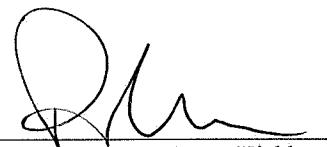
For Director, *Environmental Management Act*

6. The Director must be notified promptly by the person responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
 - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
 - (b) The nature of the excursion;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.

7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
 - (a) An evaluation of the performance of the institutional and engineering controls;
 - (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
 - (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
 - (d) Supporting documentation.

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Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- Cadmium, chromium, lead, molybdenum; and
- HEPHs.

To meet risk-based remediation standards:

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

Substances remediated in vapour for residential land vapour use:

To meet numerical remediation standards:

- Benzene, 2-butanone (methyl ethyl ketone), n-hexane, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv, xylenes, mixture.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Ethylbenzene; and
- VHw.

To meet risk-based remediation standards:

- Toluene;
- Naphthalene; and
- LEPHw, VPHw.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

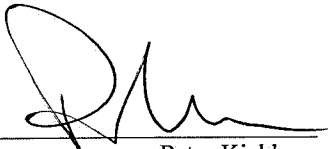
- VHw.

To meet risk-based remediation standards:

- Benzene, ethylbenzene, toluene, xylenes (total); and
- Benzo[a]pyrene, pyrene.

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Schedule D

Documents

Summary of Site Condition, Core6 Environmental Ltd., May 31, 2017.

Notification of Independent Remediation (Completion), Core6 Environmental Ltd, May 31, 2017.

Performance Verification Plan, Former BCMHS Transport Site, Portion of 2601 Lougheed Highway, Coquitlam, BC, Core6 Environmental Ltd., May 2017.

Human Health and Ecological Risk Assessment BCMHS Transport Services – Riverview Hospital, Core6 Environmental Ltd., May 2017.

PSI, Confirmation of Remediation and DSI Report Volume 2 BCMHS Transport Services- Riverview Hospital Site, Core6 Environmental Ltd., May 2017.

PSI, Confirmation of Remediation and DSI Report Volume 1 BCMHS Transport Services- Riverview Hospital Site, Core6 Environmental Ltd., May 2017.

Protocol 6 Approval for Relief from Delineation for AiP Area– 2601 Lougheed Highway, Coquitlam, BC Notification of Independent Remediation, British Columbia Ministry of Environment, November 2, 2015, Revised February 16, 2017.

Protocol 6 Preapproval for Relief from Delineation of Groundwater Contamination – 2601 Lougheed Highway, Coquitlam, BC, British Columbia Ministry of Environment, October 19, 2016.

Stage 1 Preliminary Site Investigation Riverview Lands 2601 Lougheed Highway, Coquitlam, BC. SLR Consulting (Canada) Ltd., November 2015.

Site Risk Classification Report Update - Former BCMHS Transport Centre Site located within the Riverview Hospital Lands in Coquitlam, BC, Core6 Environmental Ltd., December 11, 2014.

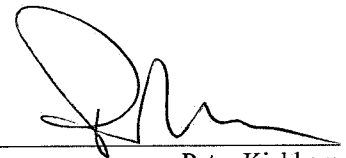
Waste Discharge Permit No. SC-100945-FSA, Metro Vancouver, August 22, 2014, Amended November 30, 2014.

Notification of Independent Remediation, Core6 Environmental Ltd., September 30, 2014

Site Risk Classification Report, Core6 Environmental Ltd., September 30, 2014.

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Assignment of Provincial Identification Number under the Hazardous Waste Regulation, Shared Services BC, Real Property Division, April 1, 2014.

Detailed Site Investigation and Remediation Cost Estimate Riverview Hospital, SLR Consulting (Canada) Ltd., May 2012.

Update of Phase 1 Environmental Assessment Riverview Hospital 2601 Lougheed Highway, Coquitlam, BC, Trow Associates Inc., October 2008.

Summary Report Riverview Lands Environmental Studies Coquitlam, BC. Seacor Environmental Inc., July 23, 2007.

Stage 2 Preliminary Site Investigation Riverview Hospital Coquitlam, BC, SNC Lavalin, May 18, 2007.

Stage 1 Preliminary Site Investigation Riverview Hospital Site, 2601 Lougheed Hwy, Coquitlam, BC. Seacor Environmental Inc., November 24, 2005.

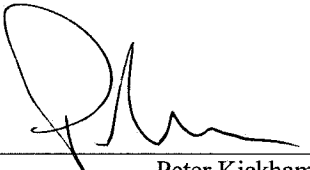
Phase 2 Environmental Assessment for Riverview Hospital Coquitlam, BC, Stearns & Conrad Engineers, November 8, 1995.

Phase 1 Environmental Assessment for Riverview Hospital, Coquitlam, BC. Stearns & Conrad Engineers, September 27, 1995.

Decommissioning of Underground Storage Tanks British Columbia Building Corporation, Hardy BBT Limited, February 18, 1991.

Environmental Assessment British Columbia Buildings Corporation Riverview Hospital and Colony Farm, Hardy BBT Limited, August, 1990.

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