



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.

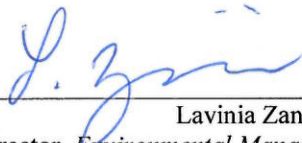
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

August 31, 2017
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 6311 Graybar Road, Richmond, British Columbia which is more particularly known and described as:

Parcel A Sections 9 and 10 Block 4 North Range 4 West New Westminster District Reference Plan LMP10878

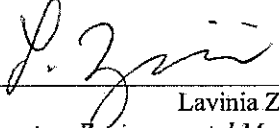
PID: 018-315-097

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

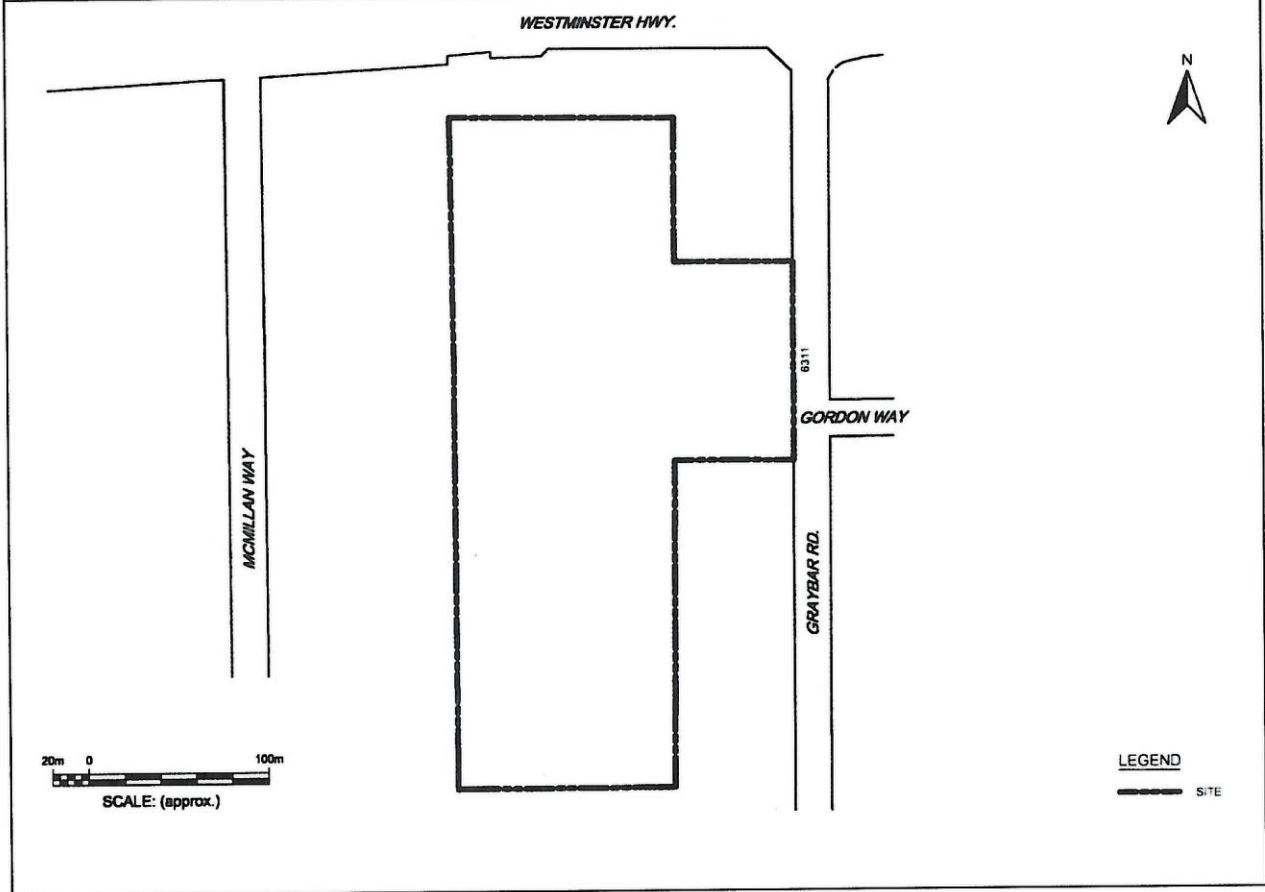
Latitude: 49° 10' 03.50"
Longitude: 122° 59' 23.50"

August 31, 2017

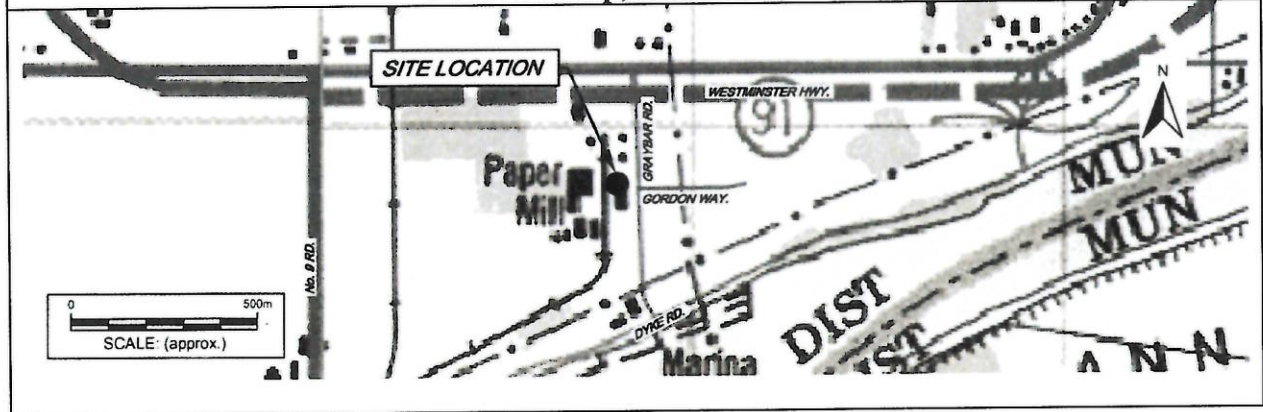
Date Issued


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

Site Plan, Richmond, BC



Location Map, Richmond, BC



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For Director, Environmental Management Act

Schedule B

Requirements and Conditions

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

- (a) Groundwater will not be in contact with the floor slab.

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.

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Schedule C

Substances and Uses

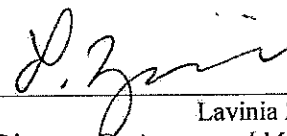
Substances remediated in soil for industrial land soil use:

To meet risk based remediation standards:

- Arsenic.

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For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition Site 20036, Keystone Environmental Ltd., June 2017;

Report of Findings – Preliminary Site Investigation – Stage 1 and Stage 2 and Detailed Site Investigation, 6311 Graybar Road, Richmond, BC, Keystone Environmental Ltd., June 2017;

Screening Level Risk Assessment, 6311 Graybar Road, Richmond, BC, Keystone Environmental Ltd., June 2017;

Supplemental Detailed Site Investigation, 6311 Graybar Road, Richmond, BC; Envirochem Services Inc., dated September 2016;

Detailed Site Investigation, 6311 Graybar Road, Richmond, BC; Envirochem Services Inc., dated September 2016;

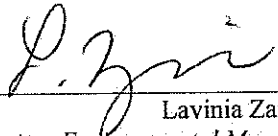
Phase I Environmental Site Assessment Update, 6311 Graybar Road, Richmond, BC, Envirochem Services Inc., dated July 2015;

Phase I and II Environmental Site Assessment, 6311 Graybar Road, Richmond, BC, Envirochem Services Inc., dated June 2013;

Phase 2 Baseline Environmental Investigation, 6311 Graybar Road, Richmond, BC, Trow Associates Inc., dated July 2006; and

Environmental Concerns at Mill & Timber's Panabode Property, 6311 Graybar Road, Richmond, BC, Envirochem Services Inc., dated November 2005.

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