



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.

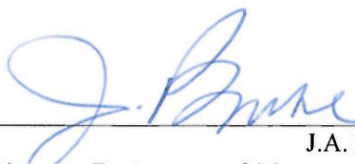
I have issued this Certificate of Compliance based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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.

November 14, 2017
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 12420 Vickers Way, Richmond, British Columbia which is more particularly known and described as:

All those parts of Lot 92 Section 30 Block 5 North Range 5 West New Westminster District Plan 30853 which may be more particularly described as:

Part 1:

Commencing at the southeasterly corner of said Lot 92, thence $270^{\circ} 00' 00''$, a distance of 2.568 metres;
Thence, $359^{\circ} 58' 30''$, a distance of 1.232 metres;
Thence, northerly and westerly on a curve to the left of radius 0.585 metres, an arc distance of 0.919 metres;
Thence, $270^{\circ} 00' 00''$, a distance of 2.172 metres;
Thence, northerly and westerly on a curve to the right of radius 0.569 metres, an arc distance of 0.835 metres;
Thence, $354^{\circ} 07' 08''$, a distance of 4.871 metres;
Thence, $0^{\circ} 33' 29''$, a distance of 3.661 metres;
Thence, northerly and easterly on a curve to the right of radius 3.656 metres, an arc distance of 3.983 metres;
Thence, $62^{\circ} 59' 16''$, a distance of 1.667 metres;
Thence, northerly and easterly on a curve to the left of radius 1.016 metres, an arc distance of 1.117 metres;
Thence, $0^{\circ} 00' 00''$, a distance of 3.800 metres;
Thence, northerly and easterly on a curve to the right of radius 1.238 metres, an arc distance of 1.340 metres;
Thence, northerly and easterly on a curve to the left of radius 2.588 metres, an arc distance of 1.729 metres;
Thence, $23^{\circ} 42' 28''$, a distance of 1.269 metres;
Thence, $180^{\circ} 00' 00''$, a distance of 23.016 metres more or less to the point of commencement.
The said portion containing by admeasurement an area of 97.0 square metres more or less and is as shown on the enclosed plan.

Part 2:

All that part of Lot 92 Section 30 Block 5 North Range 5 West New Westminster District Plan 30853 which may be more particularly described as:
Commencing at a point a distance of 23.816 metres north of the southeasterly corner of said Lot 92, thence northerly and westerly on a curve to the right of radius 3.485 metres, an arc distance of 4.906 metres;
Thence, $180^{\circ} 00' 00''$, a distance of 4.510 metres more or less to the point of commencement.

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The said portion containing by admeasurement an area of 2.6 square metres more or less and is as shown on the enclosed plan.

PID: 006-503-241

The site contains part of a legal parcel depicted in a survey plan showing remediation areas on parts of Section 30 Block 5 North Range 5 West New Westminster District Plan 30853, prepared by Matson Peck & Topliss Surveyors & Engineers on August 3, 2012.

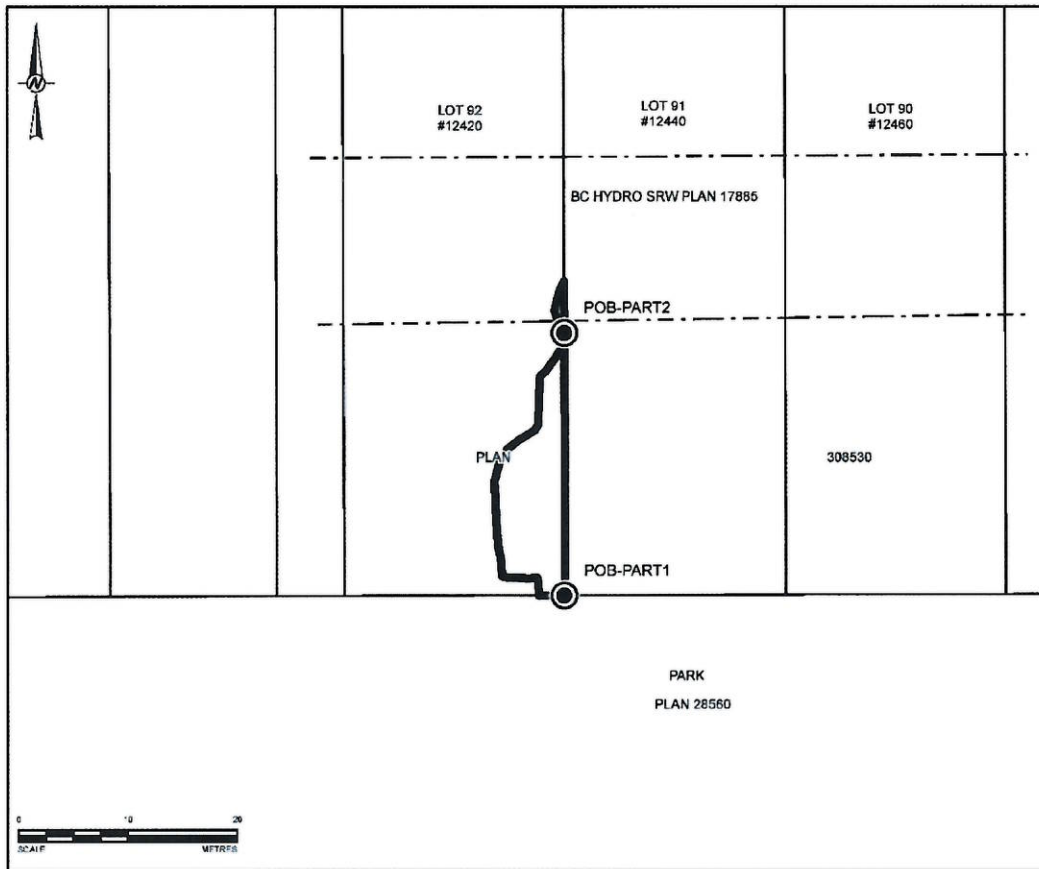
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	11'	25.26"
Longitude:	123°	05'	10.16"

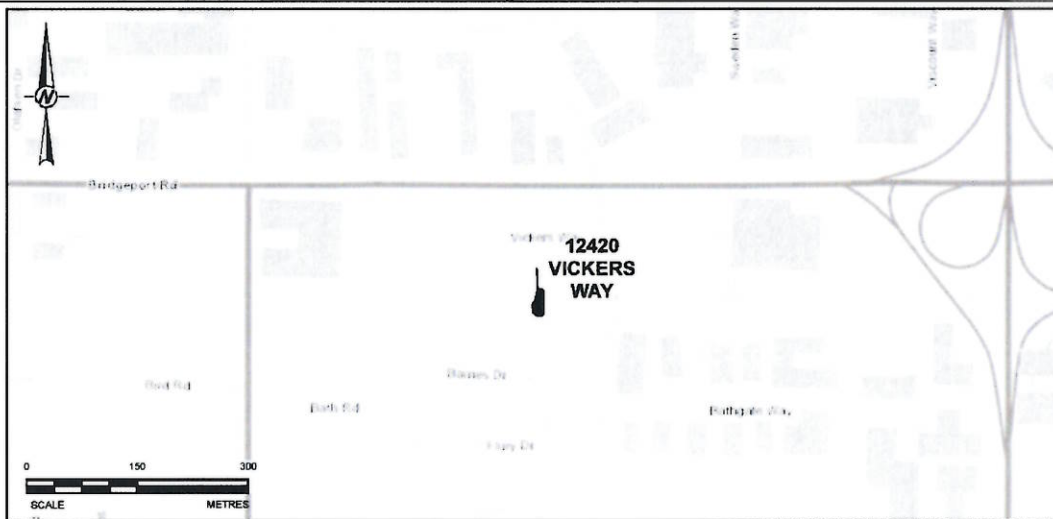
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Site Plan, Richmond, BC



Location Map, Richmond, 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 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 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) Any building erected on Site must be constructed with a concrete floor slab located at or above the site grade that existed on September 22, 2017.

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 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

Part 1 of the site

Refer to metes and bounds description provided in Schedule A.

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- VPHs.

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Schedule D

Documents

- *Summary of Site Condition*, Golder Associates Ltd., August 17, 2017;
- *Addendum to Stage 1 PSI, DSI and Closure Report – 12440 Vickers Way, Richmond, BC.* Golder Associates Ltd. August 16, 2017;
- *Stage 1 Preliminary Site Investigation Update, 12440 Vickers Way, Richmond, BC,* Golder Associates Ltd., June 6, 2017;
- *Closure Report: Investigation, Remediation and Post-Remediation Work, 12440 Vickers Way, Richmond, BC,* Golder Associates Ltd., June 2, 2017;
- *Letter RE: Application for Determination of Local Background Concentration for Dissolved Arsenic Concentrations in Groundwater, 12440 Vickers Way, Richmond, British Columbia,* BC Ministry of the Environment, August 4, 2016;
- *Local Background Groundwater Arsenic Assessment, 12440 Vickers Way, Richmond, BC, Golder Associates Ltd,* February 29, 2016;
- *RE: Request for Determination of Water Use, 12440 Vickers Way, Richmond, British Columbia.* BC Ministry of Environment, April 17, 2014;
- *Request for Determination of Water Use, 12440 Vickers Way, Richmond, British Columbia,* Golder Associates Ltd., November 6, 2013;
- *Results of Supplementary Investigations Conducted at 12440 Vickers Way, Richmond, BC,* Golder Associates Ltd., May 15, 2009;
- *Letter RE: Site Investigation Order OS-16381 issued to Safety-Kleen Ltd. (now Clean Harbors Canada Inc.), 12440 Vickers Way and adjacent lands, Richmond, BC,* BC Ministry of Water, Land and Air Protection, August 27, 2004;
- *Detailed Site Investigation for the Former Safety-Kleen Property Located at 12440 Vickers Way in Richmond, BC,* Golder Associates Ltd., February 3, 2004;

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- *Limited on- and off-Site Detailed Site Investigation, 12440 Vickers Way, Richmond, BC,* Seacor Environmental Inc., March 30, 2001;
- *Site Investigation Order Under the Provisions of the Waste Management Act, BC* Ministry of Environment, Lands and Parks, May 02, 2000; and
- *Report of Findings – Site Investigation, 12440 Vickers Way, Richmond, BC,* Keystone Environmental, May 1998.

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