



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.

February 14, 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 Twigg Place, Mitchell Island, Richmond, British Columbia which is more particularly known and described as:

LOT A DISTRICT LOTS 528, 5587 AND 1014 GROUP 1 NEW WESTMINSTER DISTRICT
PLAN EPP69404
PID: 030-144-299

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


Latitude: 49° 12' 12.00"
Longitude: 123° 06' 48.00"

Part A of the site as shown on the site plan is described starting from the southwest corner as:

Thence northerly 9°11'4" a distance of 92.74 metres to the point of commencement.
Thence easterly 293°22'43" a distance of 54.80 metres.
Thence easterly 287°48'11" a distance of 49.47 metres.
Thence easterly 282°38'34" a distance of 35.24 metres.
Thence easterly 272°48'36" a distance of 45.97 metres.
Thence easterly 269°42'17" a distance of 27.61 metres.
Thence easterly 267°18'20" a distance of 63.83 metres.
Thence easterly 264°14'43" a distance of 34.19 metres.
Thence easterly 258°12'55" a distance of 58.88 metres.
Thence southerly 168°32'22" a distance of 17.02 metres.
Thence southerly 142°31'35" a distance of 21.04 metres.
Thence southerly 121°56'33" a distance of 34.61 metres.
Thence southerly 113°48'40" a distance of 32.08 metres.
Thence southerly 173°11'30" a distance of 110.11 metres.
Thence westerly 71°2'7" a distance of 44.10 metres.
Thence westerly 74°3'50" a distance of 26.09 metres.
Thence westerly 80°7'59" a distance of 47.43 metres.
Thence westerly 79°24'30" a distance of 61.77 metres.
Thence westerly 80°19'10" a distance of 75.67 metres.
Thence westerly 87°2'34" a distance of 9.13 metres, more or less to the point of commencement.
Containing 4.55 hectares, more or less.

February 14, 2018

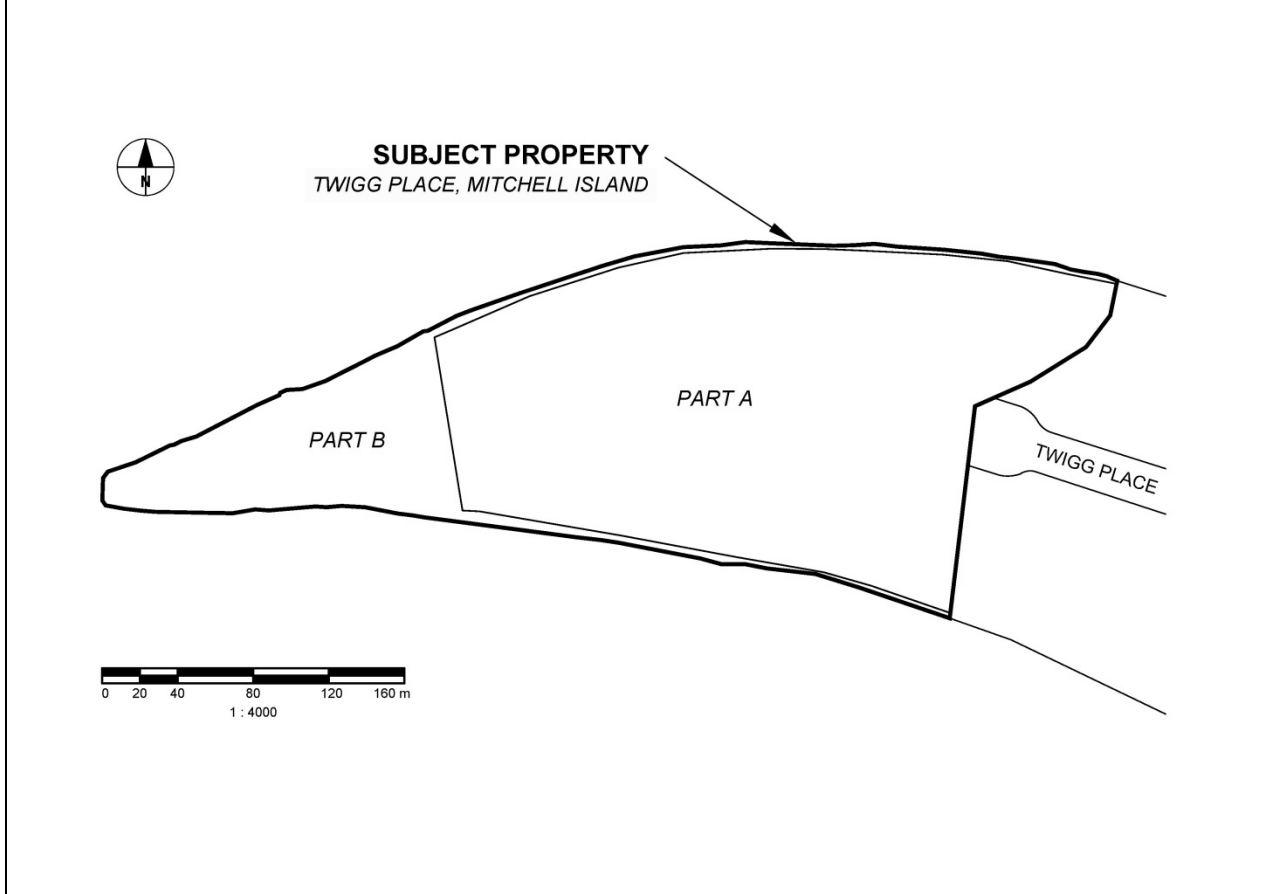
Date Issued



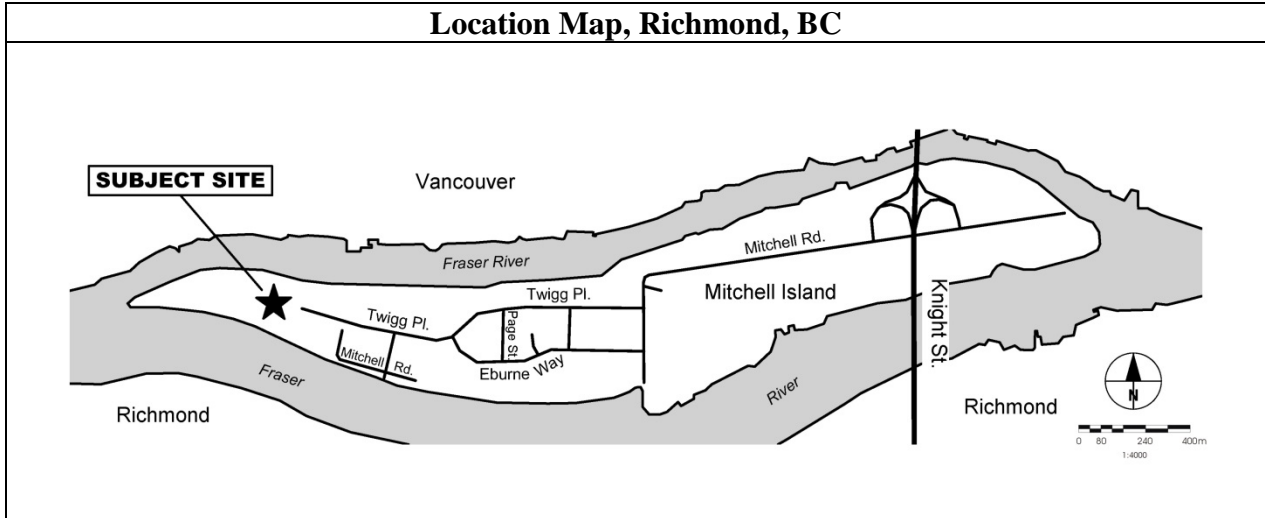
Lavinia Zanini, P.Geo.

For Director, *Environmental Management Act*

Site Plan, Richmond, BC



Location Map, Richmond, BC



February 14, 2018
Date Issued


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

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 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) A slab-on-grade industrial building(s) over 1 m clean fill cap or asphalt will cover the entire Part A of the site.

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<s> 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) A 1 m clean fill isolation cap must be maintained over the contaminated fill on the portion of Part A to be covered with slab-on grade buildings and a hard surface, such as asphalt or concrete, must cover the remaining portion of Part A of 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. A Land Title Act section 219 covenant has been registered at the Land Title Office on January 12, 2017, Registration Number CA5760706 and applies to the site. Any breach of the terms of this covenant could invalidate this Certificate of Compliance.

February 14, 2018
Date Issued


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

Schedule C

Substances and Uses

Part A of the site

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- Chromium, copper, zinc.

Part B of the site

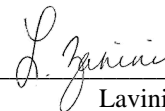
Substances remediated in soil for urban park land soil use:

To meet risk-based remediation standards:

- Chromium, copper, lead, molybdenum, zinc.

February 14, 2018

Date Issued



Lavinia Zanini, P.Geol.

For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Conditions, AECOM Canada Ltd. October 2017;

11111 Twigg Place, Mitchell Island, Richmond, BC, Soil Management Plan. AECOM Canada Ltd. October 2017;

Confirmation of Remediation and Risk Management Plan. AECOM Canada Ltd. October 2017;

Addendum to Detailed Site Investigation (DSI) and Human Health and Ecological Risk Assessment. AECOM Canada Ltd., September 2017;

11111 Twigg Place, Mitchell Island Updates to 2013 Preliminary Site Investigation. AECOM Canada Ltd., September 2017;

Well Closure Report for MOE Site 445 – Mitchell Island Tip Lands (Memorandum). AECOM Canada Ltd., April 2015;

Remediation and Risk Management Plan - Mitchell Island Tip Lands, Site ID 445, Richmond, BC. AECOM Canada Ltd., November 2014;

Human Health & Ecological Risk Assessment: Mitchell Island Tip Lands Site ID 445. AECOM Canada Ltd., November 2014;

Supplemental Investigation - Site 445 — Mitchell Island Tip Lands, Richmond BC, with appended BC MOE Drinking Water Standards Exemption Letter. AECOM Canada Ltd., November 2014;

Drinking Water Standards Exemption Request Response. Ministry of Environment. September 2013;

Landfill Closure Plan – Waste Discharge Permit PR-2086, Former Western Steel Tip Lands, Mitchell Island, Richmond BC. AECOM Canada Ltd., July 2013;

Detailed Site Investigation (DSI) - Site 445 — Mitchell Island Tip Lands, Richmond BC. AECOM Canada Ltd., July 2013; and

Stage 1 Preliminary Site Investigation (PSI) Site 445 — Mitchell Island Western Tip Lands, Richmond BC. AECOM Canada Ltd., June 2013.

February 14, 2018
Date Issued


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