



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 and Hazardous Waste Regulation standards.

This Certificate of Compliance is qualified by the requirements and conditions specified in Schedule B.

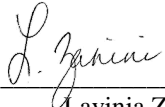
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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 28, 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 3311 and 3331 No. 3 Road, Richmond, British Columbia which is more particularly known and described as:

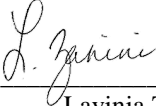
Lot A Section 28 Block 5 North Range 6 West new Westminster District Plan EPP69811
PID: 030-135-001 3331 No. 3 Road

Lot B Section 28 Block 5 North Range 6 West new Westminster District Plan EPP69811
PID: 030-135-010 3311 No. 3 Road

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

Latitude: 49° 11' 23.57"
Longitude: 123° 07' 57.97"

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, 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 a 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 expected at and adjacent to the site. These assumptions include the following:

- (a) Those building foundations without parkades will be constructed slab-on- the current grade

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed 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.

2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
 - (a) Groundwater from the site must not be used as drinking water; and
 - (b) Future underground parkades must be designed with waterproofing to prevent groundwater contact with the building slab.
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.

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Schedule C

Substances and Uses

Substances remediated in soil for residential land soil use:

To meet numerical remediation standards:

- Arsenic, cadmium, copper, lead, nickel, tin and zinc;
- VPHs, LEPHs and HEPHs;
- Xylene; and
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene and phenanthrene.

Substances remediated in vapour for residential land vapour use:

To meet risk-based remediation standards:

- Benzene, carbon tetrachloride, chloroform, cis-1,2-dichloroethene, naphthalene, trichloroethylene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene; VPHv, and xylenes, mixture.

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

- Cobalt, copper, nickel and zinc; and
- LEPHw.

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Arsenic, chromium, iron, and manganese.

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Schedule D

Documents

Summary of Site Condition, 3311, 3331 No. 3 Road (3000 Block of No. 3 Road), Richmond, BC, Keystone Environmental Ltd, October 2017;

Report of Findings – Human Health and Ecological Risk Assessment, 8051 River Road and 3399 Corvette Way, Keystone Environmental Ltd., October 2017;

Stage 1 and Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 3311 and 3331 No. 3 Road and Dedicated Lands, Richmond, BC; Keystone Environmental Ltd, October 2017;

15111 Williams Road, Richmond, Environmental Testing of Fraser River Dredge Sand Stockpile; Envirowest Consultants Inc., June 2015;

Re: Application for Local Background Concentration in Groundwater for Dissolved Iron and Dissolved Manganese 3000 Block of No. 3 Road and 8151 Capstan Way, Richmond, BC, BC Ministry of Environment and Climate Change Strategy, August 15, 2014;

Application for Local Background Concentration in Groundwater for Dissolved Iron and Dissolved Manganese 3000 Block of No. 3 Road and 8151 Capstan Way, Richmond, BC; Keystone Environmental Ltd, April 2014;

Remediation of Insulating Oil Release at 3311 No. 3 Road, Richmond, BC, SNC-Lavalin Inc, May 2014;

Preliminary Concept Geotechnical Design Report – Geotechnical Considerations, Seaside Development, 3231 No. 3 Road, Richmond, BC, EXP Services Inc., May 2013;

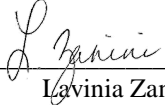
Report of Findings – Phase II Environmental Site Assessment, 8151 Capstan Way, Richmond, BC, Keystone Environmental Ltd, July 2012;

Report of Findings – Phase II Environmental Site Assessment, 3291 and 3311 No. 3 Road, Richmond, B, Keystone Environmental Ltd, July 2012;

Report of Findings – Phase II Environmental Site Assessment, 3211 and 3231 No. 3 Road, Richmond, BC, Keystone Environmental Ltd, June 2012;

Report of Findings – Phase I Environmental Site Assessment, 8151 Capstan Way, Richmond, B, Keystone Environmental Ltd, June 2012;

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Report of Findings – Phase II Environmental Site Assessment, 3351 No. 3 Road, Richmond, BC, Keystone Environmental Ltd, April 2012;

Report of Findings – Phase II Environmental Site Assessment, 3031 No. 3 Road and 8200 Corvette Way, Richmond, BC, Keystone Environmental Ltd, December 2011;

Report of Findings – Phase I Environmental Site Assessment, 3351 No. 3 Road, Richmond, BC, Keystone Environmental Ltd, December 2011;

Report of Findings – Phase II Environmental Site Assessment, 3331 No. 3 Road, Richmond, BC, Keystone Environmental Ltd, October 2011;

Report of Findings – Phase I Environmental Site Assessment, 3331 No. 3 Road, Richmond, BC, Keystone Environmental Ltd, October 2011;

Report of Findings – Phase I Environmental Site Assessment, 3291 and 3311 No. 3 Road, Richmond, BC, Keystone Environmental Ltd, September 2011;

Report of Findings – Phase I Environmental Site Assessment, 3031 No. 3 Road and 8200 Corvette Way, Richmond, BC, Keystone Environmental Ltd, May 2011;

Report of Findings – Phase I Environmental Site Assessment, 3211 and 3231 No. 3 Road, Richmond, BC, Keystone Environmental Ltd, April 2011;

Underground Storage Tank Removal Report, 3291 No. 3 Road, Richmond, BC, ALARA Environmental, Health & Safety, October 2010;

Draft Stage 1 Preliminary Site Investigation, 3231 No. 3 Road, Richmond, BC, URS Canada Inc., September 2003; and

Phase I Environmental Site Investigation Site History and Inspection – 3031 No. 3 Road and 8200 Corvette Way, Richmond, BC, Pottinger Gaherty Environmental Consultants (PGL), February 1997.

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