



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.

July 17, 2018
Date Issued



Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 5300 No 3 Road, Richmond, British Columbia which is more particularly known and described as:

Lot 80 Except: Part Road on Plan LMP46129, Sections 3 and 4 Block 4 North Range 6 West
New Westminster District Plan 50405
PID: 004-037-995

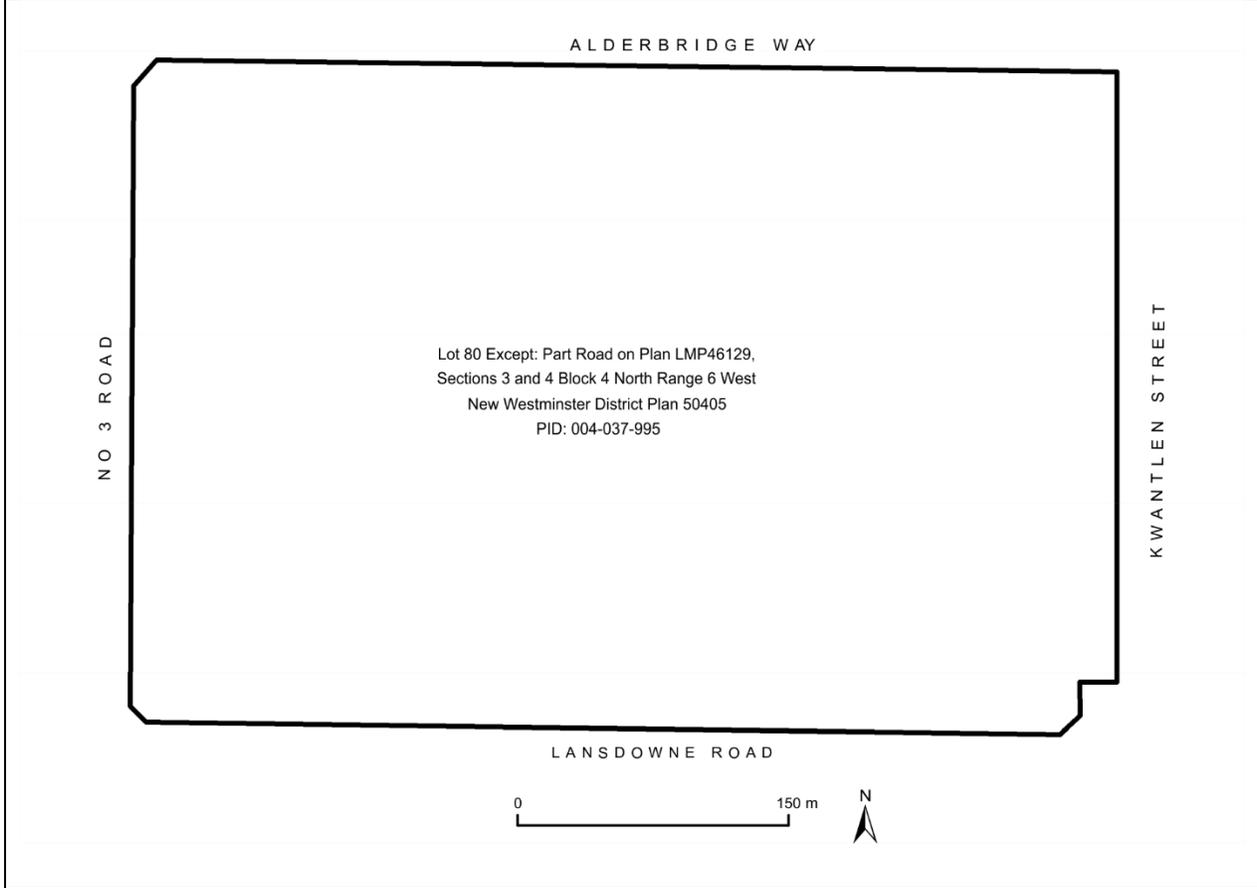
The approximate center of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 10' 32.08"
Longitude: 123° 07' 57.20"

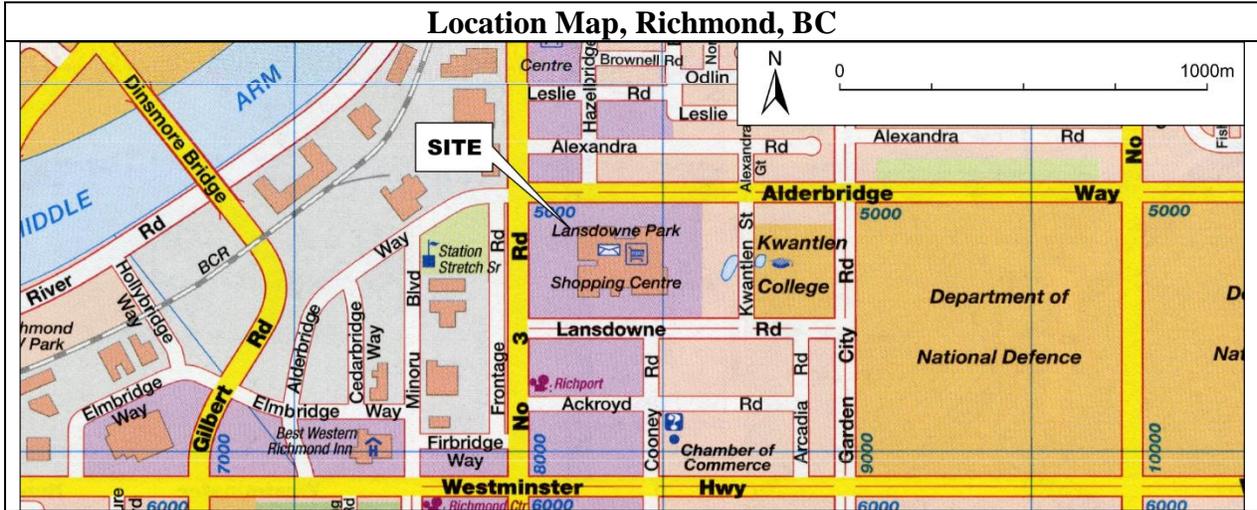
July 17, 2018
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Site Plan, Richmond, BC



Location Map, Richmond, BC



July 17, 2018

Date Issued

Peter Kickham

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 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) Current Site buildings are slab on grade construction;
- (b) Future Site buildings will be constructed in accordance with BC Building Codes

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 person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

July 17, 2018
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Schedule C
Substances and Uses

Substances remediated in soil for urban park soil use:

To meet numerical remediation standards:

benzene	71-43-2
LEPHs	NA
toluene	108-88-3
VPHs	NA
xylenes	1330-20-7

July 17, 2018
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Schedule D

Documents

- *Summary of Site Condition*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated May 2018;
- *Water Use Determination Re: Application for a Director's Decision Site 5482 – 5300 No. 3 Road, Richmond, BC*, issued by Lavinia Zanini, P.Geo. For Director, Environmental Management Act, Ministry of Environment and Climate Change Strategy, May 31, 2018;
- *5300 No 3 Road Richmond, BC Stage 1 and 2 PSI, DSI and Confirmation of Remediation*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated January 2018;
- *Stage I Preliminary Site Investigation, 5300 No. 3 Road, Richmond, BC*, prepared by D. Kelly Environmental Consultants, dated August 2010;
- *Stage I Preliminary Site Investigation, Lansdowne Shopping Centre, 5300 No. 3 Road, Richmond, BC*, prepared by Jacques Whitford Environment Limited, dated May 2002; and
- *Detailed Subsurface Assessment, Lansdowne Shell Service Station, 5300 No. 3 Road, Richmond, BC*, prepared by Morrow Environmental Consultants, dated December 1998.

July 17, 2018

Date Issued



Peter Kickham

For Director, *Environmental Management Act*