



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.

August 8, 2018
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A


The site covered by this Certificate of Compliance is located at 9920 River Drive, Richmond, British Columbia which is more particularly known and described as:

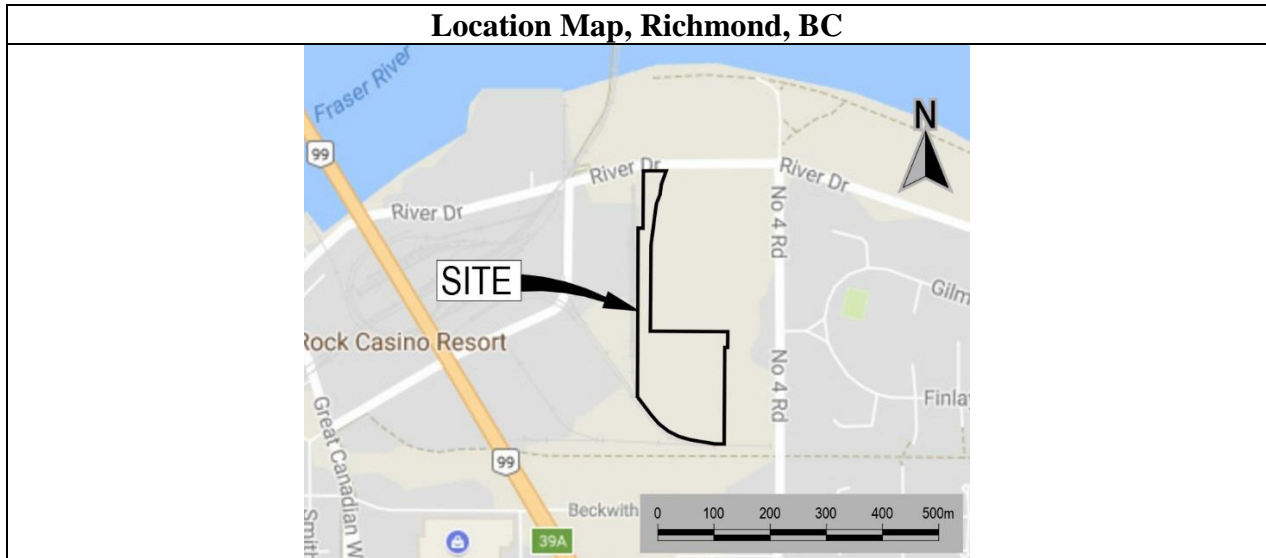
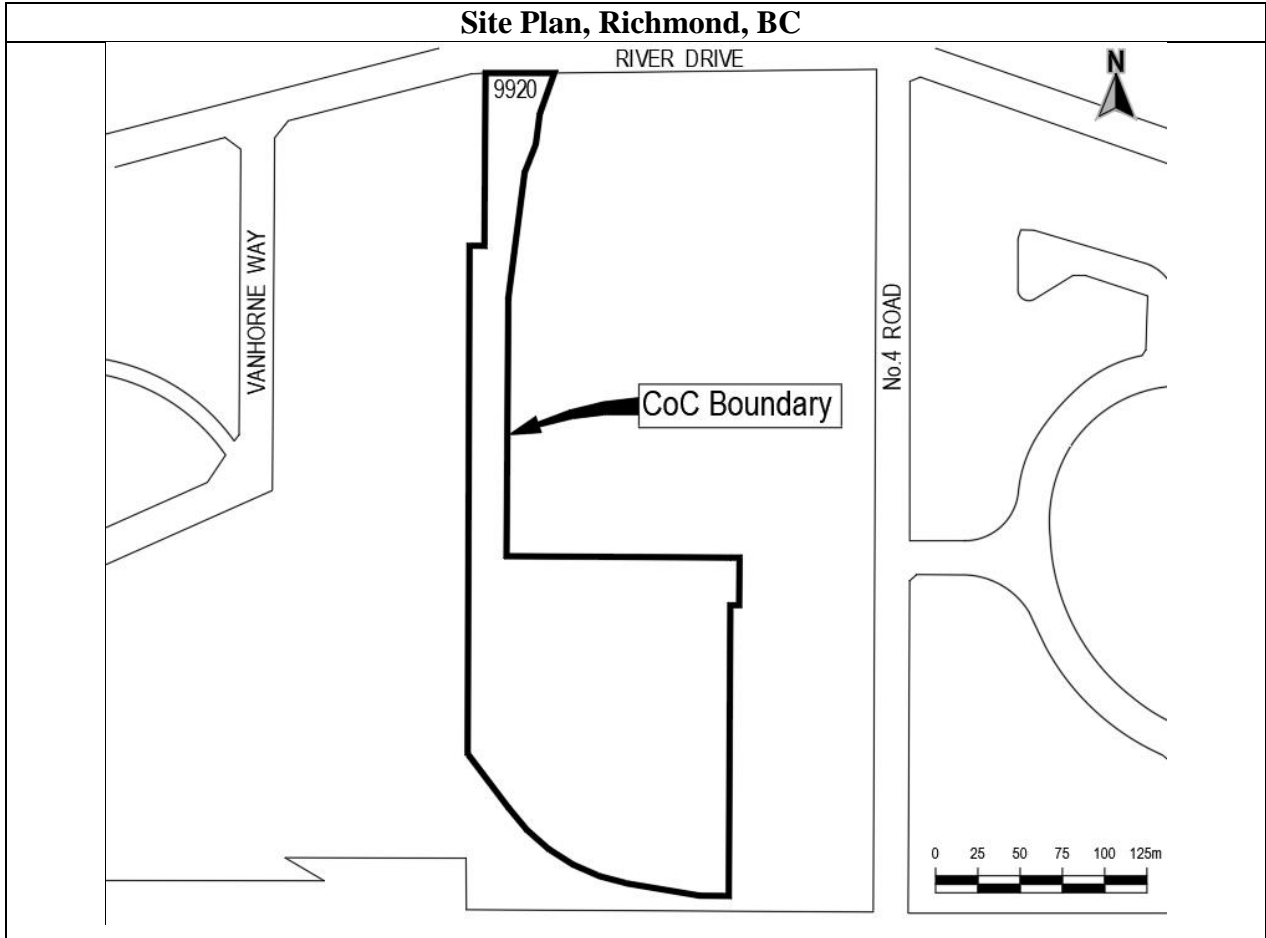
Lot 1, Except; Part Subdivided by Plan LMP5990, Section 22, Block 5 North, Range 6 West,
New Westminster District, Plan LMP1596
PID: 017-483-166

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

Latitude: 49° 11' 46.10"
Longitude: 123° 07' 00.60"

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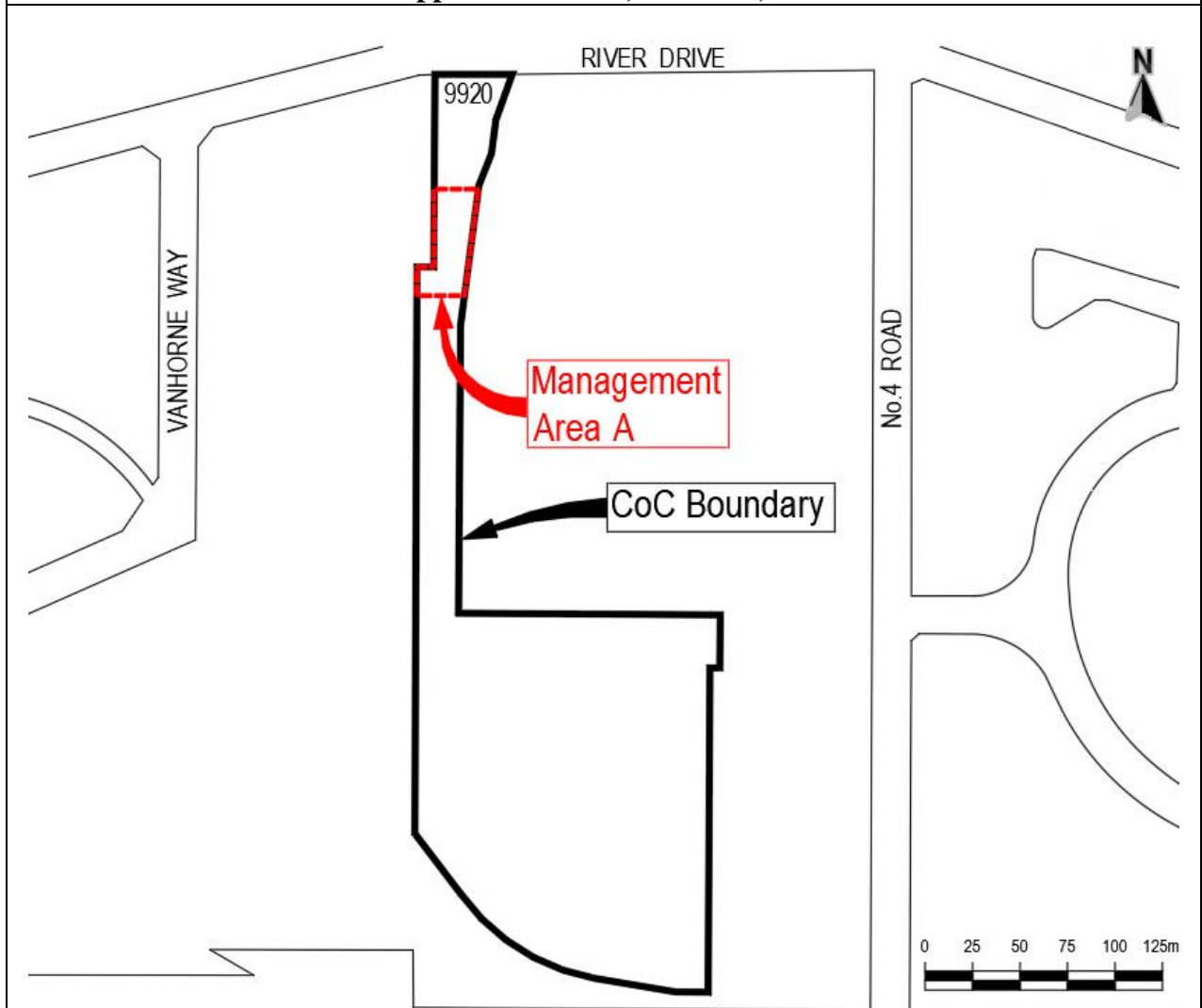

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Supplemental Plan, Nanaimo, BC



MANAGEMENT AREA A - METES AND BOUNDS DESCRIPTION:
THAT PORTION OF LOT 1, EXCEPT; PART SUBDIVIDED BY PLAN LMP5990, SECTION 22, BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN LMP1596 COMMENCING 60.807 METRES S0°22'27"W OF THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 1 SHOW ON SAID PLAN LMP1596,
THENCE E°0'0" 23.273 METRES,
THENCE S7°24'46.5"W 56.975 METRES,
THENCE W0°0'0" 25.037 METRES,
THENCE N0°12'51.1W 15.242 METRES,
THENCE E0°37'44.9"S 8.789 METRES,
THENCE N0°22'27"E 41.354 TO THE POINT OF COMMENCEMENT.

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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, and water uses 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. 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 risk-based standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing at the site. These assumptions include the following:

- (a) No buildings will be constructed within Management Area A (see Schedule A).
- (b) The current building structures, configuration and locations at the site outside of Management Area A will be maintained and no new buildings will be constructed.

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(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) Groundwater from this site must not be used for drinking water.
3. If requested by the Director, the responsible person(s) 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 commercial land soil use:

To meet risk-based remediation standards:

LEPHs

Tetrachloroethylene

Xylenes

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

Dichloroethane, 1,1-

Dichloroethylene, 1,1-

Dichloroethylene, 1,2-cis

Tetrachloroethylene

Trichloroethylene

Vinyl Chloride

Xylenes, Total

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

Pentachlorophenol [PCP]

Tetrachloroethylene

Tetrachlorophenol, 2,3,4,6-

Toluene

Trichloroethylene

Xylenes, Total

Substances remediated in water for marine aquatic life water use:

To meet risk-based remediation standards:

Pentachlorophenol [PCP]

Tetrachloroethylene

Tetrachlorophenol, 2,3,4,6-

Trichloroethylene

Xylenes, Total

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Schedule D

Documents

Summary of Site Conditions, SITE ID 19848, Michael Muttersbach, Next Environmental Inc., February 28, 2018.

Screening Level Risk Assessment – 9920 River Drive, Richmond, BC, Ryuji Marumo and Gavin Leung, Next Environmental Inc., February 28, 2018.

Stage 2 Preliminary Site Investigation and Detailed Site Investigation, 9920 River Drive, Richmond, BC, Ryuji Marumo and Gavin Leung, Next Environmental Inc., February 28, 2018.

Stage 1 Preliminary Site Investigation - Update, 9920 River Drive, Richmond, BC, Ryuji Marumo and Gavin Leung, Next Environmental Inc., February 27, 2018.


Stage 1 Preliminary Site Investigation, 9920 River Drive, Richmond, BC, Ryuji Marumo and Gavin Leung, Next Environmental Inc., November 2, 2017.

Supplemental Site Investigation 9900 and 9920 River Drive, Richmond, BC, for All Stars Motor Inn Ltd., Deepak Varshney and Umaakant Narang, TRI Environmental Consulting Inc., December 22, 2016.

Stage 2 Preliminary Site Investigation 9900 and 9920 River Drive, Richmond, BC, for 1884901 Alberta Ltd., Deepak Varshney and Umaakant Narang, TRI Environmental Consulting Inc., November 30, 2016.

Stage 1 Environmental Assessment Update for 9900, 9920 River Drive, Richmond, BC, Roger Purdy, Terrasolve Consulting Ltd., April 25, 2007.

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