



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.

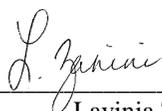
The substances for which remediation has been satisfactorily completed and for which this Certificate of Compliance is valid are listed in Schedule C.

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.

August 21, 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 10980 No. 3 Road, Richmond, British Columbia which is more particularly known and described as:

Parcel G, Reference Plan 15979, Section 33, Block 4, North Range 6 West, New Westminster District

PID: 003-463-834

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

Latitude: 49° 08' 01.7"
Longitude: 123° 08' 10.4"

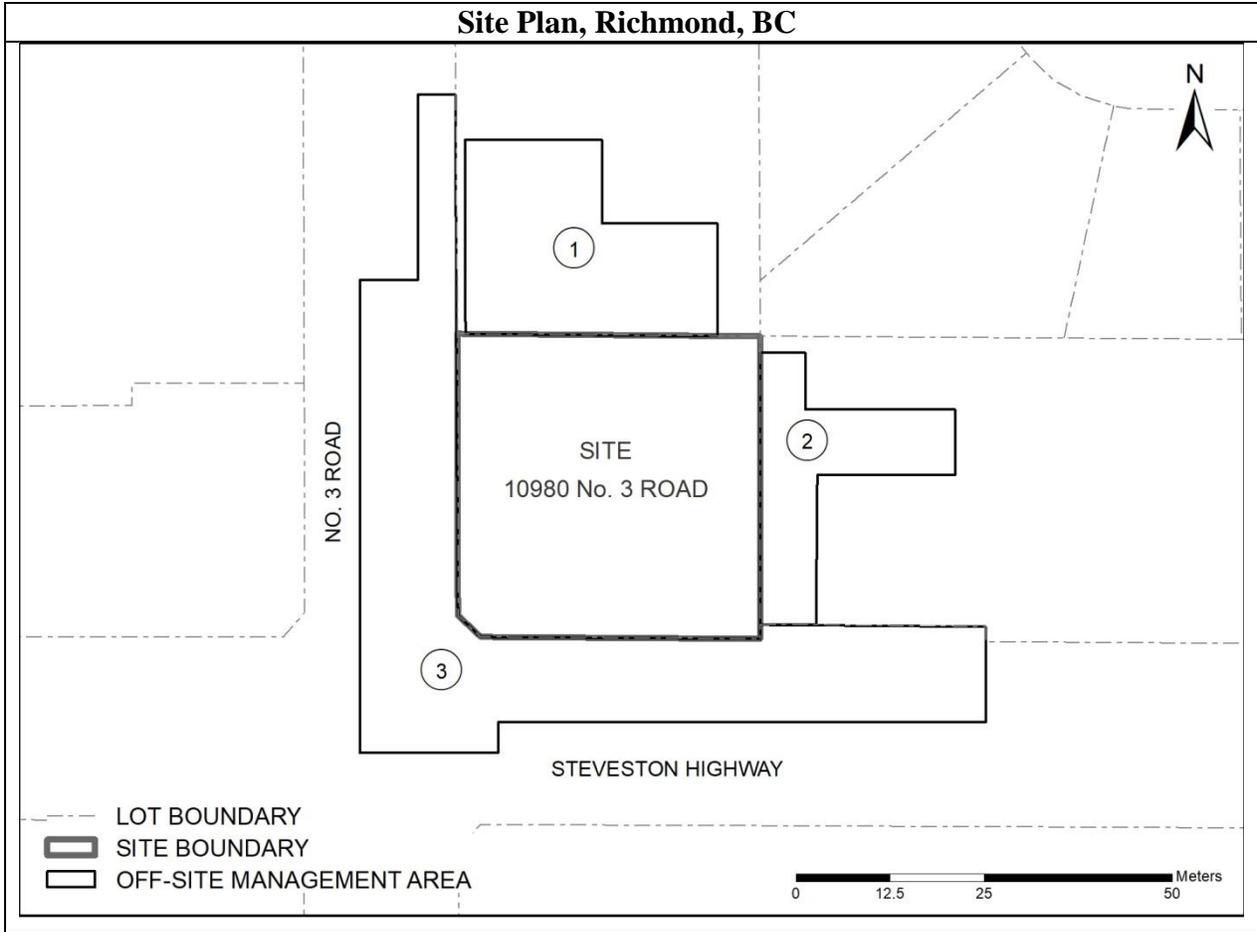
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Lavinia Zanini, P.Geol.

For Director, *Environmental Management Act*



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L. Zanini

Lavinia Zanini, P.Geo.

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 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.

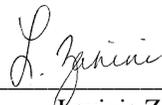
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Any building erected on-site will be slab-on-grade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at or adjacent to the site and the range of structures, locations and depths of buildings or trenches 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 a drinking water source.
3. If requested by the Director, the responsible persons 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:

- Arsenic 7440-38-2
- Benzene 71-43-2
- Ethylbenzene 100-41-4
- Toluene 108-88-3
- VPHs NA
- Xylenes 1330-20-7

Substances remediated in water for drinking water use:

To meet risk-based remediation standards:

- Arsenic 7440-38-2
- Antimony 7440-36-0
- Benzene 71-43-2
- Ethylbenzene 100-41-4
- Naphthalene 91-20-3
- Toluene 108-88-3
- VHw6-10 NA
- Xylenes, total 1330-20-7

Substances remediated in water for freshwater aquatic life water use:

To meet risk-based remediation standards:

- Benzene 71-43-2
- LEPHw NA
- Naphthalene 91-20-3
- Toluene 108-88-3
- VHw6-10 NA
- VPHw NA
- Xylenes, total 1330-20-7

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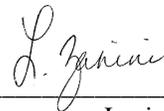
Schedule D

Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., March 2018.
- *Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 10980 No. 3 Road, Richmond, BC, MOE Identification No: 1801*, Mark White, Ilya Biniowsky, Joey Tsao, SLR Consulting (Canada) Ltd., March 2018.
- *Human Health and Ecological Risk Assessment, 10980 No. 3 Road, Richmond, BC, MOE Identification No: 1801*, Barbara Glijer, Sam Reimer, SLR Consulting (Canada) Ltd., March 2018.

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