



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 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 a portion of No. 3 Road and Steveston Highway (City of Richmond Lands / Management Area 3), west and south of the source site (10980 No. 3 Road), Richmond, British Columbia which is more particularly known and described as:

Management Area 3

ALL THAT PART of No. 3 Road and Steveston Highway, as shown labeled AREA 3 within the heavy outline on a Survey Plan prepared by Butler Sundvick, Drawing No. 5048-SK1 dated August 25th, 2017, which said part may be more particularly described as follows:

Commencing at the South Easterly corner of Lot G Section 33 Block 4 North Range 6 West New Westminster District Reference Plan 15979,

Thence 359°48'50" a distance of 2.000 metres, more or less, to the South Westerly corner of Strata Plan LMS1080,
Thence 90°21'05" a distance of 29.770 metres, more or less,
Thence 179°48'50" a distance of 12.851 metres,
Thence 270°00'00" a distance of 64.639 metres,
Thence 180°00'00" a distance of 4.039 metres,
Thence 270°00'00" a distance of 18.416 metres,
Thence 0°00'00" a distance of 62.857 metres,
Thence 90°00'00" a distance of 7.697 metres,
Thence 0°00'00" a distance of 24.687 metres,
Thence 90°00'00" a distance of 5.025 metres, more or less, to a point of intersection with the Westerly boundary of Strata Plan NW5,
Thence 179°46'15" a distance of 69.225 metres, more or less,
Thence 135°03'16" a distance of 4.265 metres, more or less,
Thence 90°21'05" a distance of 37.240 metres, more or less, to the point of commencement, said area containing 1799.3 square metres, more or less.

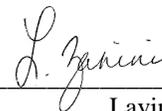
The site contains part of a legal parcel depicted in Survey Plan prepared by Butler Sundvick, Drawing No. 5048-SK1 dated August 25th, 2017

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

Latitude: 49° 08' 0.9"
Longitude: 123° 08' 11.5"

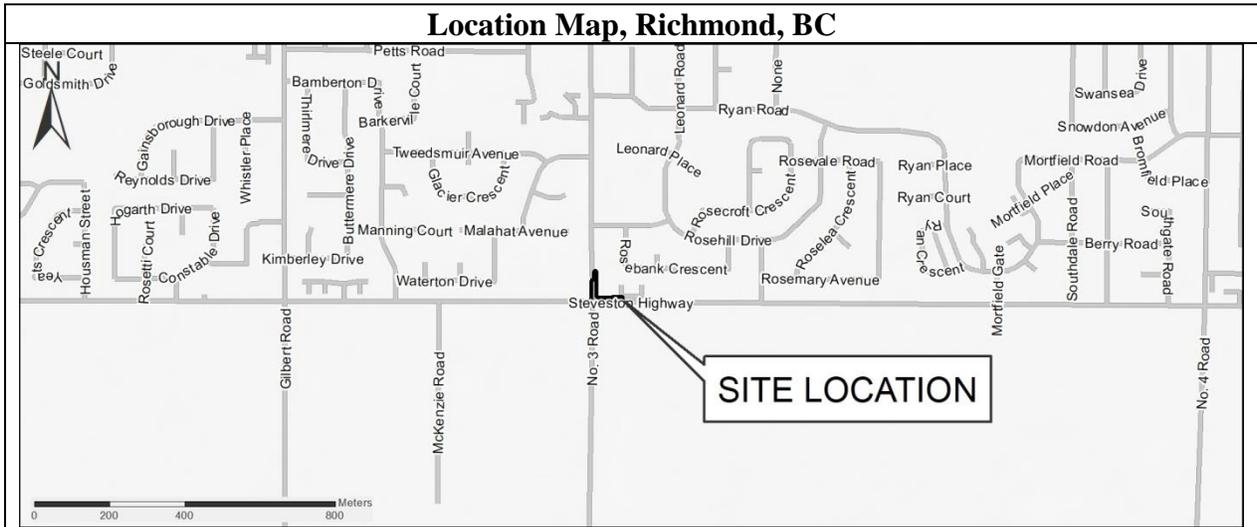
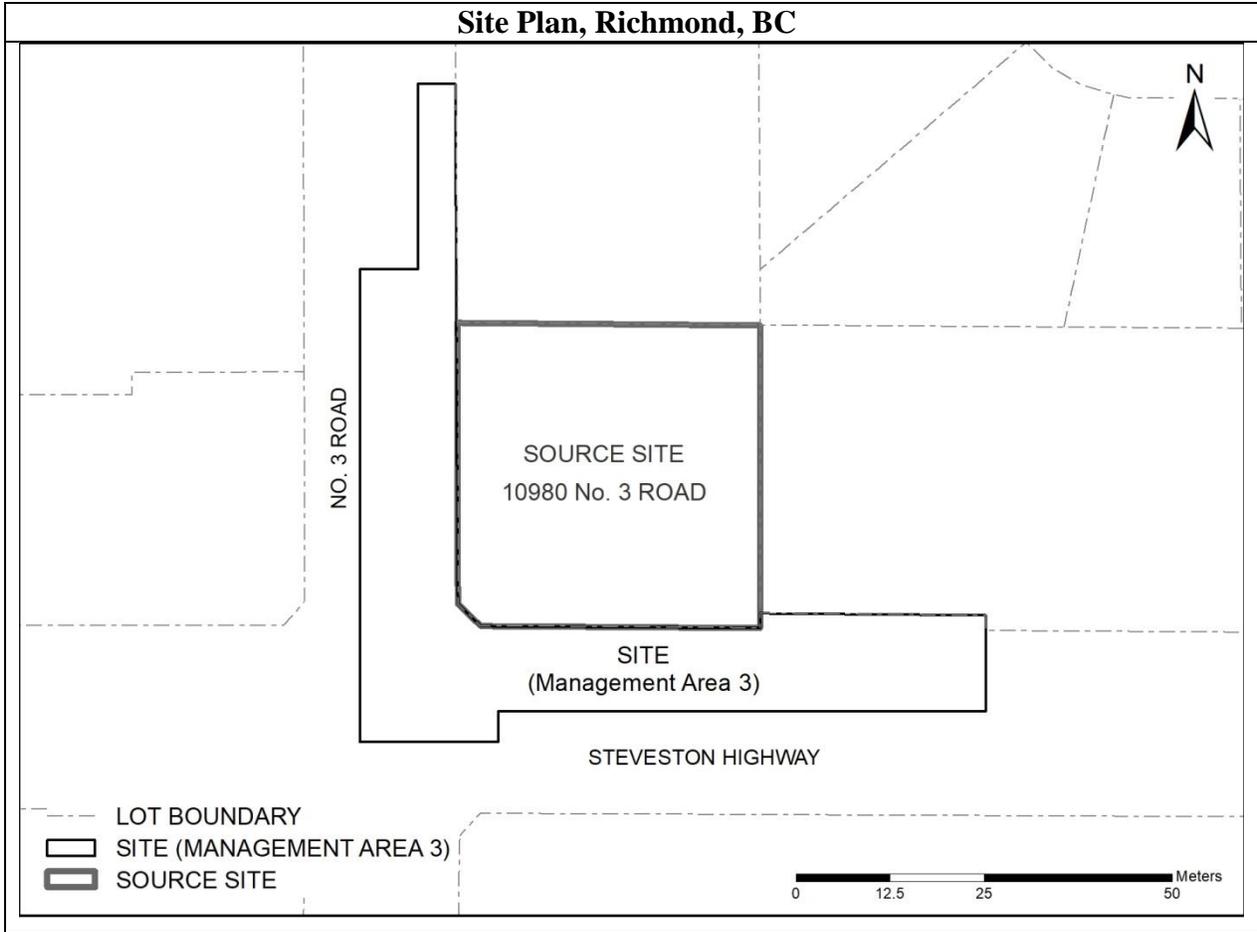
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Schedule B

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 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) The management area will remain a roadway/sidewalk.

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 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 beneath the management area 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 industrial land soil use:

To meet risk-based remediation standards:

- Benzene 71-43-2
- Ethylbenzene 100-41-4
- Toluene 108-88-3
- Xylenes 1330-20-7

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Ethylbenzene 100-41-4

To meet risk-based remediation standards:

- Arsenic 7440-38-2
- Benzene 71-43-2
- Xylenes, total 1330-20-7

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Ethylbenzene 100-41-4
- VPHw NA

To meet risk-based remediation standards:

- Benzene 71-43-2
- LEPHw NA
- Toluene 108-88-3

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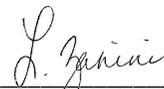
Schedule D

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.
- *Record of Correspondence for Metes and Bounds Management Areas Adjacent to 10980 No. 3 Road, Richmond, British Columbia (“the Site”)*, Mark White, SLR Consulting (Canada) Ltd., 23 May 2018.

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