



Ministry of  
Environment

**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.

FEB 24 2016

Date Issued

Peter Kickham  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Certificate of Compliance is located adjacent to 8400 River Road, Delta, British Columbia which is more particularly known and described as:

### Metes and Bounds Area #1:

Starting at Area #1 Starting Point, of reference plan of statutory Right of Way over a portion of Parcel "G" (Plan in Absolute Fees Parcels Book 11/734/3038F), except: Firstly: Part on reference Plan 11347 and Road; Secondly: Parcel E Plan 22258; Thirdly: Part Subdivided by Plan 76221; Fourthly: parts dedicated road on Plan LMP 44472; Fifthly: Part dedicated road on Plan EPP119; District Lot 131, Group 2 New Westminster District:

- Thence 65° 16' 25" for 16.243 metres;
- To the point of commencement.
- Thence 65° 16' 25" for 224.712 metres;
- Thence 173° 44' 08" for 64.768 metres;
- Thence 241° 17' 26" for 191.251 metres;
- Thence 325° 05' 50" for 75.913 metres;

Returning to the point of commencement.

### Metes and Bounds of Area #2:

Starting at Area #2 Starting Point, of reference plan of statutory Right of Way over a portion of Parcel "G" (Plan in Absolute Fees Parcels Book 11/734/3038F), except: Firstly: Part on Reference Plan 11347 and Road; Secondly: Parcel E Plan 22258; Thirdly: Part Subdivided by Plan 76221; Fourthly: parts dedicated road on Plan LMP 44472; Fifthly: Part dedicated road on Plan EPP119; District Lot 131, Group 2 New Westminster District:

- Thence 89° 30' 54" for 52.845 metres;
- To the point of commencement.
- Thence 89° 30' 54" for 109.156 metres;
- Thence 196° 40' 43" for 3.551 metres;
- Thence 229° 57' 31" for 6.605 metres;
- Thence 240° 01' 03" for 8.470 metres;
- Thence 249° 04' 53" for 22.335 metres;
- Thence 253° 34' 20" for 12.738 metres;
- Thence 260° 32' 22" for 10.454 metres;
- Thence 270° 06' 03" for 7.974 metres;
- Thence 275° 52' 39" for 6.192 metres;
- Thence 281° 45' 42" for 6.605 metres;
- Thence 289° 47' 18" for 11.390 metres;
- Thence 300° 03' 06" for 12.639 metres;

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- Thence 313° 02' 32" for 8.945 metres;
  - Thence 329° 14' 17" for 6.947 metres;
- Returning to the point of commencement.

The site contains part of a legal parcel depicted in an engineering drawing prepared by Keystone Environmental Ltd. on August 28, 2015.

The approximate centre of Area 1 using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 8' 45.20"  
Longitude: 122° 59' 13.0"

The approximate centre of Area 2 using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 8' 41.40"  
Longitude: 122° 59' 12.6"

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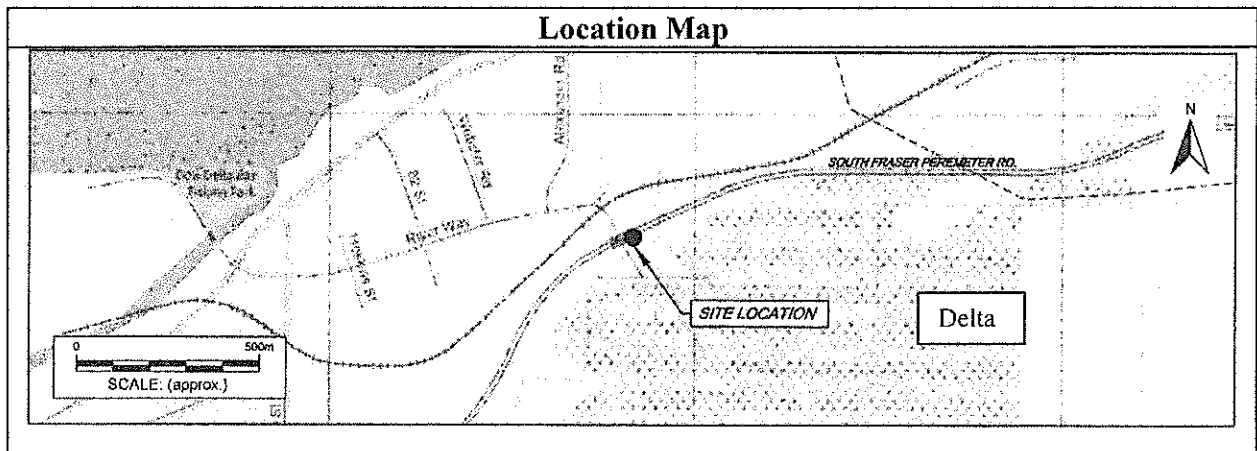
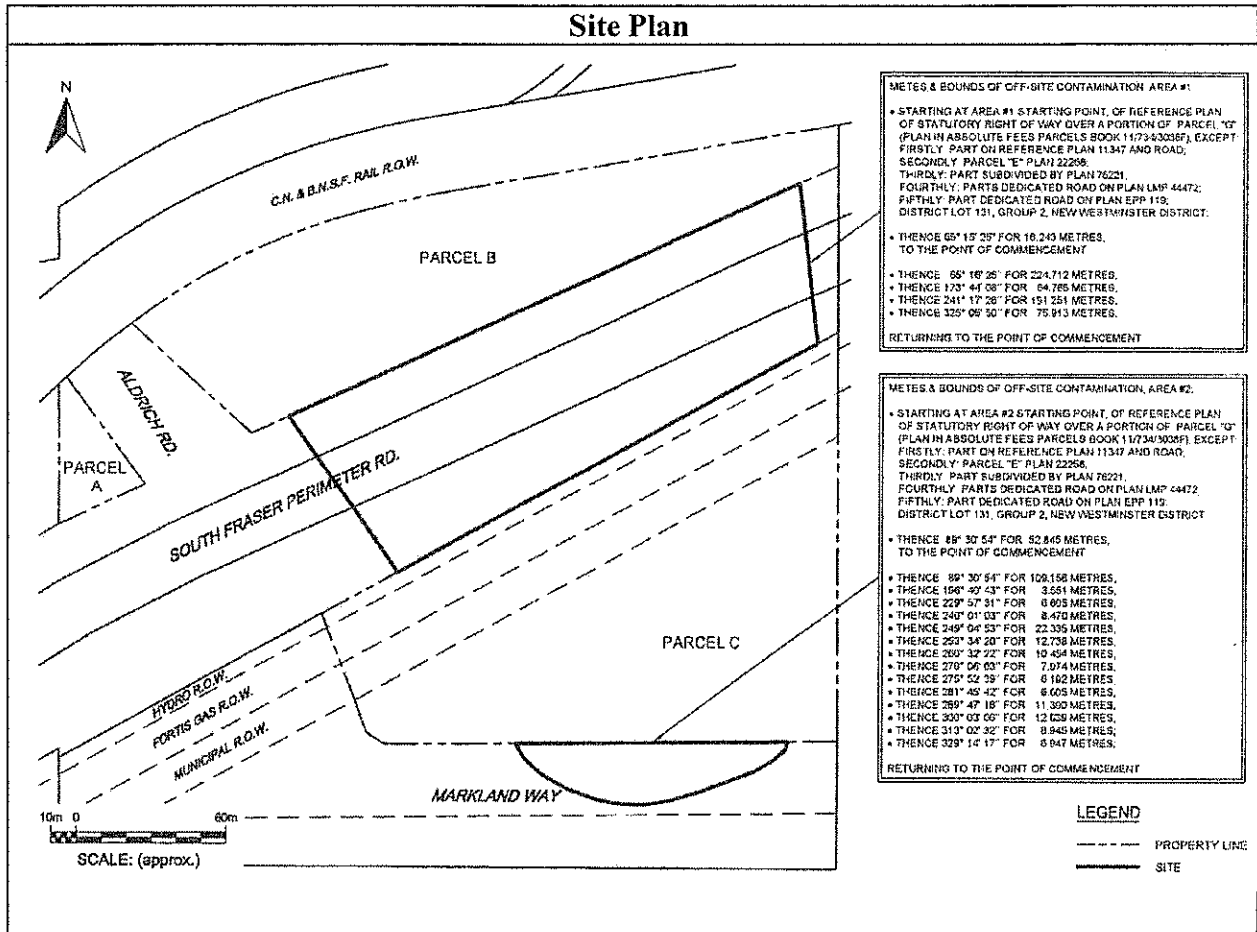
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## Schedule B

### 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.
2. The principal risk controls which must be present or implemented and must be maintained at the site include the following:
  - a) Site groundwater must not be used as drinking water.
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.
4. Performance verification must be undertaken as specified in the Performance Verification Plan listed in Schedule D or as specified in a modification of the plan approved by the Director.
5. Where required under a Performance Verification Plan for the site, records of performance verification actions and results must be maintained by the responsible persons or their agent. The records must be available for inspection by the Director.
6. The Director must be notified promptly by the persons responsible for the site if performance verification actions indicate that any institutional and engineering controls required in clause 2 of this Schedule are not being met. The following information must be submitted to the Director with the notification, or as soon as practicable thereafter:
  - (a) The time period over which institutional and engineering controls did not meet the requirements of Schedule B;
  - (b) The nature of the excursions;
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation.
7. If requested by the Director, a report signed by an Approved Professional must be submitted for review to the Director and must include the following:
  - (a) An evaluation of the performance of the institutional and engineering controls;

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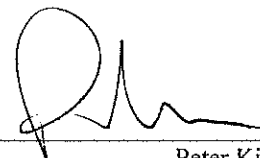
For Director, *Environmental Management Act*

- (b) Recommendations for modification of any plans referenced above, along with supporting rationale;
- (c) Interpretation of current and cumulative results of the performance verification actions undertaken according to the plan described in clause 4 above; and
- (d) Supporting documentation.

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**Schedule C**  
**Substances and Uses**

**Area 1 of the site**

*Substances remediated in water for drinking water use:*

To meet risk-based remediation standards:

- Arsenic.

**Area 2 of the site**

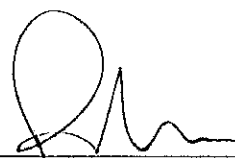
*Substances remediated in water for drinking water use:*

To meet risk-based remediation standards:

- Arsenic.

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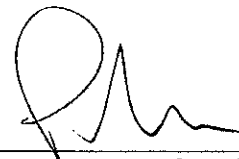
## Schedule D

### Documents

- *Summary of Site Conditions, 8400 River Road, Delta, BC*, prepared by Michael Geraghty P.Geo., Keystone Environmental Ltd., and Scott Steer, R.P.Bio., Steer Environmental Associates Ltd. October 8, 2015;
- *Report of Findings – Preliminary Site Investigation – Stage 1 Update and Detailed Site Investigation 8400 River Road, Delta, BC*. Prepared by Keystone Environmental Ltd. October 8, 2015;
- *Report of Findings – Human Health and Ecological Risk Assessment, 8400 River Road, Delta, BC*. Prepared by Keystone Environmental Ltd. October 8, 2015;
- *Performance Verification Plan for Certificate of Compliance at 8400 River Road, Delta, BC (Off-Site)*. Prepared by Keystone Environmental Ltd. October 8, 2015;
- *Stage 1 Preliminary Site Investigation Update, Parcels A, B, and C, 8400 River Road, Delta, BC*. Prepared by Guiton Environmental Consulting for Darrahdi Holdings Ltd., April 2015; and
- *Stage 2 Preliminary Site Investigation and Partial Detailed Site Investigation, Parcels A, B, and C, 8400 River Road, Delta, BC*. Prepared by Guiton Environmental Consulting for Darrahdi Holdings Ltd., April 2015.

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