



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.

August 2, 2016
Date Issued


Lavinia Zanini, P.Geo.
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 8100 Nordel Way, Delta, British Columbia which is more particularly known and described as:

That Part of District Lot 437, Group 2, New Westminster District shown as Parcel A on Statutory Right of Way Plan EPP39381
PID: 029-376-726

As well as the portions described as:

Metes and Bounds – Area A

Part of Nordel Way dedicated by gazette notice and as shown on plan 73156 commencing at a point at the northerly corner of parcel a Plan EPP39381, said point being an iron post;

Thence along the northerly boundary of said Parcel A at a bearing of 89 degrees 54 minutes and 47 seconds a distance of 88.08 metres to a point;

Thence at a bearing of 12 degrees 49 minutes and 2 seconds a distance of 37.92 metres to a point;

Thence at a bearing of 270 degrees 0 minutes and 0 seconds a distance of 85.45 metres to a point;

Thence at a bearing of 212 degrees 31 minutes and 28 seconds a distance of 49.47 metres to a point;

Thence at a bearing of 153 degrees 4 minutes and 18 seconds a distance of 17.29 metres more or less to an iron post on the boundary of said Parcel A, Plan EPP39381;

Thence along the boundary of said Parcel A, Plan EPP39381 at a bearing of 40 degrees 31 minutes and 22 seconds a distance of 11.98 metres more or less to an iron post; and

Thence along the boundary of said Parcel A, Plan EPP39381 at a bearing of 359 degrees 44 minutes and 13 seconds a distance of 10.91 metres more or less to an iron post being the point of commencement containing 0.366 hectares more or less.

This plan is based on the following Land Title and Survey Authority of BC records: Plan EPP39381.

Metes and Bounds – Area B

Part of Nordel Way dedicated by gazette notice and as shown on plan 73156 commencing at a point at the northwesterly boundary of Parcel A, Plan EPP39381, said point being 6.68m from an iron post at the northwesterly corner of said Parcel A;

Thence along the westerly boundary of said Parcel A at a bearing of 179 degrees 21 minutes and 13 seconds a distance of 71.09 metres to a point on the boundary of said Parcel A;

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Thence at a bearing of 269 degrees 21 minutes and 13 seconds a distance of 50.61 metres to a point; and

Thence at a bearing of 34 degrees 48 minutes and 19 seconds a distance of 87.26 metres more or less to the point of commencement on the westerly boundary of said Parcel A, Plan EPP39381 containing 0.180 hectares more or less.

This plan is based on the following Land Title and Survey Authority of BC records: Plan EPP39381.

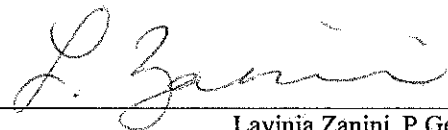
The site contains part of a legal parcel depicted in a Survey Plan of Part of Road, District Lot 437, Group 2, New Westminster District, Plan 1180 prepared by McElhanney B.C. Land Surveyor on March 30, 2016.

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

Latitude: 49° 08' 47.89"
Longitude: 122° 56' 22.90"

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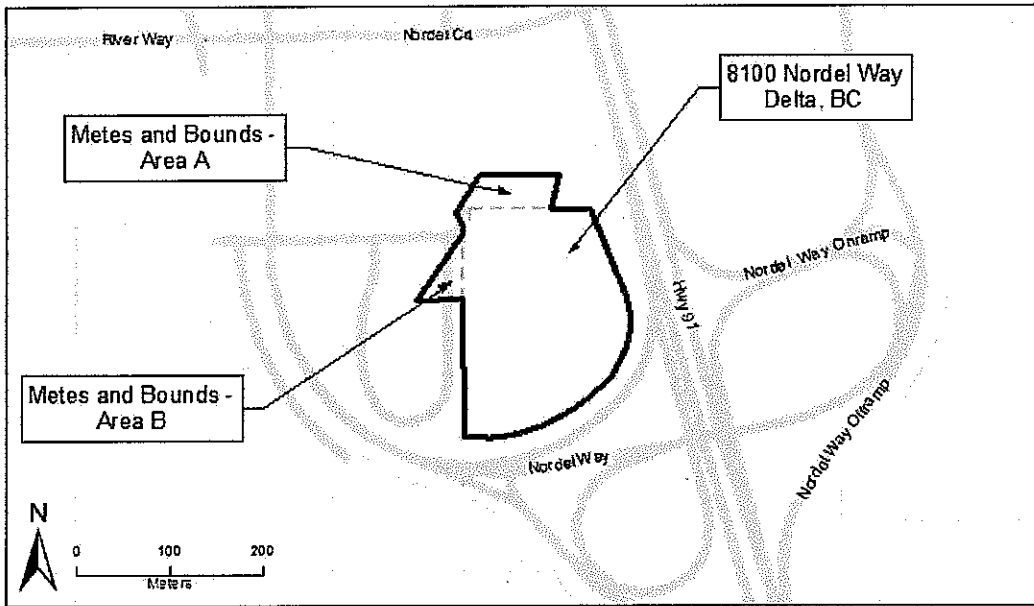
Date Issued



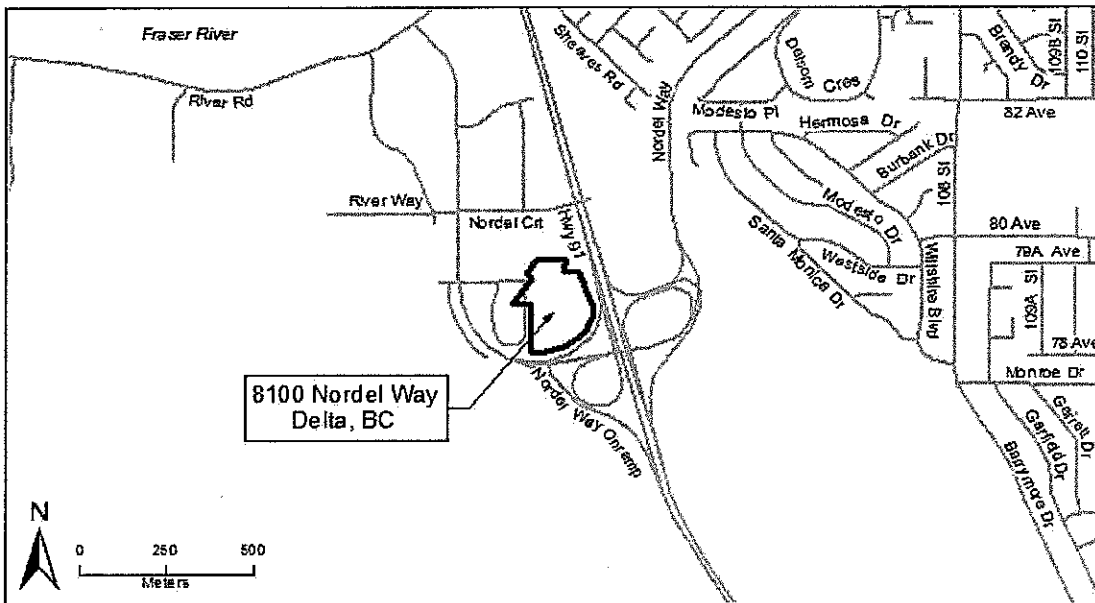
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Site Plan



Location Map



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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 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 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 expected at the site or adjacent property. These assumptions include the following:

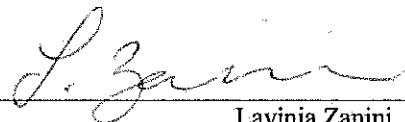
- a) Buildings at the site will be of slab-on-grade construction.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at and 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 person or 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 must not be used for domestic purposes (i.e. 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 person<s> 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 controls required in clause 2 of this Schedule are

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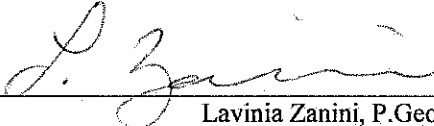
For Director, *Environmental Management Act*

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 controls did not meet the requirements of Schedule B;
 - b) The nature of the excursion;
 - 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 controls;
 - 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

Substances remediated in soil for commercial land soil use:

To meet numerical remediation standards:

- Benzene, ethylbenzene, and xylene;
- LEPHs and VPHs; and
- Naphthalene.

To meet risk-based remediation standards:

- Toluene; and
- Chloride.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- Benzene, ethylbenzene, and toluene;
- VPHw; and
- Naphthalene.

To meet risk-based remediation standards:

- Arsenic.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

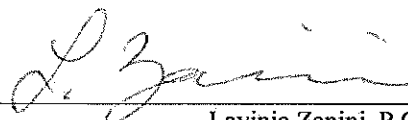
- Benzene, ethylbenzene, toluene, and xylenes (total);
- VPHw; and
- Naphthalene.

To meet risk-based remediation standards:

- Arsenic, chloride and sodium.

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Schedule D

Documents

Summary of Site Condition, prepared by Hemmera, dated May 2016;

Remedial Action Plan for an Approval in Principle, 8100 Nordel Way, Delta, BC, prepared by Hemmera, dated May 2016;

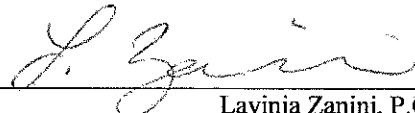
Performance Verification Plan for Certificate of Compliance at 8100 Nordel Way and Adjacent Metes and Bounds Areas, Delta, BC, prepared by Hemmera, dated May 2016;

Detailed Human Health and Ecological Risk Assessment, 8100 Nordel Way, Delta, BC, prepared by Hemmera, dated May 2016; and

Stage 1 and 2 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation, 8100 Nordel Way, Delta, BC (BC MOTI Site ID 13), prepared by Hemmera, dated March 2016.

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