



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.

December 5, 2017
Date Issued


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

Schedule A

The site covered by this Certificate of Compliance is located at 10274 River Road, Delta, British Columbia which is more particularly known and described as:

Lot 2 District Lot 18 Group 2 New Westminster District Plan 6285 Except: Firstly: Parcel 'A'
(Explanatory Plan 13246) Secondly: Plans 21132 and EPP3421
PID: 008-452-474

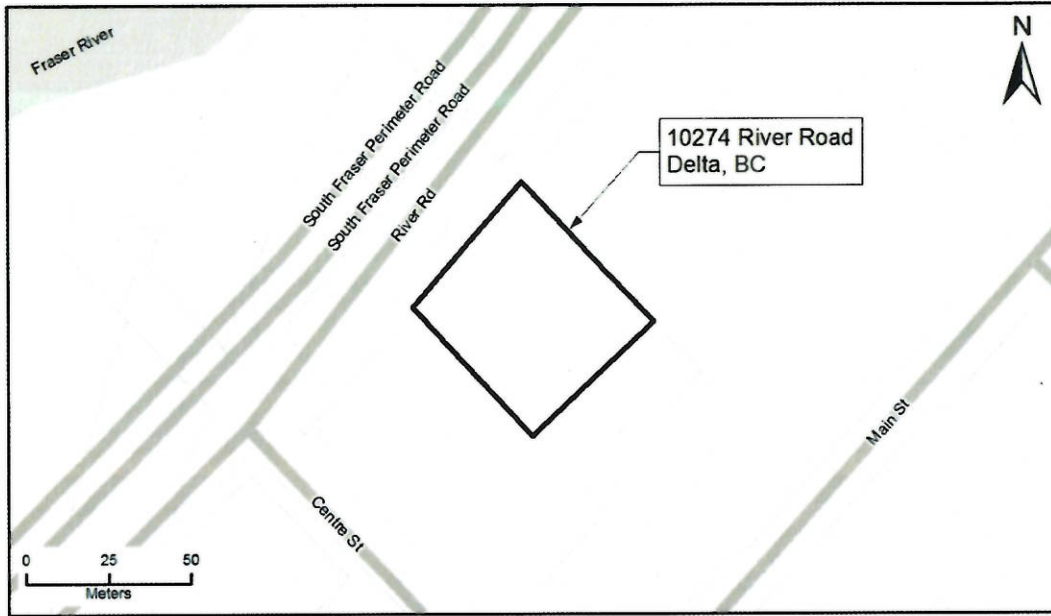
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 9' 28.4"
Longitude: 122° 56' 18.3"

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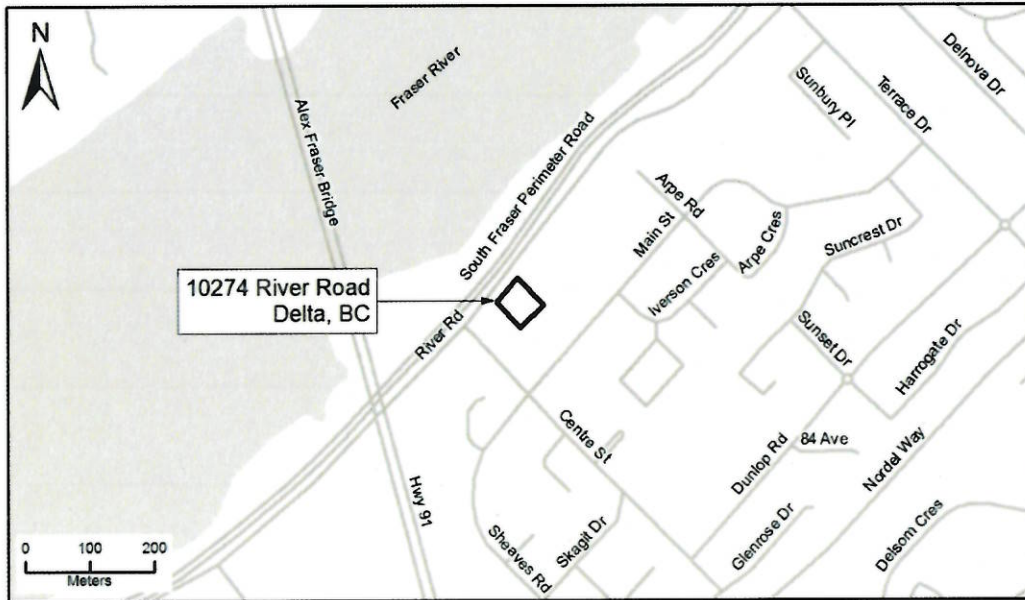

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Site Plan



Site Plan

Location Map



Site Location

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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 must have concrete foundations, and the bottom of the foundation cannot touch groundwater, nor extend to a depth deeper than 0.3 m below present grade.

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) Site groundwater must not be used as potable water.
 - (b) At least 1 m of soil cover must be maintained atop residual subsurface soil contamination in the risk control area within the metes and bounds described in this document.

METES AND BOUNDS FOR THE SOIL COVER RISK CONTROL AREA (See Figure 1, attached)

Commencing from the south-east corner of Parcel 6285, thence along the bearing N 43 degrees 23' 37.67" W a distance of 58.0 metres;

Thence along the bearing S 41 degrees 9' 15.10" W a distance of 20.5 metres (the point of beginning);

Thence along the bearing S 48 degrees 50' 45.67" E a distance of 13.5 metres;

Thence along the bearing S 41 degrees 9' 14.24" W a distance of 15.8 metres;

Thence along the bearing N 48 degrees 50' 45.67" W a distance of 13.5 metres;

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Thence along the bearing N 41 degrees 9' 14.24" E a distance of 15.8 metres to the point of beginning containing an approximate area of 213.5 m².

3. If requested by the Director, the responsible person 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. 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 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.
6. 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 residential land soil use:

To meet risk-based remediation standards:

- Arsenic, and;
- Benzene, ethylbenzene, toluene and xylene.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

- VPHw;
- Naphthalene.

To meet risk-based remediation standards:

- Toluene.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

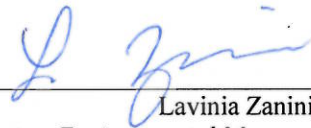
- 1,2-Dichloroethane;
- Xylenes (total).

To meet risk-based remediation standards:

- Arsenic;
- Benzene, ethylbenzene and toluene.

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Schedule D

Documents

Summary of Site Condition, 10274 River Road, Delta, BC, MOTI Site ID #17, prepared by Hemmera, dated September, 2017;


Performance Verification Plan for 10274 River Road, Delta, BC, prepared by Hemmera, dated September, 2017;

Detailed Human Health and Ecological Risk Assessment, 10274 River Road and OMA-1, Delta, BC, MOTI Site ID #17, prepared by Hemmera, dated September, 2017; and

Stage 1 Preliminary Site Investigation, Stage 2 Preliminary Site Investigation and Detailed Site Investigation and Remediation, 10274 River Road, Delta, BC, MOTI Site ID 17, prepared by Hemmera, dated September, 2017.

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Attachment Figure 1 - RISK CONTROL AREA



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