



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 and Hazardous Waste Regulation standards.

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.

May 23, 2019
Date Issued


Liliana Jerade
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 31941 Lougheed Highway, Mission, British Columbia, which is more particularly known and described as:


Lot "A" except, Firstly: Part dedicated as road on Plan 12676, Secondly: Part on SRW Plan LMP24285 Section 19 Township 17 New Westminster District Plan 8426

PID: 004-265-289

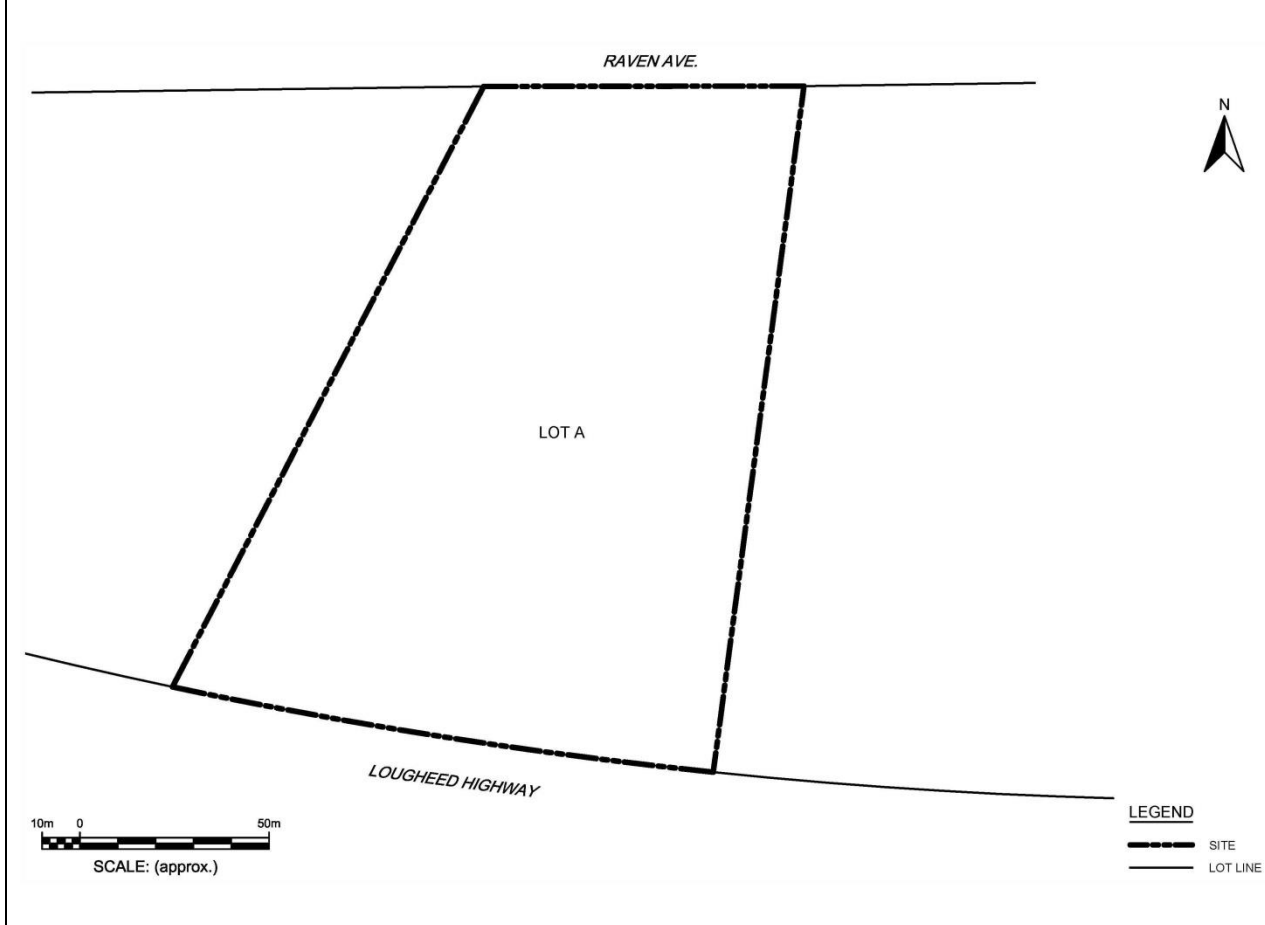
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 8' 2.2"
Longitude: 122° 20' 25.5"

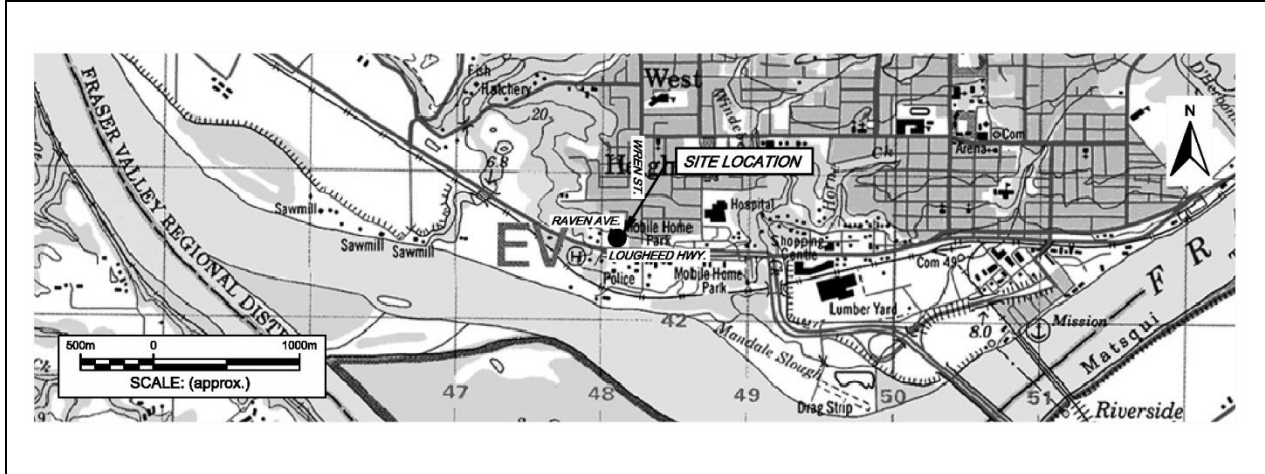
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Site Plan, Mission BC



Location Map, Mission BC



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Schedule B

Requirements and Conditions


1. Any changes in land 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 standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

(a) Buildings will be constructed with concrete foundations. The proposed building at the soil remediation areas will have commercial or parkade use within the lowest level.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at 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.

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Schedule C

Substances and Uses

Substances remediated in soil for low-density residential land soil use:

To meet numerical remediation standards:

antimony	7440-36-0
arsenic	7440-38-2
lead	7439-92-1
anthracene	120-12-7
benz(a)anthracene	56-55-3
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
dibenz(a,h)anthracene	53-70-3
fluoranthene	206-44-0
indeno(1,2,3-cd)pyrene	193-39-5
naphthalene	91-20-3
phenanthrene	85-01-8
pyrene	129-00-0

To meet Hazardous Waste Regulation standards:

Waste containing polycyclic aromatic hydrocarbon (waste containing polycyclic aromatic hydrocarbons (PAH) in a total concentration greater than 100 parts per million measured as polycyclic aromatic hydrocarbon TEQ by weight)

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Schedule D Documents

Summary of Site Condition - 31941 Lougheed Highway, Mission, BC, Keystone Environmental Ltd., April 17, 2019;

Addendum Report to Preliminary Site Investigation Stage 1 Update and Confirmation of Remediation 31941 Lougheed Highway, Mission, BC. Keystone Environmental Ltd., April 16, 2019;

Site Risk Classification Clarification 31941 Lougheed Highway, Mission, BC Site Registry Site ID 13800, Keystone Environmental Ltd., February 28, 2019;

Report of Findings - Preliminary Site Investigation Stage 1 Update and Confirmation of Remediation, 31941 Lougheed Highway, Mission, BC, Keystone Environmental Ltd. for Elevate Development Corporation, February 28, 2019;

Application of the Hazardous waste Regulation to clay target fragments, 31941 Lougheed Highway, Mission, BC, British Columbia Ministry of Environment and Climate Change Strategy for 1018532 B.C. Ltd., September 13, 2018;

Application for a Certificate of Compliance, 31941 Lougheed Highway, Mission, BC, British Columbia Ministry of Environment and Climate Change Strategy for 1018532 B.C. Ltd., August 16, 2018;

Performance Verification Plan for Certificate of Compliance, 31941 Lougheed Highway, Mission, BC, Next Environmental Inc. for 1018524 B.C. Ltd., January 30, 2018;

Human Health and Ecological Risk Assessment, 31941 Lougheed Highway, Mission, BC, Next Environmental Inc. for 1018524 B.C. Ltd., January 30, 2018;


Stage 1 Preliminary Site Investigation Update, 31941 Lougheed Highway, Mission, BC, Next Environmental Inc. for 1018524 B.C. Ltd., January 29, 2018;

Confirmation of Remediation, 31941 Lougheed Highway, Mission, BC, Next Environmental Inc. for 1018524 B.C. Ltd., January 29, 2018;

Stage 2 Preliminary Site Investigation, Detailed Site Investigation and Supplemental Site Investigation, 31941 Lougheed Highway, Mission, BC, Next Environmental Inc. for 1018524 B.C. Ltd., January 29, 2018;

Further Information for Site Risk Reclassification, 31941 Lougheed Highway, Mission, BC, Next Environmental Inc. for BC Ministry of Environment & Climate Change Strategy, January 29, 2018;


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Site Risk Reclassification, Site ID 13800, 31941 Lougheed Highway, Mission, BC, Next Environmental Inc. for BC Ministry of Environment & Climate Change Strategy, January 22, 2018; and

Stage 1 Preliminary Site Investigation, 31941 & 31971 Lougheed Highway and 31896 Raven Avenue, Mission, BC, Next Environmental Inc. for 1018524 B.C. Ltd., March 30, 2016.

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