



Tuesday, February 8, 2017
Project No. MON030138.01

366466 BC Ltd.
%o Mondiale Development Ltd.
300 - 911 Homer Street
Vancouver, BC
V6B 2W6

Attention: Mr. Donald Cliburn

Dear Donald,

**Re: PERFORMANCE VERIFICATION PLAN
FOR CERTIFICATE OF COMPLIANCE
21 Wallace Mews, North Vancouver, BC (Phase 3 Amenities) (“Site”)
Site ID 1419**

Next Environmental Inc. (“NEXT”) has prepared this Performance Verification Plan (“PVP”) in support of an application for a Certificate of Compliance (“COC”) for the Site. The PVP presents the principal risk management measures that apply at the Site to maintain validity of the COC (i.e. notes key risk management controls within Schedule ‘B’ of the COC which must remain in place at the Site). The PVP was prepared in accordance with Ministry of Environment (“Ministry”) Administrative Guidance 14¹.

PRINCIPAL RISK MANAGEMENT MEASURES

A human health and ecological risk assessment (HHERA) was conducted for the Site, and the results are presented in the report entitled:

Human Health & Ecological Risk Assessment, 21 Wallace Mews, North Vancouver, BC (Phase 3 Amenities, Site ID 1419), prepared by Jeroen Wauters, Next Environmental Inc., dated February 8, 2017.

¹ Administrative Guidance 14, “Performance Verification, Operations and Maintenance and Contingency Plans”, Version 3.0, December 2015.

The principal risk management measures upon which the risk assessment is based, as presented in Schedule 'B' of the COC include:

- (a) The 1m thick soil cap comprised of soils compliant with CSR urban park standards present across the uplands portion of the Site must remain intact; and,
- (b) The 1m thick armoured sediment cap comprised of sediments compliant with CSR marine sediment criteria for sensitive sites present across the intertidal portion of the Site must remain intact as per the design specified in the following WorleyParsons drawings: Phase 3 Foreshore General Arrangement, revision T, dated Dec. 19, 2014; Phase 3 Foreshore Cross-Sections and Details – sheet 1, revision N, dated Dec. 19, 2014, and Phase 3 Foreshore Scope of Work, Design Criteria, Slope Protection Specification and DWG List, revision N, dated Dec. 19, 2014.

DETERMINATION OF PROCEDURE 12 REMEDIATION TYPE

Based on the risk management measures for the Site, the remediation type applicable at the Site is considered a Type 2. Site-specific risk-based standards are met on the Site due to the presence of engineering controls, i.e. clean surface soil cap and armoured surface sediment cap. For Type 2 scenarios, a PVP is required.

PERFORMANCE VERIFICATION PLAN

A PVP is required to ensure that the principal risk management measures upon which the HHERA is based are being met at the Site.

Performance verification actions for the Site include the following:

- (a) List requirement to maintain the 1m thick clean soil cap across the upland portion of the Site as a condition on the COC;
- (b) List requirement to maintain the armoured surface sediment cap across the intertidal portion of the Site as a condition on the COC;
- (c) Inspect the Site annually to verify that the clean soil cap and armoured surface sediment cap remain intact.;
- (d) Maintain inspection records;
- (e) Maintain records related to site works that alter ground cover;
- (f) Provide these records to the Ministry, if requested by the Director. As well, if requested by the Director, responsible person(s) must provide a signed statement on whether the required conditions are being met; and
- (g) Notify to advise the Director if and when the clean surface soil cap or armoured surface sediment cap become compromised or stop functioning.

Any proposed modifications to this plan must be reviewed by the Ministry, prior to any acceptance of the modification.

Report does not constitute warranty.

The assessment and conclusions in this letter are based on the interpretation of information collected during investigations, remediation and/or from relevant knowledgeable parties. The accuracy of the information available to or presented to NEXT cannot be warranted and/or is the responsibility of the issuers. NEXT does not therefore, warrant the information contained in this letter. The responsibility of NEXT is to express an opinion on the information as obtained/presented regarding the environmental status of the Site and the degree to which it constitutes a potential environmental liability, as at the date of the letter.

Services considered confidential and cannot be relied on by third parties.

The contents of this letter are confidential and are intended for the exclusive use of Mondiale Development Ltd. ("Client"), the Ministry of Environment and the Society of Contaminated Sites Approved Professionals of British Columbia unless otherwise expressly permitted by NEXT. NEXT accepts no responsibility for any damages suffered by any third party as a result of decisions made or actions taken based on this letter. Any use of the letter or reliance on or decision made based on its contents by any third party is at the risk of said party.

NEXT is not responsible for any representations made by the Client to a third party based on the contents of this letter. The Client assumes full responsibility for damages sustained by any third party arising from representations made by the Client to a third party based on the contents of this letter.

We trust the foregoing is found satisfactory. However, if you have any questions regarding this information, please don't hesitate to call me at 604-419-3808.

Yours very truly,

NEXT ENVIRONMENTAL INC.

Jeroen Wauters, M.Eng., P.Eng.