



## 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.

February 23, 2017  
Date Issued

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

## Schedule A

The site covered by this Certificate of Compliance is located at 1837 Shuswap Avenue, Lumby, British Columbia which is more particularly known and described as:

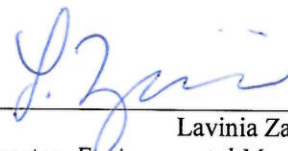
Lot 3, District Lot 18, Osoyoos Division Yale District, Plan 14627, Except Plans 25260, 30965 and 31773.

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

Latitude: 50° 14' 41.77"  
Longitude: 118° 57' 41.00"

February 23, 2017

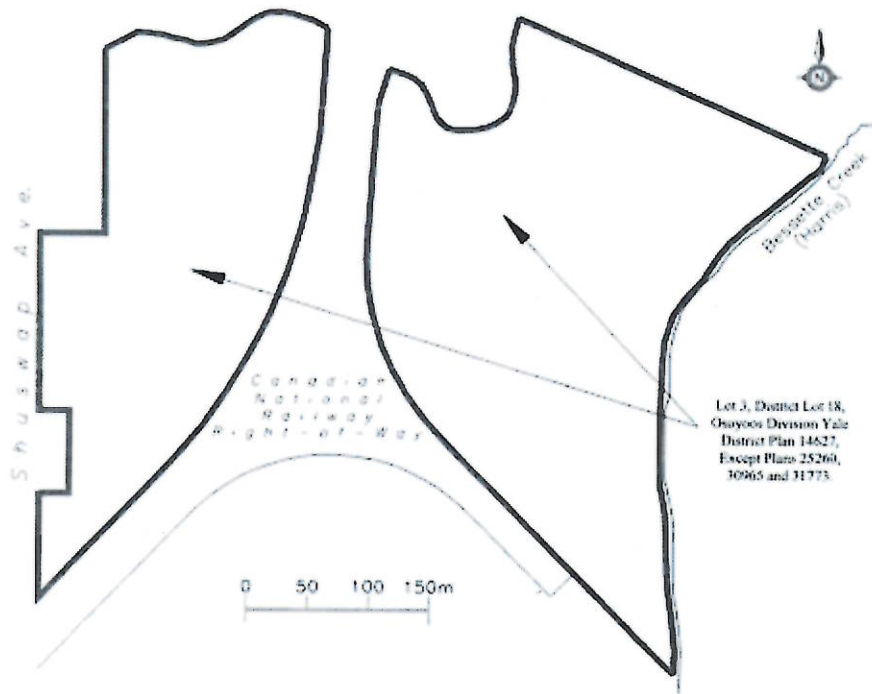
Date Issued



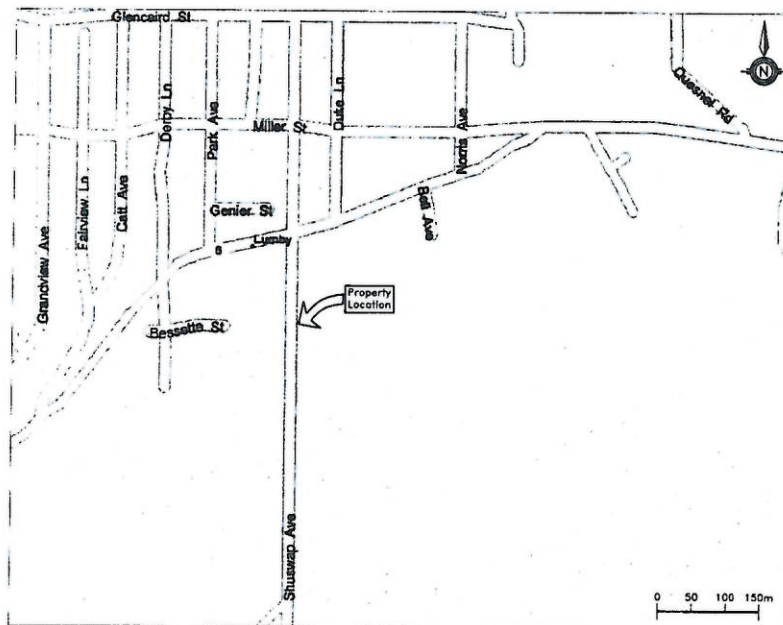
Lavinia Zanini, P.Geo.

For Director, *Environmental Management Act*

## Site Plan – Lumby, British Columbia




## Location Map – Lumby, British Columbia



February 23, 2017

Date Issued

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

## 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.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

*(a) Buildings at the site will be slab-on-grade construction;*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or 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 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 wells for drinking water use will not be installed at the Property;*

*(b) Soil contamination of benzene, toluene, ethylbenzene and/or xylene currently at depths of at least 1 m below current grade and in the area of the site as depicted on Figure No. 1 should remain at depths of at least 1 m and should not be redistributed as surface soil*

The area presented on Figure 1 is described as:

That portion of Lot 3, District Lot 18, Osoyoos Division Yale District, Plan 14627, Except Plans 25260, 30965 and 31773 beginning at the northwest corner (adjacent Shuswap Avenue) of said Lot 3, then 91°28'02" a distance of 61.870 m,

February 23, 2017  
Date Issued

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



then 179° 53' 17" a distance of 11.680 m and encompassing the area from that point as follows:

Thence 90°00'00" a distance of 18.576 m;

Thence 180°00'00" a distance of 4.579 m;

Thence 90°29'14" a distance of 3.166 m;

Thence 180°51'35" a distance of 17.546 m;

Thence 270°00'00" a distance of 21.479 m;

Thence 0°00'00" a distance of 22.149 m, more or less with the portion containing an area of 464.7 square metres, more or less.

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 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 excursion<s>;
  - (c) The temporary or permanent corrective measures implemented or to be implemented;
  - (d) An implementation schedule; and
  - (e) Supporting documentation.

February 23, 2017

Date Issued



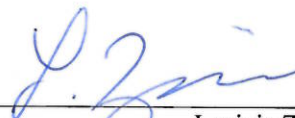
Lavinia Zanini, P.Geo.

For Director, *Environmental Management Act*

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;
  - (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.

February 23, 2017

Date Issued



Lavinia Zanini, P.Geo.

For Director, *Environmental Management Act*

## Schedule C

### Substances and Uses

#### *Substances remediated in soil for commercial land soil use:*

##### To meet numerical remediation standards:

- Cadmium, lead
- HEPHs, LEPHs

##### To meet risk-based remediation standards:

- Arsenic
- Naphthalene, phenanthrene
- Pentachlorophenol
- Benzene, ethylbenzene, toluene, xylene

#### *Substances remediated in water for drinking water use:*

##### To meet numerical remediation standards:

- Benzene, toluene, xylenes (total)

##### To meet risk-based remediation standards:

- Arsenic
- EPH<sub>w10-19</sub>
- Ethylbenzene
- Benzo[a]pyrene
- Carbazole

#### *Substances remediated in water for freshwater aquatic life water use:*

##### To meet numerical remediation standards:

- Benzene, toluene

##### To meet risk-based remediation standards:

- Arsenic
- EPH<sub>w10-19</sub>, LEPH<sub>w</sub>
- Acenaphthene, acridine, anthracene, benzo[a]pyrene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene

February 23, 2017

Date Issued

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

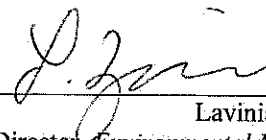
## Schedule D

### Documents

1. *Performance Verification Plan, 1837 Shuswap Avenue, Lumby, British Columbia, Site Registry ID 2439*, prepared by Parsons Inc. (January 12, 2017).
2. *Summary of Site Condition, 1837 Shuswap Avenue, Lumby, British Columbia, Site Registry ID 2439*, prepared by Parsons Inc. (January 12, 2017).
3. *Detailed Risk Assessment, 1837 Shuswap Avenue, Lumby, British Columbia*, prepared by Parsons Inc. (November 23, 2016).
4. *Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 1837 Shuswap Avenue, Lumby, British Columbia*, prepared by Parsons Inc. (November 4, 2016).
5. *Stage 1 Preliminary Site Investigation, 1837 Shuswap Avenue, Lumby, British Columbia*, prepared by Parsons Inc. (November 5, 2013).

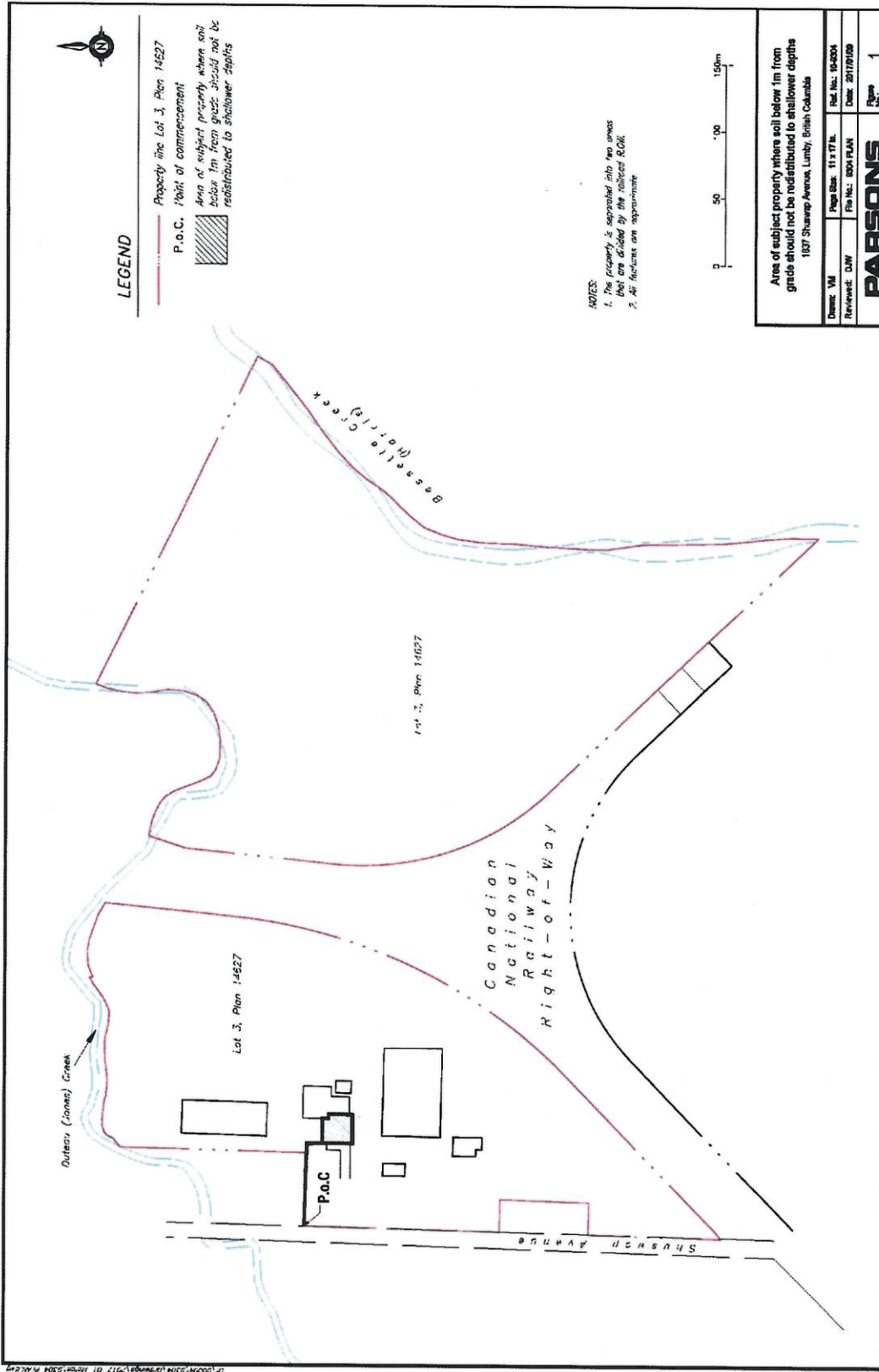
February 23, 2017

Date Issued



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





February 23, 2017  
Date Issued

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