



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.

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.

July 13, 2017
Date Issued

Peter Kickham
For Director, *Environmental Management Act*

Schedule A

The site covered by this Certificate of Compliance is located at 3101 Lakeshore Road, Kelowna, British Columbia which is legally described as:

Lot 2, District Lot 14, Osoyoos Division Yale District Plan 2863 Except Plans 36584 and 40362
PID: 003-866-700

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

Latitude: 49° 51' 41.6"
Longitude: 119° 29' 26.3"

The metes and bounds description of the area where deep rooting vegetation should only be planted is as follows:

ALL AND SINGULAR that certain parcel or tract of land, situate, lying, and being:

That part of Lot 2, District Lot 14, Osoyoos Division, Yale District Plan 2863 Except Plans 36584 and 40362; which may be more particularly described as follows:

COMMENCING at the southeast corner of said Lot 2;

THENCE 2°00'30", a distance of 63.610 metres along the easterly boundary of Lot 2;

THENCE 272°09'00", a distance of 23.550 metres along the northerly boundary of Lot 2;

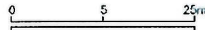
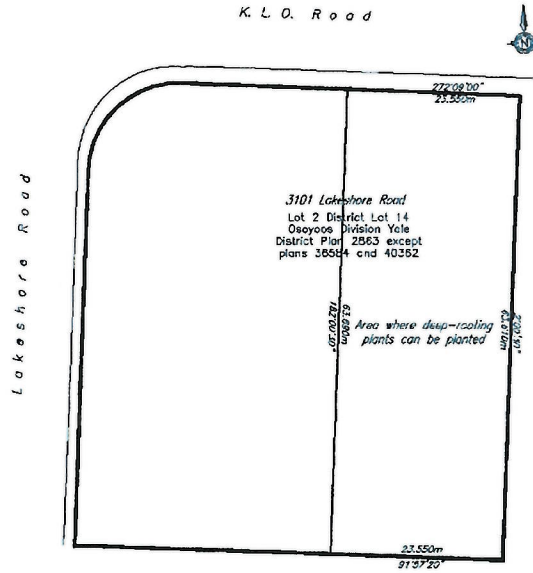
THENCE 182°00'30", a distance of 63.690 metres;

THENCE 91°57'20", a distance of 23.550 metres, more or less, along the southerly boundary of Lot 2, to the point of commencement, and containing 1499.0 square metres, more or less.

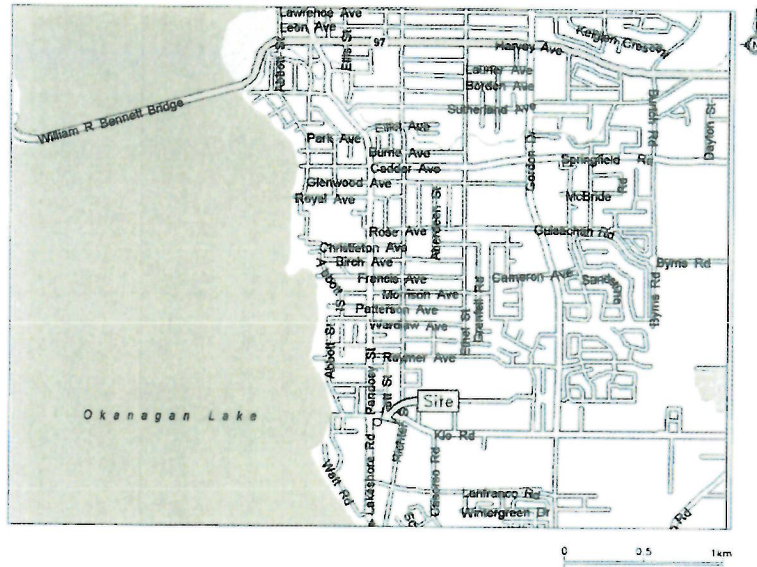
July 13, 2017
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

Site Plan, Kelowna, BC



Location Map, Kelowna, BC



July 13, 2017
Date Issued


 Peter Kickham
 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.

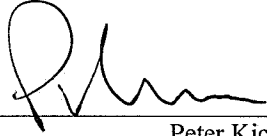
The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the structures and locations and depths of buildings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

- (a) Consistent with the future land use assumptions of the vapour assessment in the Detailed Site Investigation; the land located at the site will continue to be commercial land use, limited to slab-on-grade building design with commercial units at ground level and potential residential units above.

Any inconsistencies that arise between the depths of proposed or constructed buildings or trenches within the Management Area on the Property and the 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) Soil contamination at the site must remain at a depth of at least 1 m below future grade and not be redistributed as surface soil, current site grade as of July 13, 2017 must not be altered in a manner that would cause soil contamination to be located within 1 m of grade.
 - (b) Drinking water wells must not be constructed on the site.
 - (c) Plants/vegetation with roots expected to extend to below 1.0 mbgs shall only be planted in the area of the subject property where there is no remaining soil and/or groundwater contamination. This area is defined in Schedule A.

July 13, 2017
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

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 persons 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 excursions;
 - (c) The temporary or permanent corrective measures implemented or to be implemented;
 - (d) An implementation schedule; and
 - (e) Supporting documentation.

July 13, 2017
Date Issued



Peter Kickham
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances remediated in soil for commercial land soil use:

To meet risk-based remediation standards:

- Benzene, ethylbenzene, toluene and xylene; and
- VPHs, LEPHs and HEPHs.

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- Toluene;
- EPHW₁₀₋₁₉.

To meet risk-based remediation standards:

- Benzene, ethylbenzene and xylenes (total); and
- Benz[a]pyrene.

Substances remediated in water for freshwater aquatic life water use:

To meet numerical remediation standards:

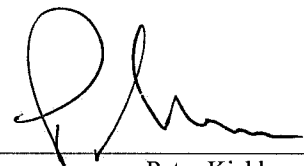
- Ethylbenzene and toluene;
- EPHW₁₀₋₁₉; and
- Phenanthrene.

To meet risk-based remediation standards:

- Benzene;
- LEPHw and VPHw; and
- Naphthalene and pyrene.

July 13, 2017

Date Issued



Peter Kickham
For Director, *Environmental Management Act*

Schedule D

Documents

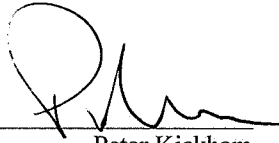
Summary of Site Conditions, 3101 Lakeshore Road, Kelowna, British Columbia by Parsons Inc., dated April 13, 2017;

Supplemental Preliminary Site Investigation/Detailed Site Investigation/Confirmation of Remediation, 3101 Lakeshore Road Kelowna, British Columbia by Parsons Inc., dated April 13, 2017;

Detailed Risk Assessment, 3101 Lakeshore Road Kelowna, British Columbia by Parsons Inc., dated April 13, 2017; and

Performance Verification Plan, for 3101 Lakeshore Road, Kelowna, British Columbia by Parsons Inc., dated April 13, 2017.

July 13, 2017
Date Issued


Peter Kickham
For Director, *Environmental Management Act*