



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.

The substances to which this Certificate of Compliance applies migrated to the site from a neighbouring source. It should not be assumed that this Certificate of Compliance certifies the remediation of all contaminants 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 a portion of City of Kelowna Lands Beneath Lakeshore Road and KLO Road north and west of 3101 Lakeshore Road, Kelowna, British Columbia which is legally described as:

All and singular that certain parcel of land situated in the City of Kelowna, British Columbia, adjacent to Lot 2, Plan 2863, except Plans 36584 and 40362, District Lot 14, Osoyoos Division of Yale District, more particularly described as follows:

Commencing at a point in the western boundary said lot, said point being one decimal one eight metres (1.118), horizontal ground distance, northerly of the southwest corner of said lot;

Thence following in the western boundary of said lot, fifty decimal three three metres (50.33), horizontal ground distance, northerly, to a point of curvature;

Thence following in a clockwise circular curve of radius twelve decimal three metres (12.30), horizontal ground distance an arc distance of nineteen decimal three seven one metres (19.371), horizontal ground distance, to a point on the northern boundary of lot 2;

Thence following easterly in the northern boundary, two decimal three nine seven metres (2.397), horizontal ground distance;

Thence forty-six degrees, eleven minutes, fifteen seconds, UTM grid bearings, two decimal six eight metres (2.68), horizontal ground distance;

Thence three hundred thirty degrees, forty-eight minutes, fifteen seconds, UTM grid bearings, six decimal six three seven metres (6.637), horizontal ground distance;

Thence two hundred ninety-three degrees, fifty-three minutes, thirty-four seconds, UTM grid bearings, seven decimal two one nine metres (7.219), horizontal ground distance;

Thence two hundred eighty-six degrees, forty-three minutes, fourteen seconds, UTM grid bearings, sixteen decimal four three one metres (16.431), horizontal ground distance;

Thence two hundred seventy-nine degrees, zero eight minutes, twenty-four seconds, UTM grid bearings, four decimal two eight one metres (4.281) horizontal ground distance;

Thence one hundred eighty degrees, ten minutes, twelve seconds, UTM grid bearings, four decimal nine five five metres (4.955), horizontal ground distance;

Thence two hundred nineteen degrees, nineteen minutes, twenty-eight seconds, UTM grid bearings, eleven decimal three four four metres (11.344), horizontal ground distance;

Thence one hundred eighty degrees, thirty-eight minutes, forty-seven seconds, UTM grid bearings, eight decimal five three metres (8.53), horizontal ground distance;

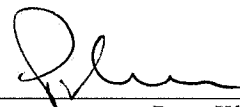
Thence one hundred eighty-one degrees, forty-six minutes, thirty- five seconds, UTM grid bearings, eight decimal one three two metres (8.132), horizontal ground distance;

Thence one hundred sixty-six degrees, fo1ly-five minutes, fifty -four seconds, UTM grid bearings, twenty-two decimal six eight four metres (22.684), horizontal ground distance;

Thence one hundred sixty-six degrees, twenty-six minutes, thirty-nine seconds, UTM grid

July 13, 2017

Date Issued



Peter Kickham

For Director, *Environmental Management Act*

bearings, twelve decimal two seven nine metres (12.279), horizontal ground distance:
Thence one hundred fifty-three degrees, forty-nine minutes, twenty-two seconds, UTM grid
bearings, fifteen decimal six four four metres (15.644), horizontal ground distance;
Thence eighty-four degrees, zero three minutes, twenty-one seconds, UTM grid bearings,
three decimal six two nine metres (3.629), more or less. horizontal ground distance, to the
point of commencement;
Said parcel containing zero decimal one three (0.13) hectares.

The site contains part of a legal parcel depicted in a metes and bounds survey prepared by H.G
van Gorp, B.C. Land Surveyor on April 13th, 2016.

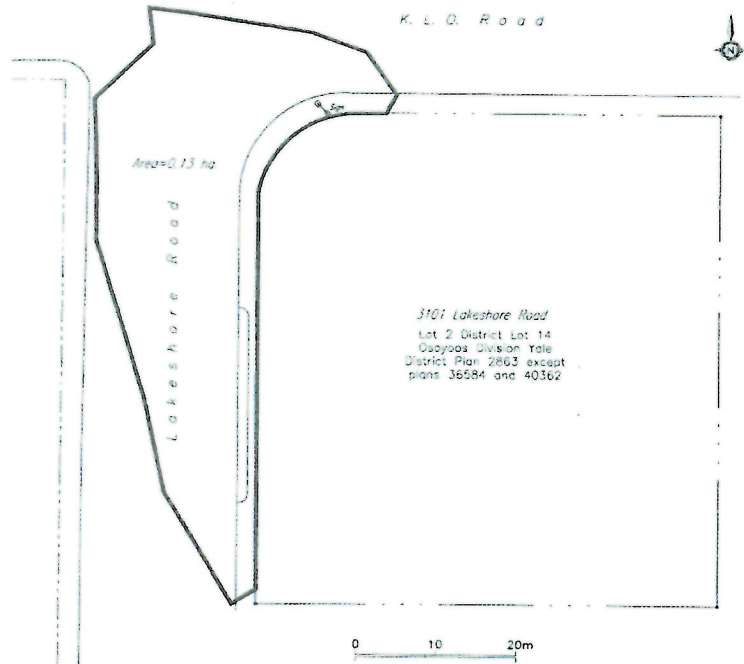
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 49° 51' 42.7"
Longitude: 119° 29' 28.1"

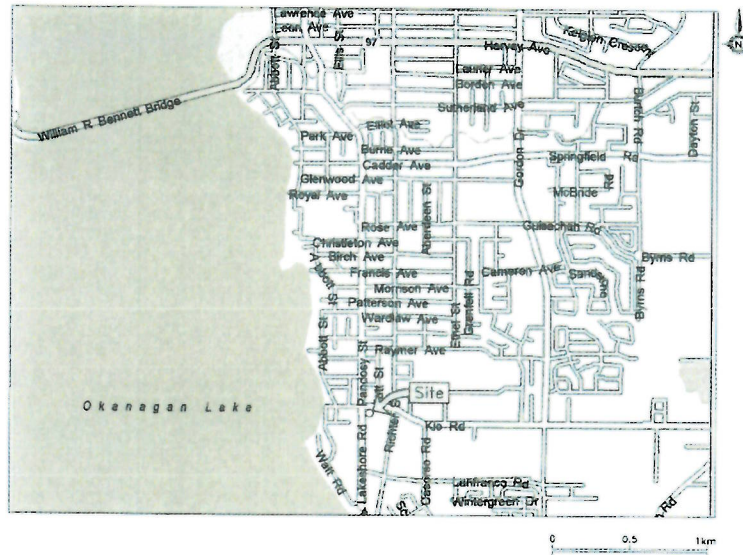
July 13, 2017
Date Issued


Peter Kickham
For Director, *Environmental Management Act*

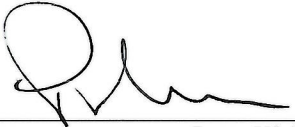
Site Plan, Kelowna, BC



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:

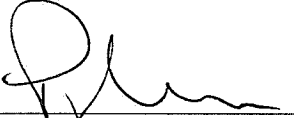
- (a) Consistent with the future land use assumptions of the vapour assessment in the Detailed Site Investigation, the land located at the site will continue to be industrial land use and will remain as roadways/sidewalks with surface cover of asphalt and/or concrete.

Any inconsistencies that arise between the depths of proposed or constructed buildings within the Management Area on the Property and the depths of buildings or trenches 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) The City Management Area will remain as roadways/sidewalks with surface cover of asphalt and/or concrete
 - (b) Plants with roots expected to extend to below 1.0 mbgs shall not be planted within the boulevards/sidewalks of the City Management Area
 - (c) No drinking water wells will be installed within the City Management Area.
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.

July 13, 2017

Date Issued



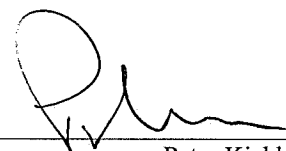
Peter Kickham

For Director, *Environmental Management Act*

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 industrial land soil use:

To meet risk-based remediation standards:

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

Substances remediated in water for drinking water use:

To meet numerical remediation standards:

- EPHW₁₀₋₁₉;
- Toluene; and
- Benz[a]pyrene.

To meet risk-based remediation standards:

- Benzene, ethylbenzene; xylenes (total).

Substances remediated water for freshwater aquatic life water use:

To meet numerical remediation standards:

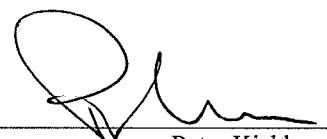
- EPHW₁₀₋₁₉;
- Toluene; and
- Pyrene.

To meet risk-based remediation standards:

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

July 13, 2017

Date Issued



Peter Kickham

For Director, *Environmental Management Act*

Schedule D

Documents

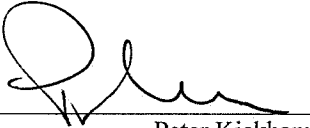
Summary of Site Condition for a Portion of City of Kelowna Lands Beneath Lakeshore Road and KLO Road adjacent to 3101 Lakeshore Road, Kelowna, British Columbia by Parsons Inc., dated April 13, 2017;

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 a Portion of City of Kelowna Lands Beneath Lakeshore Road and KLO Road adjacent to 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*