

3 March 2017

1014940343-011-L-Rev0

R.J.S Holdings Inc., Inc.No. 684324 (care of Sentes Automotive)
510 Duncan Avenue
Penticton, BC
V2A 7N1

Performance Verification Plan for Certificate of Compliance for Site ID 11859

Site ID: 11859

Site Location: 933 Westminster Avenue, Penticton BC

Author: Jeff Christie, MSc, RPBio, Environmental Scientist

Name of firm preparing the PVP: Golder Associates Ltd.

Risk Control Type: 2

Golder Associates Ltd. (Golder) has prepared this Performance Verification Plan (PVP) to support an application for a risk-based Certificate of Compliance (CoC) for the property located at 933 Westminister Avenue, Penticton, BC.

Soil and groundwater contamination was left in place at the completion of the detailed site investigation and confirmation of remediation. A risk assessment was conducted using both the BC Ministry of Environment screening level and detailed risk assessment tools. The PVP presents the principal risk management measures that apply at the Site to ensure the Site CoC remains valid based on the results of the risk assessment.

The required risk controls are as follows:

- The existing slab-on grade structures must remain in place in the risk management area (RMA; Figure 1) to prevent direct contact with petroleum hydrocarbon (PHC) contaminated soils. The RMA is based on the inferred extent of contamination established by the Detailed Site Investigation (Golder 2017). The RMA has PHC contamination remaining at various depths from 0.3 metres below ground surface (mbgs) to 2.5 mbgs, over a total area of approximately 50 m² (Golder 2017). The RMA is located across the mechanical repair shop and autobody repair shop of the current Site building, which is constructed of slab-on grade concrete. The area surrounding the building and remainder of the Site are predominantly covered in asphalt. Future use of the Site is understood to remain the same. The risk assessment indicated that the impacted soil remaining at the Site poses no unacceptable risks to human or ecological receptors assuming that the current concrete cover remains in place. Maintenance of the concrete cover is considered an engineering risk management control.



- Water wells must not be installed at the Site for drinking water purposes. 1,2-Dichlorobenzene and 1,4-dichlorobenzene are present in groundwater at one location at concentrations exceeding the BC *Contaminated Sites Regulation* Schedule 6 drinking water standard. However, the Site is currently connected to the municipal water system and is expected to remain connected in the future. The exclusion of future drinking water wells is considered an institutional risk management control.

Golder concludes this is a Type 2 site based on the use of engineering and institutional risk controls in conjunction with the lack of imminent risks resulting from failure of either risk control. As such, the required action for ongoing record keeping and reporting of these controls is for the responsible party or agent to notify the Director in the event that these risk management controls are no longer present. Golder notes that the residual soil contamination evaluated in this risk assessment is readily accessible should slab-on grade concrete be removed. If further remedial excavations are conducted, they should be conducted under the supervision of a qualified professional in a manner consistent with regulatory requirements. Golder notes that there is a mechanism whereby an Approved Professional can recommend that risk controls be removed or the risk-based CoC converted to a numerical-based CoC (i.e., no risk controls) based on future supplemental remediation.

We trust the information contained in this letter is sufficient for your present needs. Should you have any additional questions, please do not hesitate to contact the undersigned.

Sincerely,

GOLDER ASSOCIATES LTD.



Cristina Quinn, PhD, PChem
Environmental Scientist



Jeff Christie, MSc, RPBio
Environmental Scientist



Audrey Wagenaar, MSc, DABT, PChem
Associate/ Senior Environmental Scientist

Attachments: References/Statement of Limitations
Figure 1 – Risk Management Areas

REFERENCES

- British Columbia Ministry of Environment. 2008. *Protocol for Contaminated Sites: Screening Level Risk Assessment*. Victoria, BC: Ministry of the Environment. [Protocol 13].
- British Columbia Ministry of Environment. 2014. *Administrative Guidance on Contaminated Sites: Performance Verification Plans, Contingency Plans, and Operation and Maintenance Plans*. Victoria, BC: Ministry of the Environment. [Administrative Guidance 14].
- Golder. 2017. Detailed Site Investigation and Post-Remediation Monitoring, 933 Westminster Avenue West, Penticton, BC. Prepared for Sentes Automotive. Vancouver BC: Golder Associates Ltd. Golder Doc. No. 1014940343-006-R-Rev0-14002. 16 February 2017.

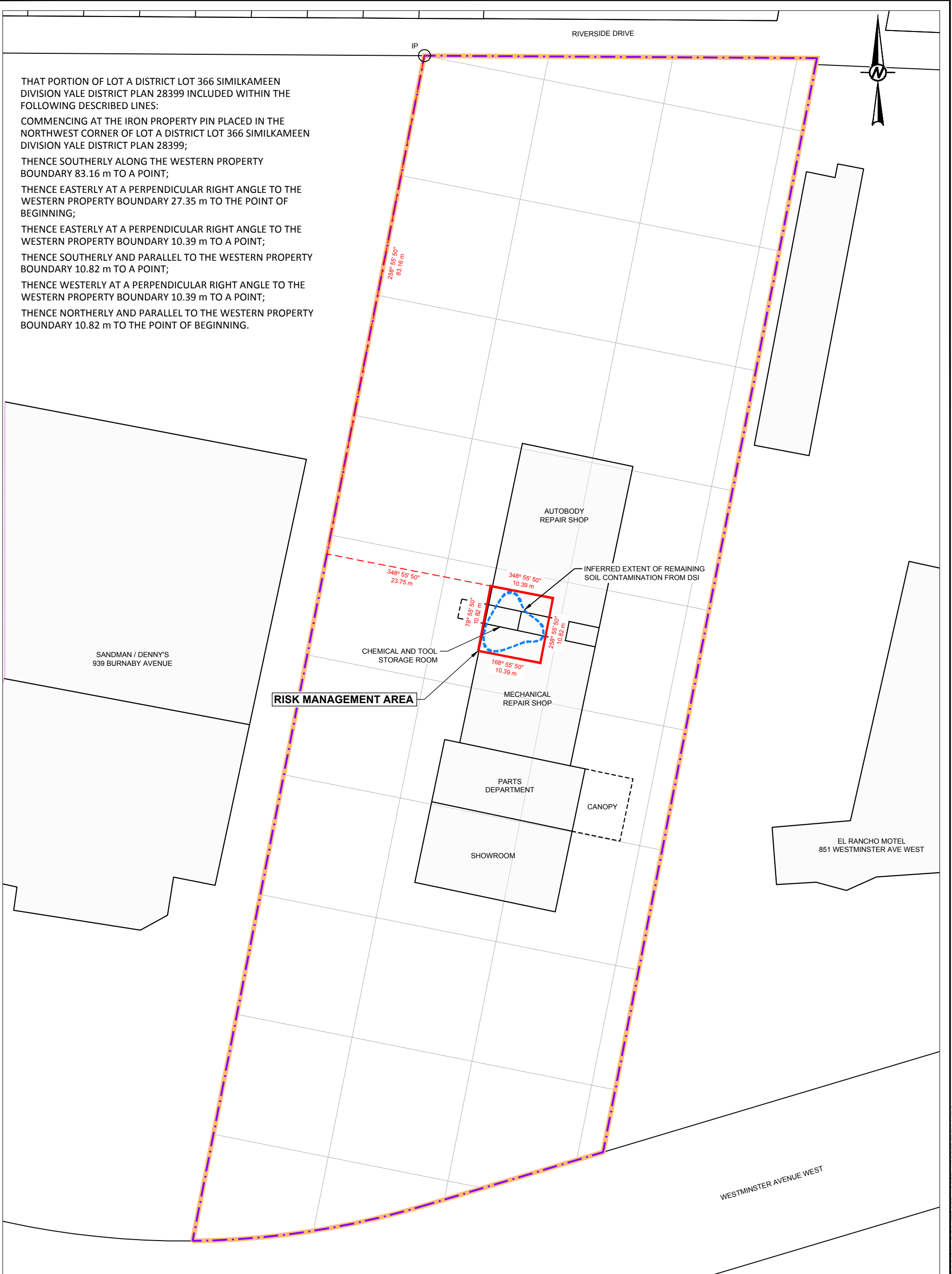
STATEMENT OF LIMITATIONS

This report has been prepared and the work referred to in this report has been undertaken by Golder Associates Ltd. for R.J.S Holdings Inc. (RJS Holdings [care of Sentes Automotive]). The BC Ministry of Environment and Members of the Contaminated Sites Approved Professionals Society may rely on this document. Any use of this report by a third party or any reliance on or decisions made based on it, are the responsibility of the third parties. Should additional parties require reliance on this report, written authorization from Golder Associates Ltd. will be required. Golder accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or action based on this report.

The investigation undertaken by Golder Associates Ltd. with respect to this report and any conclusions or recommendations made in this report reflect Golder Associates Ltd.'s judgement based on the site conditions observed at the time of the site inspection on the date(s) set out in this report and on information available at the time of preparation of this report. This report has been prepared for specific application to this site and it is based, in part, upon visual observation of the site, subsurface investigation at discrete locations and depths, and specific analysis of specific chemical parameters and materials during a specific time interval, all as described in this report. Unless otherwise stated, the findings cannot be extended to previous or future site conditions, portions of the site which were unavailable for direct investigation, subsurface locations which were not investigated directly, or chemical parameters, materials or analysis which were not addressed. Substances other than those addressed by the investigation described in this report may exist within the site, substances addressed by the investigation may exist in areas of the site not investigated and concentrations of substances addressed which are different than those reported may exist in areas other than the locations from which samples were taken.

If site conditions or applicable standards change or if any additional information becomes available at a future date, modifications to the findings, conclusions and recommendations in this report may be necessary.

Other than by RJS Holdings, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of Golder Associates Ltd. Nothing in this report is intended to constitute or provide a legal opinion.



THAT PORTION OF LOT A DISTRICT LOT 366 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 28399 INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES:
 COMMENCING AT THE IRON PROPERTY PIN PLACED IN THE NORTHWEST CORNER OF LOT A DISTRICT LOT 366 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 28399;
 THENCE SOUTHERLY ALONG THE WESTERN PROPERTY BOUNDARY 83.16 m TO A POINT;
 THENCE EASTERLY AT A PERPENDICULAR RIGHT ANGLE TO THE WESTERN PROPERTY BOUNDARY 27.35 m TO THE POINT OF BEGINNING;
 THENCE EASTERLY AT A PERPENDICULAR RIGHT ANGLE TO THE WESTERN PROPERTY BOUNDARY 10.39 m TO A POINT;
 THENCE SOUTHERLY AND PARALLEL TO THE WESTERN PROPERTY BOUNDARY 10.82 m TO A POINT;
 THENCE WESTERLY AT A PERPENDICULAR RIGHT ANGLE TO THE WESTERN PROPERTY BOUNDARY 10.39 m TO A POINT;
 THENCE NORTHERLY AND PARALLEL TO THE WESTERN PROPERTY BOUNDARY 10.82 m TO THE POINT OF BEGINNING.

SANDMAN / DENNY'S
 939 BURNABY AVENUE

RISK MANAGEMENT AREA

CHEMICAL AND TOOL STORAGE ROOM

AUTOBODY REPAIR SHOP

INFERRED EXTENT OF REMAINING SOIL CONTAMINATION FROM DSI

MECHANICAL REPAIR SHOP

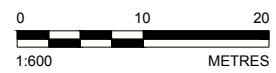
PARTS DEPARTMENT

CANOPY

SHOWROOM

EL RANCHO MOTEL
 851 WESTMINSTER AVE WEST

WESTMINSTER AVENUE WEST



LEGEND	— SITE BOUNDARY
—	AREA FOR PROPOSED INSTRUMENT
—	INFERRED EXTENT OF REMAINING SOIL CONTAMINATION FROM DSI
—	RISK MANAGEMENT AREA (RMA)
REFERENCE	
BASE FEATURES DERIVED FROM AERIAL PHOTOS AND ARE APPROXIMATE LOT BOUNDARIES FROM BC LAND TITLE AND SURVEY	
DATUM: NAD 83, PROJECTION: UTM ZONE 11	

CLIENT	SENTES AUTOMOTIVE	
CONSULTANT	YYYY-MM-DD	2017-02-23
	PREPARED	RTJ
	DESIGN	JC
	REVIEW	JC
	APPROVED	DVA

PROJECT	PERFORMANCE VERIFICATION PLAN 933 WESTMINSTER AVENUE WEST, PENTICTON, BC		
TITLE	RISK MANAGEMENT AREA		
PROJECT No.	PHASE	Rev.	FIGURE
10-1491-0343	160001	A	1

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM A3/B3 TO A4/B4