

March 13, 2017

Mr. Michael Roberts
UCANCO General Partners Inc
1650 Des Peres Road, Suite 306
St Louis, Missouri 63131

Re: Performance Verification Plan for Certificate of Compliance for the Metes and Bounds Area of 1476 Pemberton Avenue in Squamish, British Columbia

Dear Mr. Roberts,

Core6 Environmental Ltd. (Core6) has prepared this Performance Verification Plan (PVP) in support of applications for Certificates of Compliance (CofCs) for the former Shell Canada Products cardlock, bulk storage and distribution facility located at 38138 Loggers Lane in Squamish, British Columbia (the Site) and offsite areas affected by contamination from the Site, including part of 1476 Pemberton Avenue, defined by metes and bounds. The Site and portion of 1476 Pemberton Avenue are defined by legal lots and by metes and bounds as illustrated in Figure 1 attached. A PVP has been prepared for each CofC. This PVP is for the portion 1476 Pemberton Avenue, described with more detail in the CofC. The PVP presents the principal risk management measures that apply to ensure the CofCs remain valid (i.e., the key risk management controls of Schedule B of the Site CofCs which must remain in place). The PVP was prepared in accordance with BC Ministry of Environment (BCMOE) Administrative Guidance 14: Performance Verification Plans, Contingency Plans, and Operations and Maintenance Plans (2015).

BC MOE Site ID: 9682

Site Type: Type 2 Site. This conclusion is based on the risk management measures (i.e., the use of institutional controls to mitigate/eliminate risks and lack of imminent risks in the event that controls were either not implemented or were implemented but were rendered

Risk Controls Required:

A human health and ecological risk assessment (HHERA) was conducted for the Site and impacted lands, and the results presented in the Core6 report, *Human Health & Ecological Risk Assessment, 38138 Loggers Lane, Squamish, BC* (Core6, 2016). The principal risk management measures for 1476 Pemberton Avenue, based on the Core6 (2016) risk assessment, as presented in Schedule B of the CofC, are as follows:

1. Drinking water wells are not installed.

Required Actions to Implement the Required Risk Controls:

Performance verification actions for the portion of 1476 Pemberton Avenue defined by metes and bounds, include the following:

1. Communication with the owners/operators to ensure that only groundwater wells for drinking water purposes are not installed within the metes and bounds area of 1476 Pemberton Avenue.
 - a. The maintenance plan should include language that documents the fact that groundwater wells for drinking water are not installed. This may also required a deed restriction or some other mechanism to enforce this restriction in the future. The listing of this risk management measure in Schedule B of the CofC meets this requirement.

Summary Rationale for Selecting Required PVP Element(s):

1. The need to prevent installation of groundwater wells for any purpose but particularly for use as drinking water wells is to prevent human exposure to contaminants in groundwater. Exposure to contaminated groundwater could harm people.

In summary, it is our opinion that the advisories recommended for listing in Schedule B of the CofC are sufficient to ensure performance verification of the risk management measures required for the metes and bounds area of 1476 Pemberton Avenue.

GENERAL LIMITATIONS AND CONFIDENTIALITY

Core6 prepared this report for the exclusive use of UCANCO General Partners Inc, 1650 Des Peres Road, Suite 306, St Louis, Missouri 63131. In providing this report, Core6 accepts no liability or responsibility for the Site described in this report or for any business decisions relating to the Site.

The BCMOE is authorized to rely on the results within the limitations of the following paragraphs for the purpose of determining whether UCANCO General Partners Inc, 1650 Des Peres Road, Suite 306, St Louis, Missouri 63131 is fulfilling (has fulfilled) its obligations with respect to applicable environmental regulations. Any use, reliance on, or decision made by a third party based on this report is the sole responsibility of such third party. Core6 accepts no liability or responsibility for any damages that may be suffered or incurred by any third party, as a result of the use of, reliance on, or any decision made based on this report.

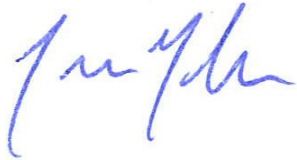
Any use, reliance on, or decision made by a third party based on this report, is the sole responsibility of the third party. Core6 accepts no liability or responsibility for any damages that may be suffered or incurred by any third party as a result of decisions made or actions taken based on this report.

The information documented in this report reflects Core6's judgment in light of the information available to Core6 at the time of preparing the report. The findings, conclusions, and recommendations in this report have been developed in a manner consistent with the level of skill normally exercised by environmental professionals currently practicing under similar conditions. In preparing this report, Core6 has relied on information provided by others and has assumed that the information provided is factual and accurate. Core6 accepts no responsibility for any deficiency, misstatement, or inaccuracy in this report resulting from information provided by others. If the assumed facts and accuracy of the materials relied upon are shown to be incorrect, or if new information is discovered, then modifications to conclusions and recommendations in this report by Core6, may be necessary.

It is possible that conditions and concentrations of chemicals may vary across the Site, and hence currently unrecognized conditions and contamination may exist at the Site. No warranty, expressed or implied, is given concerning the presence or concentrations of chemicals at the Site, except as specifically

noted in this report. The conclusions and recommendations contained in this report are based upon applicable legislation existing at the time the report was drafted. Any changes in the legislation may result in the need to alter the conclusions and recommendations in the report.

We appreciate the opportunity to support UCANCO General Partners Inc on this project and if you have any questions please don't hesitate to contact us.



Jasen Nelson, MSc, RPBio, EP
Risk Assessor

cc: Blue Herron Marina Ltd.

Attch: Figure 1 Metes and Bounds