



Ministry of
Environment

CERTIFICATE OF COMPLIANCE
(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that as of the date indicated below, the lands identified below have been satisfactorily remediated to meet Contaminated Sites Regulation standards and criteria for **commercial land soil use, and drinking water use.**

The site covered by this Certificate of Compliance is comprised of one property; Lot 1 located at 889 Vaughan Avenue, Kelowna, British Columbia. The property is owned by 1568447 Alberta Ltd. which is more particularly known and described as:

All that Portion of Lot 1 Section 30 Township 26 Osoyoos Division Yale District Plan EPP34493 which may be more particularly described thus:

Commencing at the south-west corner of the said Lot 1,

Thence northerly on a bearing of 2°07'40" along the westerly boundary of said Lot 1, a distance of 26.970 metres;

Thence easterly on a bearing of 92°12'25", a distance of 71.850 metres;

Thence southerly on a bearing of 182°07'40", a distance of 26.872 metres, more or less, to a point on the southerly boundary of said Lot 1;

Thence westerly on a bearing of 272°07'40" along the southerly boundary of said Lot 1, a distance of 71.850 metres, more or less, to the point of commencement;

Containing 1,934 square metres, more or less, as shown in bold outline and labelled Area "C" on a sketch numbered 15846 prepared by Douglas A. Goddard, BCLS, dated May 1, 2014.

June 19, 2014
Date Issued

L. Zanini
Lavinia Zanini
For Director, *Environmental Management Act*

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

Latitude: 49° 53' 37.73"
Longitude: 119° 29' 2.23"

A site plan is attached as Schedule "A" to this Certificate of Compliance.

I have issued this Certificate of Compliance based on the information summarized in:

Summary of Site Condition. Robin Jones & Cindy Ott, CSAP Approved Professionals, SLR Consulting (Canada) Ltd., June 2, 2014; and

Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation Report Former Chevron Bulk Plant and Cardlock 862 Clement Avenue, Kelowna, BC. Francisco Lavina and Allan Michener, SLR Consulting (Canada) Ltd., April 8, 2013.

This Certificate of Compliance is qualified by the conditions described in Schedule "B" which is attached to and is part of this Certificate of Compliance. The substances for which remediation has been satisfactorily completed are listed in Schedule "C".

This Certificate of Compliance is based on the most recent information provided to the ministry regarding the specified lands. I, however, make no representation or warranty as to the accuracy or completeness of this information.

A Director may rescind this Certificate of Compliance if 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 on the site described above.

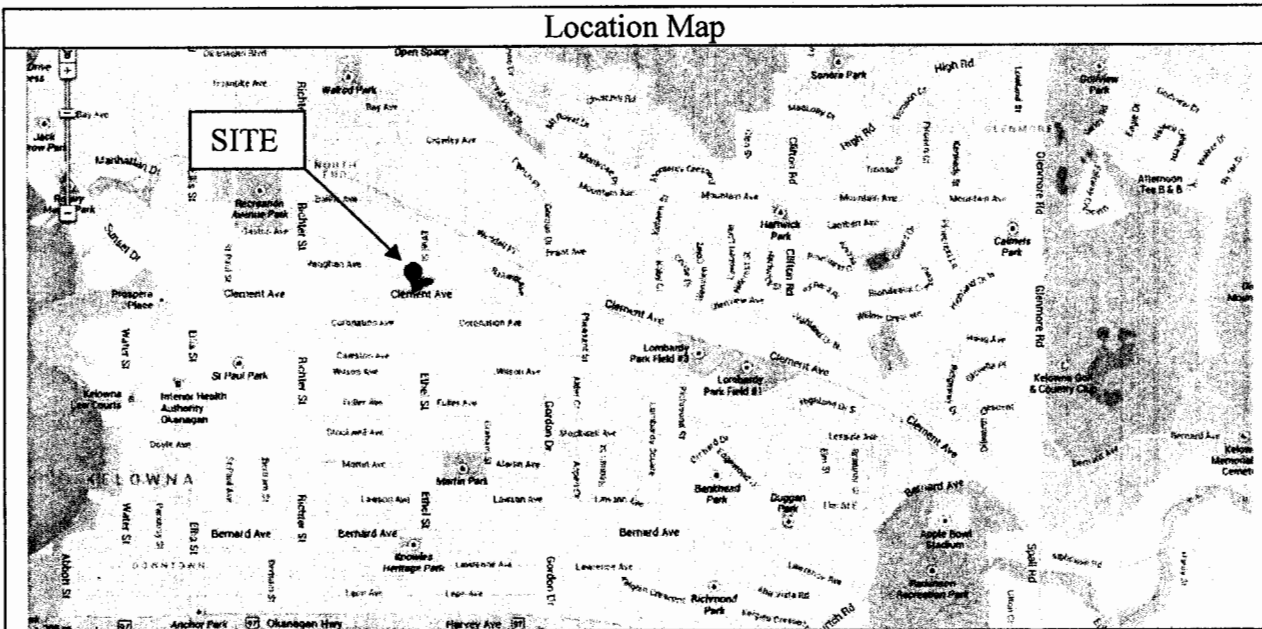
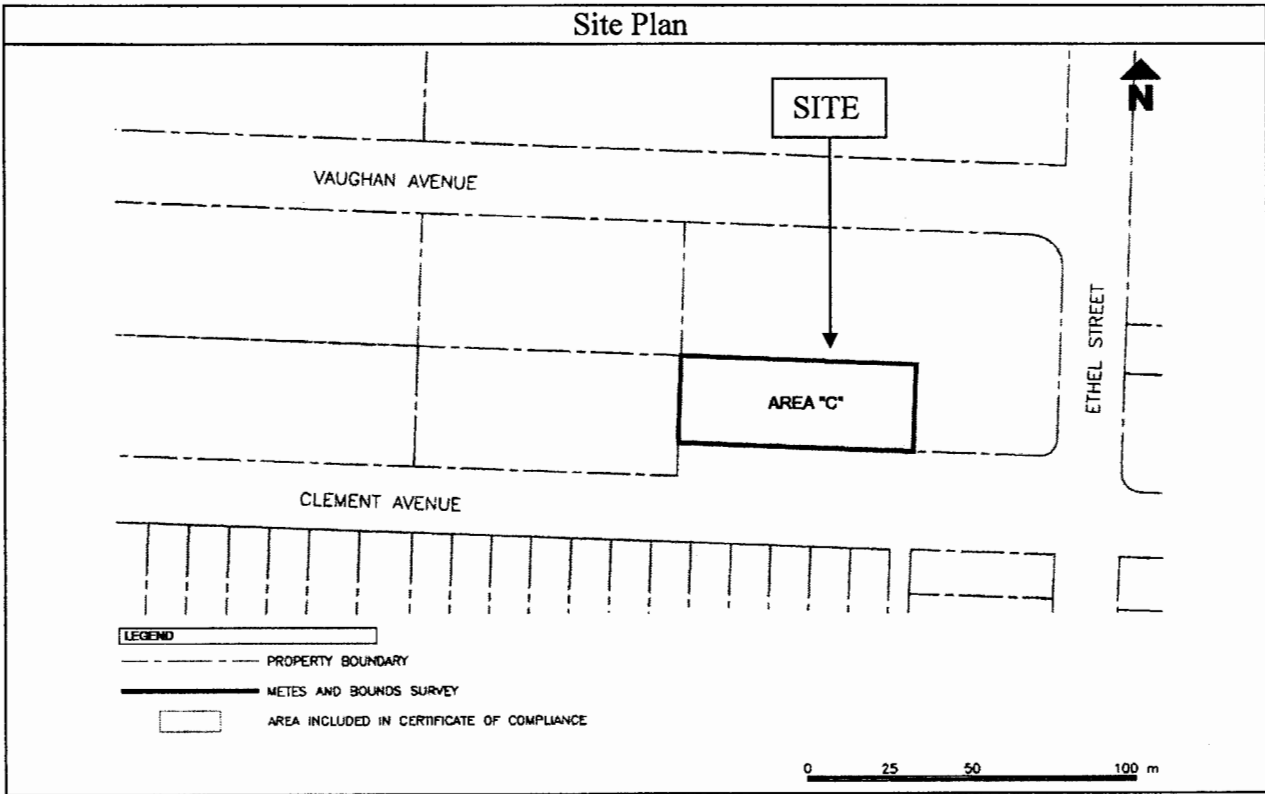
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Schedule "A"



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Schedule "B"

Conditions

1. Any changes in land or water uses could invalidate remediation of the site to numerical standards. Any of these changes must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary. The Director may rescind this Certificate of Compliance if the conditions imposed herein are not complied with. The uses to which this condition applies are described in:

Stage 1 Preliminary Site Investigation, Detailed Site Investigation and Confirmation of Remediation Report Former Chevron Bulk Plant and Cardlock 862 Clement Avenue, Kelowna, BC. Francisco Lavina and Allan Michener, SLR Consulting (Canada) Ltd., April 8, 2013.

2. If requested by the Director, the responsible person must provide a signed statement on whether conditions set out in this Schedule "B" are being met. This may include a signed statement by an Approved Professional.
3. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during any future subsurface work at the site.
4. The documents listed in Schedule B indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings and trenches expected at the site. These assumptions include the following:
 - a. All buildings at the Site will be slab on grade.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings or trenches at the site and the range of structures, locations and depths of buildings or trenches assumed in the selection of vapour attenuation factors in the documents listed in Schedule B must be promptly identified by the responsible person or persons in a written submission to the Director. An application for an amendment or new Certificate of Compliance may be necessary.

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Schedule "C"

Substances remediated in soil:

To meet Contaminated Sites Regulation numerical standards:

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

Substances remediated in water:

To meet Contaminated Sites Regulation numerical standards:

- Benzene, ethylbenzene, EPH_{w10-19} and MTBE.

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