

September 12, 2014

12-1520-0007-5840

Imperial Oil
405 - 5945 Kathleen Avenue
Burnaby BC V5H 4J7

PERFORMANCE VERIFICATION PLAN FOR CERTIFICATE OF COMPLIANCE FOR SITE ID 11952

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Site ID: 11952
Site Location: 505 West Central Street, Prince George, BC
Author: Blair McDonald, M.E.T., R.P.Bio., Senior 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) on behalf of Imperial Oil (IOL) to support an application for a Certificate of Compliance (CoC) for the former gas station located at 505 West Central Street, Prince George, BC (herein referred to as the Site). The PVP presents the principal risk management measures that apply at the Site and was prepared in accordance with BC Ministry of Environment (BC MoE) Administrative Guidance 14: Performance Verification Plans, Contingency Plans, and Operation and Maintenance Plans (BC MoE 2014).

Required Risk Controls

Ethylbenzene and selenium were measured in groundwater at the site at concentrations that exceeded applicable numerical standards. A risk assessment conducted in accordance with Protocols 13 and 20 concluded that risks could not be eliminated from consideration with respect to the future use of groundwater from the site for drinking water purposes. The following risk controls (Type 2) are required as described in Clause 2 Schedule B of the Certificate of Compliance:

- Groundwater should not be used for drinking water purposes.

The required record-keeping and communication with respect to the performance verification actions related to these risk controls are described in Clause 6 of Schedule B of the Certificate of Compliance. An operations and maintenance plan is not required.

Rationale for Risk Controls

Groundwater contamination is confined to a relatively small area and the current and future exposure to human receptors via drinking water is expected to be limited because the area is supplied by drinking water from a municipal source.



Closure

This PVP is based on current and likely future site uses. Golder notes that the PVP may be modified to meet future site development plans based on the recommendation to the Director of Waste Management from a Contaminated Sites Approved Professional.

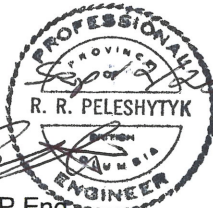

If you have any questions or require additional information, please contact the undersigned.

Yours truly,

GOLDER ASSOCIATES LTD.



Blair McDonald, MET, RPBio
Associate/Senior Project Manager

Rick Peleshytyk, P.Eng.
Principal/Senior Environmental Engineer
APEGBC Permit to Practice 23289

Attachment: Statement of Limitations

STATEMENT OF LIMITATIONS

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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.

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Notwithstanding the above, the British Columbia Ministry of Environment and the Contaminated Sites Approved Professional Society (CSAP) member(s) completing the submission are permitted to rely on this report and the information contained herein to the extent necessary to confirm that Imperial Oil has met their statutory obligations with respect to site investigation and remediation.