

October 13, 2022

Mr. Sean Wilson
Okanagan Gondola Ltd.
3702 Finch Road
Kelowna, B.C., V4V 1N4

Re: WWAL review of Site Servicing Report, Okanagan Gondola Development, Vernon, BC

Western Water Associates Ltd. (WWAL) has reviewed an electronic copy of a Lawson Engineering Ltd. *Okanagan Gondola Site Servicing (Water Servicing & Fire Protection)* Memorandum (the Lawson report) dated August 11, 2022. The Lawson report was meant to provide preliminary calculations and recommendations based on current site conditions and proposed build-out as they relate to water servicing requirements for the proposed development (on PID 013-561-235).

The Lawson report assumed a sustainable flow rate of 4 USgpm per well or approximately 0.25 L/s is available, and each of the three development areas (base camp, mid station and summit station) will require between 1 to 2 wells at the above noted sustainable yield in order to meet projected MDD requirements. This sustainable yield assumption is consistent with the conclusion of our report that wells in the area should be expected to have yields < 5 USgpm.

The RDNO has requested by email that WWAL confirm that our report takes into consideration the water demand calculations and conclusions in the Lawson report, and this letter is intended to satisfy that request.

The WWAL report listed the components of the proposed development and identified an average daily water demand (ADD) on the order of 21,000 L/day (or 3.85 USgpm continuously). This amount was given to us by Okanagan Gondola, was considered preliminary and to our understanding was based on water consumption at another similarly sized development. The Lawson Report refines that demand estimate based on current design elements and focuses on maximum day demand (MDD), which was estimated to be to 76,820 L/day (or 14.1 USgpm continuously). An ADD is not specifically provided in the Lawson report. While onsite storage is being planned for, we understand that the expectation is that the wells are capable of providing this MDD. This water demand, while potentially short-term in nature, is significantly higher than our original understanding of onsite water demand which we considered in our feasibility study.

It is our opinion that sustainable groundwater production at the MDD rate of 76,820 L/day is not feasible at the site.

It remains our opinion that development of groundwater supplies capable of meeting the assumed development ADD (21,000 L/day) is marginally feasible, and that several wells would be required to meet that demand. We reiterate our previous comment that to date, no wells have been drilled or tested on the site. A test well program is required to provide a more conclusive opinion on groundwater availability.

We trust this is sufficient for your needs at this time. Please contact us if you have questions or concerns.

WESTERN WATER ASSOCIATES LTD.
(EGBC Permit to Practice No. 1001419)



Christopher Homes, P. Geo.
Senior Hydrogeologist