CHUNG & VANDER DOELEN
ENGINEERING LTD.

311 VICTORIA STREET NORTH
KITCHENER / ONTARIO / N2H 5E1
519-742-8979

June 28, 2019
File No.: E19858

Mr. Pete Graham
Ted North (295 Mountain Road) Ltd.
7 Edinburgh Road South
Guelph, Ontario
N1H 5N8

Re: PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE
295 MOUNTAIN ROAD
COLLINGWOOD, ONTARIO

Dear Mr. Graham:

CHUNG & VANDER DOELEN ENGINEERING LTD. (CVD) was retained to conduct a Phase I Environmental Site Assessment (ESA) update on the property designated as 295 Mountain Road in Collingwood, Ontario (hereinafter referred to as the "Site").

Introduction

The purpose of the Phase I ESA update is to identify actual or potential sources of contamination associated with the Site and surrounding properties since a previous Phase I ESA for the property was conducted by Conestoga Rovers and Associates (CRA) in 2006. The findings and the conclusions of the Phase I ESA are documented in the following report:

- "Phase I Environmental Site Assessment, Vacant Lot, Part of Lot 45 Concession 11, Town of Collingwood, Ontario" dated February 2006.

The 2006 report concluded a potential environmental issue related to the presence of an orchard on the Site may have resulted in impacts from the past use of pesticides such as arsenicals and organochloride pesticides.

In response to the conclusions of the Phase I ESA, an arsenic testing program was conducted by Peto MacCallum Ltd. (PML) in December 2017 and December 2018. The findings and the conclusions of the investigation are documented in the following report:

- "Arsenic Testing, Proposed Panorama North Residential Development, 295 Mountain Road, Collingwood, Ontario" dated June 7, 2019.

The 2019 report concluded that based on the soil results the measured concentrations of arsenic in the near surface soil on the Site meets the applicable Ministry of the Environment Conservation and Parks (MECP) Table 1 site condition standard.

Phase I ESA Update Discussion

The current Phase I ESA update was conducted in general accordance with Canadian Standards Association (CSA) Z768-01 (2012). The Phase I ESA update consisted of a Site reconnaissance that was completed on June 12, 2019 as well as a review of the surrounding properties and a review of the previous CRA and PML reports.

The property is a vacant undeveloped parcel of land located on the north-west corner of Mountain Road and Tenth Line an area of residential, commercial, industrial, agricultural and vacant land uses. A key plan and site plan are attached.

The Site extends around a property (279 Mountain Road) that is occupied by All Stone Landscaping and Banff Sport Collingwood Ski & Snowboard Rentals. The property has storage area that has been extended onto the Site. A dirt road has been constructed to provide access to the extended storage area.

Various items including abandoned vehicles, trailers and a camper were observed in the storage area. Other materials including landscape rocks, stones and brick related to All Stone Landscaping were also observed. CVD did not observe any signs of chemical storage or handling practices in this area during the Site reconnaissance that have the potential to impair the Site and none are expected.

Fill material composition and source location are considerations in determining whether environmental concerns are present. Importation of fill of unknown quality is identified as a potential contaminating activity. The Site is generally graded evenly with the surrounding properties.

CVD conducted an assessment of the surrounding properties. Properties surrounding the Site are similar to the land uses that were identified in the 2006 Phase I ESA report.

Adjacent to the north the Site are vacant land uses beyond which is the Simcoe Waste Management Site. Adjacent to the south of the Site is Mountain Road with residential and vacant land uses beyond.

Adjacent to the east of the Site are industrial properties along Tenth Line including the Lafarge Collingwood Plant. Adjacent to the west of the Site are vacant and residential land sues beyond which is Eleventh Line.

Conclusions

The findings of the Phase I ESA update did not identify any actual or potential sources of contamination on the property located at 295 Mountain Road in Collingwood or surrounding properties since the previous Phase I ESA investigation was conducted in 2006.

Closing

The American Society of Testing and Materials Standard of Practice notes that no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property.

Performance of a standardized environmental site assessment protocol is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property, given reasonable limits of time and cost.

This report has been prepared for the exclusive use of Ted North (295 Mountain Road) Ltd. for specific application to this project property. The environmental investigation was conducted in accordance with the verbal and written requests from the Client, and generally accepted assessment practices. No other warranty, expressed or implied, is made.

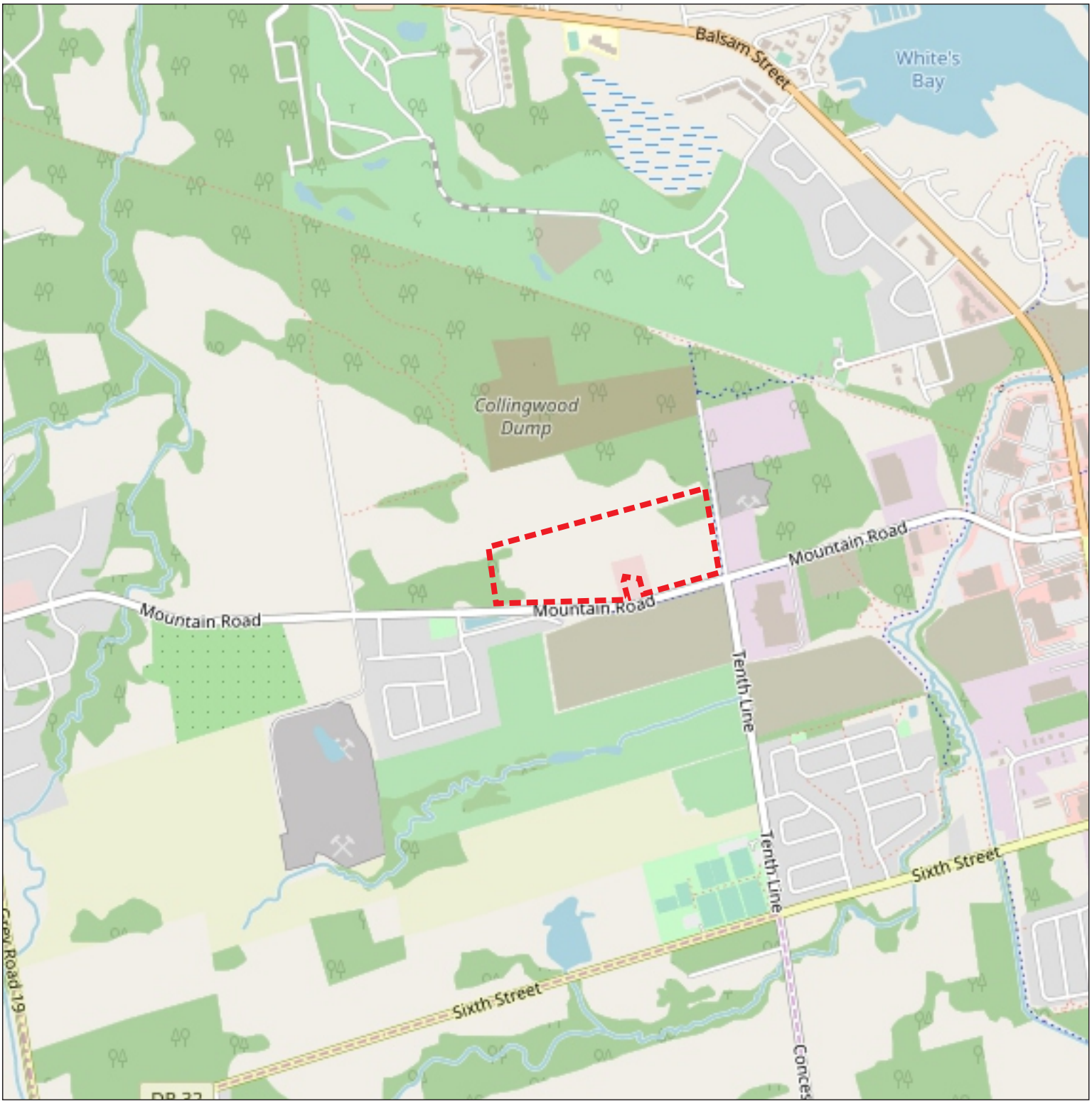
I trust this summary meets your needs at this time. Please do not hesitate to contact the undersigned if you have any questions or concerns.

Respectfully,
CHUNG & VANDER DOELEN ENGINEERING LTD.

Michael J. Lefebvre P. Geo.
Manager Environmental Services

APPENDIX A

KEY PLAN



LEGEND

Approximate Site Boundary - - - - -

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KEY PLAN 295 MOUNTAIN ROAD COLLINGWOOD, ONTARIO	Date:	June 2019
	Scale:	NTS
	File No.:	E19858
	Appendix:	A

APPENDIX B

SITE PLAN

LEGEND

Approximate Site Boundary - - - - -

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SITE PLAN 295 MOUNTAIN ROAD COLLINGWOOD, ONTARIO	Date:	June 2019
	Scale:	NTS
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	Appendix:	B

APPENDIX C

SITE PHOTOS

Photograph 1: View of the Site property boundary along Mountain Road

Photograph 2: View of the property boundary along Tenth Line

Photograph 3: View of the Site facing west.

Photograph 4: View of storage area behind 279 Mountain Road.