



V.A. WOOD (GUELPH) INCORPORATED
CONSULTING GEOTECHNICAL ENGINEERS

405 YORK ROAD, GUELPH, ONTARIO N1E 3H3
TELEPHONE: 519-763-3101

February 10, 2016

Referene No. G3687-6-2

Carousel Estate Homes Inc.
100-16 Marilyn Drive
Guelph, Ontario
N1H 0B1

Attention: Mr. David Ranalli

RECEIVED
JUL 12 2017
IDES

RE: *Limited Phase II Environmental Site Assessment*
Part Lot 6, Concession 8
(Formerly Township of Puslinch)
As in RO667102, Guelph
1300 Gordon Street
Guelph, Ontario

Dear Sir,

V.A. Wood (Guelph) Inc. was retained by Carousel Estate Homes Inc. to complete a Limited Phase II Environmental Site Assessment (ESA) at the above location.

A Phase I ESA was completed in December 2015 by us which concluded in order to confirm the environmental condition of the subject property a Phase II ESA consisting initially of the following be completed prior to the subject property's re-development.

1. Confirm the location of the former heating oil storage tank through more extensive research and/or use of ground penetrating radar survey.

Remove the heating oil storage tank, if confirmed to be buried underground, and all impacted subsoils (as required).

2. Confirm the location of the former septic tank and inground leaching bed through more extensive research and/or use of ground penetrating radar survey.

Decommission the former septic system (including removal of septic tank and leaching bed).



A geophysical consisting of EM and ground penetrating radar surveys were completed over the entire subject property, excluding within the existing buildings on February 1, 2016 by Geophysics GPR International Inc. and the results can be found in Appendix 'B'.

According to the results of the geophysical survey the only buried structures on the subject property are the septic tank and septic field on the west side of the dwelling formerly used to dispose of sanitary sewage up to August 2010 when the house was connected to municipal sewer and water. There is no evidence of any other existing or former buried underground storage tanks.

Based on the information available, it is our opinion that there are no significant potentially contaminating activities or areas of potential concern within the subject property. Therefore the environmental condition of the subject property is considered to be satisfactory and suitable for its proposed re-development for residential purposes.

The following environmental issues may present legal or financial liability or risk to the owner:

- *No hazardous materials [i.e. asbestos, polychlorinated biphenyl's (PCBs) found in fluorescent light fixture ballast's, lead paint and/or lead pipes or urea formaldehyde foam insulation] were noted on the subject property during our visual inspections of the buildings during completion of the Phase I ESA. However, given the age of the structure(s), a survey for these materials should be conducted prior to any partial or total demolition of the structure(s) on the site. If encountered, they should be collected and disposed of in accordance with the M.O.E.E. Regulation 347,*
- *The former septic system identified (including septic tank and leaching bed) should be removed prior to re-development of the subject property.*

Additionally we noted that due to the proximity of the subject property to both locally and provincially significant wetlands, an environmental impact study may be required in the event of any re-development of the subject lands.

We trust this report has been completed within our terms of reference, however, should you have any questions or concerns regarding this report, please do not hesitate to contact.

Carousel Estate Homes Inc.

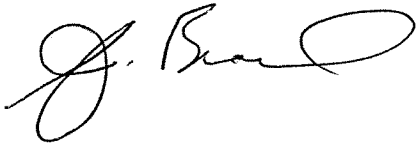
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The Statement of Limitations presented on Appendix 'A' is an integral part of this report.

V. A. WOOD (GUELPH) INC.



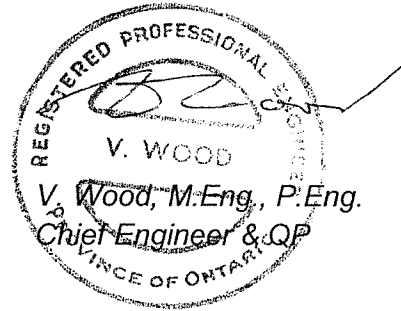
J. Broad, B.A.

President & General Manager

JB:sm

Encls.

2 copies



APPENDIX 'A'

STATEMENT OF LIMITATIONS

It is noted that this study was focused on identifying any present or potential environmental damage relating to the property known as Part Lot 6, Concession 8, City of Guelph, County of Wellington, in the Province of Ontario.

The conclusions presented in this report are professional opinions based upon a cursory historical search, visual observations and information provided by persons knowledgeable about past and current activities on this property. As such, V.A. Wood (Guelph) Inc. cannot be held responsible for environmental conditions at the site that was not apparent from the available information at the time of the assessment.

This report was prepared by V.A. Wood (Guelph) Inc. for Carousel Estate Homes Inc. The material in it reflects V.A. Wood (Guelph) Inc. judgement in light of the information available to it at the time of preparation. Any use which a Third Party makes of this report, or any reliance on decisions to be made based on it, is the responsibility of such Third Parties. V.A. Wood (Guelph) Inc. accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

APPENDIX 'B'



GEOPHYSICS GPR INTERNATIONAL INC.

6741 Columbus Road
Unit 14
Mississauga, Ontario
Canada L5T 2G9

Tel.: (905) 696-0656
Fax: (905) 696-0570
gprtor@gprtor.com
www.geophysicsgpr.com

February 10, 2016

Our File: T16864

John Broad B.A.
President and General Manager
VA Wood,
405 York Road,
Guelph, Ont.
N1E 3H3

RE: A Geophysical Survey was conducted at 1300 Gordon Street, Guelph, Ontario.

Dear Mr. Broad:

Geophysics GPR International Inc. was requested by VA Wood to perform a EM-31 survey at the above address. The purpose of the investigation was to locate USTs or any other anomalies throughout the property. The survey was performed on February 1, 2016.

An initial scan was performed with an EM31, which is a soil conductivity meter that can delineate larger metal objects such as USTs. The initial scan for the entire property limits did not identify any metal target large enough to be a UST. A Ground penetrating radar system was employed to delineate the location and shape of any targets. All radar data were collected and interpreted at the site. All radar data were generated in real time and interpreted on a colour monitor. The positions of any detected targets were determined from the image and marked on the ground. A 400 MHz antenna was used for this survey. This particular antenna is most appropriate for relatively shallow depth penetration and resolution of pipes, tanks, voids and shallow stratigraphy in the upper 3 meters.

One UST was detected in the vicinity of the property along with multiple underground service pipes. The area surveyed is attached in the anomaly plot below. Attached is a scale drawing of the area surveyed.

I hope everything is to your satisfaction. If you have any questions please do not hesitate to call.

Sincerely,

Milan Situm, P.Ge.
Manager



