



October 26, 2016

Mr. Tom Lammer  
J. Lammer Developments Ltd.  
86 Norfolk Street, Unit 202  
Guelph, Ontario  
N1H 4J2

**RE: 75 Dublin Street North, Guelph, Ontario**

Dear Mr. Lammer:

CHUNG & VANDER DOELEN ENGINEERING LTD. (CVD) conducted a Phase II Environmental Site Assessment (ESA) on the property located at 75 Dublin Street North in Guelph, Ontario in November 2012.

A total of seven (7) boreholes were advanced on the property to characterize the underlying soil and groundwater conditions. The stratigraphy on the property generally consists of a thin layer of silty sand and gravel fill over a layer of silty sand and a layer of coarse sand to a maximum borehole determination depth of twenty one (21) metres below ground surface. Bedrock was not encountered in any of the boreholes during the drilling program.

Groundwater was measured at sixteen (16) metres below ground surface. Groundwater was only encountered in one (1) of the monitoring wells therefore it was not possible to conclusively determine direction of groundwater flow. Based on local topography, it is anticipated that direction of groundwater flow is generally in an easterly direction towards the Speed River.

It is CVD's understanding that a midrise multi-residential building with a basement is being proposed for the property. Based on our knowledge and experience with the property, the subsurface soil conditions on the property are suitable to support the proposed multi-residential building.

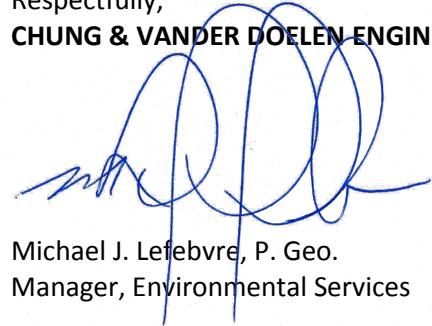
It should also be noted that drilling activities conducted during the Phase II ESA did not encounter any bedrock on the property and therefore bedrock will not need to be excavated and removed from the property during the construction of the building.

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We 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

