



Stantec Consulting Ltd
400-2100 Derry Road West, Mississauga, ON L5N 0B3

May 6, 2021

Attention: Jim Hall
City of Guelph
Engineering and Transportation Services
jim.hall@guelph.ca

Dear Sir,

Reference: Reliance Letter
Phase I ESA and Phase II ESA for 220 Arkell Road, Guelph, ON (the "Property")

We acknowledge your request to rely on the following reports (collectively, the "Reports") prepared by Stantec Consulting Ltd. ("Stantec") for Rockpoint Holdings Inc. (the "Client"):

- 220 Arkell Road, Guelph, Final Phase I Environmental Site Assessment, dated May 28, 2019, updated April 30, 2021
- Phase II Environmental Site Assessment and Remedial Excavation, 220 Arkell Road, Guelph, Ontario, dated January 13, 2020

The Reports may be relied upon by the City of Guelph (the "Recipient"), subject to the limitations contained in the Reports and the following terms and conditions:

1. The Client has been contacted and has expressly consented to the release of the Reports to the Recipient.
2. The conclusions made in the Reports are not a certification of the Property's condition.
3. No warranty, express or implied, of any kind is made.
4. The Reports may be relied upon by the Recipient only to the extent that the original Client was entitled to rely on the Reports.
5. Notwithstanding anything to the contrary that may be contained in this Reliance Letter, it is expressly agreed that the total amount of any and all claims the Recipient may have against Stantec under this Reliance Letter or arising out of the Reports under any theory of law, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited to the lesser of Stantec's fees or \$50,000. The Recipient further agrees to indemnify, defend and hold harmless Stantec from and against any and all third party claims arising from this Reliance Letter.
6. To the fullest extent permitted by law, it is agreed that Stantec shall bear no liability whatsoever for any incidental, indirect or consequential damages arising out of the Reports or this Reliance Letter, including but not limited to, loss of use, loss of profit, loss of business, loss of income, loss of opportunity or any other consequential damages, howsoever caused.
7. It is agreed that any claim brought against Stantec by the Recipient must be brought no later than one year after the date of this Reliance Letter or the expiration of the applicable statutory limitation period, whichever is earlier.

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May 6, 2021

Page 2 of 2

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8. The Reports may not be relied upon by any other party for any reason and the Recipient will not offer to extend any reliance to any other party.
9. The information contained in the Reports is based on the conditions at the Property on the date of our site assessment. Subsequent intervening activities at the Property may have altered the Property's condition. Stantec has made no attempt to update the opinions in the Reports and Stantec offers no opinion and assumes no responsibility whatsoever for the condition of the Property subsequent to the time of Stantec's site assessment.
10. The Reports relate solely to the specific project for which Stantec was retained and the stated purpose for which the Reports were prepared and shall not be used or relied upon by the Recipient for any variation or extension of this project, any other project or any other purpose. Any unauthorized use or reliance shall be at the Recipient's own risk and the Recipient expressly agrees to indemnify and hold Stantec harmless from any claim, liability or cost, including legal fees and defense costs, arising or allegedly arising out of any unauthorized use of or reliance on the Reports by the Recipient or any person that obtains the Reports from or through the Recipient.
11. All information received from the Client and third parties in the preparation of the Reports has been assumed to be correct and Stantec assumes no responsibility for the accuracy, completeness or workmanship of any such information.

If you require additional information, please do not hesitate to contact the writer at the number below.

Regards,

Stantec Consulting Ltd.

Erika Ryter, P.Eng.

Principal – Environmental Services

Phone: 416-460-2911

Erika.Ryter@stantec.com

Attachments: 220 Arkell Road, Guelph, Final Phase I Environmental Site Assessment
Phase II Environmental Site Assessment and Remedial Excavation, 220 Arkell Road, Guelph , Ontario

cc: Carson Reid

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