



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

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September 30, 2020

Reference No. 2009-E020

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Cedar City Developments
124 Merton Street, Suite 502
Toronto, Ontario
M4A 2Z2

Attention: Mr. Steven Silverberg

**Re: Phase I Environmental Site Assessment Summary Letter Report
Due Diligence for Proposed Development
5916 Trafalgar Road North
Town of Erin (Hillsburgh)**

Dear Sir:

Soil Engineers Ltd. (SEL) was retained by Cedar City Development (“Client”) to carry out a Phase I Environmental Site Assessment (Phase I ESA) for a property located at 5916 Trafalgar Road North, in the Town of Erin (Hillsburgh) (hereafter referred to as “subject site”) in accordance with CSA Standards Z769-00.

Throughout the years, the subject site has been mainly used for agricultural purposes with barn and residential structures in the eastern-centre portion. Based on the topography of the area, precipitation runoff on the subject site is expected to flow in a southeasterly direction.

The Phase I ESA has identified the following potential environmental concerns for the subject site, based on the review of records, Interview, Site Inspections:

- Potential use of pesticides during agricultural activities at the subject site.
- Fill material is located in the centre-eastern portion at the subject site.
- A historic heating oil aboveground storage tank located on the north side of the residential house.

This letter/report/certification was prepared by Soil Engineers Ltd, for the account of the captioned clients and may be relied upon by regulatory agencies. The material in it reflects the writer’s best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this letter/report/certification, or any reliance on or decisions to be made based upon it, are the responsibility of such third parties. Soil Engineers Ltd, accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this letter/report/certification.



Based on the findings of the Phase I ESA, a Phase II Environmental Site Assessment is recommended to address the above environmental concerns.

We trust that this letter meets your expectations. Should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

SOIL ENGINEERS LTD.

Eleni Girma Beyene, P.Eng., QPESA
EGB

