



10718 NFLD INC.

709-570-8150

30 January 2015

10718 NFLD INC.
PO Box 5236
St. John's, NL A1C 5W1

Mr. Bas Cleary
Director
Environmental Assessment Division
Department of Environment and Conservation
PO Box 8700
St. John's, NL A1B 4J6

RE: Environmental Assessment Registration. File reference 200.20.2342

Dear Mr. Cleary,

Please accept the documents enclosed as our application for registration in regards to the above mentioned file number. The land applications used by this reference number are 146540 and 146541.

We have included the information requested through the Environmental Assessment guide and have also included recent surveys of the land in question for further reference point.

During your review of the information presented, if you feel that information is missing, not included or that you have questions pertaining to any entity, please feel free to contact us directly at your convenience.

Andy Carew
Construction Project Coordinator, DEW CORP

c.c Mr. Danny Williams, President, DEW CORP
Mr. Craig Hippern, CFO, DEW CORP

Name of Undertaking: Galway

Proponent:

- (i) 10718 NFLD Inc.
- (ii) PO Box 5236
34 Harvey Rd.
St. John's, NL A1C 5W1
- (iii) Danny Williams
President
(709) 570-2222
- (iv) Craig Hippern
Chief Financial Officer
(709) 570-8156

The Undertaking:

- (i) Galway is a comprehensive 2400 acre master planned community that will be developed over the next 15-20 years. Galway will be home to a blend of residential, commercial and industrial land and will be the first Master-planned community in Newfoundland.

Galway is striving to be more than just a subdivision. Galway will be Newfoundland and Labrador's preferred place to live, work, and play. With the potential for more than 5,000 residential units, Galway will include a blend of apartments, townhouses, condominiums, as well as semi-detached, detached, and executive homes to accommodate a variety of family needs

- (ii) At present, 10718 NFLD Inc. own the lands adjacent to those that are listed under applications 145540 and 146541. In order to develop the residential portion of Galway as projected, 10718 NFLD Inc. is seeking to purchase the land outlined on these two applications to connect and provide access to land currently owned by 10718 NFLD Inc. See Appendix A.

The purchase of this land will facilitate the master planning of the community allowing the development to reach its full potential. The lands in this application are a meaningful piece of the master plan for Galway and its concepts.

Description of the Undertaking:

- (i) **Geographical location:**
The proposed land is located near Cochrane Pond to the South of the Nav Canada signal tower. It is bordered by land currently owned by 10718 NFLD Inc. See Appendix B.
- (ii) **Physical Features:**

- (iii) This proposed land is currently in its natural state, vacant, and absent of any infrastructure. The total area of the land is approximately **28.9** hectares, all of which is predominantly tree covered. The land is of similar grade as the adjoining properties and is sloping to the South, towards Cochrane Pond.

The land is forested with similar vegetation and geological make-up of the surrounding area. The surface geology is that of glacial till, which is common in the area.

(iv) **Construction:**

The proposed land will be an extension of the current Galway residential plan. Incorporated in this plan is a total of 5000 residential homes at full build out that will accommodate over 12,000 residents. Construction will include all major infrastructure including roads and sidewalks, development of green space and neighborhood parks, multi-use trail system, and an emphasis on tree retention. It is 10718's goal to preserve as many of the natural trees and green space as possible. This will allow Galway to naturally distinguish itself from the other neighborhoods in the Greater St. John's area.

Potential pollutants during construction will be minimized and stem directly from every day construction activity. These items include, but are not limited to, emissions from heavy equipment, air born sediment/dust from mass groundwork, and construction debris and material. 10718 NFLD Inc. will have a strategic waste management system in place for construction that will be carried out by our development partners to reduce the risk to the environment and to abide by regional and municipal regulations.

We do not foresee any pollution related issues overall on these lands. See Appendix C.

In terms of resource conflict, due to the location of the proposed land, we do not forecast any issues at present. The land put forth in this application shares similar physical features of the adjoining properties and will be developed in conjunction with the adjoining properties. The parcels are of similar grading, vegetation, and geological make-up.

(v) **Operation:**

This area will be developed into a residential neighborhood as an extension of Galway. Galway is strategically located within the City of St. John's and will incorporate global infrastructure as directed by the City of St. John's rules and regulations. This infrastructure will include, but not limited to, storm and sanitary lines, water, water retention and detention ponds, and roadways. This parcel will be situated within the development and will be incorporated into this global infrastructure.

The potential sources of pollutants would be similar to that of any existing or neighboring residential development on the Avalon. Regular vehicular traffic, home heating and residential omissions such as sewage and waste water are all sources of pollutants. Sewage and waste water will be incorporated into the global infrastructure and items such as solid waste and debris will fall under the City of St. John's waste management criteria.

We do not foresee any negative impacts to the environment, specifically on these lands. See Appendix C.

(vi) **Occupations:**

Galway will create a great number jobs over a large number of disciplines. Over the course of the full build-out, there will be close to 5000 homes and potentially up to 3 million square feet of industrial, commercial, and retail space added to the market. This will not only create significant construction related jobs but also employment in the procurement, supply, and administration fields as well.

A list of National Occupational Classification categories that will be involved will include, but not limited to;

- 7212 - Contractors and Supervisors, Electrical Trades and Telecommunications Occupations
- 7213 - Contractors and Supervisors, Pipefitting Trades
- 7215 - Contractors and Supervisors, Carpentry Trades
- 7217 - Contractors and Supervisors, Heavy Construction Equipment Crews
- 7241 - Electricians (Except Industrial and Power System)
- 7245 - Telecommunications Line and Cable Workers
- 7246 - Telecommunications Installation and Repair Workers
- 7247 - Cable Television Service and Maintenance Technicians
- 7251 - Plumbers
- 7271 - Carpenters
- 7272 - Cabinetmakers
- 7281 - Bricklayers
- 7282 - Concrete Finishers
- 7283 - Tilesetters
- 7284 - Plasterers, Drywall Installers and Finishers and Lathers
- 7291 - Roofers and Shinglers
- 7292 - Glaziers
- 7293 - Insulators
- 7294 - Painters and Decorators
- 7295 - Floor Covering Installers

The majority of the work and construction related activities pertaining to Galway will be through the use of sub-contractors and consultants. Preference will be given to those contractors that are based in Newfoundland and Labrador and contracts will be awarded through the tendering process.

Employment equity will be addressed relative to age and gender through each subcontractors own human resource policies and procedures.

Approval of the Undertaking:

Listed below is a summary of the current permits, licences, approvals and authorizations that have been received for Galway to date. These items include Federal, Provincial and Municipal levels;

Municipal:

- City of St. John's Approval in Principal
- City of St. John's Development Approval
- City of St. John's Contract Package Approvals
- City of St. John's Re-zoning Approvals

Provincial:

- Department of Transportation and Works Design Approval
- Department of Environment and Conservation Construction Approval Permit
- Newfoundland Power Infrastructure Design Approval
- Regional Lands Office Crown Land Acquisition Approvals

Federal:

- Fisheries and Oceans Canada Authorization
- NAV Canada Construction Approval

Schedule:

Construction has begun on the global infrastructure for Galway and Phase 1 of both the commercial and industrial sections of Galway. Stage 1 residential is set to start construction in the spring of 2015.

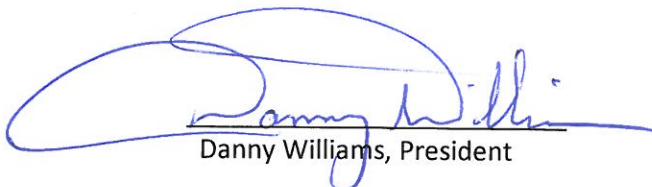
The residential section of Galway will be built out over a number of years and will be driven by market demand.

The parcels of land to be acquired will be incorporated into the overall design and layout of Galway. This process would start immediately following approval.

Funding:

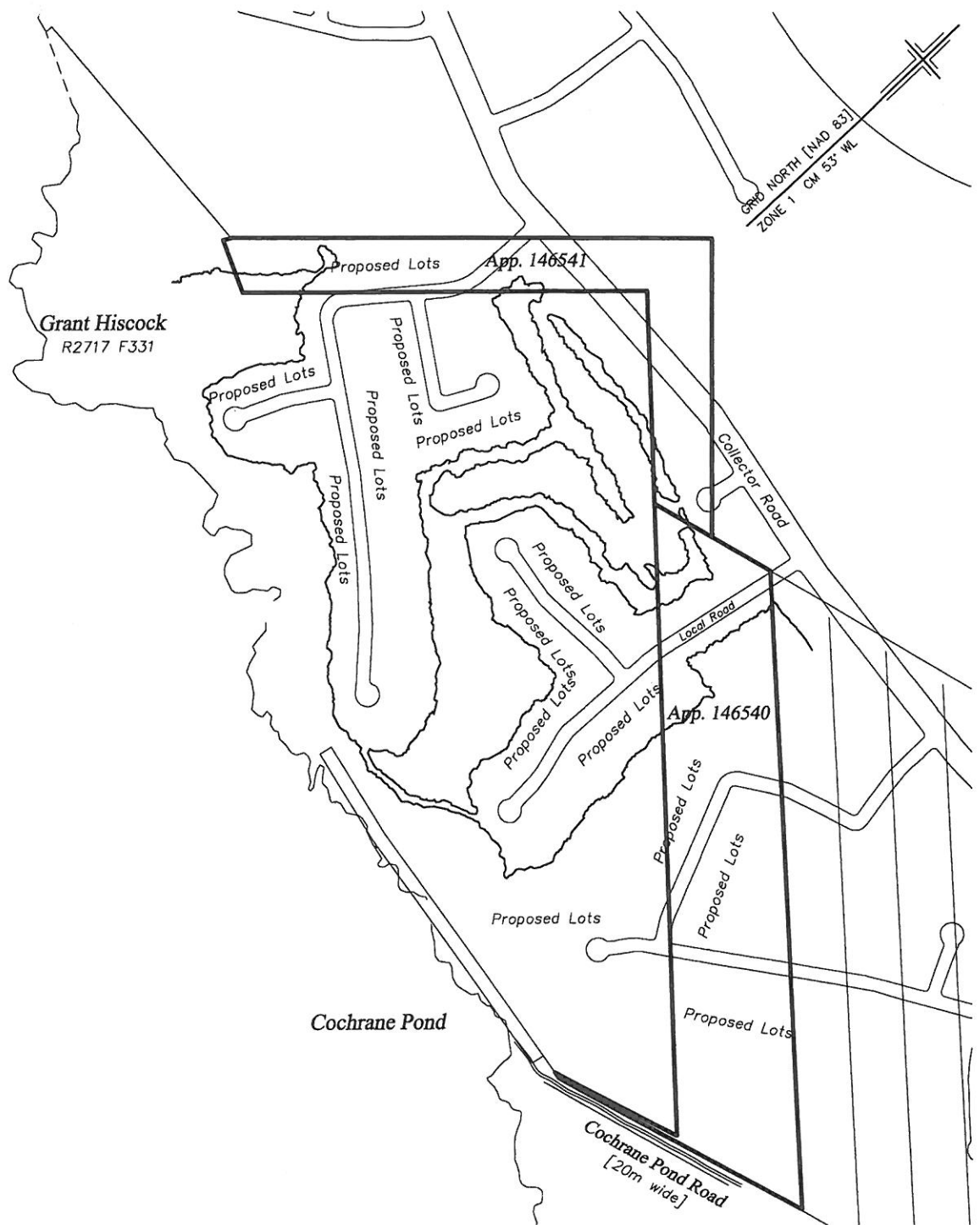
Galway is a privately funded project that does not depend or rely upon grants or loans of capital funds from any governmental agency.

Feb 5th, 2015
Date


Danny Williams, President

Appendix A:

- Proposed land use for applications 14650 and 14651



Proposed Use of Land
 Applied for by
 10718 Newfoundland Inc.

Scale= 1:7500

David W. Vallis
 September, 2014

Appendix B:

- Land surveys of both parcels

Schedule "A"

ALL THAT piece or parcel of land situate and being North of Cochrane Pond Road, in the City of St. John's, in the Provincial Electoral District of Kilbride, in the Province of Newfoundland and Labrador, Canada, bounded and abutted as follows: that is to say beginning at a point, said point having M.T.M. Grid Co-ordinates (C.M. 53°) [NAD 83] of N 5 259 499.537 and E 316 321.721;

THENCE RUNNING South fifty degrees sixteen minutes fifty one seconds East (S50°16'51"E), a distance of nine hundred fifty nine decimal nine two nine (959.929) meters by Crown Land to a point;

THENCE turning and running South seventy one degrees thirty seven minutes fifty five seconds West (S71°37'55"W), a distance of three hundred thirty two decimal seven nine three (332.793) meters by the north eastern limits of Cochrane Pond Road [20m wide] to a point;

THENCE turning and running North sixty nine degrees thirty five minutes two seconds East (N69°35'02"E), a distance of two hundred thirteen decimal two zero three (213.203) meters by land of 10718 Newfoundland Inc. [formerly of George V. Lind (Vol. 70 F163) to a point;

THENCE turning and running North forty nine degrees twenty six minutes sixteen seconds West (N49°26'16"W), a distance of one thousand two hundred sixty two decimal two eight seven (1262.287) meters by land of 10718 Newfoundland Inc. [formerly of George V. Lind (Vol. 70 F163), Charles U. Lind (Vol. 70 F168), Alice Lind (Vol. 70 F165), Alice Pewfold (Vol. 70 F164), John H. Lind (Vol. 70 F169), Ursula Lind (Vol. 70 F166), Ada Lind (Vol. 70 F162), George J. Lind (Vol. 70 F167)] to a point;

THENCE turning and running South forty two degrees fifteen minutes thirty four seconds West (S42°15'34"W), a distance of seven hundred twenty one decimal nine four eight (721.948) meters by land of 10718 Newfoundland Inc. [formerly of George J. Lind (Vol. 70 F167) to a point;

THENCE turning and running North seventy degrees forty seven minutes forty two seconds West (N70°47'42"W), a distance of two hundred seven decimal six nine two (207.692) meters by the northern limits of Cochrane Pond Road [20m wide] to a point;

THENCE turning and running North sixty six degrees thirty four minutes thirty three seconds West (N66°34'33"W), a distance of one hundred six decimal nine one four (106.914) meters by the northern limits of Cochrane Pond Road [20m wide] to a point;

THENCE turning and running South twenty three degrees twenty five minutes twenty seven seconds West (S23°25'27"W), a distance of twenty eight decimal six two eight (28.628) meters by the north western limits of Cochrane Pond Road [20m wide] and by land of Grant Hiscock (R2717 F331) to a point;

THENCE turning and running conterminous with Cochrane Pond, having a chord bearing of North sixty seven degrees thirty two minutes twenty two seconds West (N67°32'22"W), a distance of one hundred thirteen decimal zero two three (113.023) meters to a point;

THENCE turning and running North zero degrees thirty two minutes four seconds East (N00°32'04"E), a distance of eleven decimal nine eight two (11.982) meters by land of 10718 Newfoundland Inc. to a point;

THENCE turning and running South eighty eight degrees four minutes seventeen seconds East (S88°04'17"E), a distance of four hundred thirteen decimal six one four (413.614) meters by land of 10718 Newfoundland Inc. to a point;

THENCE turning and running North forty two degrees thirty two minutes thirty six seconds East (N42°32'36"E), a distance of seven hundred twenty four decimal two zero five (724.205) meters by land of 10718 Newfoundland Inc. to a point;

THENCE turning and running South forty seven degrees twenty seven minutes twenty four seconds East (S47°27'24"E), a distance of four hundred forty six decimal five nine three (446.593) meters by land of 10718 Newfoundland Inc. to the **PLACE OF BEGINNING** and containing in all an area of twenty decimal seven nine one two (20.7912) hectares as more particularly described and delineated on the plan dated May, 2014 hereto annexed.

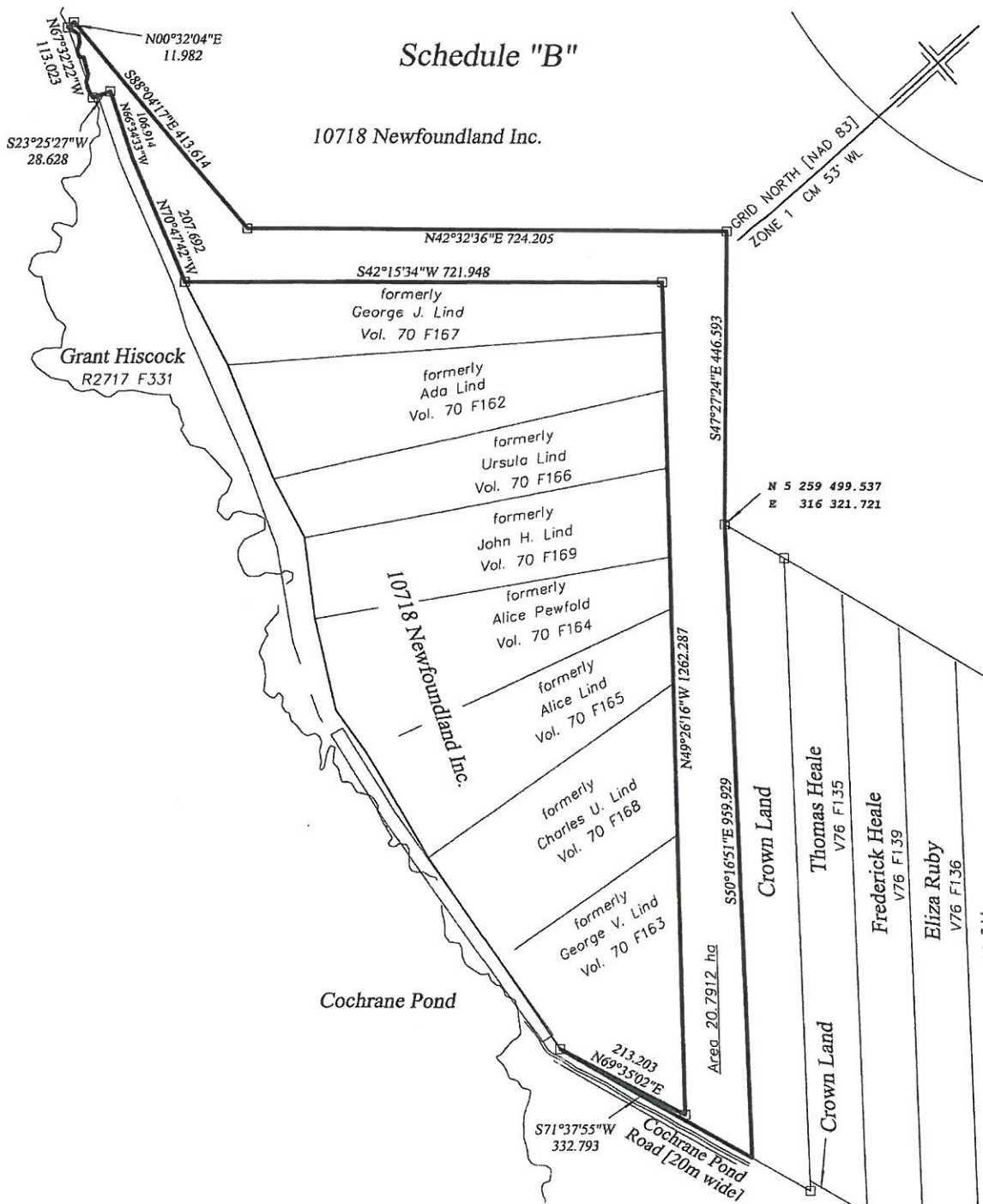
ALL bearings are referred to the meridian of fifty-three degrees west longitude of the Three Degree Modified Transverse Mercator Projection, Zone 1, NAD83 for the Province of Newfoundland and Labrador.



David W. Vallis
May, 2014

Schedule "B"

10718 Newfoundland Inc.



MONUMENTS USED FOR CONTROL

[C. M. 53°] [NAD 83]

80G2130 N 5 262 704.505 E 318 361.707 EL. 94.591

80G2132 N 5 263 601.083 E 317 301.903 EL 186.953

All Boundary Lines Cut

All Distances Horizontal Ground

Central Meridian 53° WL

□ capped iron bar

Scale= 1:7500



David W. Vallis
May, 2014

Schedule "A"

ALL THAT piece or parcel of land situate and being North of Cochrane Pond Road, in the City of St. John's, in the Provincial Electoral District of Kilbride, in the Province of Newfoundland and Labrador, Canada, bounded and abutted as follows: that is to say beginning at a point, said point having M.T.M. Grid Co-ordinates (C.M. 53°) [NAD 83] of N 5 259 529.824 and E 316 417.779;

THENCE RUNNING South fifty degrees sixteen minutes fifty one seconds East (S50°16'51"E), a distance of nine hundred fifty eight decimal one three one (958.131) meters by land of Thomas Heale (V76 F135) and by Crown Land to a point;

THENCE turning and running South seventy one degrees thirty seven minutes fifty five seconds West (S71°37'55"W), a distance of ninety nine decimal seven five eight (99.758) meters by the north eastern limits of Cochrane Pond Road [20m wide] to a point;

THENCE turning and running North fifty degrees sixteen minutes fifty one seconds West (N50°16'51"W), a distance of nine hundred fifty nine decimal nine two nine (959.929) meters by Crown Land to a point;

THENCE turning and running North seventy two degrees thirty minutes zero seconds East (N72°30'00"E), a distance of one hundred decimal seven two zero (100.720) meters by land of 10718 Newfoundland Inc. to the **PLACE OF BEGINNING** and containing in all an area of eight decimal one two one one (8.1211) hectares as more particularly described and delineated on the plan dated May, 2014 hereto annexed.

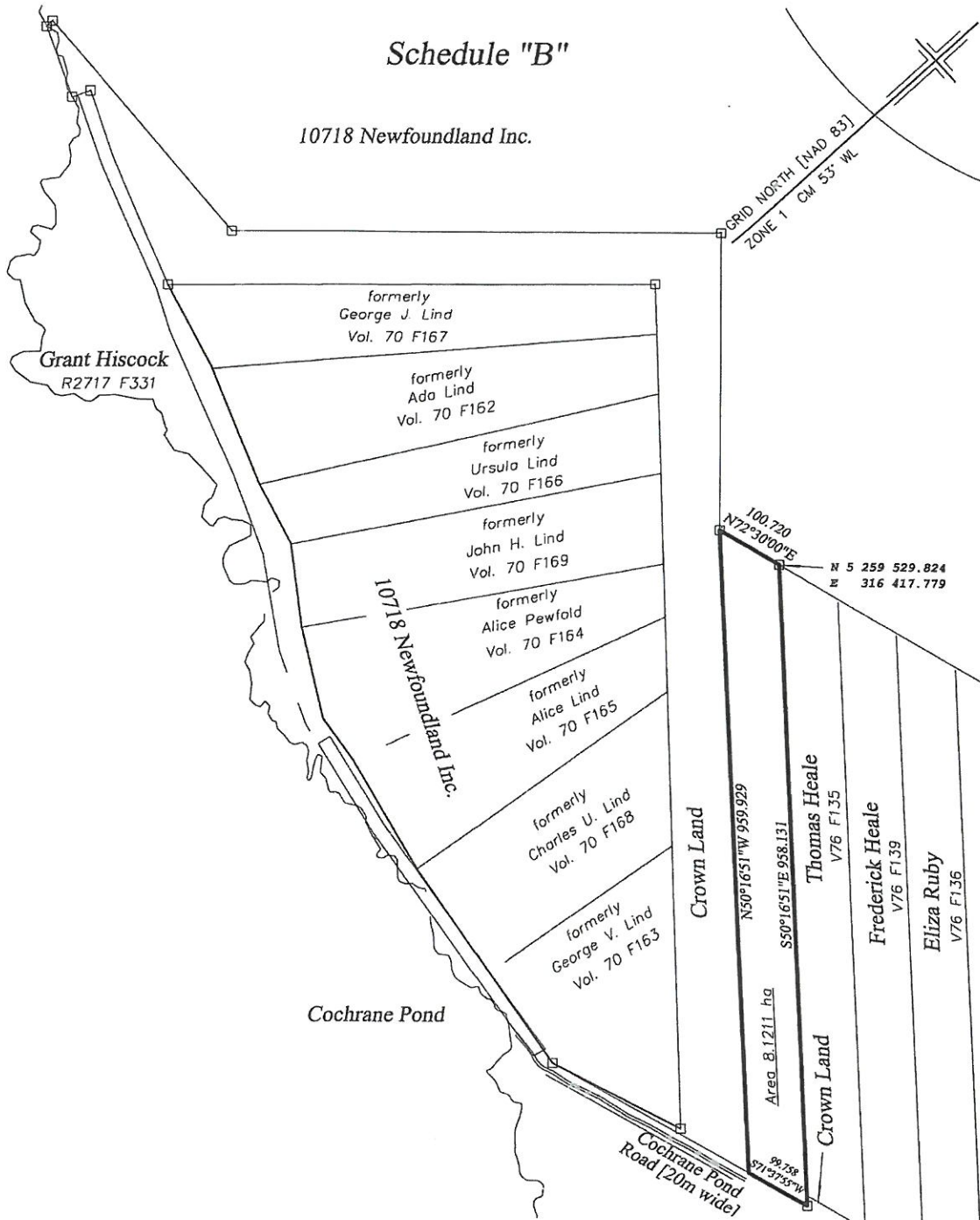
ALL bearings are referred to the meridian of fifty-three degrees west longitude of the Three Degree Modified Transverse Mercator Projection, Zone 1, NAD83 for the Province of Newfoundland and Labrador.



David W. Vallis
May, 2014

Schedule "B"

10718 Newfoundland Inc.



MONUMENTS USED FOR CONTROL

[C. M. 53°][NAD 83]

80G2130 N 5 262 704.505 E 318 361.707 EL. 94.591

80G2132 N 5 263 601.083 E 317 301.903 EL 186.953

All Boundary Lines Cut

All Distances Horizontal Ground

Central Meridian 53' WL

□ capped iron bar

Scale= 1: 7500



David W. Vallis
May, 2014

Appendix C:

- Environmental Assessment carried out by Pinchin LeBlanc in November 2014 for the entire Galway area including land listed under applications 14650 and 14651

Phase I Environmental Site Assessment Galway/Glencrest Development Area St. John's, Newfoundland and Labrador



Prepared for:
10718 Newfoundland Inc.
P.O. Box 5236
34 Harvey Road
St. John's, NL A1C 5W1

Attention: Mr. Craig Hippern

November, 2014

Pinchin File: 02-01-00524

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EXECUTIVE SUMMARY

Pinchin LeBlanc Environmental Limited ("Pinchin") was retained on October 28, 2014, through an Authorization to Proceed signed by Mr. Craig Hippern of 10718 Newfoundland Inc. ("Client"), to conduct a Phase I Environmental Site Assessment ("ESA") of the Galway/Glencrest Development Area located in St. John's, Newfoundland and Labrador (hereafter referred to as the "Site").

The Site is currently vacant and undeveloped and consists of three separate parcels (Parcels A, B and C).

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing of the Site.

The Phase I ESA was completed in general accordance with the Canadian Standards Association ("CSA") document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), including a review of readily available historical records, a review of readily accessible regulatory records, a Site visit, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no further work is recommended at this time.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.

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1.0 INTRODUCTION

1.1 Background

Pinchin LeBlanc Environmental Limited ("Pinchin") was retained on October 28, 2014, through an Authorization to Proceed signed by Mr. Craig Hippern of 10718 Newfoundland Inc. ("Client"), to conduct a Phase I Environmental Site Assessment ("ESA") of the Galway/Glencrest Development Area located in St. John's, Newfoundland and Labrador (hereafter referred to as the "Site").

The Site is currently vacant and undeveloped and consists of three separate parcels (Parcels A, B and C).

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing of the Site.

1.2 Scope of Work

The Phase I ESA was completed in general accordance with the Canadian Standards Association ("CSA") document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012).

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

Figure 1 (Key Map) presents the general Site location. The Site is located on the southeast corner of the intersection between Pitts Memorial Drive and the Trans-Canada Highway in St. John's, Newfoundland and Labrador (see Figure 2). The Site is situated in an area that is predominantly forested land.

A summary of the physical description of the Site is provided below:

Topic	Findings
Site Area	832 hectares (2,055 acres)
Buildings on Site	Not applicable.
Approx. Year of Construction and Significant Additions or Renovations	Not applicable.
Number of Floors (Including ground level)	Not applicable.
Subsurface Levels	Not applicable.
Approx. Footprint Area of Building(s)	Not applicable.

Topic	Findings
Approx. Total Area of Building(s)	Not applicable.
Heating / Cooling	Not applicable.
Elevators	Not applicable.
Emergency Generators	Not applicable.
Landscaped / Grassed / Bare Ground Areas	Majority of Parcels A and C are bare ground. Sections of a gravel road are present on the southwest and south-central portions of Parcel A.
Paved or Other Sealed Surface Materials	Not applicable.

2.2 Topographic, Geologic and Hydrogeologic Setting

Topic	Findings
Topography of Site and Surrounding Area	The majority of Parcel A is situated on a hill, which slopes down in all directions. The top of another hill is situated between Parcels A and B; therefore, Parcel B generally slopes down to the south. Parcel C generally slopes down to the east.
Site Grade Relative to the Adjoining Properties	In general, the Site is at a similar grade to the adjoining property to the west. The adjoining properties to the south, north and east are lower in elevation than the Site.
Subsurface Soils	Mapping indicates that the surficial geology of the area consists of glacial till (Surficial Geology of Insular Newfoundland, Preliminary Version, Map 90-08 (1:500,000), 1990). Glacial till is a heterogeneous, unsorted mixture of various grain sizes from silt and clay to cobbles and boulders.
Fill Materials	Stockpiles of fill material are present throughout the southwest portion of Parcel A. A stockpile of finer fill material located on the south-central portion of the Site was being transported off-Site during the Site visit.
Bedrock Type	Proterozoic rocks of the Middle Cove Member of the Mistaken Point Formation (Conception Group): Rocks consisting of medium-bedded, greenish-grey and red siliceous siltstone and tuffaceous sandstone; contains Precambrian fossils, red waterlain tuff and white vitric tuff (a distinctive marker unit) (Geology of the St. John's Area, Map 90-120, (1:25,000), 1990).
Inferred Bedrock Depth	Unknown based on the information reviewed.
Inferred Groundwater Depth	Unknown based on the information reviewed.
Nearest Open Water Body	South Brook is located on the south portion of Parcel A. Streams are located near the west and northeast boundaries of Parcel B. Cochrane Pond is located immediately south of Parcel B.
Inferred Groundwater Flow Direction	Varies on the Site based on topography and nearest water bodies.

2.3 Site Operations

The Site consists of three separate parcels: Parcel A (1161 acres) is immediately southeast of the intersection of the Trans-Canada Highway and Pitts Memorial Drive; Parcel B (871 acres) is located south of Parcel A; and Parcel C (23 acres) is located east of Parcel A.

The majority of the Site consists of forested land and marshy areas. Some portions of Parcel A are currently under development. At the time of the Site visit, earthwork was underway on the north and west portions of Parcel A.

Some land on the northeast portion of Parcel A is exempt from the Site including two water towers and land owned by the Roman Catholic Episcopal Corporation and the General Protestant Cemetery Committee.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

There was no Site Representative available at the time of the Site visit.

3.2 Aerial Photographs

Copies of aerial photographs dated 1941, 1951, 1966, 1978, 1985, and 2005 were obtained from the Government of Newfoundland and Labrador Department of Environment and Conservation Air Photo and Map Library and reviewed by Pinchin. In addition, Pinchin reviewed Google Earth™ Satellite Imagery dated 2006, 2010, 2012 and 2013. Not all portions of the Site were present on the 1985, 1995, 2005 and 2006 air photos/images. A summary of information obtained with respect to the Site is provided in the following table:

Year of Photograph	Site
1941-1951	The Site consists of forested land as well as several streams/ponds.
1966	A commercial building is present on the southwest portion of Parcel A. A cleared, gravel area is present on the west-central portion of Parcel A.
1978	Several utility right-of-ways cut through Parcel A. A water tower (similar to current configuration) is present on the northeast portion of Parcel A. cleared, gravel area with stockpiled soil is present on the northeast portions of Parcel A.
1985	The cleared area extends further west on Parcel A. Similar to 1978; however, the south portion of Parcel A and all of Parcel B are not visible.
1995	Some of the cleared area on the northeast portion of Parcel A is covered with vegetation. Another cleared, gravel area is present further west. The south portion of Parcel A and all of Parcel B are not visible.
2005	A second water tower is present on the northeast portion of Parcel A (similar to current configuration). Stockpiles are present on the gravel area on the northeast portion of Parcel A. A man-made pond is present on the northeast portion of Parcel B. The central and west portions of Parcel A and B are not visible.
2006	Portions of the cleared area on the northeast portion of Parcel A are covered with vegetation. The commercial building on the southwest portion of Parcel A is no longer present. The central portions of Parcels A and B are not visible.
2010	The former cleared area on the west-central portion of Parcel A is vegetated. A portion of previously forested land south of the water towers has been cut (on Parcel A).
2012	The grubbed land south of the water towers is now a vacant, gravel lot (on Parcel A).

Year of Photograph	Site
2013	Similar to 2012.

A summary of information obtained with respect to the surrounding area is provided in the following table:

Year of Photograph	North	East	South	West
1941-1951	Forested land.	Forested land.	Cochrane Pond followed by forested land.	Forested land.
1966	Similar to 1951.	Similar to 1951.	Duffett's Road with a private residence and communication tower is present between Parcels A and B.	The Trans-Canada Highway is present.
1978	Pitts Memorial Drive is present.	Similar to 1966.	An additional private residence as well as additional buildings on the 1966 residential property.	A commercial building and retail fuel outlet ("RFO") are present followed by a large, cleared area with soil stockpiles and heavy equipment (currently occupied by Modern Paving).
1985	Some commercial development beyond Pitts Memorial Drive.	The Pitts Memorial Drive off-ramp is present.	Not visible.	The cleared area has been extended and is covered with more stockpiles of soil.
1995	Additional commercial buildings are present across Pitts Memorial Drive.	Some roads are present east of Parcel A.	Not visible.	Mostly not visible.
2005	Additional commercial buildings are present across Pitts Memorial Drive.	Residential housing development and golf course.	Not visible.	Not visible.

Year of Photograph	North	East	South	West
2006-2010	Similar to 2005.	Similar to 2005.	A mobile trailer park is present west of Cochrane's Pond.	Large areas of land have been cleared and are covered with soil stockpiles, heavy equipment and small buildings (current soil treatment facilities).
2012	Similar to 2010.	Additional residential development.	Similar to 2010.	Similar to 2010.
2013	Similar to 2012.	Additional residential development.	Similar to 2012.	Similar to 2012.

Based on Pinchin's review of the above-noted aerial photographs, the following was noted:

- An RFO with associated underground storage tanks ("USTs") has been located approximately 80 m west of the Site since at least 1978. This property is downgradient from the Site with respect to the inferred direction of groundwater flow. Based on the distance of this property from the Site, as well as the inferred groundwater flow direction, this RFO is not likely to result in potential subsurface impacts at the Site.

Based on Pinchin's review of the above-noted aerial photographs, nothing was observed that is likely to result in potential subsurface impacts at the Site.

3.3 Opta Information

Pinchin contacted Opta Information Intelligence ("Opta", a division of SCM Insurance Services) to obtain Fire Insurance Plans related to the Site and surrounding area, as well as Property Underwriters' Reports and Property Underwriters' Plans for the Site. The response from Opta indicated that nothing was on file for the Site (see Appendix I).

3.4 Previous Environmental Reports

No previous reports (i.e., Phase I ESAs, geological or geotechnical reports) were provided for Pinchin's review and, according to the Client, none are available.

3.5 Historical Summary

Based on the results of the historical review, nothing was identified that is likely to result in potential subsurface impacts at the Site.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

Pinchin requested copies of permits, approvals and registrations from the Client and was advised that there is no regulatory information with respect to the Site.

4.2 Government of Newfoundland and Labrador Service NL

A request for information was submitted to the Government of Newfoundland and Labrador Service NL ("Service NL"). This department maintains an Environmental Registry containing information on Ministerial Orders, contaminated sites, petroleum storage tanks, and other pertinent issues.

Based on Pinchin's review of information provided by Service NL (attached in Appendix II), the following was noted:

- On November 24, 1993 a letter from Newfoundland and Labrador Housing Corporation to the Department of Environment and Lands indicates that there was an area at the end of Ruth Avenue and north of the Mount Pearl Reservoir where it appears as though the area has been used as a quarry and a disposal site.

Mr. David Niefer, Env. Tech., Environmental Protection Officer with Service NL was contacted to further discuss the Service NL database findings. Mr. Niefer indicated that NLHC had based their conclusions that the Site was once occupied by a quarry and disposal Site upon a review of aerial photographs. As noted in Section 3.2, a review of aerial photographs was completed as part of this Phase I ESA. The review identified stockpiled material on the Site in the similar location identified NLHC from 1978 until 2005 on Parcel A, but attributed this material to a possible gravel pit.

Mr. Niefer further indicated that no documentation (e.g., application forms or certificates of approval) was on file to indicate that a quarry or disposal facility had operated on the Site. In addition, our Phase I ESA report indicated that the Newfoundland and Labrador Department of Environment and Conservation had nothing on file for the Site (see Section 4.3). Based on this information, nothing was identified that is likely to result in subsurface impacts at the Site.

4.3 Newfoundland and Labrador Department of Environment and Conservation

A request for information was submitted to the Newfoundland and Labrador Department of Environment and Conservation ("NLDEC"). This department maintains an Environmental Registry containing information on Ministerial Orders, contaminated sites, petroleum storage tanks, and other pertinent issues.

The response from NLDEC indicated that nothing has been filed for the Site. A copy of the response received from NLDEC is provided in Appendix II of this report.

4.4 Regulatory Information Summary

Based on the regulatory information reviewed, nothing was identified that is likely to result in potential subsurface impacts at the Site.

5.0 SITE VISIT

Mr. Jason Lewis of Pinchin conducted a Site visit on November 14, 2014. The Site visit included a walk-over of the Site. At the time of the Site visit, the ground surface was wet and the weather was cloudy. Site areas not accessed during the Site visit included the south and east portions of Parcel B, due to dense forest. The Site visit was documented with notes and photographs. The results of the Site visit are discussed below. Photographs of some of the features noted during the Site visit are attached in Appendix III.

5.1 Hazardous Materials

Topic	Findings
Chemicals	None observed.
Hazardous Waste	None observed.

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

No aboveground storage tanks were observed on Site.

5.2.2 Underground Storage Tanks

No evidence of USTs (i.e., fill/vent pipes) was observed on Site.

5.3 Water and Wastewater

Topic	Findings
Water Supply Source	Not applicable.
Water Use	Not applicable.
Sanitary/Process Wastewater Receptor	Not applicable.
Pits, Sumps or Lagoons	None observed.
Grease Traps	Not applicable.
Oil/Water Separators	Not applicable.
Storm Water Flow and Receptor	Storm water would likely run overland to percolate naturally through the soil.
Wells	A stand pipe located in the southwest portion of Parcel B. The purpose of the stand pipe is not known.

Topic	Findings
Watercourses, Ditches or Standing Water	Drainage ditches are present throughout the excavated areas of Parcel A, which flow in an easterly to northerly direction, respectively. South Brook runs through the southern portion of Parcel A. Streams run along the west and northeast boundaries of Parcel B.

5.4 Polychlorinated Biphenyls

The use of polychlorinated biphenyls ("PCBs") as dielectric fluids in electrical equipment such as transformers, fluorescent lamp ballasts and capacitors was common up to about 1980. The Federal PCB Regulations, SOR/2008-273, regulates the manufacture, import, export, sale, use and processing of PCBs.

Since no buildings are present on the Site, PCBs are not expected to be present.

5.5 Asbestos-Containing Materials

Asbestos-containing materials ("ACMs") are commonly found in building construction materials (particularly in older buildings constructed prior to 1985). Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until the mid-1980s. A very limited number of non-friable asbestos products in limited quantities are still in use currently in building construction.

Since no buildings are present on the Site, ACMs are not expected to be present.

5.6 Lead-Based Paints

Although lead-based paints ("LBP") were banned from uses on exterior or interior surfaces of buildings, furniture or household products in the 1970s, various commercial paints are still known to contain lead in concentrations greater than the 0.5 percent weight to weight of lead (e.g., road paint).

Since no buildings or painted structures are present on the Site, LBPs are not expected to be present.

5.7 Ozone-Depleting Substances

The bulk storage of ozone-depleting substances ("ODSs") was not observed. Several old residential refrigerators and deep freezers were found dumped throughout the Site. These units may include refrigerants, such as R22 or R12, that are noted within the phase-out schedules for elimination in both Provincial and Federal regulations. The presence of these units do not

represent a significant environmental concern to the Site itself, but should be appropriately discarded to meet provincial and/or federal requirements. No other sources of ODSs were observed at the time of the Site visit.

5.8 Radon

The bedrock geology of the area has been mapped as the Hibbs Cove Member of the Mistaken Point Formation. The bedrock consists of red and green tuffaceous siltstone and sandstone, red waterlain tuff and white vitric tuff. Radon gas is not anticipated to be a concern in this type of bedrock. However, there is a potential that radon gas could be present. A radon survey was not performed as part of this Phase I ESA.

5.9 Urea Formaldehyde Foam Insulation

Urea Formaldehyde Foam Insulation ("UFFI") is composed of a mixture of urea-formaldehyde resin, a foaming agent, and compressed air. It was commonly injected in exterior wood frame and masonry walls in order to insulate difficult to reach cavities until its ban in Canada in December 1980.

Since no buildings are present on the Site, UFFI is not expected to be present.

5.10 Mould or Microbial Contamination

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

Since no buildings are present on the Site, mould is not expected to be present.

5.11 Air Emissions

Topic	Findings
Washroom Vents	Not applicable.
Kitchen Vents	Not applicable.
Electricity Emergency Generator On-Site	Not applicable.
Heating / Cooling Systems	Not applicable.
Process Vents	Not applicable.
Odours	No strong, pungent or noxious odours were identified on the Site.
Permits / Approvals	Not applicable.

5.12 Staining and Stressed Vegetation

No evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site visit.

5.13 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	Minor amounts of domestic refuse (i.e., metal, rubber, wood, clothing, concrete, appliances, etc.) are present at various locations on the Site. Numerous abandoned appliances were located on the southwest corner of Parcel B.
Recyclables	Not applicable.

6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an area that is predominantly forested land. A description of the adjacent properties is summarized in the following table, based on Pinchin's observations from the Site and publicly accessible locations:

	NORTH	SOUTH	EAST	WEST
OPERATION OR ACTIVITY	Pitts Memorial Drive followed by various commercial properties.	Cochrane Pond and a trailer park. Commercial properties (i.e., communication tower, golf course, paintball facility and stable) as well as two private residences are located between Parcels A and B.	Private residences and forested land.	The Trans-Canada Highway followed by an Irving RFO, an abandoned commercial building, soil treatment facilities and Modern Paving.
DIRECTION WITH RESPECT TO INFERRED GROUNDWATER FLOW	Downgradient.	Downgradient.	Downgradient.	Downgradient.
VISIBLE EMISSIONS	None observed.	None observed.	None observed.	None observed.
VISIBLE OUTDOOR STORAGE OF HAZARDOUS MATERIALS	USTs associated with the Irving RFO.	None observed.	None observed.	None observed.

Based on Pinchin's observations of the adjacent properties, the following was noted:

- An Irving RFO with associated USTs is located approximately 80 m west of the Site. This property is downgradient from the Site with respect to the inferred direction of groundwater flow. Based on the distance of this property from the Site, as well as the

inferred groundwater flow direction, this RFO is not likely to result in potential subsurface impacts at the Site.

Based on Pinchin's observations of the adjacent properties, nothing was observed that is likely to result in potential subsurface impacts at the Site.

7.0 FINDINGS AND RECOMMENDATIONS

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no further work is recommended at this time.

8.0 STANDARD LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Galway/Glencrest Development Area located in St. John's, Newfoundland and Labrador, at the time of the Site visit. This Phase I ESA was performed in general accordance with currently acceptable practices for completing Phase I ESAs and specific Client requests, as applicable to this Site. This report was prepared for the sole use of the Client. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the sole responsibility of the third parties. If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed.

Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from negligence of Pinchin. Pinchin will not be liable for any losses or damage if client has failed to commence legal proceedings against Pinchin to recover such losses or damage within a period of 2 years following Pinchin's completion of the particular assignment from which the losses or damage arose.

The information provided in this report is based upon analysis of available documents, records and drawings and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed, contacted or reports that were reviewed.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but

not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.

9.0 CLOSURE

The conclusions and recommendations represent the best judgement of the assessor based on the Site conditions observed on November 14, 2014 and current environmental standards.

We trust that the information provided in this report meets your current requirements. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,


PINCHIN LEBLANC ENVIRONMENTAL LIMITED



per: Jennifer Dawe, M.Sc.
Environmental Technologist
Assessment & Remediation
jdawe@pinchinleblanc.com



per: Melanie Snow, M.A.Sc.
Group Manager
Assessment & Remediation
mdsnow@pinchinleblanc.com



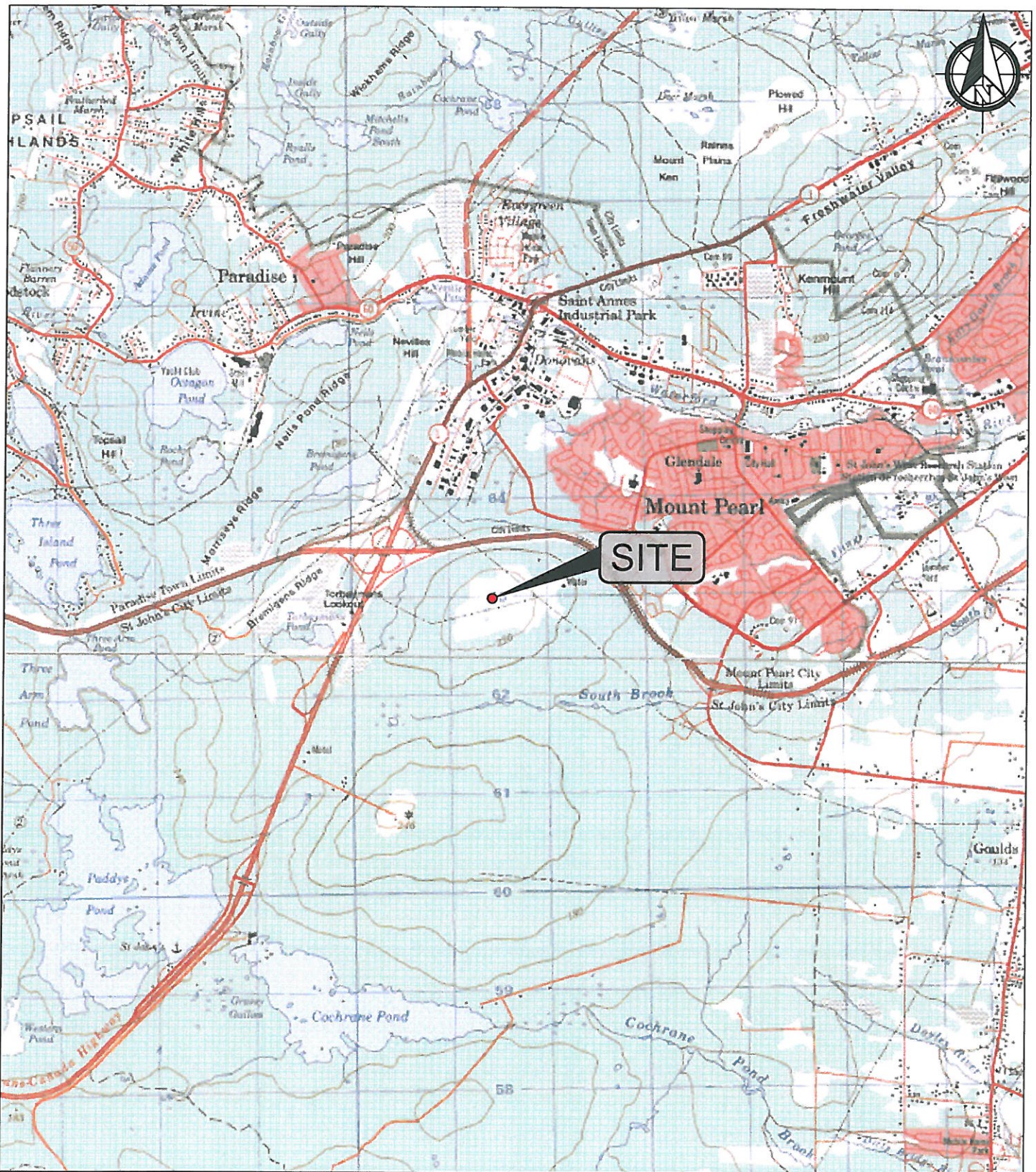
per: Craig Dickson, P.Eng.
Group Leader
Assessment & Remediation
cdickson@pinchinleblanc.com

10.0 REFERENCES

The following documents, persons or organizations provided information used in this report:

1. Surficial Geology of Insular Newfoundland, Preliminary Version, Map 90-08 (1:500,000), 1990, Geological Survey Branch, Department of Mines and Energy, Government of Newfoundland and Labrador.
2. Geology of the St. John's Area, Map 90-120, (1:25,000), 1990, Geological Survey Branch, Department of Mines and Energy, Government of Newfoundland and Labrador.
3. Toporama – Government of Canada (Atlas of Canada) Topographic Maps. Found online at <http://atlas.nrcan.gc.ca/site/english/toporama/index.html>.
4. Government of Newfoundland and Labrador Department of Environment and Conservation Air Photo and Map Library.
5. Google Earth™ Satellite Imagery.
6. Opta Information Intelligence.
7. Government of Newfoundland and Labrador Service NL.
8. Newfoundland and Labrador Department of Environment and Conservation.

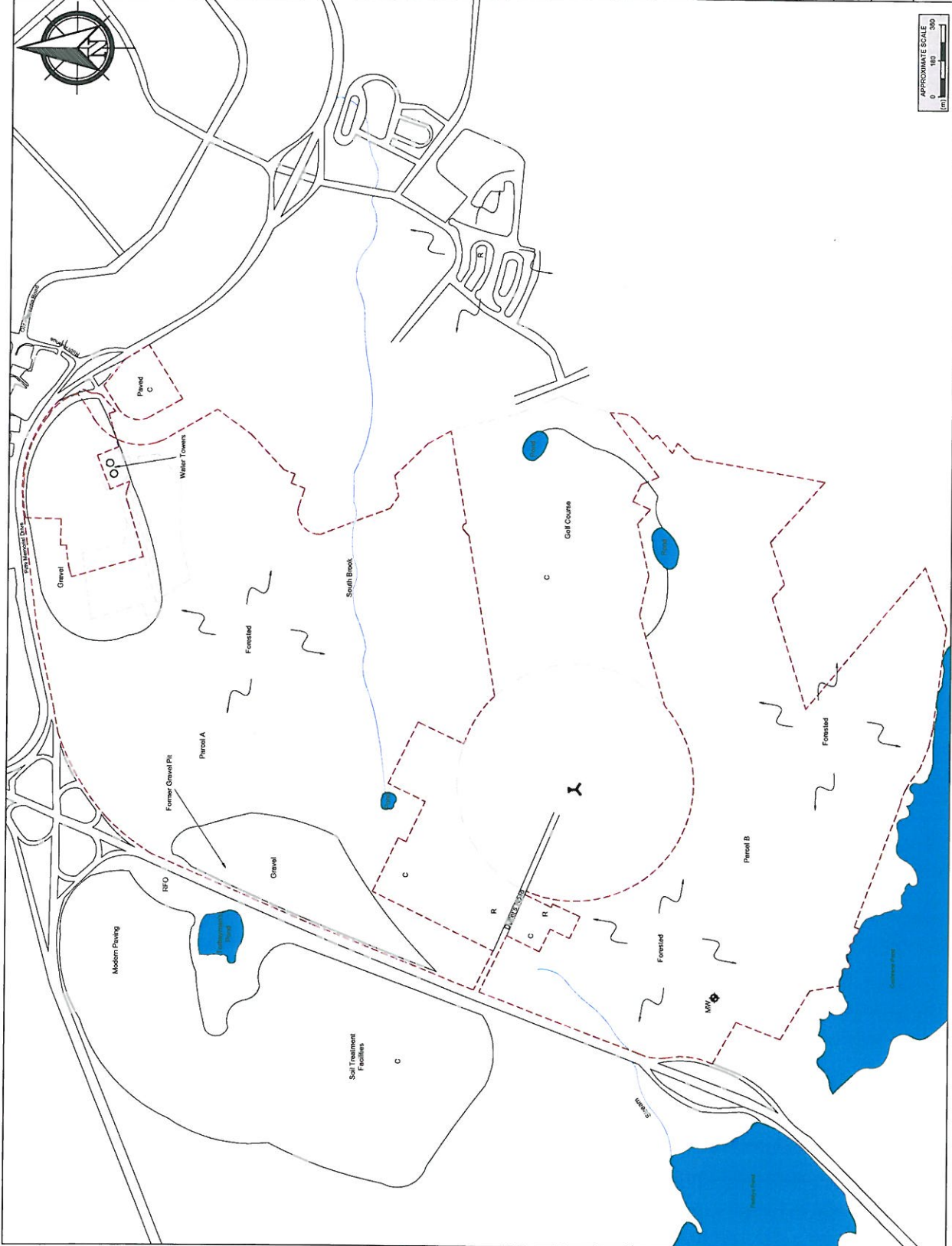
FIGURES



10718 NL INC.
 PHASE I ENVIRONMENTAL SITE ASSESSMENT
 GALWAY - GLENCREST DEVELOPMENT AREA,
 ST JOHN'S, NEWFOUNDLAND AND LABRADOR

KEY MAP

DATE:	PROJECT #	SCALE:	DRAWN BY:	CHECKED BY:	FIGURE NO.
NOVEMBER 2014	02 - 01 - 00524	1 : 50,000	A. ANISCIKLI	J. DAWE	1



- LEGEND:**
- Subject Property Line
 - Other Property Line
 - Roadway
 - MW
 - Monitor Well
 - Communication Tower
 - Water (Surface Runoff)
 - Pond
 - RFO
 - Retail Fuel Outlet
 - R
 - Residential
 - C
 - Commercial

CLIENT: 10718 NL INC.

PROJECT: PHASE I ENVIRONMENTAL SITE ASSESSMENT

LOCATION: GALWAY - GLENCREST DEVELOPMENT AREA, ST JOHN'S, NEWFOUNDLAND AND LABRADOR

TITLE: SITE AND SURROUNDING LAND USE PLAN

DATE: NOVEMBER 2014

PROJECT #: 02 - 01 - 00524

SOURCE: PINCHIN SITE SURVEY / GOOGLE EARTH / PINNACLE ENGINEERING LIMITED (10003-F-592)

FIGURE #: 2

DRAWN BY: A. ANISCIKLI

CHECKED BY: J. DAWE

APPENDIX I
OPTA RESPONSE




enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:
Sunita Kapoor

Site Address:

TransCanada Highway St. Johns NL Canada

Project No:
020100524

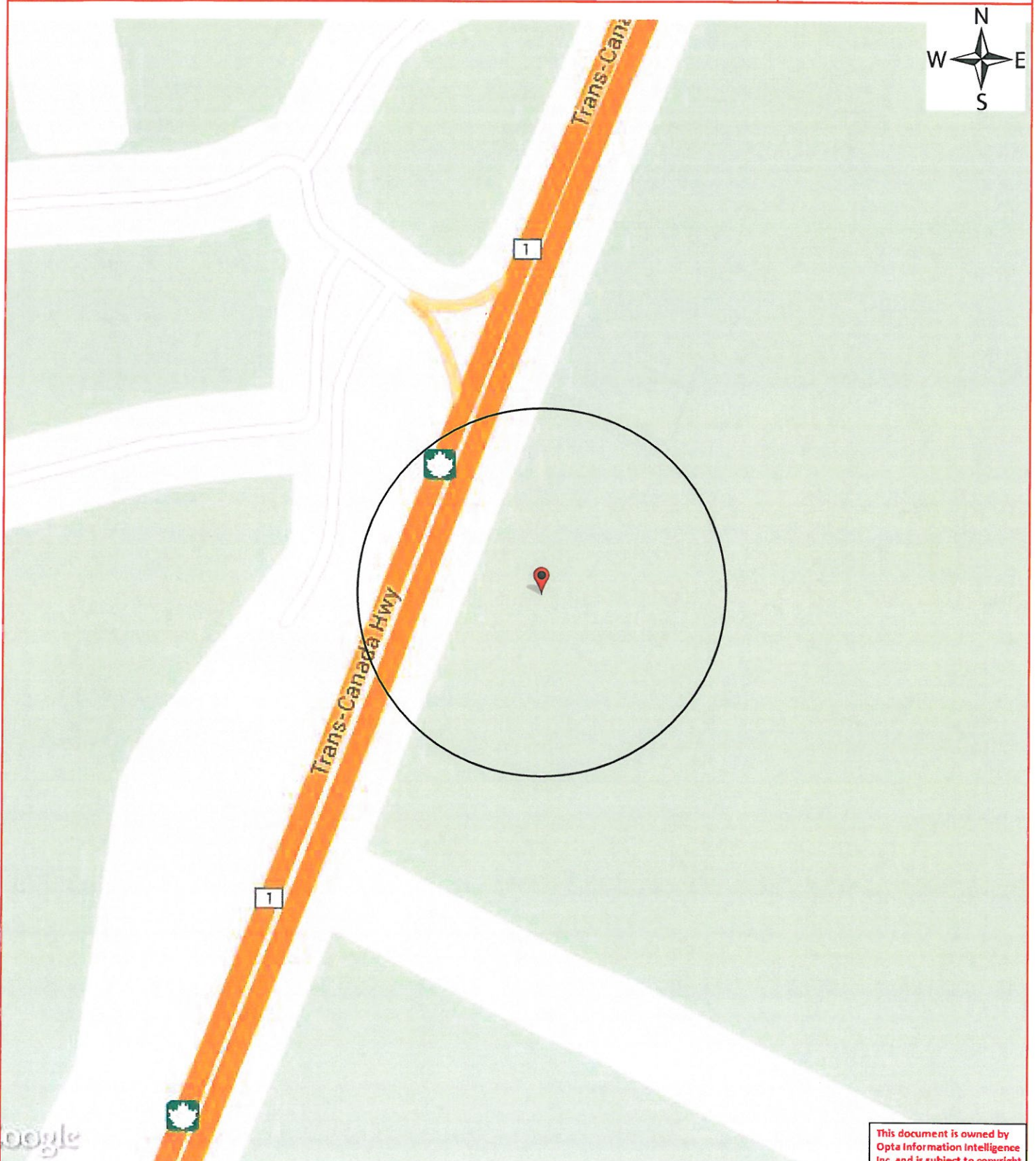
Opta Order ID:
18400

Requested by:

Melanie Snow
Pinchin LeBlanc
Environmental

Date Completed:

11/27/2014 5:06:24 AM



Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

APPENDIX II
CORRESPONDENCE WITH REGULATORY AGENCIES



Government of Newfoundland and Labrador
Service NL

Operations Division

November 7, 2014

Pinchin LeBlanc Environmental
c/o Melanie Snow
27 Austin Street
St. John's, NL A1B 4C3

Dear Ms. Snow:

**RE: Phase I Environmental Site Assessment (ESA) – Galway/Glencrest Development Area
(960 Southlands Blvd, 15 and 30 Duffet's Road), St. John's, NL
Pinchin File No.: 02-01-00524**

This refers to your e-mail dated November 04, 2014 requesting information to complete a Phase I Environmental Site Assessment (ESA) of the above mentioned property.

As we do not possess a departmental central registry of activities affecting the environment on properties in the province, we state that to the best of our knowledge and on a search of our files that we have reviewed, the enclosed information is contained on file:

November 24, 1993

A letter in our file from Newfoundland and Labrador Housing Corporation to the Department of Environment & Lands indicates that there is an area at the end of Ruth Avenue and North of the Mount Pearl Reservoir where it appears as though the area has been used as a quarry and a disposal site.

There is no further information on file pertaining to this property. There is no documentation indicating that this area is/was an approved waste disposal site.

Service NL makes no representations or warranties on the accuracy or completeness of the information provided.

It is recommended that you forward your request to the Provincial Department of Environment and Conservation, Pollution Prevention Division and/or other applicable Government Departments, for a complete history of the property.

If you have any questions, please contact the undersigned at (709) 729 – 4342 or at the address below.

Regards,

David Niefer, Env. Tech.
Environmental Protection Officer



Government of Newfoundland and Labrador
Department of Environment & Conservation

Pollution Prevention Division
Waste Management Section

Date: November 10, 2014

Fax: email
Pinchin LeBlanc

Attention: Melanie Snow

Re: Property Location: Galway/Glencrest Development, 690 Southlands Boulevard and 15 & 30 Duffett's Road, St. John's, NL

WE DO NOT GUARANTEE THE ACCURACY, COMPLETENESS, CURRENCY OR RELIABILITY OF THE INFORMATION PROVIDED BELOW. Any reliance on the information is at the user's own risk.

Further to your request in relation to the referenced property, a file review at the Department of Environment and Conservation office in St. John's has been carried out. The following information is provided as it relates to the Provincial Jurisdiction, subject to the above limitations.

To the best of our knowledge, there are no past, pending, outstanding or ongoing orders or complaints related to compliance nor any matter of environmental significance on file for this property.

This information has been provided in consideration of your request and in view of available records.

Your request should also be sent to our agents at Service NL for a review of their files.

If you have any further inquiries concerning this property, please contact Rhyder by - e-mail: RhyderEvans@gov.nl.ca.

A handwritten signature in cursive script, appearing to read "Rhyder Evans", written over a horizontal line.

Rhyder Evans
Pollution Prevention Division

APPENDIX III
PHOTOGRAPHS



Photo 1 – Gravel area on the northeast portion of Parcel A.



Photo 2 – Forested area and pole line running through Parcel A.



Photo 3 – Ongoing earthwork on the west portion of Parcel A.



Photo 4 – Future cemetery on the northeast portion of Parcel A.



Photo 5 –Parcel B.



Photo 6 – Abandoned appliance located on Parcel B.



Photo 7 – Typical domestic refuse found on the western portion of Parcel B.



Photo 8 – Stable and private residence located between Parcels A and B (north of Duffett's Road).



Photo 9 – Paintball facility located between Parcels A and B (south of Duffett's Road).



Photo 10 – Stand pipe located on southwest portion of Parcel B.

APPENDIX IV
QUALIFICATIONS OF ASSESSORS

Craig Dickson, P.Eng., Group Leader, Assessment & Remediation

Craig is Group Leader for Assessment and Remediation and has been with the firm since 2003. He holds a Bachelor of Technology degree from the University College of Cape Breton and a Bachelor of Engineering degree from Dalhousie University. He is registered as a professional engineer in all four Atlantic provinces. In addition to managing our assessment and remediation operations in Dartmouth, he also participates directly in managing specific undertakings, conducting Risk Assessments, designing and implementing in-situ remediation systems, and training/supervising staff in the field. Craig's experience covers the assessment and remediation of sites affected by the full range of contaminants including petroleum hydrocarbons, PAHs, PCBs, metals, volatile organics, etc. He is one of the region's most experienced practitioners in the Atlantic Risk-Based Corrective Action (RBCA) tools and tiered approach to site assessment and remediation.

Melanie Snow, M.A.Sc., Group Manager, Assessment and Remediation

Melanie is Group Manager for Assessment and Remediation in the St. John's office. She has worked in the environmental consulting industry since 2004. Melanie has earned her Bachelor of Science in Environmental Biology as well as a Masters degree in Environmental Engineering and Applied Science, both from Memorial University of Newfoundland. Melanie has undertaken various Phase I and II ESAs at a variety of commercial, residential, and industrial sites and has been involved in the monitoring and remediation of petroleum hydrocarbon, PAH and metal impacted soil and groundwater sites throughout Atlantic and western Canada. Since joining Pinchin LeBlanc Environmental Limited in 2007, Melanie has also gained experience in Canadian Environmental Assessment Agency (CEAA) screenings and the Atlantic Risk-Based Corrective Action (RBCA) tools and tiered approach to site assessment and remediation.

Jennifer Dawe, M.Sc.

Jennifer Dawe is a Junior Environmental Technologist with Pinchin LeBlanc Environmental Limited in the St. John's, Newfoundland office. Jennifer has previous experience in phased environmental site assessments, and water, soil, and air quality testing. Jennifer has earned a Masters of Science (Environmental Science) and an Honours B.Sc. in Marine Biology, both from Memorial University of Newfoundland. Since joining Pinchin LeBlanc, Jennifer has been responsible for conducting phased environmental site assessments at a variety of commercial, residential, and industrial sites within Newfoundland.