



Biome Grow Inc.  
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[www.biomegrow.com](http://www.biomegrow.com)

May 10, 2019

Director of Environmental Assessment  
Minister of Municipal Affairs and Environment  
PO Box 8700  
St. John's, NL A1B 4J6

Dear Ms. Joanne Sweeney:

I am writing regarding the Environmental Assessment ("EA") Registration for the Back Home undertaking in Barachois Brook, NL for the Back Home Medical Cannabis Corporation, a wholly owned subsidiary of Biome Grow Inc. In accordance with the EA Registration instructions, please find enclosed a USB drive containing electronic copies of our completed registration package and accompanying documents, as well as physical (i.e. paper) copies of the same.

Please feel free to contact the undersigned if you have any questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Laird Choi", written over a horizontal line.

Laird Choi  
Vice President, Corporate Services

Biome Grow Inc.  
+1 (833) 333-2588, Ext. 1002  
+1 (647) 868-5386  
[lchoi@biomegrow.com](mailto:lchoi@biomegrow.com)

Encl.

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## NAME OF UNDERTAKING: BACK HOME

### PROPONENT

- (i) Name of Corporate Body: Biome Grow Inc.
- (ii) Address: 150 King St W Suite 316, Toronto, ON M5H 3T9
- (iii) Chief Executive Officer:
  - Name: Khurram Malik
  - Official Title: Chief Executive Officer
  - Address: 150 King St W Suite 316, Toronto, ON M5H 3T9
  - Telephone No: +1 (416) 875-8395
- (iv) Principal Contact Person for purposes of environmental assessment:
  - Name: Laird Choi
  - Official Title: Vice President, Corporate Services
  - Address: 150 King St W Suite 316, Toronto, ON M5H 3T9
  - Telephone No.: +1 (647) 868-5386

### THE UNDERTAKING

- (i) Name of the Undertaking: **Back Home**
- (ii) Purpose/Rationale/Need for the Undertaking:

To fulfil Biome Grow's contractual obligations pursuant to its cannabis supply agreement with the Newfoundland and Labrador Liquor Corporation ("**NLC**"), a Crown corporation, dated November 2, 2018.

Specifically, pursuant to the same, Biome Grow Inc., through its wholly owned subsidiary The Back Home Medical Cannabis Corporation (collectively, "**Company**"), has expressed its desire to build a production and packaging facility for non-medical cannabis and cannabis-related products in Newfoundland and Labrador ("**NL**"). The NLC, a body corporate continued under the Liquor Corporation Act, RSNL 1990, c. L-19, which has the statutory authority to regulate the purchase, sale, and price in NL of non-medical cannabis and cannabis-related products has agreed on terms and conditions to support the above arrangements.

### DESCRIPTION OF THE UNDERTAKING

- (i) Geographical Location ("**Site**"):

The Site for the undertaking is approximately 155 meters in width, 623 meters in length and approximately 80,940 square meters (m<sup>2</sup>) [i.e. approximately 20 acres] in area (see **Appendix A**

herein), which is contained within the total land (i.e. approximately 120 acres) legally attributed to the civic address 160 Main Street, Barachois Brook, NL A0N 1B0.

The total land contemplated herein is privately owned.

All construction contemplated herein (i.e. phases 1 to 4 of the undertaking) is confined to the approximately 80,940 square meters (m<sup>2</sup>) [i.e. approximately 20 acres] area.

## DESCRIPTION OF THE PROPOSED SITE, INCLUDING BOUNDARIES

The total land legally attributed to the civic address 160 Main Street, Barachois Brook, NL A0N 1B0, including the Site and any access roads, is wholly owned by Mr. David Callahan. David Callahan is the President of the Back Home Medical Cannabis Corporation, which is a wholly owned subsidiary of Biome Grow Inc. Biome Grow Inc., has a twenty (20) year lease agreement with David Callahan in respect of the Site. Further, Biome Grow Inc., has the exclusive right and option to purchase the Site, and David Callahan and Biome Grow Inc., have mutually agreed on a purchase price regarding the same.

The Site is located on the north side of Carters Road and just east of Route 461 or Main Road in the Community of Barachois Brook, NL. The Site is shown to be approximately 155 meters in width, 623 meters in length and approximately 80,940 square meters (m<sup>2</sup>) in area (i.e. approximately 20 acres). The Site is generally rectangular in shape with the south portion irregular shaped to follow the contours of Carter's Road. The Main Road (Route 461) and Carter's Road are shown to have a 20 meter wide right-of-ways. A runway is located just north of the Site (also owned by David Callahan). Surrounding properties to the west, north, and east are owned by David Callahan. Please refer to the attached legal survey provided in **Appendix A** herein.

The overall property is covered by a Site building (former repair shop; approximately 5 percent), a cleared area (approximately 50 percent) and vacant forested land (approximately 45 percent) that covers an area of approximately 80,940 m<sup>2</sup>. A proposed Site building is planned to be located approximately in the center of the Site and is proposed to be 13,935 m<sup>2</sup> in size [i.e. approximately 150,000 square feet] (refer to **Appendix C** for further detail). Surface water and groundwater flow in the area is anticipated to follow the surface topography to the southwest, toward Barachois Brook located south of the Site and George's Bay located west of the Site. A wetland area is located approximately 20 meters north of the Site and is the nearest ecological receptor. Site photographs provided by the Company are provided in **Appendix E**.

Based on the intended land use, the Site is classified as a commercial property with potable groundwater and coarse-grained soil.

## LARGE SCALE AERIAL PHOTOGRAPHS

Please refer to the aerial photographs of the undertaking site location provided in **Appendix B** herein, which indicates the site location relative to existing communities and transportation facilities, and shows the proposed route of access.

Aerial photographs from 1949, 1966, 1973, 1983, 1997, 2004, 2010, and 2013 were reviewed during the accompanying Phase I Environmental Site Assessment ("ESA") performed by GHD limited ("GHD"). The

observations of the aerial photographs review are presented below. Copies of the aerial photographs are included in **Appendix B**.

The 1949 aerial photograph shows the Site and surrounding properties as mainly undeveloped forested land. A wetland area is visible north of the Site and Main Road (Route 461) and the Newfoundland Railway are visible west of the Site while Carter's Road is visible south of the Site.

The 1966 aerial photograph shows two buildings (carpenter shop and boiler building) visible southwest of the Site; however, the aerial photograph quality is poor. An airstrip was located just north of the Site and some commercial (storage building, bunkhouse, main office, and watchman's building) and residential buildings were visible west of the Site.

The 1973 aerial photograph shows trailers visible north of the Site. Also, the Site building noted in the 1966 aerial photograph is clearly visible. A cleared area with some buildings or trailers were visible southwest of the Site and an additional commercial building (paint shop) is visible west of the Site.

The 1983 aerial photograph shows the Site building (former repair shop) present in the southwest portion of the Site. A trail is visible along the south portion of the Site adjacent to Carter's Road. The northwest portion of the Site was cleared and appears to be utilized as a storage/laydown yard.

The 1997 aerial photograph shows the Site as relatively unchanged compared to the 1983 aerial photograph. A cleared area is visible south of the Site, on the south side of Carter's Road with some commercial buildings present.

The 2004 and 2010 aerial photographs show the Site and surrounding properties as relatively unchanged compared to the 1997 aerial photograph.

The 2013 aerial photograph shows the Site and surrounding properties as relatively unchanged compared to the 2010 aerial photograph except the paint shop is no longer visible just west of the Site.

## **DESCRIPTION OF THE MAJOR PHYSICAL FEATURES OF THE UNDERTAKING**

Phase 1 of the undertaking will consist of a retrofit of an existing 18,000 square foot building to meet Health Canada production and packaging facility requirements. This building/facility has an existing septic system. During the phased construction of the new facility (i.e. phase 2 to 4 respectively noted below), the plumbing of the same will be tied into the existing septic system accordingly. Please see the accompany report pertaining to the septic system (i.e. 11-18-026 Mechanical Stephenville IFT).

The new facility will be a 150,000 square foot pre-engineered structure with metal roof and insulated panels for exterior walls. It will be built out in 3 phases (Phase 2 to 4), each approximately 50,000 square feet. The interior will be comprised of a head-end support space that includes all necessary administrative and operational support for the facility. This includes the following: washroom and change room areas for staff; lunch room for staff; office space for management team; secure storage space for processed cannabis; 4 drying rooms for trimmed cannabis; a trimming room; 4 propagation rooms; 2 vegetation rooms; a large potting and soil room; a water and nutrient delivery system room; a mother room; an extraction facility; a kitchen for creating edibles; and a packaging facility. The

remaining area of the facility (approx. 120,000 square feet) will be dedicated to the growth of cannabis plants in individual 2,000 square foot flowering rooms. The lighting for the rooms intended for the growth and cultivation of cannabis will be purpose-built multi-spectrum LEDs specifically designed for the growth and cultivation of cannabis. The mechanical systems servicing the rooms intended for the growth and cultivation of cannabis will be purpose built to provide the optimal environmental conditions for the growth and cultivation of cannabis, focusing on the movement of air through the space and the extraction of excess humidity generated by the plants through transpiration.

### SIZE OF AREA AFFECTED BY UNDERTAKING

The proposed site building is planned to be located approximately in the center of the undertaking Site (i.e. approximately 20 acres) and is proposed to be 13,935 m<sup>2</sup> (i.e. 150,000 square feet) in size. Please refer to **Appendix C** herein.

### CONCEPTUAL DRAWING (IF AVAILABLE)

Please refer to **Appendix D** herein: JCM Stephenville Expansion Design Drawing.

### NEARBY PHYSICAL & BIOLOGICAL ENVIRONMENT

The undertaking Site will respect the applicable legislation, regulations, and guidelines as they may apply to any nearby environmentally sensitive areas (i.e. waterbodies, protected water areas, and federal/provincial parks). As noted previously, a wetland area is located approximately 20 meters north of the Site and is the nearest ecological receptor. During the construction phase (i.e. undertaking), a 30 meter vegetated buffer on sensitive habitats (e.g. wetlands, bogs, and waterways) will be established, maintained, and/or in effect. There are no salmon bearing streams and/or rivers near the undertaking Site.

The closest major body of water is Barachois Brook (River), which is approximately 550 meters south of the site location. In addition, the closest protected water area to the undertaking is the Barachois Brook Well Head, which is approximately 280 meters north of the undertaking site location. Please refer to **Figure 1 (below): Overview of Site Area** for a visual reference.



**Figure 1: Overview of Site Area**

Per Figure 1 (above), the location of the undertaking Site is within a large pre-existing construction laydown area. This area has no vegetation and the ground consists of mostly gravel and fine to coarse stone material. The area surrounding the undertaking site location consists mainly of wooded areas and previous construction areas, with a few residential homes approximately 150 to 200 meters east of the site location.

## CONSTRUCTION TIMELINE

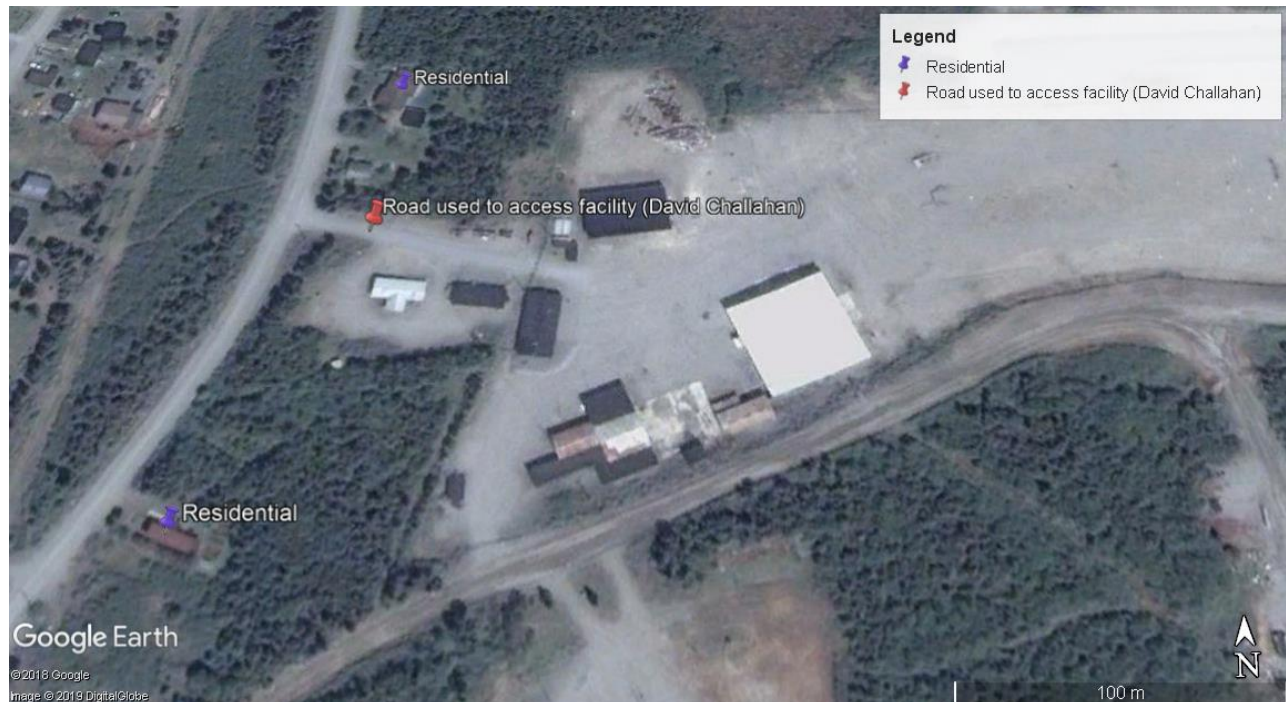
The retrofit (Phase 1) and construction of the new facilities (Phase 2 to 4) will be completely outsourced to Bird Construction and will take approximately 20 to 22 months. Time approximations at the individual phase level may include buffers to allow for any delays; as such, overall time approximations and individual phase estimates may not align.

- Design and Pre-Construction: 16 to 22 weeks (approximately 4 to 5 months)
  - This will be phased in order to get in the ground as closely to the 16 week mark as possible
- Phase 2 (First 50,000 sqft): 10 to 12 months
  - The aim is to be ready for the Health Canada audit at the 10 month mark or sooner
- Phase 3 (Second 50,000 sqft): 5 months
- Phase 4 (Third 50,000 sqft): 5 months

The proposed date of the first physical construction related activity on the site is in respect of phase 1 of the undertaking (i.e. renovation of the existing building), which is expected to commence approximately 2 to 3 weeks from receipt of the notification to proceed (i.e. approval). Subsequently, the new build component of the undertaking (i.e. Phase 2 to 4 above) will commence approximately 16 weeks from

the receipt of notification to proceed for the new build facility. The 16 weeks will be used to generate the design, drawings and specifications for the project.

During construction periods, contractors, employees, and general traffic will access and exit the Site via the main access road on the Site, which is wholly owned by David Callahan. Please refer to **Figure 2 (below): Road Used to Access Facility (i.e. Access Road)** for a visual reference.



**Figure 2: Road Used to Access Facility (i.e. Access Road)**

## POTENTIAL SOURCES OF POLLUTANTS DURING CONSTRUCTION PERIODS

During the construction period, there will be standard dust and carbon monoxide emissions from construction vehicles and equipment. The site will also be exposed to some erosion during the site work period as the site is disturbed and trenching is underway. Erosion will be mitigated using erosion and sediment control (“ESC”) measures strategically located on site in the areas prone to runoff. If an additional well is required on site to provide water for the facility there is a possibility that it will generate excess water during the drilling process. This excess runoff will also be mitigated with ESC measures. Further, all equipment will include a spill kit in the event that a hydrocarbon spill occurs onsite. In the event of a spill, all regulatory requirements will be followed for reporting and clean up. Similarly, dust concerns will be monitored regularly during the construction phase, and appropriate dust mitigation measures will be implemented as applicable.

In addition, during the respective construction phases, there will likely be noise and airborne emissions associated with heavy civil equipment and related civil work. The access road (see **Figure 2 above**) will be used to transport equipment, gear, and materials during construction of the facility. In accordance with best practices and to proactively mitigate any complaints or grievances, the construction phase(s) will be communicated to the local municipality along with appropriate contact information should any nearby residents have any questions or concerns.



## ANY POTENTIAL CAUSES OF RESOURCE CONFLICTS

There is adequate three (3) phase power available adjacent to the site on Highway 461. There is adequate water available on site to support the facility, but an additional well(s) may be required to be drilled. For more information, please refer to the accompanying Gemtec 'well report', which was performed on the existing well on site. The Gemtec 'well report' may be found in **Appendix G of the accompanying GHD Phase 1 Environmental Site Assessment report.**

## OPERATION

Pursuant to the aforementioned NLC supply agreement, Biome Grow Inc., through its wholly owned subsidiary The Back Home Medical Cannabis Corporation (collectively, "**Company**"), has expressed its desire to build a production and packaging facility for non-medical cannabis and cannabis-related products in Newfoundland and Labrador ("**NL**"). The resulting facility, once fully operational, will continue to operate as a going concern for at least twenty (20) years and staff at least 80 regular full time employees. However, operational requirements may require from time to time upwards of 120 regular full time jobs during this time period.

In addition, once operational, the cannabis production and packaging facility will ramp up its operational capabilities in a measured way, eventually running 24 hours per day, 365 day per calendar year. Employees and general traffic will access and exit the Site via the main access road on the Site, which is wholly owned by David Callahan. Please refer to **Figure 2 (above): Road Used to Access Facility (i.e. Access Road)** for a visual reference.

The inputs of the facility will be similar to a typical horticulture facility, including but not limited to soil, fertilizers, cannabis plants, water, light/energy (i.e. heat and electricity), and growing media (e.g. planters/pots). The outputs of the facility will include but will not be limited to the following: nutrient enriched water, inorganic waste, plant waste, carbon dioxide, and/or horticulture related chemical residues (e.g. fertilizer). In addition, subject to and in accordance with the applicable Health Canada licence, product outputs will include but will not be limited to the following: cured and dried cannabis flour, trim, pre-rolls, cannabis stalk fibre, and cannabis and/or cannabinoid oil.

## POTENTIAL SOURCES OF POLLUTANTS DURING OPERATING PERIOD

During the production process (i.e. cultivation, harvesting, and processing), nutrients, chemical products and/or pesticides may be required and used. Currently, the Company utilizes proprietary organic methods to minimize and/or eliminate pests. Notwithstanding the foregoing, if the Company ever contemplates the use of chemical products or pesticides, the Company will use product(s) or pesticide(s) identified and approved under the federal government's Pest Control Products ACT ("**PCPA**") for cannabis. Further, storage of any pesticide(s) or related chemicals will be compliant with all applicable legislation, regulations, and/or guidelines. Chemicals used for sanitization protocols will be stored in a separate, dedicated area in compliance with all applicable legislation, regulations, and/or guidelines including labeling, health & safety, safe handling, and emergency response.

With respect to air and/or odours from operations, the air will be filtered before it is exhausted from the facility and will meet the requirements of all applicable legislation, regulations, and/or guidelines. Specifically, the flowering rooms will be primarily self-contained and will recirculate treated/tempered air. The only time they will exhaust to the outside environment is if the carbon dioxide ("**CO2**") sensors

detect a CO2 load in the flowering room that exceeds levels safe for human occupancy. As a result, the potential for cannabis related odours to emanate from the site is minimal. It is also important to note that cannabis odours are non-toxic.

The mechanical system will be capturing significant condensation from the flowering rooms due to the anticipated high humidity levels. This condensation will be captured and reused via the irrigation room to water the plants. As a result, it will not be introduced to the facility drainage system.

Each flowering room will have a floor drain to capture runoff from the irrigation system. This runoff will contain excess fertilizer and nutrients from the potting area. The drain lines will be filtered as necessary to meet all applicable codes and regulations prior to being introduced into the septic system.

The Company plans to use virtually all of the cannabis plant – from seed to stalk to flower; thus, minimizing organic waste from biological assets (e.g. biomass and used soil). Any organic waste will be disposed of in accordance with applicable Health Canada protocols.

During facility operating hours, there may be general traffic noise associated with vehicles traveling to and from the Site location. The access road (see **Figure 2 above**) to be used is wholly owned by David Callahan, President of Back Home Medical Cannabis Corporation. The facility in and of itself will not generate obtrusive noise during operation.

## OCCUPATIONS

The Construction of the facility will be completely outsourced to Bird Construction and will take approximately 20 to 22 months. During that time, Bird Construction will utilize approximately 75 to 100 people on site. The nature of these positions will vary from entry-level labourer positions to highly technical skilled trades positions that require years of schooling and apprenticeship.

The following chart provides 1) the occupations anticipated for this undertaking; 2) the enumeration and breakdown thereof; 3) the corresponding National Occupational Classification (“**NOC**”) codes; and 4) the delineation of roles to be outsourced to Bird Construction (i.e. direct hire) or subcontracted by Bird Construction (outsourced):

Enumeration	Job Title	NOC Code	Bird Construction Direct Hire	Bird Construction SubContractor
2	Construction Superintendent	0711	X	
2 to 3	Construction Foreman	7302	X	
2 to 3	Construction Project Coordinator	1221	X	
1	Construction Project Manager	0711	X	
1	Construction Safety Manager	0112	X	
1	Construction Labour Manager	0112	X	
5 to 6	Construction Engineer	2131		X
3	Architect	0212		X
1	Contract Administrator	1221	X	
1	Administrative Assistant	1241	X	
2	Construction Accountant	1111	X	
1	Construction Estimator	2234	X	
5 to 10	Labourer	7611	X	
8 to 12	Carpenter	7271	X	
8 to 12	Carpenter Apprentice	7271	X	
4 to 8	Ironworker	7236		X
4 to 8	Ironworker Apprentice	7236		X
1	Crane Operator	7371		X
1	Rigger	7611		X
4 to 8	Heavy Machinery Operator	7521		X
3	Surveyor	2154	X	
2	Grade person	7611		X
3 to 6	Machinery Operator	7521		X
4 to 7	Sheet Metal Worker	7233		X
4 to 7	Sheet Metal Worker Apprentice	7233		X
2 to 5	Mason	7611		X
2 to 5	Mason Apprentice	7611		X
3 to 7	Painter	7294		X
8 to 12	Electrician	7242		X
8 to 12	Electrician Apprentice	7242		X
4 to 7	Plumber	7251		X
4 to 7	Plumber Apprentice	7251		X
4 to 7	Pipe Fitter	7203		X
4 to 7	Pipe Fitter Apprentice	7203		X
4 to 7	Fence Installer	7441		X
4 to 7	Roofer	7611		X
4 to 7	Roofer Apprentice	7291		X
4 to 7	Well Driller	7373		X

## EMPLOYMENT EQUITY

Biome Grow Inc., and all of its subsidiaries including the Back Home Medical Cannabis Corporation (collectively, “**Company**”), is an equal opportunity employer and prohibits discrimination and harassment of any kind. The Company is committed to the principle of equal employment opportunity for all employees and to providing employees with a work environment free of discrimination and harassment. All employment decisions at the Company are based on business needs, job requirements, and individual qualifications, without regard to race, color, religion or belief, national, social or ethnic origin, sex (including pregnancy), age, physical, mental or sensory disability, HIV Status, sexual orientation, gender identity and/or expression, marital, civil union or domestic partnership status, family or parental status, or any other status protected by the laws or regulations in the locations where we operate.

The Company holds all of our vendors and service providers to abide by our Vendor Code of Conduct, which incorporates the applicable provisions of our Corporate Social Responsibility (“**CSR**”) and Code of Business Ethics, which has been provided to the NLC as part of the supply agreement aforementioned.

To this end, the construction of the facility will be completely outsourced to Bird Construction. Bird Construction has advised, “it takes every opportunity available to diversify our workforce, and views a diverse team as a strong team. All members of our team must prove the core competencies required to contribute effectively in their role.”

## PROJECT RELATED DOCUMENTS

A bibliography of all project-related documents already generated by or for the proponent is available herein, please refer to **Appendix D: JCM Stephenville Expansion Design Drawing**.

## ENVIRONMENTAL WORK ALREADY PERFORMED BY OR FOR THE PROPONENT

Please refer to the Limited Phase 1 Environmental Site Assessment (“**ESA**”) and accompanying Supplemental Letter prepared by GHD in March 2019, which is provided as part of this Environmental Assessment registration package.

## APPROVAL OF THE UNDERTAKING

The main permits, licences, approvals and other forms of authorization required for the undertaking, together with the names of the authorities responsible for issuing them (e.g. federal government department, provincial government department, municipal council, etc.) are as follows:

**Zoning Permits** – Bird Construction is unaware of any rezoning requirements; as such, it is not currently in scope to perform this task. Powers Brown Architecture would be better suited to undertake this task if required.

**Building Permits** – Bird Construction is in possession of a building permit for Phase 1 (renovation or retrofit of the existing building/facility). Once the documents (i.e. blueprints/schematics) for the new facility (i.e. phase 2 to 4) are complete, Bird Construction will apply for the building permit for the new

facility. This would be acquired through the local municipal authority and the provincial regulatory authority.

**Health Canada Licence** – Following the renovation or retrofit of the existing facility (Phase 1) and subsequent new build phase(s), respectively, the Back Home Medical Cannabis Company will endeavor to finalize its Health Canada licence for cultivation, processing, and sale of cannabis. Health Canada is the issuing and governing body.

## SCHEDULE

Assuming all approvals are in place, the earliest and latest dates when project construction could commence, and a brief rationale for the same, are as follows:

- Phase 1 (retrofit) can start within 2 to 3 weeks of notification to proceed (i.e. approval). Dates are subject to Bird Construction's logistical and resource allocation considerations.
- Phase 2 to 4 (inclusive) in respect of the new build can commence approximately 16 to 18 weeks from the receipt of notification to proceed (i.e. approval). The 16 to 18 weeks will be used to generate the design, drawings, and specifications for the project.

## FUNDING

This project does not require or rely on a grant or loan of capital funds from a government agency.

Cost recovery fees per the Cost Recovery policy will be applicable as the capital costs of the project, in whole and in part, are expected to exceed \$5 million. Capital costs are estimated as follows:

- Phase 1 (retrofit of existing facility) will cost \$6.5M
- Phase 2 to 4 (new building/facility) will cost \$55.6M

May 7, 2019

\_\_\_\_\_  
Date

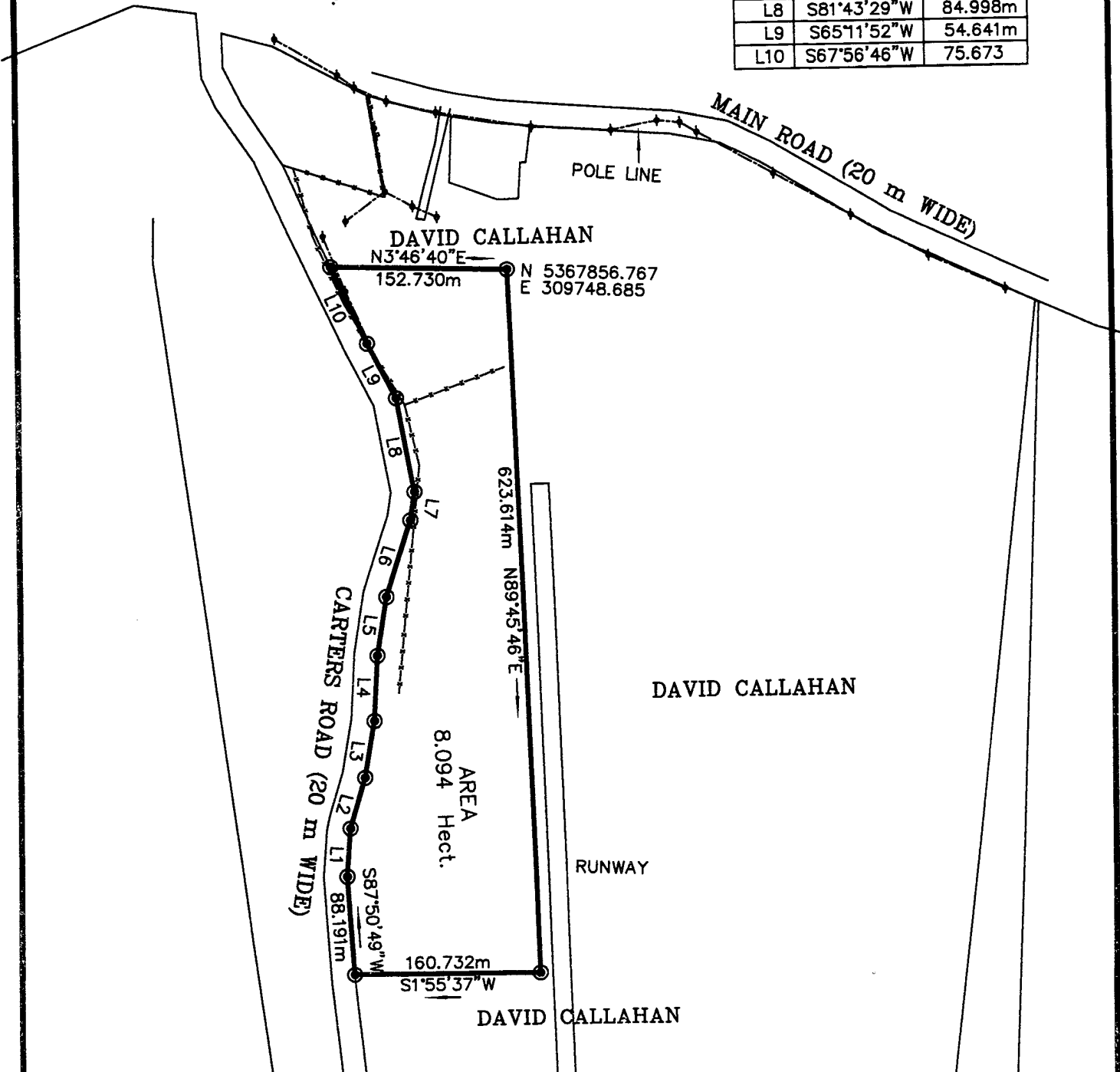
\_\_\_\_\_  
Khurram Malik  
Signature of Chief Executive Officer

**APPENDIX A**  
**LEGAL SURVEY**

GRID NORTH  
NAD83  
C.M. 58° 30' W. LONG.



NUM	BEARING	DISTANCE
L1	N83°53'42"W	42.837m
L2	N71°39'03"W	46.663m
L3	N78°35'12"W	51.115m
L4	N85°12'54"W	57.563m
L5	N78°50'39"W	51.145m
L6	N70°14'18"W	70.404m
L7	N79°36'09"W	25.928m
L8	S81°43'29"W	84.998m
L9	S65°11'52"W	54.641m
L10	S67°56'46"W	75.673



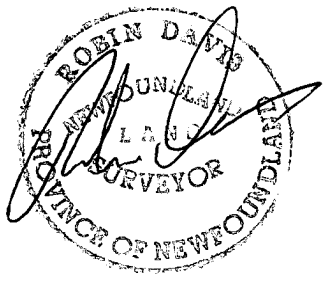
**LEGEND**

▲	CONTROL MONUMENT
●	CAPPED IRON BAR
○	IRON BAR (EXISTING)
x-x-x-x	FENCE
---	C/L ELECTRICAL LINE
---	DRIVEWAY
---	C/L ROAD
○	POLE

**NOTES**

© Robn C. Davis, Newfoundland Land Surveyor, 2018. Unauthorized use, alteration or reproduction of this survey plan is prohibited by law as outlined in The Copyright Act and the Land Surveyors Act 1991. However, use and reproduction thereof by or on behalf of the person for whom this survey was prepared, is permitted, provided that no alterations whatsoever are made thereto.

All distances are horizontal ground distances.



<b>R. DAVIS SURVEYS LTD.</b> P.O. BOX 449 STEPHENVILLE CROSSING, NEWFOUNDLAND AND LABRADOR	
LAND SURVEYED FOR <b>DAVID CALLAHAN</b> CARTERS ROAD, BARACHOIS BROOK, NL	
SCALE: 1 : 5000	DWG. NO.: 17207-4
DATE: APR. 5, 2018	DRAWN BY: R.D.

Thence N 84° 40' 08" W a distance of 31.579 metres,

Thence N 4° 28' 32" W a distance of 4.857 metres,

Thence N 80° 35' 55" W a distance of 32.440 metres,

Thence by the eastern limit of Main Road, 20 metres wide, N 6° 18' 46" E a distance of 121.920 metres,

Thence N 13° 24' 22" E a distance of 44.189 metres,

Thence N 28° 25' 59" E a distance of 37.101 metres,

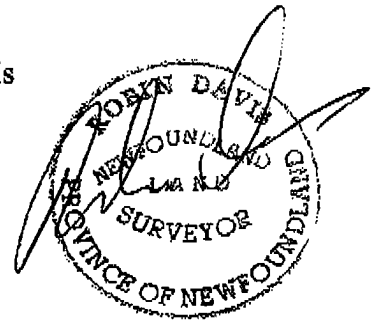
Thence N 32° 46' 37" E a distance of 121.920 metres,

Thence N 27° 08' 35" E a distance of 151.501 metres to the point of beginning,

The herein described parcel of land contains an area of 4.566 hectares and is more particularly delineated on the plan number 17207-1 hereto attached,

All bearings refer to the meridian of fifty-eight degrees thirty minutes west longitude of the Modified Three Degree Transverse Mercator Projection (NAD83).

Robin C. Davis



Newfoundland Land Surveyor

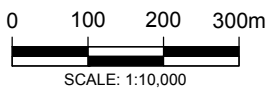
November 23, 2017  
Stephenville, NL



**APPENDIX B**  
**AERIAL PHOTOGRAPHS OF SITE LOCATION**



SOURCE: NL MUNICIPAL AFFAIRS AND ENVIRONMENT AERIAL PHOTO: 1949 (12241-97)



BACK HOME GROW  
 CARTERS ROAD, BARACHOIS BROOK, NL  
 LIMITED PHASE I ENVIRONMENTAL SITE  
 ASSESSMENT & FILE REVIEW

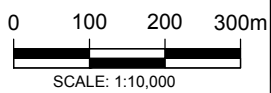
11192875  
 Mar 20, 2019

AERIAL PHOTOGRAPH - 1949

FIGURE E1



SOURCE: NL MUNICIPAL AFFAIRS AND ENVIRONMENT AERIAL PHOTO: 1966 (19458-129)



BACK HOME GROW  
CARTERS ROAD, BARACHOIS BROOK, NL  
LIMITED PHASE I ENVIRONMENTAL SITE  
ASSESSMENT & FILE REVIEW

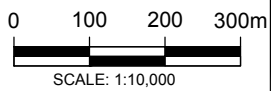
AERIAL PHOTOGRAPH - 1966

11192875  
Mar 20, 2019

FIGURE E2



SOURCE: NL MUNICIPAL AFFAIRS AND ENVIRONMENT AERIAL PHOTO: 1973 (73467-81)

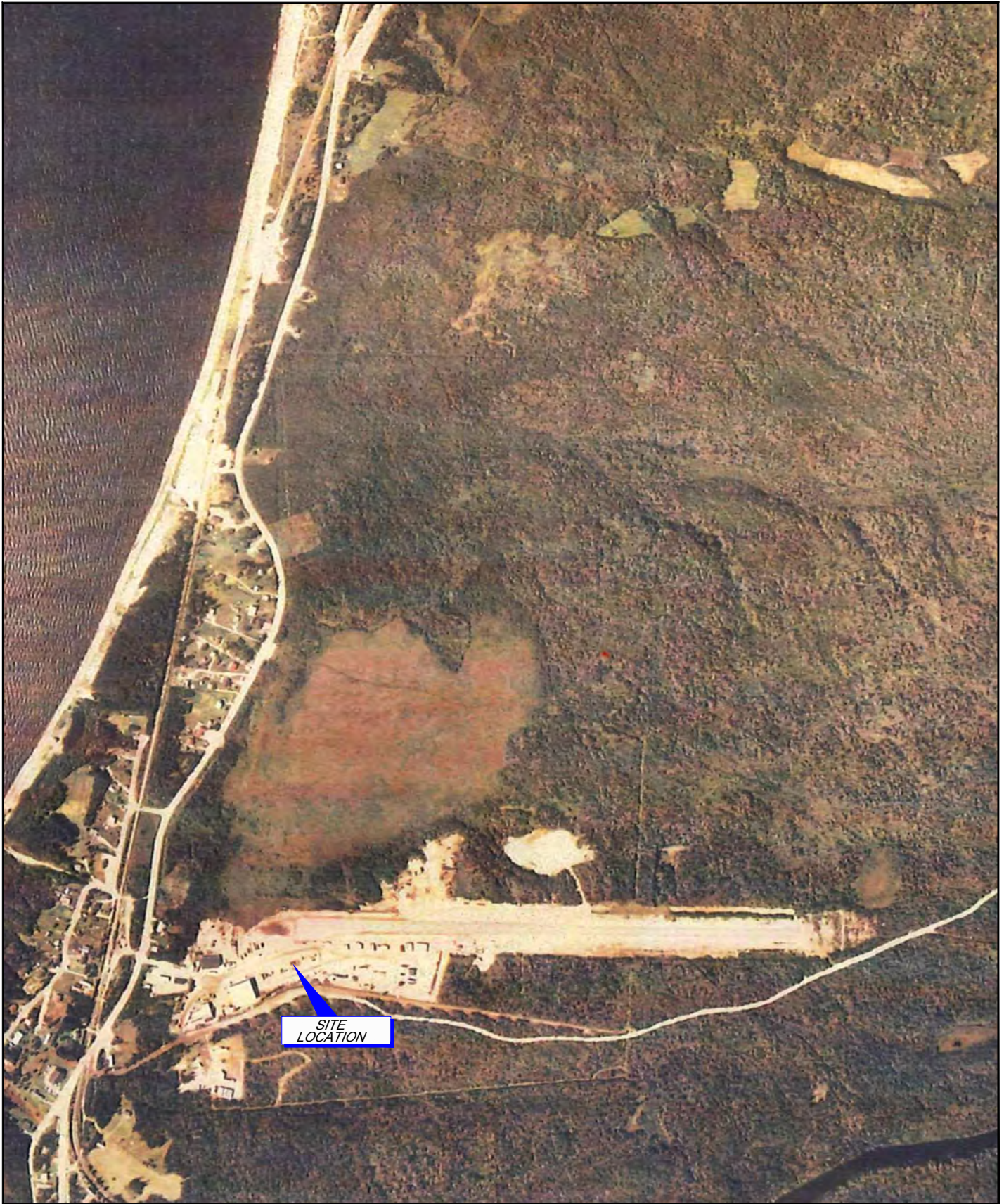


BACK HOME GROW  
CARTERS ROAD, BARACHOIS BROOK, NL  
LIMITED PHASE I ENVIRONMENTAL SITE  
ASSESSMENT & FILE REVIEW

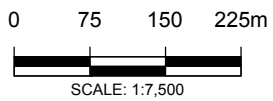
AERIAL PHOTOGRAPH - 1973

11192875  
Mar 20, 2019

FIGURE E3



SOURCE: NL MUNICIPAL AFFAIRS AND ENVIRONMENT AERIAL PHOTO: 1983 (83024-187)



BACK HOME GROW  
CARTERS ROAD, BARACHOIS BROOK, NL  
LIMITED PHASE I ENVIRONMENTAL SITE  
ASSESSMENT & FILE REVIEW

AERIAL PHOTOGRAPH - 1983

11192875  
Mar 20, 2019

FIGURE E4



SOURCE: NL MUNICIPAL AFFAIRS AND ENVIRONMENT AERIAL PHOTO: 1997 (97003-111)

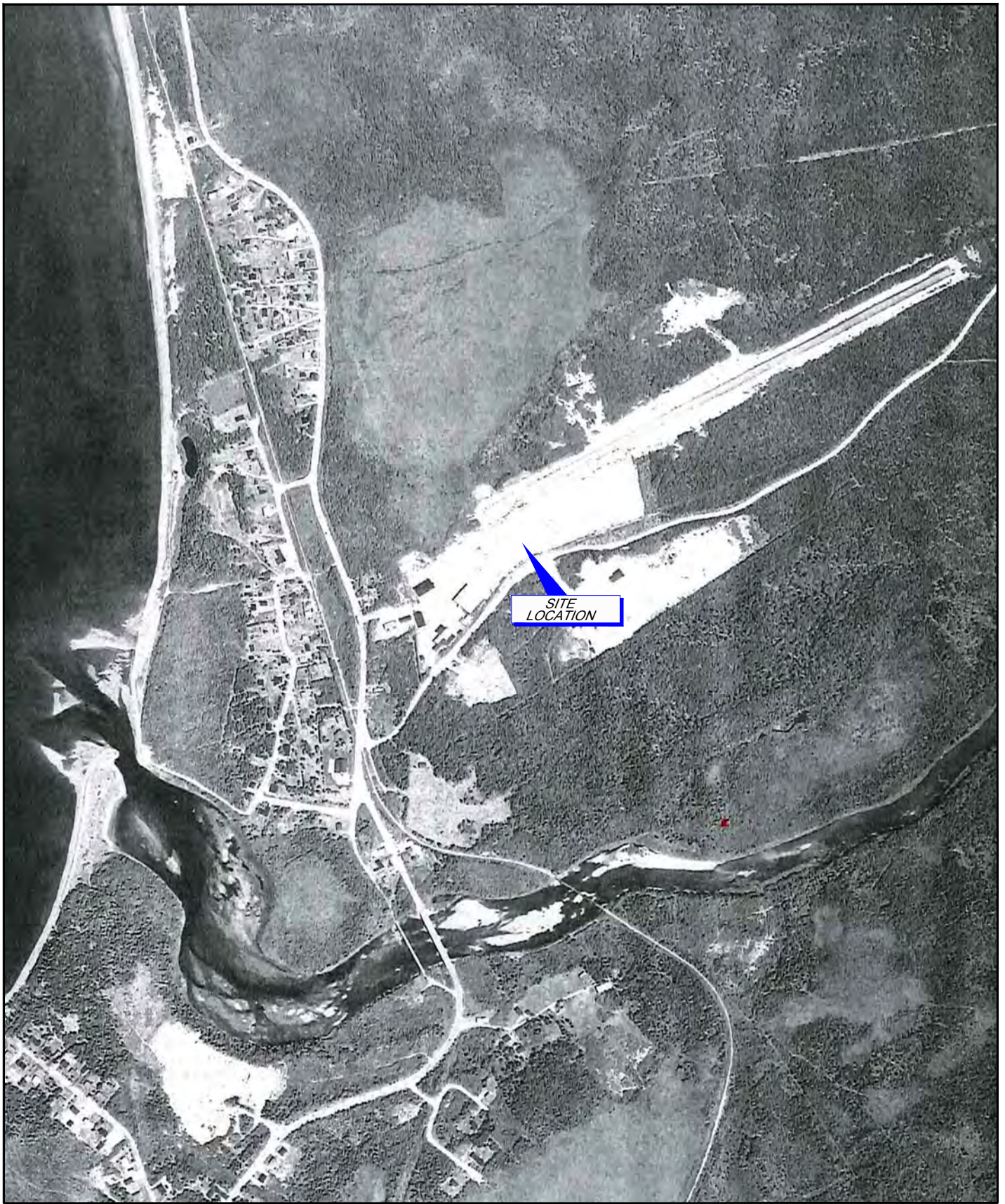


BACK HOME GROW  
CARTERS ROAD, BARACHOIS BROOK, NL  
LIMITED PHASE I ENVIRONMENTAL SITE  
ASSESSMENT & FILE REVIEW

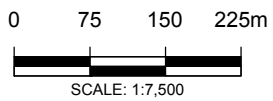
AERIAL PHOTOGRAPH - 1997

11192875  
Mar 20, 2019

FIGURE E5



SOURCE: NL MUNICIPAL AFFAIRS AND ENVIRONMENT AERIAL PHOTO: 2004 (04002-31)



BACK HOME GROW  
CARTERS ROAD, BARACHOIS BROOK, NL  
LIMITED PHASE I ENVIRONMENTAL SITE  
ASSESSMENT & FILE REVIEW

AERIAL PHOTOGRAPH - 2004

11192875  
Mar 20, 2019

FIGURE E6



SOURCE: NL MUNICIPAL AFFAIRS AND ENVIRONMENT AERIAL PHOTO: 2010 (10017-186)



BACK HOME GROW  
CARTERS ROAD, BARACHOIS BROOK, NL  
LIMITED PHASE I ENVIRONMENTAL SITE  
ASSESSMENT & FILE REVIEW

AERIAL PHOTOGRAPH - 2010

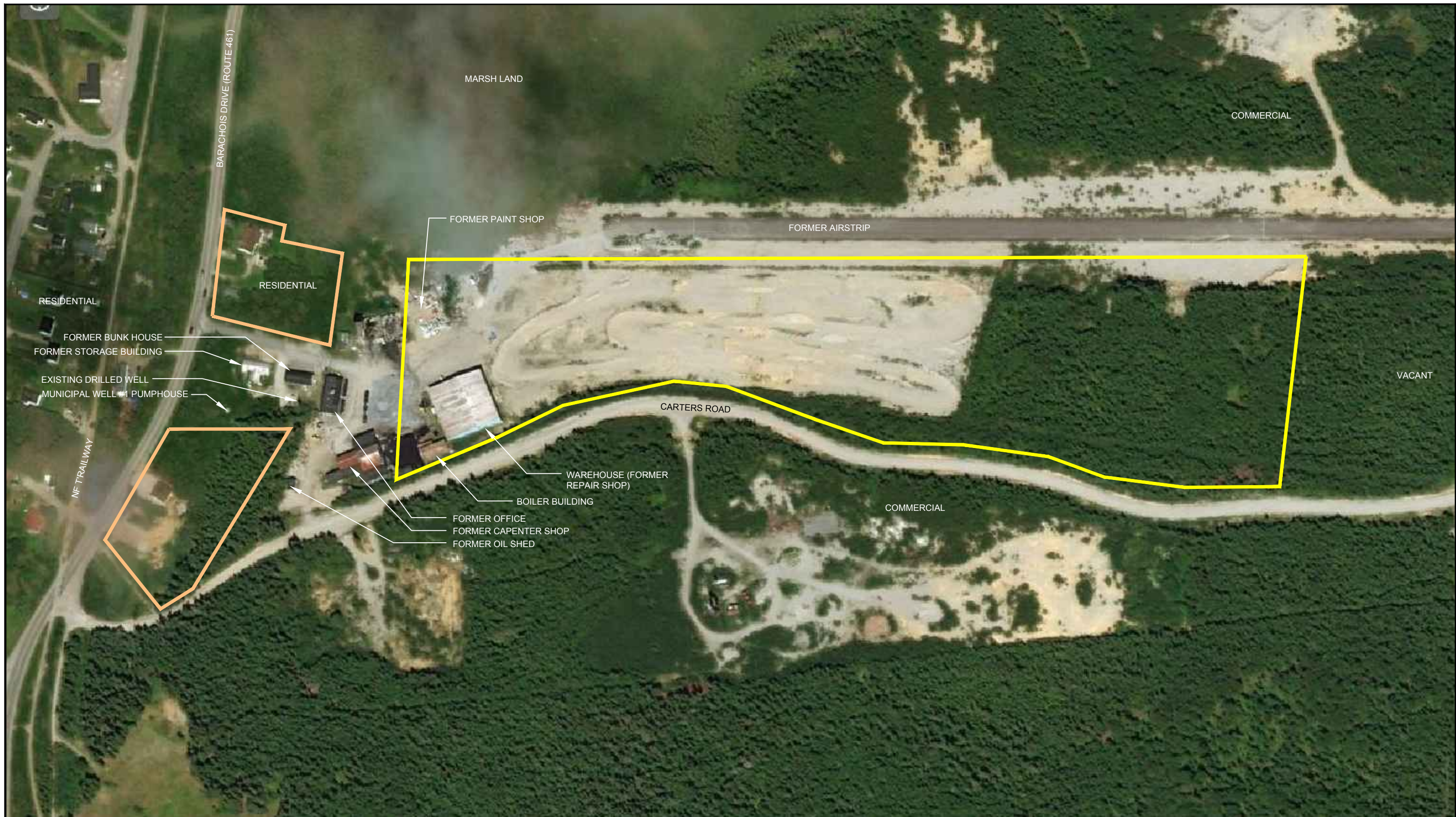
11192875  
Mar 20, 2019

FIGURE E7

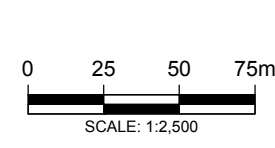




**APPENDIX C**  
**UNDERTAKING PROPERTY (SITE) PLAN &**  
**SURROUNDING AREAS**



SOURCE: MICROSOFT PRODUCT SCREEN SHOT(S) REPRINTED WITH PERMISSION FROM MICROSOFT CORPORATION, ACQUISITION DATE [2013], ACCESSED: 2019



**LEGEND:**  
 ——— SUBJECT PROPERTY BOUNDARY  
 ——— PROPERTY BOUNDARY



BACK HOME GROW  
 5 WESTERN DRIVE, BARACHOIS BROOK, NL  
 LIMITED PHASE I ENVIRONMENTAL SITE ASSESSMENT & FILE REVIEW

11192875  
 Mar 20, 2019

SITE PLAN AND SURROUNDING AREAS

FIGURE 2



**APPENDIX D**

**JCM STEPHENVILLE EXPANSION DESIGN DRAWING**

# CONCEPT 01

LEVEL ONE FLOOR PLAN

SCALE: As indicated



BY SIGNING BELOW, THE TENANT ACKNOWLEDGES AND APPROVES THIS DOCUMENT FOR THE NEXT DESIGN PHASE. ANY CHANGES FROM THIS POINT FORWARD COULD RESULT IN ADDITIONAL SERVICES AND / OR SCHEDULE EXTENSIONS.

COMPANY SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_



RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

**ST GEORGE'S GROW**  
A PROJECT FOR  
**BIRD**

ST. JOHNS

02/07/18

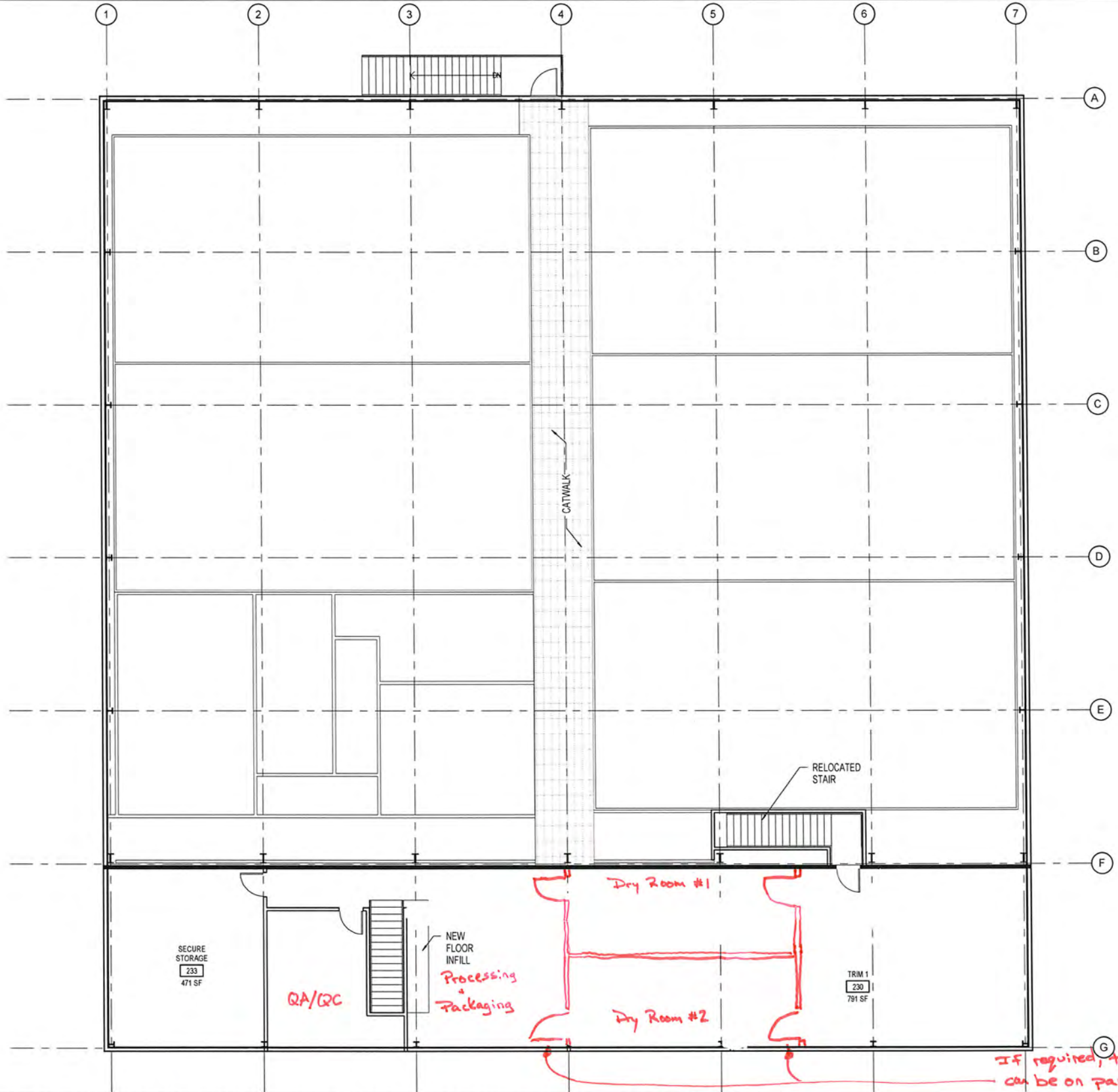
powers  
brown  
archi  
ecture

NEWFOUNDLAND DH 183003

# CONCEPT - 01

LEVEL TWO FLOOR PLAN

SCALE: As indicated



BY SIGNING BELOW, THE TENANT ACKNOWLEDGES AND APPROVES THIS DOCUMENT FOR THE NEXT DESIGN PHASE. ANY CHANGES FROM THIS POINT FORWARD COULD RESULT IN ADDITIONAL SERVICES AND / OR SCHEDULE EXTENSIONS.

COMPANY SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.



**ST GEORGE'S GROW**  
A PROJECT FOR  
**BIRD**

powers  
brown  
archit  
ecture

Stephenville Expansion



Stephenville Expansion  
218' x 296' = 64,528 sq ft



**APPENDIX E**  
**SITE PHOTOGRAPHS**



Photo 1 – 2016 aerial drone view looking toward Site across Main Road (provided by Back Home Grow).



Photo 2 – 2018 aerial drone view looking down on western side of Site while being used as laydown yard for Maritime Link Project (provided by Back Home Grow).



## Site Photographs



Photo 3 – View, looking west, toward Warehouse (former Repair Shop) on March 19, 2019 (provided by Back Home Grow).



Photo 4 – View, looking west, toward Warehouse (former Repair Shop) and across former laydown yard with miscellaneous debris at left of photograph (provided by Back Home Grow).



## Site Photographs



Photo 5 – View, looking southwest, toward Warehouse (former Repair Shop) and Main Office (provided by Back Home Grow).



Photo 6 – View, looking west, toward Warehouse (former Repair Shop) with miscellaneous debris at centre of the photograph (provided by Back Home Grow).



## Site Photographs



Photo 7 – View, looking east, across former laydown yard with miscellaneous debris at centre left of photograph with bus parking area off site on the former airstrip (provided by Back Home Grow).



## Site Photographs