

THE 420 GENETICS COMPANY



38 Albany Place, St John's, NL., Canada A1E 1Y2

Environment Assessment Report

February 4, 2020



493-505 Main Street, Jackson's Arm, NL.,

Pursuant to part X, Section 49 of the Newfoundland Labrador Environmental Protection Act, SNL 2002

WWW.420GENETICS.CO



38 Albany Place, St John's, NL.,
Canada A1E 1Y2

February 4, 2020

Government of Newfoundland Labrador
Environment and Conservation
Pollution Prevention Division
4th Floor, Confederation Bldg., West Block
St John's, NL
A1B 4J6


RE: CEPG Consulting and Design Inc. – Environmental Assessment, Cannabis Nursery

To whom it may concern:

CEPG stands for **Controlled Environment Plant Growth**. The company has applied for a cannabis nursery license at **493-505 Main Street, Jackson's Arm, NL**. The following document outlines our plans to produce cannabis seed, seedlings and clones at Jackson's Arm, and to sell those products to licensed cannabis producers and Cannabis Retail stores throughout the Province. Ramping up to National and International sales as soon as possible.

Our application to Health Canada meets all of the requirements, the facility's design and construction are of the highest standard. We will operate a **"closed system"** form of controlled environment agriculture (CEA). Air in the nursery will be monitored, filtered and treated. We will circulate air internally. We will not vent air to the outside. There will be no liquid effluent i.e. no discharge of fertilizer and/or nutrients whatsoever. All of our mother plants will be grown in fabric pots, using potting soil. We will stay away from nursery containers.

We are confident that our thirty years of CFIA compliant CEA food production here in St John's when combined with the vast experience brought in by our partners, will ensure we operate a world class, clean, state of the art, Cannabis Nursery and tissue culture lab. CEPG Consulting and Design Inc. will meet or exceed every standard set and we will at all-time be fully compliant with relevant by-laws and regulatory statutes.



H.C. Snellen
Pres./CEO

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1.0 Engaging Entity

CEPG Consulting and Design Inc.

2.0 Company Profile

CEPG Consulting and Design Inc.'s APP-GSX18C189S-2019 application to Health Canada for a micro cultivation license under the Cannabis Act.

2.1 CEPG Consulting and Design Inc.

2.2 The cannabis nursery will be located in a former shrimp plant, 493-505 Main Street, Jackson's Arm, NL (pictured on cover). We will be allowed to produce and sell cannabis flower, but our primary focus is seed and clone production, and providing tissue culture services to other LP's.

The current registered head office for the company is;
38 Albany Place, St John's, NL., A1E 1Y2

2.3 The Corporations management team including but not limited to;

President and CEO: Mr. H.C. Snellen Director (1961-03-14)
Address: 38 Albany Place, St John's, NL., A1E 1Y2
Tel.# 709-722-0723 res., 709-749-0460 mobile

CFO: Mr. Boyd Chislett Director (1965-06-06)
Address: 9 Calgary Street, St John's, NL., A1A 3W1

Head of facility Security: Mr. Joseph Critchell, (1962-10-09)
Address: 22 Main Street, Pollards Point, White Bay, NL., A0K 4B0

2.4 The principal contact person will be the President and CEO, Mr. H.C. Snellen, also listed as senior person in charge (SPIC) on the Health Canada application. All three persons above have been successfully security screened, as per Health Canada's requirements.

3.0 Purpose / Undertaking and need for undertaking

CEPG Consulting and Design Inc. will be undertaking this project.

The purpose for our applications to Health Canada, Service NL, The Town of Jackson's Arm, and this environmental assessment report is to enable CEPG Consulting and Design Inc. to open a cannabis nursery in Jackson's Arm NL.

CEPG Consulting and Design Inc. has obtained a hemp license and has filed a cannabis R&D license application. CEPG has also filed a cannabis micro cultivation license application to operate a Cannabis Nursery at Jackson's Arm. A cannabis "Processing" license application will be filed for the Jackson's Arm Cannabis Nursery site, NL., in 2020

Once CEPG's application is approved by Health Canada they will be permitted to conduct the following activities with all cannabis plants, seeds and clones;

Possession, Production, Sale, Shipping, Transportation, Delivery, Destruction

CEPG intends to create elite new strains of cannabis and produce and sell cannabis seed, seedlings and clones. Sales will be to Licensed Cannabis Producers (business to business) and sales to licensed Cannabis retailers (business to business).

The company also hopes to provide cannabis seed, seedlings and clones to the retail / residential market through the NLC's web site. There is a need for this service. Not only can residents not avail of a good variety of legal seeds and clones, but LPs like Argentia Gold are struggling to get starting genetics.

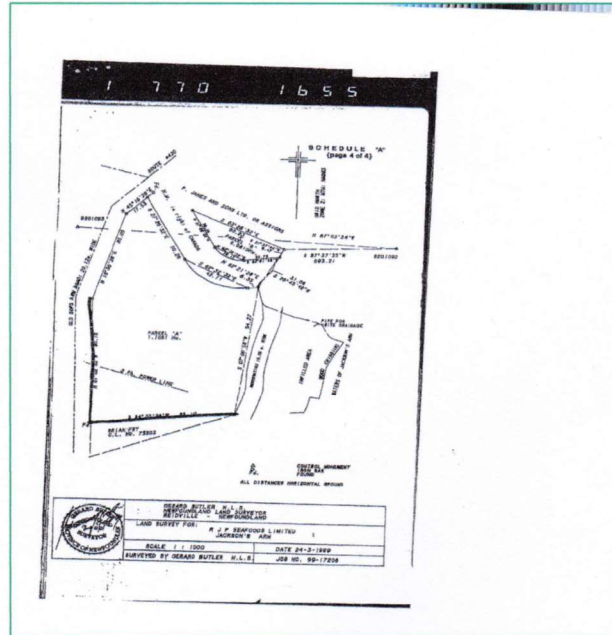
Business to business and retail Sales will start in NL, then expand Province by Province as production permits and as the regulatory paperwork is filed in each Province and Territory. Export opportunities also exist.

The security requirements for a micro cultivation license are less stringent than those imposed on producers of flowering plants or bud. Our application meets the requirements set by Health Canada. Our regulatory compliance consultant, Mr. Gary Harnum, in consultation with local security company Babb Lock and Safe Company, has ensured that we are fully compliant.

Being located in a small community "decreases" the overall risk and threat assessment.

4.0 Description

The former Northern Shrimp Company site, and soon to be Cannabis Nursery Site is located at:



493-505 Main St. Jackson's Arm, NL, 28,000 sq. ft. building, single story, 16 years old.



4.1 Location

The subject property is located in the Town of Jackson's Arm, White Bay, on highway route 420. There are 4 communities on route 420, named; Hampden, Pollards Point, Sopp's Arm and Jackson's Arm. The entire population for all four towns isn't likely to exceed 1,500 souls.

The school in Polards Point used to house 600 students, it currently has under 40 students enrolled. The closure of the three fish plants in the area has had a devastating effect on the region. Out migration.

The town of Jackson's Arm is fully supportive of our development plans.

As the photographs show, the facility is tucked away, surrounded by trees and ocean frontage. The nearest neighbor is the former Janes fish plant, currently not operational, owned by The Barry Group. Fish is landed seasonally at the public dock by local fishers and trucked to processing plants elsewhere.

Our cannabis nursery will be unnoticeable from the road, as 100% of the very small operation (200 sq. m) is located indoors. There are no windows in the nursery, nothing cannabis or plant related is visible. As stated, a micro cultivation license is limited to two hundred square meters of production space for "flowering plants".

The remoteness and low-density population when combined result in a very low crime rate.

4.2 Physical features

The Northern shrimp Company was awarded the highest grade for hygiene by Marks and Spencer. Epoxy coated cement floors, polystyrene aluminum freezer panel walls, fiberglass framed T-bar ceiling, with 1" washable food-grade insulated tiles, stainless steel covered corners, insulated ventilation ducts and air handling rooms.

Our plans fit inside the existing lay-out with minimum renovations and they take maximum advantage of the high standard hygienic food production design features including, but not limited to; foot bath stations, change rooms, offices, bathrooms,

loading entrances, existing electrical and plumbing systems, lunchroom, storage rooms, laundry and boiler rooms, and drop down cleaning stations.

4.2.1 The project and Upgrades

The building is a twenty-eight thousand square foot, 16-year-old, steel, engineered building, which is in excellent physical condition under a Steel roof. The building is surrounded by pavement. The site is complete with an excellent, existing, site drainage system. An existing sanitary sewer lift station is fully functional and tied into the Town of Jackson's Arm infrastructure.

The facilities electrical system; a 1600-amp, 3 phase, 600 Volt service has been re-energized and is currently fully functional. The Main breaker was removed, inspected and re-certified by Siemens, and Siemens conducted an on-site inspection of the pad mount step down transformer (located outside), and the inside cabinets, & 120/208 transformer. All passed.

Our 10" incoming water line, ties into the towns line. All infrastructure is existing and functional.

The Cannabis nursery will meet and exceed all of the security requirements of the cannabis act. Access controlled and monitored twenty-four hours per day, seven days per week.

4.2.2 Existing lay-out

Our cannabis nursery is an industrial site that needs re-purposing. The moth balled fish plant next to ours, owned by the Barry Group, is much older than ours and is quite dilapidated. Our operation will have only positive ramifications for neighbors and the Town.

4.3 Structural Upgrades

The facilities have required no structural renovations. We have restored the electrical systems, fire alarm system restoration is on-going, and we have affected some minor roof repairs.

Some of the demising walls inside the facility were damaged when OCI removed the shrimp processing equipment. To date we have just repaired some of those walls, repaired doors, closers and lock sets.

We have removed most of the old plant equipment and remaining debris from the site, and we have spent many hours cleaning the facility with soap and water.

Our structural engineers are Carrick Engineering Ltd., Mr. Gerard Meaney P.eng. has visited the site and prepared the National Building Code “building review” for us, to submit to Service NL. His colleague, Mr. Tavish Russell P.eng. has prepared “as is” CAD site plans and a new set of plans depicting our cannabis nursery, tissue culture lab and indoor hemp growing aspirations. Drawings and “building review” attached in appendixes.

4.3.1 Site Development

We purchased the facility and lands in January 2019, having obtained: a building permit from the town of Jackson’s Arm, Approval in principal from Service NL., and purchased the land under the pump house from the Town prior.

We have been cleaning and repairing the facility. In early December 2019 we shot and submitted our “attestation video”, at the request of Health Canada, . We also submitted our evidence package, video and declarations.

We require an occupancy certificate from Service NL, which our Engineer Mr. Meaney is working on, and we need the Government of Newfoundland Labrador’s Department of Environment and Conservation to sign off

on this Environmental Assessment. Baring those two items, on receipt of the Health Canada License, we’re ready to grow.

4.3.2 Sources of environmental contaminants

We did not expect, nor did we encounter any potential pollution sources during our clean up and non-structural renovations. The age of the building is current enough that common environmental contaminants like asbestos and urea formaldehyde insulation were not used nor found on site.

The refrigeration equipment was removed by OCI before we purchased the property. That work was done by professionals at Young's Refrigeration Ltd. No harmful refrigerants like ammonia remain on site.

The large oil-fired boiler was removed by OCI and put to work in another plant. The above ground oil tank is empty, in good condition and still on site. It will be removed. There is no evidence of, or reports of any oil spills.

Air Pollution

No new construction. The renovations have all taken place inside the building.

During operation of the two hundred square meter cannabis nursery, no air will be vented from the building. Constantly re-circulating air from the nursery will be HEPA filtered and tested vigorously for mold, mildew, and pestilence. The air will be temperature and humidity controlled, by a "Closed loop" HVAC system. Charcoal air filters will be attached to 5'x5' and 5'10' grow tents placed inside the nursery space for containing flowering plants. This will provide extra odor control. Vegetative cannabis plants emit almost no odor. CEPG will comply with all Federal and Local by-laws and follow appropriate procedures to mitigate any air contamination.

Water Pollution

No construction. The site drainage system has been in place for some 16+ years. The buildings roof is metal, and the building is surrounded by at-least an acre of pavement. The pavement is sloped to several grated man-holes that feed into a network of 10" plastic storm sewer pipes that discharge into the harbor. All site storm water drainage systems are fully functional.

The facility is equipped with floor drains, and wash stations, typical for a shrimp plant. Our planned operation will see a fraction of the water consumed as compared to the previous occupant. The existing epoxy coated concrete floors, will be washed periodically, as required. Only very mild, Eco friendly Health Canada approved cleaners will be used. The floor drainage system, like the outside storm drain system, is existing. The floor drain system discharges into a tank in the former "chemicals room" where solids collect and are removed, only water discharges into the harbor.

The sanitary sewer system, i.e. toilets and grey water, feed into an existing lift station, that ties into the Town's waste system. Systems fully functional.

Noise Pollution

No new construction, only delivery / staff vehicles and snow clearing activities outside. Inside; staff, plants, lighting and HVAC equipment. Absolutely no noise complaints expected from operations.

Risk Mitigation

A few areas that CEPG will focus on are;

No burning of materials on site. Modern tools and a new propane back up power generation system will also prevent noise and odor even during emergencies. CEPG will be using only low Sulphur diesel in company vehicles and equipment, electric wherever possible.

4.3.3 Waste Management

Typical commercial solid waste will be generated on the site. These will be collected and stored in proper waste containers for off-site disposal. All recyclable materials, such as plastic and cardboard, will be recycled. Cannabis waste will be denatured as per Health Canada requirements and appropriately logged, tracked and disposed of.

Please refer to CEPG's SOPs "Cannabis waste handling process and destruction method" APPENDIX 2

4.3.4 Storm water and wastewater management

The site's storm drainage system has been in place for some 20+ years. The building's roof is metal, and the building is surrounded by at-least an acre of pavement. The pavement is sloped to several grated man-holes that feed into a network of 10" plastic storm sewer pipes that discharge into the harbor. All site drainage systems are fully functional.

The facility is equipped with floor drains, and wash stations, typical for a shrimp plant. Our planned operation will see a fraction of the water consumed as compared to the previous occupant. The epoxy coated concrete floors, will be washed periodically, as required. Only very mild, Eco friendly Health Canada approved cleaners will be used. The floor drain system, like the outside storm drain system, is existing. The floor drain system discharges into a tank where solids collect and are removed.

The sanitary sewer system, i.e. toilets and grey water, feed into a lift station, that ties into the Town's waste system. Systems fully functional.

CEPG will be adhering to all environmental requirements under the Environmental Protection Act to prevent any storm water or wastewater contamination.

4.3.5 Air quality and Odor control (APPENDIX 3 information / HVAC systems)

CEPG will run a closed system cannabis nursery. The nursery will have No ventilation to outside. Offices are AC equipped and non-growing areas throughout the building will be ventilated where warranted.

The two hundred square meter nursery room will house 7 "grow tents" for flowering male and female plants. Each tent will have its own charcoal-based filter, to greatly reduce the smell of flowering cannabis. The vegetative plants, or mothers, used for cutting stock will not produce a noticeable odor.

Air in the nursery will be cycled through Filters and HVAC systems as conditions demand. Particulate matter, like pollen, will be for the most part confined to the tents in the nursery. Any pollen that becomes airborne in the nursery will be removed by HVAC systems filters.

CEPG will keep meticulous air quality test records; in the nursery, pre-shipping & clone storage areas. The containers and vehicles that seeds and clones will be transported in will also be rigorously tested for unwanted molds, mildews, pathogens and pestilence.

4.3.6 Pesticide use

There are currently 21 registered pesticides approved by The Pest Management Regulatory Agency for use in cannabis.

It is noteworthy here to mention that Mr. Snellen owned and operated www.thelettucefarm.com at 61 Hamilton Avenue, St John's, for 13 years. During that period 3000 heads of lettuce were harvested weekly, all year long, without

the use of any pesticide, at any time. The result of extreme detail to hygiene, and prevention.

No unauthorized pest control products will be used. CEPG will implement an integrated pest management program / hygiene & cleaning programs as part of their good production practices.

4.3.7 Natural Resource Exploitation

One of the valuable pieces of infrastructure tied to the former shrimp plant, is the 10" water line which ties the plant to the Town of Jackson's Arm water supply. (120' elevation or "head" = Excellent water pressure, pristine clean water supply).

CEPG appreciates the post card setting surrounding the facility, and we will not be a disruptive force in the community.

4.4 Operations

CEPG's facility will be fully compliant with the Cannabis Act, the NCA, the CDSA and any relevant municipal and provincial regulations. The growing operations of the cannabis nursery will take place in two hundred square meters of space. The nursery will be a closed loop, "controlled environment agriculture" set up. Growing parameters in the room will be computer monitored and controlled by a Priva climate control system. All production is entered into the "DamselFly" software for seed to sale tracking, as per the Health Canada guidelines.

Mother plants, flowering seed producing plants and males will be kept in fabric pots, with purchased potting soil. Each pot is watered manually, about the equivalent of approximately 25% of the pots size. i.e. a 10L pot will get 2.5L of water every 2nd day. Fabric pots are on re-useable drip catching plant trays. Any water that spills into the tray is wicked up in a few hours by the plant.

The bigger, flowering, seed bearing plants may need to be supported. We will use a method where the plant tops are trained through a square mesh of hemp twine, as tops get seed laden and heavy, they are supported and prevented from bending to the point of damaging the stems.

Clones cut from mothers, will be rooted in stone wool. They will be held in a "cloner" for up to two weeks, until each cutting has developed a full set of white roots. The roots will be wrapped around the small stone wool cube in an organic based capillary matting (like a small white piece of landscape fabric). Each cutting will then be prepared for shipping. In the case of clones going to Licensed Producers, they will be loaded onto aluminum racks by the thousands, temperature and humidity controlled and illuminated during

the entire shipping process. For the retail market, once the clones are wrapped, they will be placed into biodegradable shipping containers, each with a small LED capable of providing 7 days light to the clone or seedling to prevent them from starting to flower during shipping. Cannabis and hemp are photo period sensitive, less than 12hrs light per day will cause them to flower.

Seeds will be lightly irradiated (with UV clean light), to ensure no pathogens, mold or mildew contamination. They will then be packaged into biodegradable packages and sent to LP's, Cannabis Retail Outlets and direct to retail customers via the NLC web site and Canada Post.

4.5 Labor relations

CEPG will provide equal employment opportunities to both men and women in the catchment area.

Our hiring objectives are relatively simple.

- 1) We need people who are long term residents, people who want to be there. Not everyone is cut out for living in a very small community. Bringing in talent will result in people working for us that are happy with their career and salary but looking for an exit strategy to obtain a city lifestyle.
- 2) CEPG needs staff to be Intelligent, sober and available full time permanent. We need to retain the people we train. We do not want to provide seasonal / part time employment and "stamps". Our facility will operate all year long. We need a dedicated, very special breed, to respond to alarms when on call, and to do so no matter what. To go to the site during the raging storm, on snow machine if need be. To show up, care, be passionate about the opportunity.
- 3) Honesty and trainability. Skills learned at our facility, although not accredited, are marketable. We plan to offer profit sharing and strong benefits as incentives to keep employees focused on operational cost reduction, productivity and sustainability. Long term, life altering careers. Permanent/full time

We do not require trained horticulturalists, Ph.Ds. or master growers. We will start slowly, train staff from the ground up. CEPG will build long term relationships that pay a good living hourly wage, salaries for some positions.

Several positions have already been filled; Master Grower, Head of Security, Facility Supervisor. Several more positions will be filled immediately once the license is issued. The transition from skeleton crew to adequately staffed is delicate, there are many

unknown variables ahead for CEPG when it comes to sales and revenues. It is imperative that expenses do not exceed revenues, pretty much right out of the gate.

Positions expected to be filled by the end of 2020, (100% conditional on receiving the cannabis nursery license, production, demand, sales etc. etc.);

Growers / plant related workers...	04
Tissue culture lab...	02
Maintenance & Construction.....	03
Sales, tracking, admin...	02
Delivery, materials pick up and snow clearing....	03
Shipping, receiving, stores, accounting...	03

5 Approvals

CEPG has achieved several noteworthy milestones to date. Firstly, CEPG was incorporated to design, build and operate a 40,000 sq. ft. cannabis production facility in Fredericton, New Brunswick. The application was approved by Health Canada and purchased by Canopy Growth for cash and stock.

Since that achievement, the company re-focused with a Joint Venture partner. 50% of CEPG's common stock was purchased by Future Farm Technologies Inc., in August of 2018, for cash and stock. Snellen Holdings (1994) Co. Ltd. is the other 50% owner in CEPG.

In Dec 2018, Ocean Choice International approved CEPG's offer to purchase the former shrimp processing plant at Jackson's Arm, NL.

The Town of Jackson's Arm approved our application for a permit to convert the former shrimp plant into a Cannabis Nursery in 2018

Service NL approved our application, and plan, to restore the power to the former shrimp plant, situated at 493-505 Main Street, Jackson's Arm, clean and renovate, restore fire alarm system, engage engineers to prepare "as is" and to be built plans. Our engineers at Carrick Engineering Ltd. will manage our Service NL file to its "Occupancy Permit Issued" conclusion.

Health Canada approved CEPG's application to produce hemp. The company has chosen two small outdoor trial sites, one in Tors Cove, NL., with Mr. Alex Bath and Ms. Lorina Ryan growing the hemp at their farm. The other in Robinsons, NL., on CEPG director and CFO Mr. Boyd Chislett's land. CEPG will also attempt to grow indoor and outdoor hemp at Jackson's Arm.

Mother hemp plants will be grown there this winter. Those Canadian pedigree approved hemp mothers will be the source of cuttings for the summer of 2020 outdoor growing trials.

6 Construction and start-up scheduling

CEPG obtained a building permit from the Town of Jackson's Arm in January of 2019. Since that time CEPG officials have met with Service NL representatives, and engaged Siemens and the electrical contractors and restored the buildings electrical systems.

There has been a slow steady clean up on going, and the space required for the Cannabis Nursery is renovated and ready.

Once our Engineering firm, Carrick Engineering, satisfies all of Service NL's life safety and other requirements CEPG will be issued an Occupancy Permit. Our Environmental Assessment has to be approved, and Health Canada has to issue the Federal Cannabis Nursery License.

CEPG officials believe that all of the above will be in place by the first fiscal quarter of 2020, and further project that sales of seeds, seedlings and clones will commence during the second fiscal quarter of 2020.

7 Funding to date

To date, CEPG and her shareholders have invested \$250,000. on the Jackson's Arm Facility.

Also, January 2018 to date, CEPG has invested in excess of \$300,000. on 148 East white hills Rd.: including the purchase of building and lands.

CEPG has invested substantially on signing a CRA, (Collaborative Research Agreement) with MUN. (\$50k) not counting the investment of time, Co-ordinating 5 research projects with 7 doctors over four Departments at MUN, with our Israeli expert, Dr. Eli Khayat. We are very close to signing an agreement with MUN.

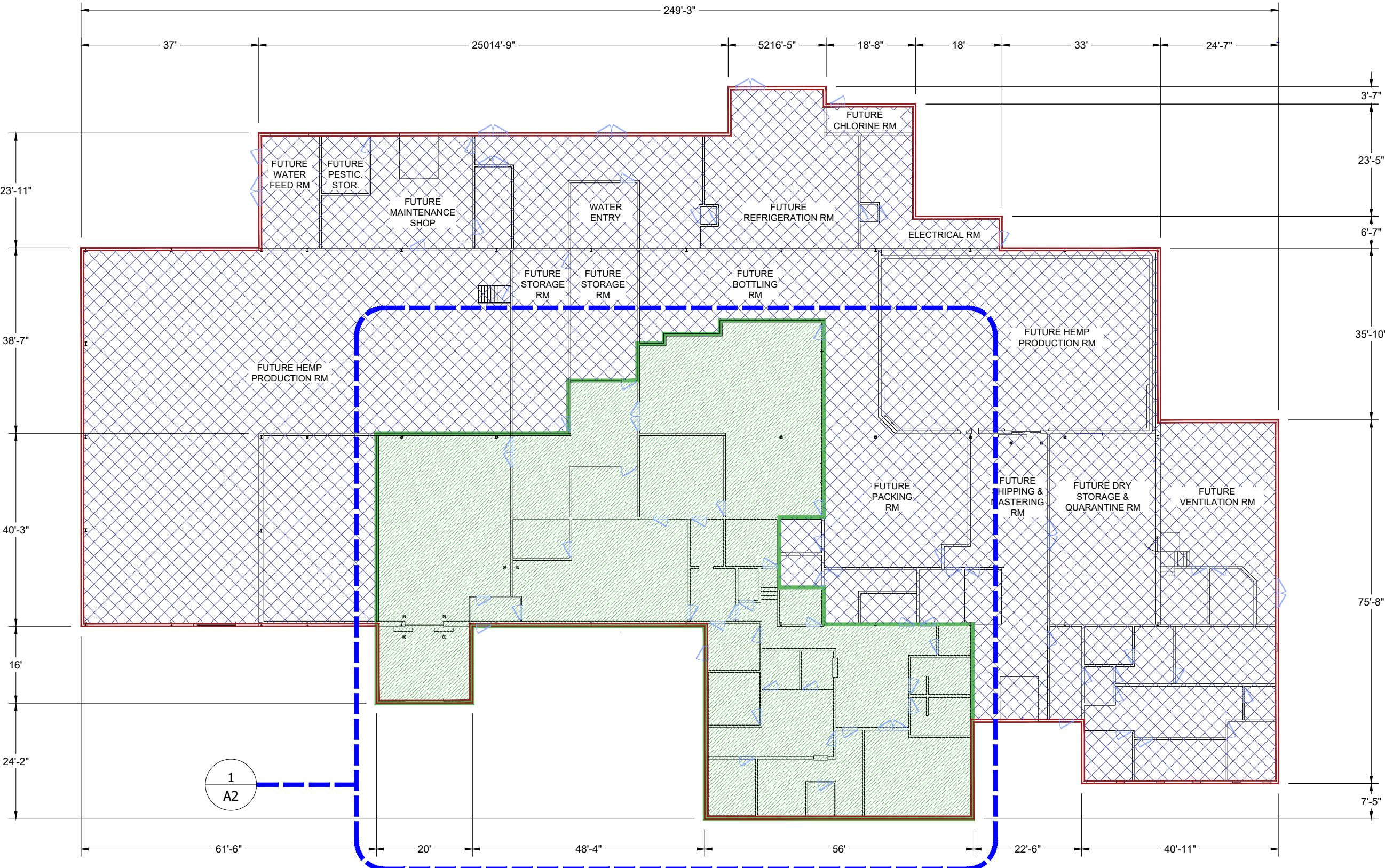
Future Farm Technologies Inc. has invested north of \$400,000 in NL since closing our JV agreement.

7.1 Funding requirements for 2020


2020-21 will see further expenditures on all fronts;

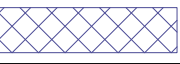
\$100,000 Jackson's Arm,
\$250,000 148 East White Hills Rd., St John's,
\$200,000 on the first year of the MUN CRA.

Future Farm Technologies Inc., Snellen Holdings (1994) Co. Ltd. and CEPG Consulting and Design Inc. are committed to these projects.



LEGEND:

PROPOSED HORTICULTURAL OPERATION - PHASE 1
APPROXIMATELY 7200 ft² 

FUTURE DEVELOPMENT AREA - PHASE II
APPROXIMATELY 19 300 ft² 

1
A2

GENERAL NOTES

1. DRAWN FOR REVIEW PURPOSES ONLY.
2. DO NOT SCALE FROM PRINT.
3. ALL WORK SHALL BE CARRIED IN ACCORDANCE WITH THE LATEST PROVINCIAL OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO ENGINEER.
5. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST MUNICIPAL STANDARDS AND SPECIFICATIONS, PROVINCE OF NEWFOUNDLAND & LABRADOR STANDARDS AND SPECIFICATIONS AND THE NATIONAL BUILDING CODE OF CANADA.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED TO PERFORM WORK.
7. ALL WORKS WITHIN MUNICIPAL RIGHT-OF-WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.

PERMIT TO PRACTICE

STAMP

REVISION STATUS:

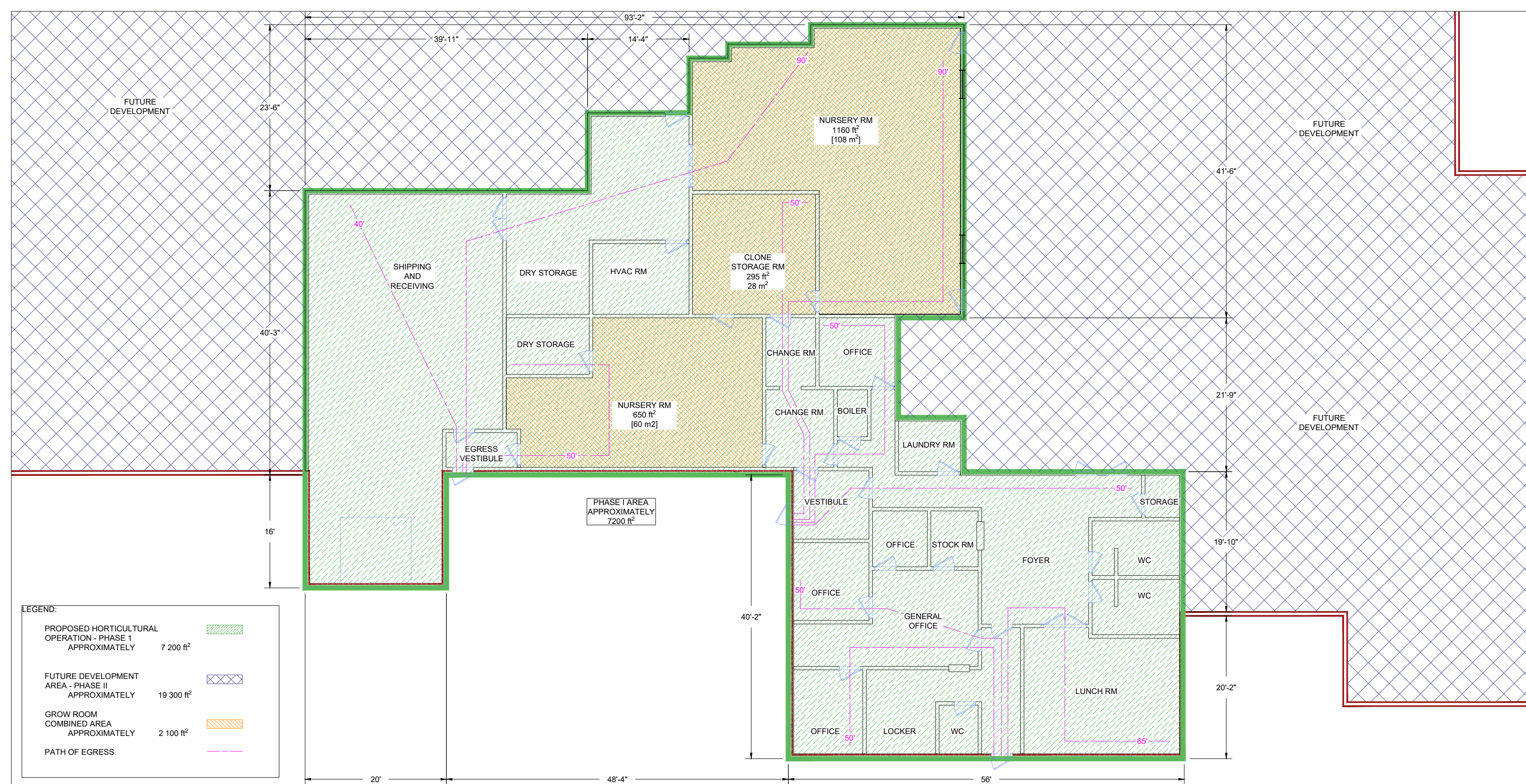
T.O.R.	REV.	DESCRIPTION:	REV DATE:
T.O.R.	C	ISSUED W/ REVISIONS - EGRESS DOOR REVISED	JAN 15, 2019
T.O.R.	B	ISSUED FOR PERMIT - GROW ROOM SIZE REVISED	JAN 06, 2019
T.O.R.	A	ISSUED FOR PERMIT	DEC 09, 2019

DRAWING TITLE:

A1 **BASE-BUILDING FLOOR PLAN**
SCALE 3/64" = 1'-0" PLOTTED ON 11x17

CONSULTANT:
CARRICK ENGINEERING INC.
PO BOX 4029, PEARLGATE POST OFFICE
MOUNT PEARL, NL.
A1N0A1
TEL. (709) 691-0260

JOB NAME/CLIENT:
CEPG DESIGN AND CONSULTING INC.
JACKSON'S ARM HORTICULTURAL FACILITY
JACKSON'S ARM, NL



GENERAL NOTES

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PERMIT TO PRACTICE

STAMP

REVISION STATUS:			
T.O.R.	C	ISSUED W/ REVISIONS - EGRESS DOOR REVISED	JAN 15, 2019
T.O.R.	B	ISSUED FOR PERMIT - GROW ROOM SIZE REVISED	JAN 06, 2019
T.O.R.	A	ISSUED FOR PERMIT	DEC 16, 2019
DRAWN BY:	REV:	DESCRIPTION:	REV DATE:

DRAWING TITLE:

A2 PHASE I FLOOR PLAN
SCALE 5/64" = 1'-0" PLOTTED ON 11x17

CONSULTANT:
CARRICK ENGINEERING INC.
PO BOX 4029, PEARLGATE POST OFFICE
MOUNT PEARL, NL.
A1N0A1
TEL. (709) 691-0260

JOB NAME/CLIENT:
CEPG DESIGN AND CONSULTING INC.
JACKSON'S ARM HORTICULTURAL FACILITY
JACKSON'S ARM, NL

APPENDIX 1

SITE SURVEY

&

Floor plans

Cannabis Nursery

Jackson's Arm, Newfoundland

Labrador

DATED THE _____ DAY OF _____, 2018.



1 770 1652

Survey for R J F SEAFOODS LIMITED
at Jackson's Arm
Parcel "A"

SCHEDULE "A"
(page 1 of 4)

Page 1 of 2

All that piece or parcel of land situate and being at Jacksons Arm in the Electoral District of Humber Valley abutted and bounded as follows that is to say:

Beginning at a point in the shoreline reservation, 10.86m. wide, on the Waters of Jackson's Arm being the northeastern corner of within described lot and found by running South eighty seven degrees thirty seven minutes fifty five seconds West, a distance of six hundred ninety three decimal two one meters and thence South twenty six degrees forty five minutes forty two seconds West, a distance of thirty one decimal zero eight meters from Control Monument Number 9261092;

Thence running along the said shoreline reservation to a point being distant ninety four decimal two seven meters as measured on a bearing of South seven degrees zero minutes fifty eight seconds West;

Thence running by Crown Lease Number W-75203 issued to Brian Fry South eighty four degrees thirty three minutes twenty eight seconds West, a distance of eighty five decimal one zero meters;

Thence running along the eastern side of the Old Sops Arm Road, 20.12m. wide, North one degree two minutes thirty two seconds West, a distance of ninety decimal one six meters;

And thence North sixteen degrees thirty six minutes twenty eight seconds East, a distance of sixty five decimal zero five meters;

And thence North forty five degrees sixteen minutes twenty eight seconds East, a distance of seventeen decimal five three meters;

Thence running along the southern side of land of H.M. in right of Canada (road access to water lot) South twenty seven degrees twenty six minutes thirty two seconds East, a distance of fifty decimal two six meters;

And thence running along a curve having a radius of thirty six decimal six two meters in a counterclockwise direction a point being distant forty two decimal one one meters as measured on a bearing of South sixty two degrees thirty two minutes thirty two seconds East;

1 770 1653

SCHEDULE "A"
(page 2 of 4)

Parcel "A"
Page 2 of 2

And thence North eighty two degrees twenty one minutes twenty eight seconds East, a distance of six decimal three five meters, more or less, to the POINT OF BEGINNING;

The above described parcel of land contains an area of 1.1061 hectares, more or less.

All bearings being referred to the meridian of 56 degrees west longitude of the Three Degree Transverse Mercator Projection NAD83.



1 770 1654

Survey for R J P SEAFOODS LIMITED
at Jacksons Arm
Parcel "B"

SCHEDULE "A"
{page 3 of 4}

All that piece or parcel of land situate and being at Jacksons Arm in the Electoral District of Humber Valley abutted and bounded as follows that is to say:

Beginning at a point being the eastern corner of within lot and found by running South eighty seven degrees thirty seven minutes fifty five seconds West, a distance of six hundred ninety three decimal two one meters to from Control Monument Number 9201092;

Thence running along the shoreline reservation, 10.16 meters wide, on the Waters of Jackson's Arm South twenty one degrees thirty seven minutes forty four seconds West, a distance of six decimal four seven meters;

Thence running by land of H. M. in right of Canada South eighty two degrees twenty one minutes twenty eight seconds West, a distance of twenty decimal seven five meters;

And thence along a curve having a radius of sixteen decimal six two meters in a clockwise direction for a distance of nineteen decimal one one meters as measured on a bearing of North sixty two degrees thirty two minutes thirty two seconds West;

And thence North twenty seven degrees twenty six minutes thirty two seconds West, a distance of thirty decimal three zero meters;

Thence running by land of F. Jones or assigns South sixty three degrees twenty six minutes thirty two seconds East, a distance of sixty decimal two three meters, more or less, to the POINT OF BEGINNING;

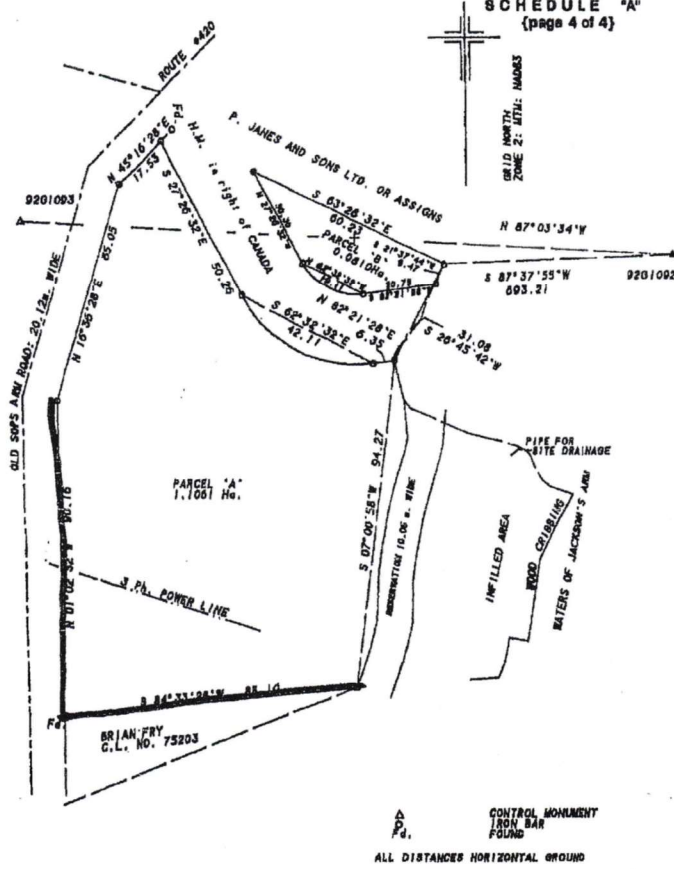
The above described parcel of land contains an area of 0.0810 hectares, more or less.

All bearings being referred to the meridian of 56 degree west longitude of the Three Degree Transverse Mercator Projection NAD83.



1 770 1655

SCHEDULE "A"
(page 4 of 4)



	GERARD BUTLER N.L.S. NEWFOUNDLAND LAND SURVEYOR REIDVILLE - NEWFOUNDLAND	
	LAND SURVEY FOR: R J P SEAFOODS LIMITED JACKSON'S ARM	
	SCALE 1 : 1000	DATE 24-3-1999
	SURVEYED BY GERARD BUTLER N.L.S.	JOB NO. 99-17206

APPENDIX 2

Cannabis waste handling

And

Destruction SOP

Company Name: CEPG	Standard Operating Storage, Handling and Destruction Cannabis	Date Orig. Issue:
Section(s): 237 (1) (a) (b) (c)		Date revised: Revision #:
SOP Number:S002	SPIC Approval Signature : Date:	QAP Approval signature: Date:

Purpose:

To provide a consistent and effective documented procedure for the storage, handling and destruction of cannabis to prevent loss and theft

Responsibility:

Authorized employ will be responsible to carry out the procedure

The Responsible Person in Charge (RPIC) or the Quality Assurance Person (QAP) or Alternate QAP (AQAP) will serve as a witness to the destruction of cannabis

Frequency: ongoing and when necessary

Procedure:

1. Each working day, the staff collects the waste cannabis in pre-weighed separate sealed plastic bins from the following separate areas: **Damselfly TraceAll software tracks all of this information**
 - o Cultivation Areas
 - o Shipping/Receiving Areas
 - o Corridors
 - o Storage area
 - o Operations area
2. The staff weighs each bin containing the cannabis waste collected from each of the above areas and the QAP or AQAP verifies the net weight and records the following in the Damselfly software and affixes a label (tracking bar code) to each container with. **Damselfly Traceall software tracks all of this information**
 - o Date
 - o Lot No.
 - o Area of Collection
 - o Net Weight
3. If the cannabis is not destroyed immediately it will be stored in a secure cage in a secure area of the cultivation room (s) until the next destruction occurs
4. Prior to destruction the following information is recorded in the Damselfly TraceAll Software and on the cannabis destruction authorization form (F001). **Damselfly TraceAll software tracks all of this information**
 5. Date of Destruction
 6. Lot No.
 7. Type of Cannabis Material
 8. Net Weight on the Date of Destruction
 9. Employee Initial
 10. QAP or AQAP Initial
 11. Reason for Destruction (including the Area of Collection)
12. The QAP, AQAP or the RPIC and/or designated trained staff perform the following destruction procedure. The QAP, AQAP or the RPIC will always be present during the destruction of cannabis
13. Using dedicated shredding equipment mechanically shred plant waste material (dry or wet).
14. The material is shredded/processed until it is no longer recognizable as Cannabis.
15. Seeds are crushed in a separate process by equipment similar to a pepper mill until completely destroyed and broken down (crushed) as verified through visual inspection.
16. Once the cannabis waste materials is no longer recognizable mix the shredded/crushed cannabis waste with Coco Coir at a rate of 5 parts Coco Coir to one part cannabis waste (denaturing process). Shredded Cannabis may also be mixed with 2 parts soil 1 part cannabis or other methods acceptable to Health Canada
17. Mix until cannabis waste is no longer visible in the mixture.
18. Following complete mixing (visual confirmation), the waste cannabis is considered denatured.
19. The destroyed/denatured cannabis waste is packaged in bins and shipped off site to a landfill, or composting facility.
20. The QAP of alternate is responsible is to take immediate correction action and complete **Form C0001** any time a deviation is observed

Damselfly TraceAll software records and tracks all of this information

Damselfly TraceAll software records and tracks all of the information in the destruction authorization of cannabis form # F001 below.

APPENDIX 3

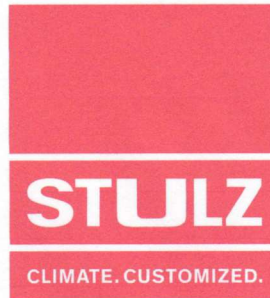
HVAC EQUIPMENT

Cannabis Nursery

Jackson's Arm, NL

Precision Cooling

STULZ CyberOne EC DX



STULZ CyberOne Direct Expansion (DX) Systems are a compact solution for efficient cooling in small spaces. They can be easily tucked into a corner, between cabinetry, or side-by-side. CyberOne units are especially adaptable to raised floors and are available in up-flow and down-flow air pattern configurations.



STULZ CyberOne (COS)

kW	7 - 35
MBH	24 - 120
Tons	2 - 10
CFM	1,000 - 4,800

Features and Benefits

- STULZ' state-of-the-art E^2 Microprocessor with a range of BMS interface options
- Optimized air distribution for raised floor configurations, to avoid hot spots
- 100% front service access
- Up-flow and down-flow air patterns
- Optimized air distribution into raised floor to avoid hot spots
- Adjustable air volume
- Power correction included
- R407c
- Specialized designs available for agricultural grow facilities
- EC Fan
 - Fan speed is continuously adjustable via a signal from the system controller without the use of VFD's
 - Direct drive - no belt abrasion/dust, maintenance free operation
 - Less vibration / quite operation

Technical data

Model	COS-024-AR/AHU	COS-042-AR/AHU	COS-060-AR/AHU	COS-096-AR	COS-120-AR
NET DX COOLING CAPACITY - BTU/H, (includes standard DX evaporator motor heat @ std CFM & e.s.p. ratings)					
75 °FDB/62.5 °FWB, 50% RH					
Total	21,795	39,553	52,337	82,367	105,473
Sensible	18,915	35,900	47,191	81,492	95,913
70 °FDB/58.5 °FWB, 50% RH					
Total	19,997	36,196	47,191	78,379	96,609
Sensible	18,190	34,496	45,092	76,072	92,143
Evaporator Blower / Motor - DWDI Centrifugal - Belt Driven, Variable Pitch Pulleys					
Horsepower	1/2 Hp	1.0 Hp	1-1/2 Hp	3.0 Hp	3.0 Hp
CFM @ ext. st. press.	900 @ 0.5"	1,800 @ 0.5"	2,500 @ 0.5"	4,200 @ 0.5"	4,800 @ 0.5"
Evaporator Coil - Aluminum Fin, Copper Tube					
Rows/Face Area (ft2)	3/ 2.1	4/ 5.3	4/ 5.3	4/ 9.7	4/ 9.7
Face Velocity, fpm	428	338	469	434	495
Dimensions: (H"xW"xD"), includes access panels, w/o Plenum Box option.					
Up-flow	76.0 x 30.6 x 30.6	76.0 x 30.6 x 30.6	76.0 x 30.6 x 30.6	76.0 x 47.6 x 33.6	76.0 x 47.6 x 33.6
Down-flow	76.0 x 30.6 x 30.6	76.0 x 30.6 x 30.6	76.0 x 30.6 x 30.6	76.0 x 47.6 x 33.6	76.0 x 47.6 x 33.6
Model	COS-024-G	COS-042-G	COS-060-G	COS-096-G	COS-120-G
NET DX COOLING CAPACITY - BTU/H, (includes standard DX evaporator motor heat @ std CFM & e.s.p. ratings)					
75 °FDB/62.5 °FWB, 50% RH					
Total	21,130	38,393	50,684	79,514	102,253
Sensible	18,709	35,531	46,720	79,235	95,052
70 °FDB/58.5 °FWB, 50% RH					
Total	19,369	35,058	45,582	72,853	93,600
Sensible	17,953	34,108	44,562	74,375	91,298
Evaporator Blower / Motor - DWDI Centrifugal - Belt Driven, Variable Pitch Pulleys					
Horsepower	1/2 Hp	1.0 Hp	1-1/2 Hp	3.0 Hp	3.0 Hp
CFM @ ext. st. press.	900 @ 0.5"	1,800 @ 0.5"	2,500 @ 0.5"	4,200 @ 0.5"	4,800 @ 0.5"
Evaporator Coil - Aluminum Fin, Copper Tube					
Rows/Face Area (ft2)	3/ 2.1	4/ 5.3	4/ 5.3	4/ 9.7	4/ 9.7
Face Velocity, fpm	428	338	469	434	495
Dimensions: (H"xW"xD"), includes access panels, w/o Plenum Box option.					
Up-flow	76.0 x 30.6 x 30.6	76.0 x 30.6 x 30.6	76.0 x 30.6 x 30.6	76.0 x 47.6 x 33.6	76.0 x 47.6 x 33.6
Down-flow	76.0 x 30.6 x 30.6	76.0 x 30.6 x 30.6	76.0 x 30.6 x 30.6	76.0 x 47.6 x 33.6	76.0 x 47.6 x 33.6
Model	COS-024-W	COS-042-W	COS-060-W	COS-096-W	COS-120-W
NET DX COOLING CAPACITY - BTU/H, (includes standard DX evaporator motor heat @ std CFM & e.s.p. ratings)					
75 °FDB/62.5 °FWB, 50% RH					
Total	24,066	43,484	58,128	91,952	117,560
Sensible	19,309	37,001	48,858	84,826	99,162
70 °FDB/58.5 °FWB, 50% RH					
Total	22,260	39,841	52,671	84,282	107,781
Sensible	18,996	35,730	46,946	81,551	95,757
Evaporator Blower / Motor - DWDI Centrifugal - Belt Driven, Variable Pitch Pulleys					
Horsepower	1/2 Hp	1.0 Hp	1-1/2 Hp	3.0 Hp	3.0 Hp
CFM @ ext. st. press.	900 @ 0.5"	1,800 @ 0.5"	2,500 @ 0.5"	4,200 @ 0.5"	4,800 @ 0.5"
Evaporator Coil - Aluminum Fin, Copper Tube					
Rows/Face Area (ft2)	3/ 2.1	4/ 5.3	4/ 5.3	4/ 9.7	4/ 9.7
Face Velocity, fpm	428	338	469	434	495
Dimensions: (H"xW"xD"), includes access panels, w/o Plenum Box option.					
Up-flow	76.0 x 30.6 x 30.6	76.0 x 30.6 x 30.6	76.0 x 30.6 x 30.6	76.0 x 47.6 x 33.6	76.0 x 47.6 x 33.6
Down-flow	76.0 x 30.6 x 30.6	76.0 x 30.6 x 30.6	76.0 x 30.6 x 30.6	76.0 x 47.6 x 33.6	76.0 x 47.6 x 33.6

STULZ AIR TECHNOLOGY SYSTEMS (STULZ USA), INC.

1572 Tilco Drive | Frederick, MD 21704
 Tel.: 301.620.2033 | Fax: 301.662.5487 | info@stulz-ats.com

www.stulz-usa.com

Technical documentation subject to change without notice
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DWG NO. ICC0848

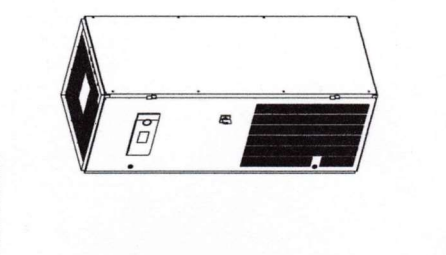
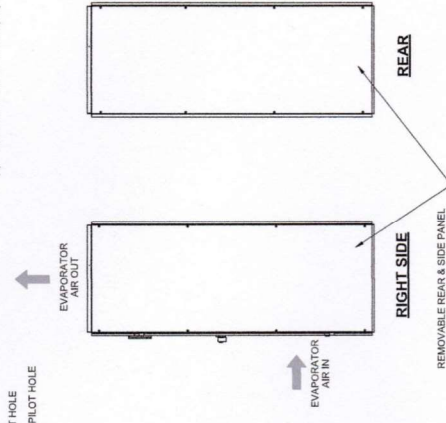
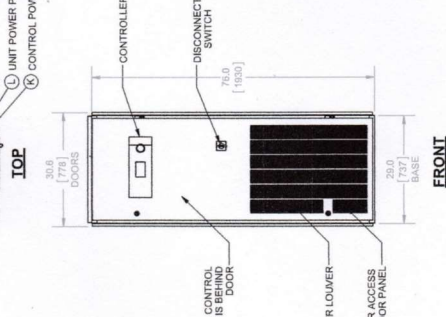
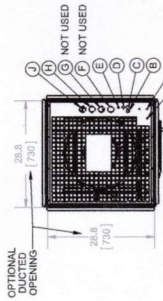
REV. 1 A

REVISIONS		DATE	CHK	ENG	APP
ZONE	REV	DESCRIPTION			
	A	10889 RELEASED FOR PRODUCTION			
		12342 DUCT COLLARS ADDED			

FIELD CONNECTIONS:
 (A) COPPER CONDENSATE DRAIN OUTLET - 0.89 (22.3) OD - WHEN NO CONDENSATE PUMP
 (B) COPPER CONDENSATE DRAIN OUTLET - 0.89 (22.3) OD - WHEN NO CONDENSATE PUMP
 (C) DAR ONLY - REFRIGERANT DISCHARGE LINE - COS - 024-042-060 = 62 (15.8) OD SWEAT CONN
 (D) DAR ONLY - HUMIDIFIER WATER SUPPLY INLET - 0.25 (6.4) OD SWEAT CONN
 (E) NOT USED
 (F) NOT USED
 (G) CONDENSATE COIL - COS - 024-042-060 = 4.12 (105.1) OD SWEAT CONN
 (H) WATER OUT A/W/S COIL - COS - 024-042-060 = 1.12 (28.5) OD SWEAT CONN
 (I) CONTROL WIRE INLET - 0.38 (9.5) PILOT HOLE - SEE NOTE 1
 (J) POWER WIRE INLET - 0.38 (9.5) PILOT HOLE - SEE NOTE 1

THIRD ANGLE PROJECTION
 DIMENSIONAL PARTS IN INCHES
 DIMENSIONAL PARTS IN MILLIMETERS
 DO NOT SCALE DRAWING
 ALL DIMENSIONS ARE TO UNLESS OTHERWISE SPECIFIED
 ALL SHARP EDGES, ROUNDS AND CHAMFERED SURFACES SHALL BE TO UNLESS OTHERWISE SPECIFIED
 X1 = 1:20 X2 = 1:50 X3 = 1:100 X4 = 1:200 X5 = 1:500 X6 = 1:1000
 XX = 2:1 [1:2] ANGLES = 45°

NOTES:
 1. PROPER SIZING OF CONDUIT HOLES TO BE PERFORMED BY OTHERS. TO BE DETERMINED.
 2. PIPING LOCATION IS TO BE DETERMINED.
 3. PIPING LOCATION IS TO BE DETERMINED.
 4. 0.50 (12.7) OD COPPER CONDENSATE DRAIN OPTION IS SELECTED.
 5. FRAME MATERIAL TO BE 14 GA GALVANNEAL.
 6. CONDENSATE COIL TO BE 14 GA GALVANNEAL.
 7. POWDER COAT ALL GALVANNEAL PARTS.



INSTALLATION
 COS-024-042-060-AR(-)-U-EC

DRAWN	DATE	5-23-11
CHKD	DATE	5-23-11
ENGRD	DATE	5-23-11
APPRD	DATE	5-23-11

MATERIAL: N/A
 FINISH: N/A

SIZE	CAGE CODE	DWG NO.	REV
B	0B716	ICC0848	A

SCALE: 1:24 UNIT TYPE: CYBERAIR SHEET 1 OF 1

