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Peter Markine
Intermarket CAM Limited
489 Queen Street East, Suite 201
Toronto, Ontario
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October 28, 2020
Reference: BRM-000605655-HG

Attention: Mr. Markine

**Re: Proposed Groundwater Monitoring Program for IP Park Phase 2 Lands,
Cambridge, Ontario**

EXP Services Inc. (EXP) is pleased to provide this proposed groundwater monitoring program to be established at IP Park Phase 2 Lands in Cambridge, Ontario (the Site). The proposed monitoring plans are divided into two (2) categories for Phase 2 of development: construction and post-construction. Pre-development groundwater monitoring has already been completed on the Site, from approximately June 2018 to August 2019. This pre-development monitoring program is included in the Hydrogeological Study Report, updated January 2020.

It is understood that in 2019 a 30-meter wide road right-of-way was severed and conveyed to the City of Cambridge (the City) in order for the City to build the collector road as per the EA to service the larger community. Monitoring related to this road construction is being carried out by the City per the EA process. Please note that no construction is currently being conducted by the Developer at this time. For the purposes of this monitoring program, the 'Construction' phase will begin at the start of building construction by the Developer. At the beginning of the Construction phase, it may be determined that any ongoing monitoring being conducted by the City per the EA is sufficient, and additional monitoring by the Developer may not be required. Confirmation between the City and Developer regarding any ongoing monitoring programs will need to be conducted at the beginning of the Construction phase. For the purposes of defining a Post-development monitoring program, any monitoring required Post-development will be for 2 years following 90% build-out.

Attachment 1, Drawing 1 presents the existing monitoring wells and piezometer located on Site. **Attachment 2, Table 1** is an outline of the timelines, frequency, locations, and duration of each of the two (2) monitoring plans. In general, it is understood that most monitoring wells will be decommissioned during grading of the Site. The wells will be removed in accordance with O.Reg. 903, as amended, as required. All Region of Waterloo (ROW) monitoring wells will remain in place.

Client: Intermarket CAM Limited
Project: IP Park Phase 2, Cambridge
Project Number: BRM-00605655
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For monitoring purposes, it is proposed that the Region of Waterloo (ROW) monitoring wells MW-1 (A, B, C) and MW-2 (A, B, C) be the primary locations for monitoring due to their proximity to Pond 130 and Freeport Creek. The existing piezometer locations P1, P2, and P3 are proposed to remain in their current locations and be included in the monitoring programs as well.

We trust that this monitoring program satisfies your current requirements. Should you have any further comments or concerns, please do not hesitate to contact the undersigned.








Yours truly,
EXP Services Inc.

A handwritten signature in blue ink that reads "Haggard". The signature is written in a cursive, flowing style.

Heather Jaggard, M.Sc., P.Geo.
Hydrogeologist
Earth and Environment



LEGEND

-  Approximate Site Boundary
-  BH1
Approximate Borehole Location
-  MW1
Approximate Location of Monitoring Well
-  Region Well
Approximate Location of Regional Monitoring Well
-  P3
Approximate Piezometer Location
-  INF-MW2
Approximate Infiltration Test Location
-  SW2
Approximate Surface Water Sample Location

-  Freeport Creek
Pond 130

-NOTES-

1. The site plan should be read in conjunction with EXP Hydrogeological Assessment BRM-00605655-A0.

Hydrogeological Assessment
IP Park - Phase 2
Allendale Road, Cambridge, Ontario

CLIENT Intermarket CAM Ltd.		
TITLE Investigation Location Plan		
DRAWN BY M.B.	REVIEWED BY H.J.	DATE August 2019
		EXP Services Inc. 15701 Robin's Hill Road London, ON, N5V 0A5
SCALE 1:90,000	PROJECT NO. BRM-00605655-A0	DWG. 2



Attachment 2, Table 1: Pre-Construction (*completed*), During, and Post-Construction Monitoring Programs – IP Park Phase 2 Development

Recommended Monitoring Program		Frequency and Duration			
Component	Locations	Pre-development (completed)	During Construction (to begin at time of building construction)	Post-Development (2 year duration following 90% build-out)	
Groundwater	Manual Groundwater Levels	Region of Waterloo (ROW) Wells: <ul style="list-style-type: none"> MW-1 (A, B, C) MW-2 (A, B, C) Piezometer Locations: <ul style="list-style-type: none"> Piezometer P1 Piezometer P2 Piezometer P3 	<i>Monthly manual measurements in all available wells and piezometers (including Municipal Wells MW1 and MW2).</i> <i>Pre-development manual groundwater levels completed.</i>	Three (3) times per year manual measurements in: Region of Waterloo (ROW) Wells: <ul style="list-style-type: none"> MW-1 (A, B, C) MW-2 (A, B, C) Piezometer Locations: <ul style="list-style-type: none"> Piezometer P1 Piezometer P2 Piezometer P3 	Two semi-annual manual water level measurements in: Region of Waterloo (ROW) Wells: <ul style="list-style-type: none"> MW-1 (A, B, C) MW-2 (A, B, C) Piezometer Locations: <ul style="list-style-type: none"> Piezometer P1 Piezometer P2 Piezometer P3
	Datalogger Data (Daily Levels and Temperature)	Select Region of Waterloo (ROW) monitoring wells and piezometers for installation of dataloggers include: <ul style="list-style-type: none"> ROW Well MW-1C (shallow) ROW Well MW-2C (shallow) Piezometer P1 Piezometer P3 	<i>Daily automatic datalogger readings from selected on site wells.</i> <i>Pre-development datalogger data completed.</i>	Three (3) times per year datalogger downloads from selected monitoring wells. Dataloggers to be removed once construction is complete.	N/A (No dataloggers remaining on Site)
	Groundwater Quality	Region of Waterloo Wells: <ul style="list-style-type: none"> MW-1C (shallow) MW-2C (shallow) Piezometer Locations: <ul style="list-style-type: none"> Piezometer P1 Piezometer P3 	<i>Collected in June 2018, July 2018, and November 2018 for six (6) selected on site wells.</i> <i>Pre-development groundwater quality completed.</i>	Three (3) times per year (spring, late summer and late fall) Field parameters to include: <ul style="list-style-type: none"> Temperature Conductivity pH Dissolved oxygen Laboratory parameters to include: <ul style="list-style-type: none"> Major anions and cations (including nitrogen species and chloride) Total Dissolved Solids (TDS) Phosphorus (as total and soluble reactive phosphorus) A duplicate sample must be collected each sampling round for QA/QC purposes	Two times per year (spring and late fall). Duration for two years following 90% build-out. Field parameters to include: <ul style="list-style-type: none"> Temperature Conductivity pH Dissolved oxygen Laboratory parameters to include: <ul style="list-style-type: none"> Major anions and cations (including nitrogen species and chloride) Total Dissolved Solids (TDS) Phosphorus (as total and soluble reactive phosphorus) A duplicate sample must be collected each sampling round for QA/QC purposes