



# Terraprobe

Consulting Geotechnical & Environmental Engineering  
Construction Materials Inspection & Testing

July 5, 2023

File No. 1-16-0668  
Brampton Office

Succession Development Corporation  
75 Dufflaw Road, Suite 203  
Toronto, Ontario  
M6A 2W4

Attention: Mr. Steven Cohen

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**RE: ENVIRONMENTAL CONDITION UPDATE  
2368, 2376 AND 2380 LAKESHORE ROAD WEST, OAKVILLE, ONTARIO**

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Terraprobe Inc. (Terraprobe) was retained by Succession Development Corporation to conduct Phase One Environmental Site Assessment (ESA) and Phase Two ESA followed by filing of a Record of Site Condition (RSC) for the of the property located at 2368, 2376, and 2380 Lakeshore Road West, Oakville, Ontario, hereinafter referred to as “the Property or Property”. The Property is located on the south side Lakeshore Road West, approximately 50 m east of Jones Street, in Oakville, Ontario. The findings of the studies were summarized in the following reports:

- *“Phase One Environmental Site Assessment Update, 2368, 2376 and 2380 Lakeshore Road West, Oakville, Ontario”, Dated: July 17, 2020, Our File No. 1-16-0668-41*
- *“Phase Two Environmental Site Assessment Update, 2368, 2376 and 2380 Lakeshore Road West, Oakville, Ontario”, Dated: December 3, 2020, Our File No. 1-16-0668-42*
- *“Record of Site Condition Number 227569 Filed in the Environmental Site Registry for 2368, 2376, & 2380 Lakeshore Road West, Oakville”” Dated: January 27, 2021*

Based on the findings of the above reports, soil and groundwater quality at the Property meet the applicable O. Reg. 153/04 Site Condition Standards (Table 2 Residential/ Parkland/ Institutional Property Use).

Terraprobe conducted a detailed inspection of the Property and surrounding properties on December 21, 2022, to determine the current condition of the Property and surrounding area. At the time of inspection, the existing structures have been demolished and removed from the Property. The Property was noted to be vacant and not in use. The surrounding Properties were noted to be in commercial and residential uses similar to the uses noted in above-mentioned Phase One ESA report.

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**Terraprobe Inc.**

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Based on a review of historical information available in previous reports detailing the environmental condition of the Property and a detailed inspection of the Property and surrounding area, the environmental conditions of the Property at the time of reporting were similar to those reported in Phase One ESA report by Terraprobe in July 2020. Hence, the findings and conclusions of the above-noted Phase One ESA and Phase Two ESA reports regarding the environmental conditions of the Property are unchanged and the conceptual site model remains valid.

We trust this information is sufficient for your present purposes. Should you have any questions concerning the above, please do not hesitate to contact the undersigned.

Yours truly,

**Terraprobe Inc.**



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