



Stantec Consulting Ltd.
400-2100 Derry Road West, Mississauga ON L5N 0B3

May 18, 2023
File: 122151701

Attention: Leo Wu, Project Management, Land Division
MacDonald Rose Inc.
145 Reynolds Street, Suite 400
Oakville ON L6J 0A7

Dear Leo Wu,

Reference: Letter of Update, Phase One and Two Environmental Site Assessment Reports, 358 Reynolds Street, Oakville, Ontario

Stantec Consulting Ltd. (Stantec) is pleased to submit this Letter of Update to MacDonald Rose Inc. (MacDonald Rose) for the Phase One and Phase Two Environmental Site Assessment (ESA) reports completed by Stantec to support a Record of Site Condition (RSC) #230312 filed by the Ministry of the Environment, Conservation and Parks (MECP) for 358 Reynolds Street in Oakville, Ontario, herein referred to as 'the Site'. Stantec understands that provision of this letter is required by The Regional Municipality of Halton (Halton) and The Corporation of the Town of Oakville (Oakville) as a condition of site plan approval for the redevelopment of the Site.

The purpose of the Letter of Update is to review site conditions described in the following reports (the Reports) that were completed for Transmetro Limited (previous owner of the Site) by Stantec for the Site:

- *Phase One Environmental Site Assessment, 358 Reynolds Street, Oakville ON L6J 3L9* dated August 10, 2021
- *Phase Two Environmental Site Assessment, 358 Reynolds Street, Oakville ON L6J 3L9* dated October 25, 2021

Scope and Methodology

To confirm that no contaminating activities have occurred at the Site since completion of the Reports, the following tasks have been completed:

1. Interviews completed via telephone or email with persons associated with the Site since completion of the Reports.
2. A site visit to assess for actual and/or potential environmental contamination associated with the following:
 - a. Current site operations.
 - b. Waste generation.
 - c. Fuel, chemical, and waste storage.
 - d. Exterior site conditions including surface features, fill material, and wells.

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e. Potential off-site sources of contamination.

3. Evaluation of information and preparation of a Letter of Update for the Site.

The investigation is non-intrusive and does not include sampling or testing of air, soil, water, or building materials. Destructive testing was not completed, and concealed areas (e.g., inside wall and ceiling cavities) were not assessed. The investigation does not constitute a Hazardous Materials Survey, Designated Substances Survey, or Indoor Environment Assessment, and does not include reviews or audits of operational environmental compliance issues, or any environmental management systems, that may exist for the Site. The interior of the site building was not assessed as access was not deemed to be safe for Stantec's assessor.

Results

Phase One Environmental Site Assessment, 358 Reynolds Street, Oakville ON L6J 3L9, dated August 10, 2021

- Keith Lihou (former property manager) was interviewed on May 3, 2023 regarding changes made to the property since the Phase One and Phase Two reports were completed in 2021. According to Keith Lihou, no changes that would affect the environmental condition of the Site have been made.
- Leo Wu (representative for the current property owner) was interviewed on May 3, 2023 regarding changes made to the property since its purchase in January 2023. Leo Wu noted that a permanent chain link fence had been installed around the property, replacing a temporary fence that had previously surrounded the Site. According to Leo Wu, no changes that would affect the environmental condition of the Site have been made.
- A site visit was completed by Cori Linetsky, B.Eng., E.I.T. of Stantec on May 5, 2023. Stantec was accompanied by Leo Wu during the site visit. The Site was observed to consist of a vacant, three-storey building, an asphalt surfaced area, and a landscaped area consisting of brick interlock, grass, and trees. Construction debris (i.e., wood, glass, PVC piping, buckets containing concrete and other debris) was observed southwest of the site building. The interior of the site building was not accessed due to safety concerns regarding disconnected utilities (i.e., absence of electricity and lighting).

Phase Two Environmental Site Assessment, 358 Reynolds Street, Oakville ON L6J 3L9, dated October 25, 2021

- A pile of pieces of broken asphalt was observed in the southern portion of the Site and east of the site building. Gravel was observed as surface cover at the southern portion of the southwestern wall of the building. The asphalt was likely removed from the area presently containing gravel, due to the past environmental remedial excavation in that area.
- Three drums, a bucket of unknown contents, and a well casing were observed southwest of the site building. One well casing (not connected to a well) and one ground water monitoring well were

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observed in the gravel (past remediation) area. No visual environmental impacts were noted associated with the observed areas and materials.

Conclusion

Based on the scope of work stated herein, this Letter of Update confirms that there have been no known contaminating activities as defined by Ontario Regulation 153/04 on the Site since the completion of the Phase One and Phase Two ESA reports referenced herein.

Closure

This letter report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided. No other representations, warranties or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential liabilities associated with the identified property.

This report provides an evaluation of selected environmental conditions associated with the identified portion of the property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information. All information received from the client or third parties in the preparation of this report has been assumed by Stantec to be correct. Stantec assumes no responsibility for any deficiency or inaccuracy in information received from others.

The opinions in this report can only be relied upon as they relate to the condition of the portion of the identified property that was assessed at the time the work was conducted.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report and are based solely on the scope of work described in the report, the limited data available and the results of the work. They are not a certification of the property's environmental condition. This report should not be construed as legal advice.

This report has been prepared for the exclusive use of the client identified herein, as well as the Regional Municipality of Halton and the Corporation of the Town of Oakville, and any use by any third party is prohibited. Stantec assumes no responsibility for losses, damages, liabilities or claims, howsoever arising, from third party use of this report.

The locations of any utilities, buildings and structures, and property boundaries illustrated in or described within this report, if any, including pole lines, conduits, water mains, sewers and other surface or sub surface utilities and structures are not guaranteed. Before starting work, the exact location of all such utilities and structures should be confirmed and Stantec assumes no liability for damage to them.

The conclusions are based on the site conditions encountered by Stantec at the time the work was performed at the specific testing and/or sampling locations, and conditions may vary among sampling

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locations. Factors such as areas of potential concern identified in previous studies, site conditions (e.g., utilities) and cost may have constrained the sampling locations used in this assessment. In addition, analysis has been carried out for only a limited number of chemical parameters, and it should not be inferred that other chemical species are not present. Due to the nature of the investigation and the limited data available, Stantec does not warrant against undiscovered environmental liabilities. As the purpose of this report is to identify site conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the site is beyond the scope of this assessment.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, Stantec specifically disclaims any responsibility to update the conclusions in this report.

This Letter of Update was prepared by Cori Linetsky, B.Eng., E.I.T., and reviewed by Randy Sinukoff, M.A.Sc., P.Eng., QP_{ESA}.

Regards,

Stantec Consulting Ltd.

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