March 16, 2026
**Ref. No.: T26992**

**Mattamy Development Corporation**
6606 Financial Drive
Mississauga, Ontario, L5N 7J6

**Attention: Mr. Mike Dickie**

**And**

**Ruland Properties Inc.**
7501 Keele Street, Suite 100
Vaughan, Ontario, L4K 1Y2

**Attention: Mr. Justyn Giannou**

Dear Sirs:

**RE: UPDATE TO ENVIRONMENTAL SITE ASSESSMENT REPORTS**
**BLOCK 301 (275 POLLY DRIVE)**
**PRESERVE PHASE 3B RESIDENTIAL SUBDIVISION (PLAN 20M-1198)**
**CARDING MILLS TRAIL AND NORTH PARK DRIVE**
**OAKVILLE, ONTARIO**

As requested, this letter is written to confirm that no potentially contaminating activities had taken place on Block 301 (275 Polly Drive) of the Preserve Phase 3 Residential Subdivision since issuance of the Record of Site Condition (RSC) in June 2011.

The following Environmental Assessment Reports (by AMEC Earth and Environmental) were provided by Korsiak Urban Planning:

1) "Phase 1 Environmental Site Assessment, Agricultural Property, 237 Dundas Street West, Oakville, Ontario", Ref. No. TT73055, dated December 11, 2007;
2) "Phase II Environmental Site Assessment, Agricultural Property, 237 Dundas Street West, Oakville, Ontario", Ref. No. TT7305501 dated December 11, 2007;
3) "Updated Phase 1 Environmental Site Assessment-Draft, Agricultural Property, 237 Dundas Street West, Oakville, Ontario", Ref. No. TT7305502 dated March 20, 2009; and
4) "Updated Phase 1 Environmental Site Assessment, Agricultural Property, 237 Dundas Street West, Oakville, Ontario", Ref. No. TB101030, dated August 19, 2010.

The boundaries of the completed Preserve Phase 1, 2 and 3 and the proposed Phase 4 residential subdivisions are all noted to be within the area of study for the above noted environmental reports.

We wish to mention that since the issuance of the above mentioned reports, Shad and Associates Inc. was present on site on a full-time basis for Phases 1, 2 and 3 of the Preserve Residential Subdivision for the earthworks and underground servicing to top course asphalt.

The initial construction activity (earthworks) commenced in September 2012 and June 2014 for the Preserve Phase 1 and Phase 2 subdivisions, respectively and for the Preserve Phase 3 subdivision, earthworks and servicing took place in 2017. With the exception of Preserve Phase 4, we have also been on-site on a full-time basis for the underground servicing and topworks and have also inspected the house foundations for the subdivision. It should be noted that the earthworks for the Preserve Phase 4 subdivision was completed in 2024 and for Preserve Phase 3, we are still involved with the inspection and testing program for the concrete and asphalt topworks during the assumption period.

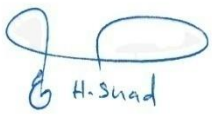
Based on our knowledge of the site, prior to the earthworks and servicing, the Preserve Phase 3 site had always been vegetated in its natural state and no activities had taken place on the site that would be of any environmental concern. After subdivision servicing and during the house construction, we note that the site at 275 Polly Drive had always been used as a storage compound for the site's homebuilders. We also visited the site on March 12, 2026 and note that the home builder's equipment and supplies were removed from the site, however some granulars still remain on the subgrade.

We hope that this is sufficient for your present requirements and should you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,
**Shad & Associates Inc.**








Stephen Chong, P.Eng., $QP_{ESA}$
Senior Engineer

Houshang Shad, Ph.D., P.Eng.
Principal