



February 20, 2019

Spruce Partners Inc.
117 George Street
Oakville, ON L6J 3B8

E-mail: paul@sprucepartnersinc.com

Attention: Paul Sustronk
Relationship Manager

Re: Addendum Letter – Phase Two Environmental Site Assessment
1151-1171 North Shore Boulevard East, Burlington, Ontario
Pinchin File: 212394.001

Pinchin Ltd. (Pinchin) was retained by Spruce Partners Inc. (Client) to complete a Phase Two Environmental Site Assessment (ESA), the findings of which are presented in the report entitled "*Phase Two Environmental Site Assessment, 1157-1171 North Shore Boulevard East, Burlington, Ontario*" dated September 13, 2018 (Phase Two ESA Report). As part of the Phase Two ESA, Pinchin submitted notification letters to Halton Region and the City of Burlington regarding the application of the non-potable Site Condition Standards (SCSs). At the time of issuing the Phase Two ESA Report, a response from Halton Region was not received and, as such, Pinchin applied the non-potable SCSs.

According to a letter dated April 30, 2018, the Halton Region objected to the intention to apply non-potable SCSs (i.e. Table 3 Standards). As such, Pinchin provides this addendum letter which compares the Phase Two ESA soil analytical results to the "*Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition*", as provided in the Ministry of the Environmental, Conservation and Parks (MECP) document entitled, "*Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*" dated April 15, 2011 (*Table 2 Standards*) for medium and fine-textured soils and residential/parkland/ institutional property use.

The laboratory results for the submitted soil samples indicated that all reported concentrations of benzene, toluene, ethylbenzene and xylenes, petroleum hydrocarbons in the F1 to F4 fraction ranges or F2 to F4 fraction ranges, polycyclic aromatic hydrocarbons and/or polychlorinated biphenyl met the corresponding *Table 2 Standards*.

It is the opinion of the Qualified Person (QP) who supervised the Phase Two ESA that the applicable *Table 2 Standards* for soil at the Phase Two Property have been met as of the Certification Date of February 5, 2018 and that no further subsurface investigation is required in relation to assessing the environmental quality of soil at the Phase Two Property.



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We trust that the foregoing information is satisfactory for your present needs. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Pinchin Ltd.

Prepared by:

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Template: Master Template for Peer Review Letter, EDR, July 9, 2018