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Molinaro Group

472 Brock Avenue, Unit 103
Burlington, Ontario
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**Re: Update Phase One Environmental Site Assessment -
774, 778, 780 & 782 Brant Street, Burlington, Ontario**

1.0 BACKGROUND

Landtek is pleased to review and update the following reports:

- "Phase One Environmental Site Assessment 774, 778, 780 & 782 Brant Street, Burlington, Ontario", prepared by Landtek Limited, dated September 2018, (2018 Phase One ESA).
- "Phase Two Environmental Site Assessment 774, 778, 780 & 782 Brant Street, Burlington, Ontario", prepared by Landtek Limited, dated September 2018, (2018 Phase One ESA).

Landtek conducted a site visit on September 10, 2020 to confirm the conditions of the Site were materially similar to when the Phase One ESA was completed in September 2018.

2.0 UPDATE PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

The Update Phase One ESA site visit was conducted on September 10, 2020 for 774, 778, 780 & 782 Brant Street, Burlington, Ontario (the Site), generally in accordance with O.Reg 153/04. The investigation included a review of current and historical information for the Site and adjoining properties in order to identify actual or potential environmental contamination.

3.0 PREVIOUS REPORTS

The following was completed by Landtek:

- "Phase One Environmental Site Assessment 774, 778, 780 & 782 Brant Street, Burlington, Ontario", prepared by Landtek Limited, dated September 2018, (2018 Phase One ESA).

The Phase One Property was vacant however; the Site was historically utilized for residential purposes and was occupied by four residential dwellings. The Phase One Property is irregular in shape and comprises an area of approximately 6,536.5 m² (0.65 hectares).

The Phase One Property is comprised of four parcels of land and is bounded by Brant Street to the East (followed by residential properties), Ghent Avenue to the South (Followed by residential

properties) commercial property to the north, and residential properties to the west.

Summary of Findings

Based on the findings of the records review, interviews and the Site reconnaissance completed, three potentially contaminating activities (PCAs) were identified that have led to Areas of potential Environmental concern (APECs) at the Site.

- On-Site - Importation of Fill material of unknown quality PCA#30 designated as APEC1
- Off-Site - Gasoline and Associated Products Storage in Fixed Tanks PCA#28 as APEC2
- Off-Site - Operation of Dry Cleaning Equipment PCA#37 as APEC3

The following is a summary of the PCA, PCA location, and associated APEC identified:

APEC	Location of APEC on the Phase One Property	PCA	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (groundwater, soil, and/or sediment)
1	Entire Site	30. Importation of Fill of Unknown Quality	On-Site	Metals and As, Sb, Se, Hg, CN-EC, SAR, pH,	Soil
2	Northeast Portion of Site	28. Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	VOCs, and BTEX, PHCs	Soil and/or groundwater
3	East Portion of Site	37. Operation of Dry Cleaning Equipment (where chemicals are used)	Off-Site	VOCs	Groundwater

Notes:

- 1 - Area of Potential Environmental Concern (APEC) means the area on, in or under the Phase One Property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,
 (a) Identification of past or present uses on, in or under the phase one property, and
 (b) Identification of potentially contaminating activity.
- 2 - Potentially contaminating activity (PCA) means a use or activity set out in Column A of Table 2 of Schedule D that is occurring in a Phase One Study Area.
- 3 - Identify all contaminants of potential concern using the Method Groups as identified in the "Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011.
- 4 - Media Potentially Impacted refers to soil, groundwater, surface water or sediment.
- Metals - metals including hydrides (As, Sb, Se, Hg)
 PHCs – petroleum hydrocarbons fractions F1-F4
 VOCs – volatile organic compounds
 BTEX – benzene, toluene, ethylbenzene and xylenes

Conclusions

Based on the results of the Phase One ESA, a Phase Two ESA is recommended to be completed for this Site.



The following was completed by Landtek to address the recommendations of the Phase One ESA:

- “Phase Two Environmental Site Assessment 774, 778, 780 & 782 Brant Street, Burlington, Ontario”, prepared by Landtek Limited, dated September 2018, (2018 Phase One ESA).

SUMMARY OF WORK PLAN

The Phase Two ESA was carried out address the APECs identified in the Phase One ESA. A summary of information on the Potential Contaminating Activities (PCAs), their locations and associated APECs and CPCs identified in the Phase One ESA.

The boreholes/monitoring wells and testpits proposed for the Phase Two ESA corresponding to each of the APECs which provides the rationale for the work proposed.

Based on the above PCAs which have occurred at the Phase One Property and Study Area, Landtek has identified the limits of the three (3) APECs on the Phase Two Property.

Work Program

A total of six boreholes (boreholes BH1 to BH6) were drilled in August, 2018. Three (3) monitoring wells were installed at locations BH1, BH2 and BH5.

The results of the laboratory analysis for metals & inorganic, petroleum hydrocarbons (PHC) and/or volatile organic compounds (VOC). The soil samples analysed have been compared with the O. Reg. 153/04 Table 3 SCS (residential, medium to fine textured soils). Samples were selected based on location and depth of potential areas of concern as well as olfactory or vapour reading indicators, where possible.

The results of the groundwater analysis from the four (4) monitoring wells sampled for metals & inorganic, petroleum hydrocarbons (PHC) and/or volatile organic compounds (VOC) and were reported below the O. Reg. 153/04 Table 3 SCS. The schedule of chemical testing and the summary of test results for groundwater.

Soil Quality

The soil samples collected for analysis as described in the relevant sections of this report indicate that the on-Site soils are not adversely impacted and concentrations do not exceed the applicable Table 3 SCS.

Groundwater Quality

The results of the groundwater analysis from the three (3) monitoring wells sampled were reported to be below the O. Reg. 153/04 Table 3 SCS.

Phase Two Property Certification

Based on the findings of the Phase Two ESA, the soil and groundwater meets the applicable O. Reg. 153/04 Table 3 SCS for RPI land use at the Site.



4.0 SUMMARY

The information reviewed and Landtek's site visit conducted on September 10, 2020, the investigation concluded the site conditions were materially similar to when the Phase One and Phase Two ESA completed for the property in 2018.

5.0 LIMITATIONS

This was prepared for the sole use of the Client and is intended to provide an evaluation of the current environmental conditions at the Site. Any use that a third party makes of this report, or decisions made based on it, are the responsibility of the third party. Landtek Limited accepts no responsibility for damages of any type suffered by the third party as a result of actions or decisions made based on this report.

Landtek assumes that information provided by others is factual and accurate, and accepts no responsibility for any deficiency, misstatement, of inaccuracy in this report from information provided by others.

If you have any questions concerning this report or if we can be of any further assistance to you please do not hesitate to contact our office.

Yours truly,

LANDTEK LIMITED



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