November 17, 2021

Waggy Inc.
69 Markland Street
Hamilton, ON, L8P 2J8

Attn: ***Mr. Maged Shireen***

Re: **Phase Two Environmental Site Assessment Summary Letter Update Report: 2294 & 2300 Queensway Drive, Burlington, ON**

Hallex Environmental Ltd. (Hallex) provides this letter report to Waggy Inc. for the Phase Two Environmental Site Assessment at 2294 & 2300 Queensway Drive, Burlington, ON, relating to the previously noted Area of Potential Environmental Concern (APEC)/remediation. The purpose of this Environmental Investigation is to update the Environmental Site Assessment (ESA) Report, as required to support the submission of an RSC to the Ministry of the Environmental, Conservation and Parks (MECP), as the original reports, completed by MTE in July 2019, are greater than eighteen (18) months old and no longer considered viable for use in the RSC submission. All work has been completed to O. Reg. 153/04 as amended standards.

Soil Analytical Results

Four (4) investigative test pits were excavated within the previously remediated area, located towards the western portion of the site on November 5th, 2021. The purpose of these test pits is to confirm previous remedial activities by MTE in July 2019, have properly remediated possible Metal; Lead contamination. Soil samples were submitted for laboratory analysis of Metals; Lead (by ICP). Soil results from all test pits ***met*** applicable O. Reg. 153/04 (2011) – Table 2: Site Condition Standards in Potable Groundwater Condition, Residential land use, fine textured soil criteria.

Conclusions

The Phase Two Environmental Site Assessment revealed soil ***met*** MECP 2011 Table 2: Site Condition Standards in a Potable Ground Water Condition for Residential land use, fine textured soil. Therefore, as of November 5th, 2021 no additional environmental work is considered necessary.

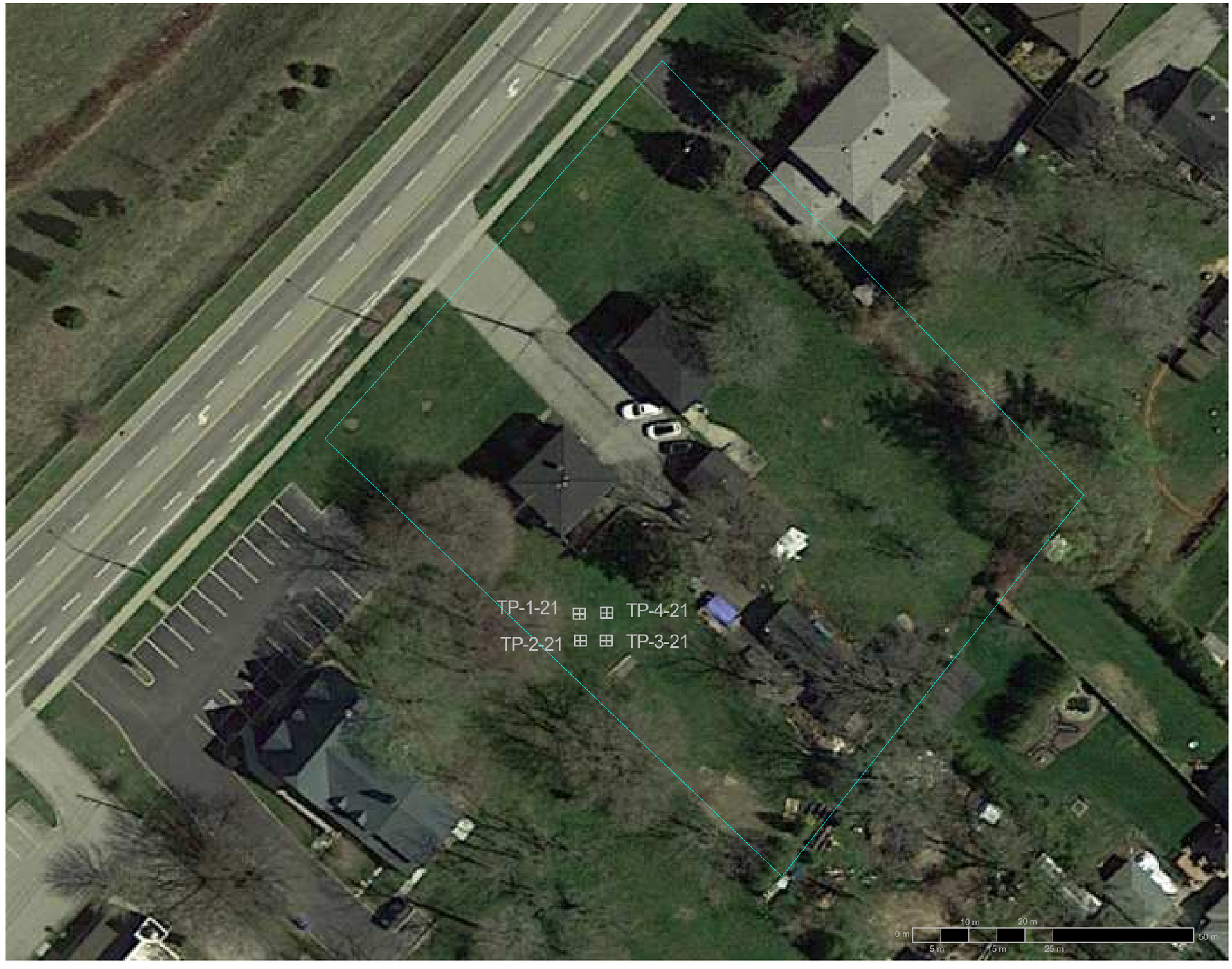
We trust the above information satisfies your requirements. Please contact the undersigned with any questions.

Sincerely,

Hallex Environmental Ltd.

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PROFESSIONAL GEOSCIENTIST
KEVIN W. CHRISTIAN
PRACTISING MEMBER
0387
ONTARIO



Legend

Phase Two Property

Test Pit

Client

Ms. Tasha Mazza

Project

Phase One ESA Update
2294 & 2300 Queensway Drive, Burlington, ON

Figure Name

Test Pit Locations

Project E-21-50-2	Figure 1
Date November 2021	
Drafted: DN Reviewed: KC	



HALLEX ENVIRONMENTAL LTD.

Legend

Study Site

Test Pit

Red exceeds Table 2 residential fine criteria

Green meets Table 2 residential fine criteria

Client

Ms. Tasha Mazza

Project

Phase One ESA Update
2294 & 2300 Queensway Drive, Burlington, ON

Figure Name

Soil Results

Project E-21-50-1	Figure 2
Date November 2021	
Drafted: DN Reviewed: KC	