SLR Consulting (Canada) Ltd.
100 Stone Road West, Suite 201, Guelph, ON N1G 5L3

July 13, 2022

Mr. Goran Rakocevic
Brookfield Properties
181 Bay St, Suite 700
Toronto, ON M5J 2T3

Project No.: 241.180239.A0000

RE: PRE-CONSTRUCTION SURVEY – 2243-2269 FAIRVIEW STREET AND 864 DRURY LANE: PHASE 1

Dear Mr. Rakocevic,

SLR Consulting Canada Ltd. (SLR) has completed a pre-construction survey of the buildings, pavements and railway corridor property line adjacent to the development site at 2243-2269 Fairvire Street and 864 Drury Lane in Burlington, Ontario. The survey was conducted by a member of SLR staff on June 1, 2022.

1.0 PURPOSE

The purpose of the pre-construction survey is to provide photographic documentary evidence of the current condiditon of specific areas or structures. These reviews are typically conducted prior to the commencement of construction, with the intention of providing a record of condition prior to construction activities. While it is expected that construction will not cause damage to these areas, the survey is intended to assist stakeholders of the development in the event of damage claims.

2.0 METHODOLOGY

On June 1, 2022, a SLR staff member visited the site to inspect and document the condition of the following areas.

- Drury Lane – Cityscape
- Fairview Street – Cityscape
- Metrolinx Rail Corridor – Property Line
- 2207 Fairview Street – Service Area Interior
- 2207 Fairview Street – Eastern Façade
- 2207 Fairview Street – Eastern Property Line

During the survey 317 detailed photographs of the various locations within the general areas were obtained, together with notes regarding locations and types of existing defects. Cracks in the existing structure have been noted qualitatively.

The condition of the Metrolinx railway tracks could not be observed in detail because of the higher elevation of the tracks relative to the subject site. Access to the railway tracks was not possible. The condition of existing concrete wall supporting the fencing was observed and documented.

2.1 NOTED DEFECTS

Examples of the noted deficiencies are provided in the attached **Appendix A**. A list of noted deficiencies is provided in the attached **Appendix B**.

3.0 CLOSING

Digital copies of photographs obtained during the survey are located on a secured server in our Guelph office should they be required.

Should you have any questions or comments, please contact us at your earliest convenience.

Yours sincerely,

SLR Consulting (Canada) Ltd.



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4.0 LIMITATIONS

This report was prepared by SLR Consulting Ltd. for the exclusive use of Brookfield Properties. It is intended to provide an assessment of the surveyed areas adjacent to 2234-2269 Fairview Street and 864 Drury Lane, Burlington at the time of the assessment. Any use of this document by any party other than Brookfield Properties is at the sole risk of such user. Any reliance upon this report by any party other than Brookfield Properties requires the prior written approval of SLR.

There is no warranty, expressed or implied, by SLR Consulting Ltd. that this assessment has identified all existing cracks or structural damage. The report must be considered in its entirety and no assurance is made regarding changes in conditions due to activities or weathering occurring between the date of the survey and commencement of construction works.

The site conditions have been inferred based on conditions observed at locations in accessible areas; however, it should be noted that conditions in inaccessible locations may vary. Brookfield Properties still bears risk that cracks or structural damage may be present on the property after the time of this investigation. SLR does not take any responsibility for follow-up action and costs.

In evaluating the Properties, SLR Consulting Ltd. has relied in good faith on information provided by individuals and companies noted in this report. We assume that the information provided is factual and accurate and SLR has not independently confirmed any such information.

Where references have been made to regulatory guidelines and documents, it should be noted that regulatory statutes and guidelines are subject to interpretation and these guidelines and documents and their interpretations may be subject to change over time.

SLR Consulting Ltd. accepts no responsibility for the consequential effects of this factual report on the real or perceived property value of the Site. If new information is discovered during future work, SLR should be requested to re-evaluate the conclusions presented in this report and to provide amendments as required.

Date: June 1, 2022 12:03 PM

General Location: Drury Lane - Cityscape













Comments:

Cracks present as shown. Typical condition as shown.

Date: June 1, 2022 11:50 AM

General Location: Fairview Street – Cityscape













Comments:

Cracks present as shown. Typical condition as shown. Generally, in good condition.

Date: June 1, 2022 11:19 AM

General Location: Metrolinx Rail Corridor – Property Line













Comments:

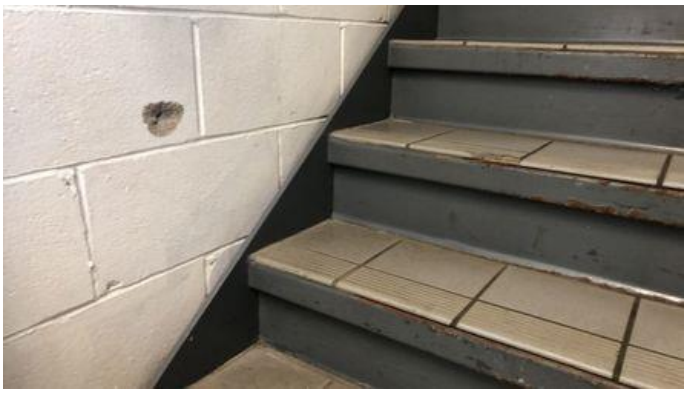
Cracks present as shown.

Date: June 1, 2022 10:59 AM

General Location: 2207 Fairview Street

Specific Location: Service Area Interior













Comments:

Evidence of cosmetic damage. Cracks present as shown.

Date: June 1, 2022 10:38 AM

General Location: 2207 Fairview Street

Specific Location: Eastern Facade













Comments:

Cracks present as shown.

Date: June 1, 2022 10:13 AM

General Location: 2207 Fairview Street

Specific Location: Eastern Property Line













Comments:

Cracks present as shown. Typical condition as shown.

B1.0 GENERAL AREAS AND PHOTOGRAPH NUMBERS

A total of 317 photographs of all the general areas surrounding the site were captured. The table below lists the general areas and their photograph numbers.

General Area	Photograph Numbers
Drury Lane - Cityscape	278 - 310
Fairview Street - Cityscape	250 - 277
Metrolinx Rail Corridor – Property Line	181 - 249
2207 Fairview Street	
Service Area Interior	124 – 167 and 177 - 180
Service Area Stairwell	168 - 176
Eastern Façade	43 - 123
Eastern Property Line	1 – 42 and 311 - 317

B2.0 NOTED DEFICIENCIES

The noted deficiencies within each area are provided in this section.

2.1. DRURY LANE – CITYSCAPE

A total of 33 photographs were taken at Drury Lane. The photographs include concrete pavements within the vibration zone of influence. The deficiencies are listed in the table below.

Location	Description	Photograph Numbers
Drury Lane - Cityscape	Cracks	285, 287 – 290, 304 and 306 - 309

2.2. FAIRVIEW STREET – CITYSCAPE

A total of 28 photographs were taken externally at Fairview Street. The photographs include concrete pavements within the vibration zone of influence. The deficiencies are listed in the table below.

Location	Description	Photograph Numbers
Fairview Street - Cityscape	Cracks	268, 273 and 276

2.3. METROLINX RAIL CORRIDOR – PROPERTY LINE

A total of 69 photographs were taken at the northern property line of the site bordering the Metrolinx rail corridor. The photographs include concrete wall within the vibration zone of influence. The deficiencies are listed in the table below.

Location	Description	Photograph Numbers
Metrolinx Rail Corridor – Northern Property Line	Cracks	181 – 189, 191, 196 – 199, 201, 209, 212 and 244 - 249

2.4. 2207 FAIRVIEW STREET

A total of 187 photographs were taken at the car dealership located at 2207 Fairview Street. The photographs include the service area interior, service area stairwell, eastern façade and the pavement along the eastern property line. The deficiencies are listed in the table below.

General Area	Location	Description	Photograph Numbers
Service Area Interior	Drywall	Cracks and damaged paint	124, 125,136 and 178
	CMU Wall	Cracks and damaged paint	130 and 133
	Floor Tiles	Cracks	158, 167 and 177
	Ceiling Tiles	Holes	162, 165 and 179
Service Area Stairwell	CMU Wall	Paint Peeling	168, 169 and 175
	CMU Wall	Holes	172 and 176
Eastern Façade	Concrete Wall	Cracks	44, 57, 59 – 62 and 77
	Pavement	Cracks	49 – 51 and 73
	CMU Wall	Cracks	84 – 90, 97, 103, 107, 111 – 113, 115, 118 and 120 - 123
	Metal Panels	Dents and cracks	75, 76 and 119
Eastern Property Line	Road Pavement	Cracks	1 – 15, 19 – 35, 37 – 39, 41 and 42