Peto MacCallum Ltd.
CONSULTING ENGINEERS

May 9, 2017

PML Ref.: 17HX001
Report: 1

Mr. Franco Bilotta
General Manager, Operations
Mantella Corporation
1 Greensboro Drive, Suite 400
Toronto, Ontario
M9W 1C8

Dear Mr. Bilotta

Phase One Environmental Site Assessment Update
Halton District School Board Surplus Land on Stonehaven Drive
5209 Stonehaven Drive
Burlington, Ontario

Peto MacCallum Ltd. (PML) is pleased to present the findings of a Phase One Environmental Site Assessment (ESA) Update for a property located at 5209 Stonehaven Drive in Burlington, Ontario. Authorization to proceed with this project was provided by Mr. Bilotta (the 'Client') in email dated February 13, 2017 with an Engineering Services Agreement to be signed and returned.

The Phase One ESA property (referred to herein as the 'Site') comprises a vacant land parcel, which covers an approximate plan area of 0.87 ha (2.1 ac). The Site comprises the western portion of a larger parcel of land (referred to herein as the 'Property') which comprised surplus lands associated with the construction of John William Boich Public School to the east located at 2474 Sutton Drive in Burlington, Ontario.

It is understood that Mantella Corporation is considering purchasing the Site for residential development. Refer to Drawing 1, appended for the Site location.

Since a change in property use from the most recent use (mixed residential and commercial) to residential use is planned, a Record of Site Condition (RSC) is required in accordance with O. Reg. 153/04, as amended.

Terms of Reference

The purpose of this assignment was to complete a Phase One ESA Update in accordance with the Phase One ESA protocols outlined in O. Reg. 153/04, as amended and the requirements of Schedule D of the regulation.

This assessment is subject to the Statement of Limitations (Appendix C) which must be read in conjunction with the report.

A Phase Two ESA Update is being conducted concurrently with the Phase One ESA Update and will be reported under a separate cover (refer to PML Ref.: 17HX001, Report 2).

Background

Historical use of the Site comprised agricultural use transitioning to residential use and culminating in the most recent mixed residential and commercial use as a garden centre and hauling/trucking company from 1971 to 2006. The Site was acquired by the HDSB in 2006 and has been vacant since that time.

Previous ESA work at the Site was undertaken by PML and others from 1999 through to Site remediation activities completed under the supervision of PML in 2014. ESA work was generally completed for the Property as a whole and did not focus specifically on the Site. Previous environmental investigation reports for the Site and surrounding properties were made available for this assignment by the Halton District School Board (HDSB), or obtained from PML's archived files. A list of the previous ESA reports is included in Appendix A.

Based on the results of the Phase One and Two ESA, the 2014 remediation activities at the Site comprised excavation and off Site disposal of soil which did not meet the applicable O. Reg. 153/04, as amended Ministry of the Environment and Climate Change (MOECC) Site Condition Standards (SCSs). Following Site remediation activities samples from two areas of the Site continued to show exceedances of the SCSs. One of these areas, located below a former topsoil stockpile exhibited elevated levels of electrical conductivity (EC) and the other exhibited exceedances of petroleum hydrocarbons (PHCs).

It was PML's opinion that the elevated EC levels were a result of runoff and overspray of de-icing salt used along the roadway (Dundas Street/Highway 5). Under O. Reg. 153/04, as amended, where a SCS is exceeded solely because a substance has been used on a highway for purposes of keeping traffic safe under conditions of snow and ice, the applicable site condition standard is deemed not to be exceeded. Reference is made to O. Reg. 153/04 (as amended), s. 48 (3) and O. Reg. 339 s. 2 for a full outline of the regulations regarding soils impacted by de-icing salt. In this regard, it was PML's opinion that no further action to address this matter is required for RSC filing.

During the course of ESA work at the Site, widespread use of pulverized asphalt/road millings was noted as having been used on Site for roadways. The material was noted both at the ground surface and in some areas buried beneath soil fill. The upper layers of soil underlying the asphalt contained sporadic inclusions of asphalt. It was PML's opinion the elevated PHC concentrations were due to the presence of asphalt material within the soil/fill material samples. In this regard, the asphalt material would require excavation and off site recycling/disposal, including disposal of some of the underlying soils which contain asphalt inclusions.

Site Reconnaissance

As part of the current Phase One ESA Update, the Site and Study Area reconnaissance was carried out by Ms. Danika Durish, B.Sc., C.E.T., E.P., on March 8, 2017 between 8:00 a.m. and 9:30 a.m. Weather at the time of Site reconnaissance was cloudy and cool, and approximately 2°C.

The Site was vacant at the time of the Site reconnaissance and comprised unmaintained grassland, metal debris and concrete sewer pipes in the south portion of the Site and miscellaneous household debris including plastic cups, plastic pails, plastic and metal beverage containers and household organic waste along the south property limits. A pulverized asphalt roadway was located in the central and east portion of the Site.

There were no significant changes to the Site since PML was last on Site during soil removal in 2014. Selected photographs taken at the time of Site reconnaissance are included with descriptions in Appendix B.

Refer to the original Phase One ESA report, PML Ref.: 13HX002, Report 1, dated April 24, 2013 for additional details.

Records Review

Based on information from the HDSB and Mantella Corporation, and a records review, there were no new fire insurance plans (FIPs), Technical Standards and Safety Authority (TSSA) information nor street directory information. In addition, there was no change in ownership.

Findings

Based on the previous Phase One ESA and current findings of this Phase One ESA Update, three (3) on Site potentially contaminating activities (PCAs), and nine (9) off Site PCAs have been identified as listed in Table 1, appended. The PCAs have been evaluated to determine the Site's Areas of Potential Environmental Concern (APECs).

PCAs 2, 3, and 10 are considered to have contributed to four APECs, which are summarized in Table 2, appended and will require investigation. Refer to Drawing 2, appended for a summary of the PCAs and resulting APECs.

Regarding on site PCA 1, the electrical conductivity (EC) exceedances were likely attributed to the proximity to Dundas Street (Highway 5) located north of the Site, where de-icing salt is used for the purposes of keeping the highway safe for traffic under conditions of snow or ice or both. As such, exempted in accordance with O. Reg. 53/04, as amended Section 48 (3).

Regarding off site PCA 4, based on PML's previous experience with similar Sites with historical agricultural activities, significant contamination associated with pesticide and herbicide residues does not normally persist over such extended time periods. Therefore, it is PML's opinion that off Site pesticide and herbicide residues do not represent a significant environmental concern for the Site. In addition, during the 2006 Phase II ESA samples were analyzed for OC/OP Pesticides and PA Herbicides. The results indicated that OC/OP pesticides and PA herbicides met the current Table 3 RPI Standards, and therefore are not considered a contaminant of potential concern.

Regarding off Site PCAs 5 to 9, it is PML's opinion they are unlikely to have impacted the Site from a geoenvironmental perspective based on the following rationale:

- The PCAs are located in a downgradient and / or transgradient hydrogeologic direction relative to the Site, or
- They are separated from the Site by a distance of over 200 m, or
- They are separated from the Site by the presence of roadways with buried utilities that may act as pathway interceptors.

Regarding off Site PCAs 11 and 12, located immediately east of the Site on the Property, it is PML's opinion they are unlikely to have impacted the Site from a geoenvironmental perspective due to previous investigative and remediation work completed on the Property.

Based on the above findings, a Phase Two ESA Update consisting of a program of soil and ground water sampling and chemical testing was recommended to address the potential for contaminants to exist at the APECs described in Table 2. The Phase Two ESA Update is underway as of the date of this report and will be reported under separate cover.

PML trusts this Phase One ESA Update report is sufficient for your present requirements. Please do not hesitate to contact this office should you have any questions.

Sincerely

Peto MacCallum Ltd.



Danika Durish, B.Sc., C.E.T., EP
Project Supervisor, Geoenvironmental and Hydrogeological Services



Melissa King, P.Geo., QP_{ESA}
Associate
Discipline Head, Geoenvironmental and Hydrogeological Services

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Enclosures:
Table 1 – Potentially Contaminating Activities (PCAs)
Table 2 – Areas of Potential Environmental Concern (APECs)
Drawing 1 – Site Plan
Drawing 2 – Summary of PCAs and APECs
Appendix A – List of Environmental Reports
Appendix B – Site Photographs
Appendix C – Statement of Limitations

Distribution:
3 cc: Mantella Corporation, Mr. Franco Bilotta (f.bilotta@mantellacorporation.com)
1 cc: PML Hamilton

TABLE 1

Potentially Contaminating Activities (PCAs)

On / In / Under Phase One ESA Property And Study Area

PCA NO.	LOCATION	DESCRIPTION	PCA, TABLE 2 OF SCHEDULE D, O. REG. 153/04, AS AMENDED
ON / IN / UNDER PHASE ONE ESA PROPERTY			
1	North portion of Site	- Presence of known contamination identified during the 2014 remediation. Exceedances of electrical conductivity (EC) were measured at the location of Topsoil Area B0-1, Topsoil Area D1-1, Topsoil Area B2-1 and Topsoil Area C1-1 from a former stockpile.	Other PCA's the QP is aware of: The presence of known soil contamination documented in previous reports however likely attributed salt overspray from Dundas Street (Highway 5) located north of the Site.
2	Southeast portion of Site	- Presence of known contamination identified during the 2014 remediation. An exceedance of PHC Fraction F3 was measured at a depth of 0.1 to 0.4 m below grade at the location of Sample Area 3 J3-2.	Other PCA's the QP is aware of: Activities that resulted in the presence of known soil contamination documented in previous reports.
3	Entire Site	- Fill material, including demolition debris from former buildings that were located on Site. - Fill material identified across the Site during previous Phase Two ESA	PCA Item No. 30 - Importation of fill material of unknown quality
ON / IN / UNDER PHASE ONE ESA STUDY AREA			
4	Across the Study Area	- Possible pesticide use	PCA Item No. 40 – Possible pesticides manufacturing, processing, bulk storage and large-scale applications.

TABLE 1

Potentially Contaminating Activities (PCAs)

On / In / Under Phase One ESA Property And Study Area

PCA NO.	LOCATION	DESCRIPTION	PCA, TABLE 2 OF SCHEDULE D, O. REG. 153/04, AS AMENDED
5	North of Site; 5155 and 5235 Dundas Street West	- RMS indicated the presence of private gasoline fuel storage tanks at Hanson Brick/Canada Brick)	PCA Item No. 28 - Gasoline and Associated Products Storage in Fixed Tanks
6	5223 Dundas Street West	- Vernon's Directories identified Discount Petroleum as an occupant in 1980	PCA Item No. 28 - Gasoline and Associated Products Storage in Fixed Tanks
7	5155 Dundas Street West	- RMS indicated Hanson Brick and Canada Brick generate wastes that include; acid waste-heavy metals, petroleum distillates, oil skimmings and sludges waste oil, lubricants waste, other specified inorganics, acid waste-heavy metals, acid waste – other metals, inorganic laboratory chemicals and aliphatic solvents.	PCA Item No. 28 - Gasoline and associated products storage in fixed tanks, PCA Item No. 8 – Possible chemical manufacturing, processing and bulk storage
8	3087 Harrison Court	- Dufferin Concrete	PCA Item No. 12 - Concrete, Cement and Lime Manufacturing
9	5155 Dundas Street West	- RMS indicated Hanson Brick was listed on the National PCB Inventory in 1999	PCA Item No. 55 – Possible transformer manufacturing, processing and use
10	West of Site	- Existing Canadian National Railway (CNR)	PCA Item No. 46 – Rail Yards, Tracks and Spurs
11	East of Site (Part of the Property)	- Previous Phase One ESA identified a heating oil AST	PCA Item No. 28 - Gasoline and associated products stored in fixed tanks.

TABLE 1

Potentially Contaminating Activities (PCAs)

On / In / Under Phase One ESA Property And Study Area

PCA NO.	LOCATION	DESCRIPTION	PCA, TABLE 2 OF SCHEDULE D, O. REG. 153/04, AS AMENDED
12	East of Site (Part of the Property)	- Presence of known contamination identified during the previous Phase Two ESA completed in 2006 and Environmental Investigation completed in 2012.	Other PCA's the QP is aware of: Activities that resulted in the presence of known soil contamination documented in previous reports.

TABLE 2

Areas Of Potential Environmental Concern (APEC)

Phase One ESA Property

Area of Potential Environmental Concern [1]	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA) [2]	Location of PCA (on-site or off-site)	Contaminants of Potential Concern [3]	Media Potentially Impacted (Ground water, soil and/or sediment)
1	Southeast portion of Site	Other PCA's the QP is aware of: Activities that resulted in the presence of known soil contamination documented in previous reports.	On Site	- Petroleum Hydrocarbons (PHCs)	Soil
2	Entire Site	PCA Item No. 30 - Importation of fill material of unknown quality	On Site	- Metals and Other Regulated Parameters (ORPs) (boron - hot water soluble (B-HWS), electrical conductivity (EC), chromium VI (Cr(VI)), mercury (Hg), sodium adsorption ratio (SAR), free cyanide (CN^{-})) - Metals, Hydride-Forming (arsenic (As), selenium (Se) and antimony (Sb)) - PHCs - Polycyclic Aromatic Hydrocarbons (PAHs) - Volatile Organic Compounds (VOCs)	Soil and ground water

TABLE 2

Areas Of Potential Environmental Concern (APEC)

Phase One ESA Property

Area of Potential Environmental Concern [1]	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA) [2]	Location of PCA (on-site or off-site)	Contaminants of Potential Concern [3]	Media Potentially Impacted (Ground water, soil and/or sediment)
3	West portion of Site	PCA Item No. 46 – Rail Yards, Tracks and Spurs	Off Site	- Metals and ORPs (B-HWS, EC, Cr(VI), Hg, SAR, CN^-) - Metals, Hydride-Forming (As, Se and Sb) - PAHs - PHCs - VOCs	Soil and ground water

Notes:

1 - Areas of potential environmental concern means the area on, in or under a 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 means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area

3 - When completing this column, 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, as specified below:

List of Method Groups:

ABNs	PCBs	Metals	Electrical Conductivity
CPs	PAHs	As, Sb, Se	Cr (VI)
1,4-Dioxane	THMs	Na	Hg
Dioxins/Furans, PCDDs/PCDFs	VOCs	B-HWS	Methyl Mercury
OCs	BTEX	Cl-	Low or high pH,
PHCs	Ca, Mg	CN-	SAR

4 - When submitting a record of site condition for filing, a copy of this table must be attached

Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en francais, veuillez communiquer avec le ministère de l'Environnement et de l'Action en matière de changement climatique au 1-800-461-6290

DUNDAS STREET WEST

RAIL LINE

UNMAINTAINED GRASSLAND

UNDERGROUND BELL/CATV UTILITY

RAIL CORRIDOR BUFFER (BARRIER WALL)

SURFICIAL PULVERIZED ASPHALT/GRAVEL FILL

UNMAINTAINED GRASSLAND

PONDED WATER

METAL DEBRIS AND CONCRETE SEWER PIPES

HOUSEHOLD DEBRIS

STORMWATER SEWER GRATE

RESIDENTIAL TOWNHOMES

BIRD BOULEVARD

STONEHAVEN DRIVE

RESIDENTIAL TOWNHOMES

FIRE HYDRANT

ASPHALT WALKWAY

ORCHARD ROAD



KEY PLAN
BURLINGTON, ONTARIO

LEGEND:

- SITE LIMITS
- UNDERGROUND WATER UTILITY
- UNDERGROUND SANITARY LINE
- UNDEGROUND BELL/CATV UTILITY
- OVERHEAD HYDRO UTILTY
- APPROXIMATE LIMITS OF HISTORICAL EXTENT OF SURFICIAL PULVERIZED ASPHALT/GRAVEL FILL

REFERENCE:

PLAN PRODUCED FROM A TOPOGRAPHIC PLAN TITLED STONEHAVEN DRIVE AND BIRD AVENUE DATED OCTOBER 22, 2013 BY MACKAY, MACKAY PETERS LIMITED AND GIS INFORMATION FROM THE CITY OF BURLINGTON ONLINE INTERACTIVE MAPPING SERVICE.

NOTE:

EXISTING SITE FEATURES OBSERVED ON MARCH 8, 2017

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SCALE
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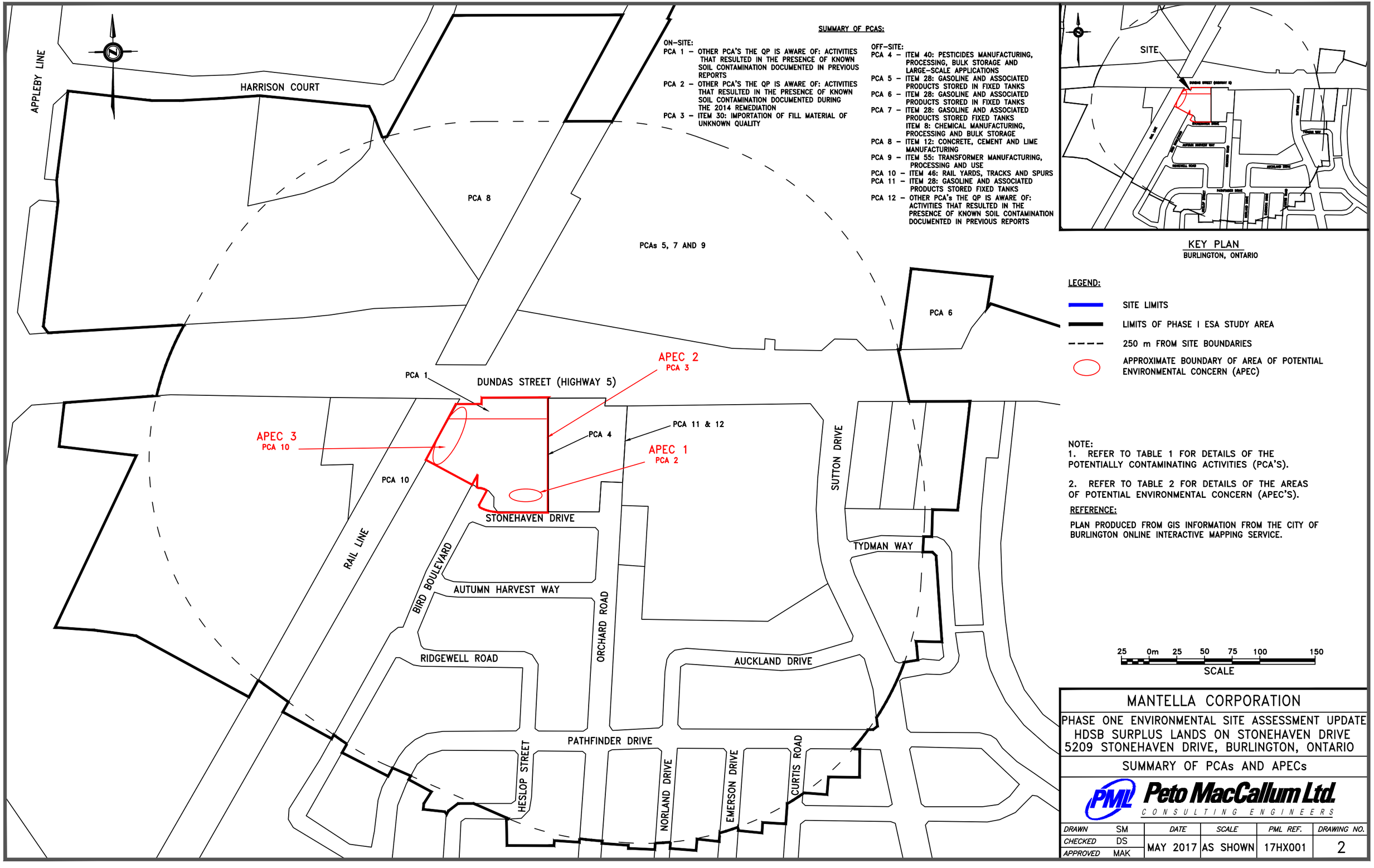
MR. FRANCO BILOTTA

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE
HALTON DISTRICT SCHOOL BOARD SURPLUS LAND
5209 STONEHAVEN DRIVE, BURLINGTON

SITE PLAN

Peto MacCallum Ltd.
CONSULTING ENGINEERS

		DATE	SCALE	PML REF.	DRAWING NO.
DRAWN	SM	MAY 2017	AS SHOWN	17HX001	1
CHECKED	DS				
APPROVED	MAK				



SUMMARY OF PCAS:

ON-SITE:

PCA 1 – OTHER PCA'S THE QP IS AWARE OF: ACTIVITIES THAT RESULTED IN THE PRESENCE OF KNOWN SOIL CONTAMINATION DOCUMENTED IN PREVIOUS REPORTS

PCA 2 – OTHER PCA'S THE QP IS AWARE OF: ACTIVITIES THAT RESULTED IN THE PRESENCE OF KNOWN SOIL CONTAMINATION DOCUMENTED DURING THE 2014 REMEDIATION

PCA 3 – ITEM 30: IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY

OFF-SITE:

PCA 4 – ITEM 40: PESTICIDES MANUFACTURING, PROCESSING, BULK STORAGE AND LARGE-SCALE APPLICATIONS

PCA 5 – ITEM 28: GASOLINE AND ASSOCIATED PRODUCTS STORED IN FIXED TANKS

PCA 6 – ITEM 28: GASOLINE AND ASSOCIATED PRODUCTS STORED IN FIXED TANKS

PCA 7 – ITEM 28: GASOLINE AND ASSOCIATED PRODUCTS STORED FIXED TANKS
ITEM 8: CHEMICAL MANUFACTURING, PROCESSING AND BULK STORAGE

PCA 8 – ITEM 12: CONCRETE, CEMENT AND LIME MANUFACTURING

PCA 9 – ITEM 55: TRANSFORMER MANUFACTURING, PROCESSING AND USE

PCA 10 – ITEM 46: RAIL YARDS, TRACKS AND SPURS

PCA 11 – ITEM 28: GASOLINE AND ASSOCIATED PRODUCTS STORED FIXED TANKS

PCA 12 – OTHER PCA's THE QP IS AWARE OF: ACTIVITIES THAT RESULTED IN THE PRESENCE OF KNOWN SOIL CONTAMINATION DOCUMENTED IN PREVIOUS REPORTS

KEY PLAN
BURLINGTON, ONTARIO

LEGEND:

- SITE LIMITS
- LIMITS OF PHASE I ESA STUDY AREA
- 250 m FROM SITE BOUNDARIES
- APPROXIMATE BOUNDARY OF AREA OF POTENTIAL ENVIRONMENTAL CONCERN (APEC)

NOTE:
1. REFER TO TABLE 1 FOR DETAILS OF THE POTENTIALLY CONTAMINATING ACTIVITIES (PCA'S).

2. REFER TO TABLE 2 FOR DETAILS OF THE AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APEC'S).

REFERENCE:

PLAN PRODUCED FROM GIS INFORMATION FROM THE CITY OF BURLINGTON ONLINE INTERACTIVE MAPPING SERVICE.

25 0m 25 50 75 100 150
SCALE

MANTELLA CORPORATION

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE
HDSB SURPLUS LANDS ON STONEHAVEN DRIVE
5209 STONEHAVEN DRIVE, BURLINGTON, ONTARIO

SUMMARY OF PCAs AND APECs

Peto MacCallum Ltd.
CONSULTING ENGINEERS

		DATE	SCALE	PML REF.	DRAWING NO.
DRAWN	SM	MAY 2017	AS SHOWN	17HX001	2
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Appendix A

List of Environmental Reports

Appendix A

List of Environmental Site Assessment Reports

Document	Report
1	Phase I ESA, 2506 Orchard Road, Burlington, PML Ref.: 06HX011, Report 1, dated April 13, 2006.
2	Phase II ESA, 2506 Orchard Road, Burlington, PML Ref.: 06HX011A, Report 1, dated July 10, 2006.
3	Preliminary Findings, Phase I ESA Update, Bucci Property – Sutton Drive and Dundas Street, Burlington, PML Ref.: 06HX045, Report 1, dated November 23, 2006.
4	Phase One Environmental Site Assessment, Halton District School Board Surplus Land on Stonehaven Drive, Stonehaven Drive, Burlington, Ontario, PML Ref.: 13HX002, Report 1, dated April 24, 2013.
5	Phase Two Environmental Site Assessment, Halton District School Board Surplus Land on Stonehaven Drive, Stonehaven Drive, Burlington, Ontario, PML Ref.: 13HX002, Report 2, dated May 8, 2013.
6	Ground Water Monitoring Well Decommissioning, Halton District School Board Surplus Land on Stonehaven Drive, Stonehaven Drive, Burlington, Ontario, PML Ref.: 13HX002, Report 3, dated August 13, 2013.
7	Phase Two Environmental Site Assessment: Delineation, Halton District School Board Surplus Land on Stonehaven Drive, Burlington, Ontario, PML Ref.: 13HX002, Report 4, dated August 14, 2013.
8	Addendum to Phase Two Environmental Site Assessment: Site Remediation, Halton District School Board Surplus Land on Stonehaven Drive, Stonehaven Drive, Burlington, Ontario, PML Ref.: 13HX002, Report 11, dated September 30, 2014.

Appendix B

Site Photographs



Photograph 1 – View looking north at the east portion of the Site toward Dundas Street.



Photograph 2 – View looking south along the west portion of the Site adjacent to the Canadian National Railway (CNR) and the concrete barrier wall (rail corridor buffer) on the east.



Photograph 3 - View looking southwest at the pulverized asphalt roadway on Site.



Photograph 4 – View of the south central portion of the Site. The ponded area is a result of previous soil excavations on Site.



Photograph 5 – View looking south-southwest at the concrete pipes in the south portion of the Site.



Photograph 6 – View looking east along the south property limits. Note the miscellaneous household debris including plastic cups, plastic pails, plastic and metal beverage containers and household organic waste.

Appendix C

Statement of Limitations

STATEMENT OF LIMITATIONS

This report is prepared for and made available for the sole use of the client named. Peto MacCallum Ltd. (PML) hereby disclaims any liability or responsibility to any person or entity, other than those for whom this report is specifically issued, for any loss, damage, expenses, or penalties that may arise or result from the use of any information or recommendations contained in this report. The contents of this report may not be used or relied upon by any other person without the express written consent and authorization of PML.

This report shall not be relied upon for any purpose other than as agreed with the client named without the written consent of PML. It shall not be used to express or imply warranty as to the fitness of the property for a particular purpose. A portion of this report may not be used as a separate entity: that is to say the report is to be read in its entirety at all times.

The report is based solely on the scope of services which are specifically referred to in this report. No physical or intrusive testing has been performed, except as specifically referenced in this report. This report is not a certification of compliance with past or present regulations, codes, guidelines and policies.

The scope of services carried out by PML is based on details of the proposed development and land use to address certain issues, purposes and objectives with respect to the specific site as identified by the client. Services not expressly set forth in writing are expressly excluded from the services provided by PML. In other words, PML has not performed any observations, investigations, study analysis, engineering evaluation or testing that is not specifically listed in the scope of services in this report. PML assumes no responsibility or duty to the client for any such services and shall not be liable for failing to discover any condition, whose discovery would require the performance of services not specifically referred to in this report.

The findings and comments made by PML in this report are based on the conditions observed at the time of PML's site reconnaissance. No assurances can be made and no assurances are given with respect to any potential changes in site conditions following the time of completion of PML's field work. Furthermore, regulations, codes and guidelines may change at any time subsequent to the date of this report and these changes may effect the validity of the findings and recommendations given in this report.

The results and conclusions with respect to site conditions are therefore in no way intended to be taken as a guarantee or representation, expressed or implied, that the Site is free from any contaminants from past or current land use activities or that the conditions in all areas of the Site and beneath or within structures are the same as those areas specifically sampled.

Any investigation, examination, measurements or sampling explorations at a particular location may not be representative of conditions between sampled locations. Soil, ground water, surface water, or building material conditions between and beyond the sampled locations may differ from those encountered at the sampling locations and conditions may become apparent during construction which could not be detected or anticipated at the time of the intrusive sampling investigation.

STATEMENT OF LIMITATIONS

Budget estimates contained in this report are to be viewed as an engineering estimate of probable costs and provided solely for the purposes of assisting the client in its budgeting process. It is understood and agreed that PML will not in any way be held liable as a result of any budget figures provided by it.

The Client expressly waives its right to withhold PML's fees, either in whole or in part, or to make any claim or commence an action or bring any other proceedings, whether in contract, tort, or otherwise against PML in any way connected with advice or information given by PML relating to the cost estimate or Environmental Remediation/Cleanup and Restoration or Soil and Ground Water Management Plan Cost Estimate.

Environmental site assessment studies are performed in different phases by the application of different levels of effort and expense. The phase or phases in this report and the level of effort proposed for this assignment were based solely on PML's understanding of the client's needs as described in the scope of services contained in this report.

This assessment does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with the subject property and must be viewed as a mechanism to reduce risk rather than eliminate the risk of contamination concerns.