PROJECT NO.: SM 241053-E

JUNE 13, 2025

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
84 – 104 PLAINS ROAD EAST
BURLINGTON, ONTARIO

PREPARED FOR:

MIURA DEVELOPMENT GROUP

BY

SOIL-MAT ENGINEERS & CONSULTANTS LTD.
401 GRAYS ROAD
HAMILTON, ONTARIO
L8E 2Z3

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PROJECT NO.: SM 241053-E JUNE 13, 2025

MIURA DEVELOPMENT GROUP
931 Southcote Road
Ancaster, Ontario
L9G 3L1

Attention: David Vrhovnik

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
84, 92, AND 104 PLAINS ROAD EAST & 990 GLENWOOD AVENUE
BURLINGTON, ONTARIO

Dear Mr. Vrhovnik,

1.0 EXECUTIVE SUMMARY

SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] were retained by MIURA DEVELOPMENT GROUP to undertake Phase Two Environmental Site Assessment [ESA] activities on the above captioned property.

The Phase Two ESA fieldwork included the advancement of three [3] hand dug test pits to facilitate the collection and submission of select near surface and subsurface soil samples for laboratory analytical testing.

Based on SOIL-MAT ENGINEERS' field observations and the analytical test results received in its office, SOIL-MAT ENGINEERS offered the following:

- The laboratory analytical test results for the submitted soil samples are all below the applicable Ontario Regulation 153/04 [as amended] Table 3 Residential/Parkland/Institutional [RPI] Site Condition Standards [SCSs].

Further to the above, as the soil medium in the specific area of potential environmental concern has been demonstrated to meet the applicable Ontario Regulation [as amended] Table 3 RPI SCSs it is the opinion of SOIL-MAT ENGINEERS that the Phase Two Property is suitable for a residential development and that no further testing is required.

The samples secured for analytical testing are believed to be representative of the conditions at the sample locations only. If any significant changes are noted, i.e., odours, staining etc., SOIL-MAT ENGINEERS should be contacted to reassess the environmental characteristics of the Site.

2.0 INTRODUCTION

SOIL-MAT ENGINEERS were retained by MIURA DEVELOPMENT GROUP to undertake a Phase Two Environmental Site Assessment on the group of properties comprised of 84, 92, and 104 Plains Road East, and 990 Glenwood Avenue in the City of Burlington, Ontario.

Of note, a Phase One Environmental Site Assessment was previously prepared by MTE [MTE File No.: 55986-100, dated November 20, 2024], and was utilised in determining the rationale for these Phase Two ESA activities.

Our fieldwork, laboratory testing and interpretation in connection with the assessment activities has been finalised and our comments and recommendations, based on our findings, are presented in the following paragraphs.

The subject property is herein referred to as the Phase Two Property and/or the *Site*.

2.0 (i) SITE DESCRIPTION

The Site is comprised of a roughly rectangular shaped parcel of land located on the south side of Plains Road East between Glenwood Avenue and Birchwood Avenue in the City of Brampton, Ontario. For descriptive purposes Plains Road East has been designated as having an east-west alignment.

The Site includes four [4] adjoining properties with residential buildings at 84 Plains Road East, 104 Plains Road East, and 990 Glenwood Avenue. The property at 92 Plains Road East is a vacant parcel of land.

The 84 Plains Road East building was observed as a two-storey, brick structure with a concrete block foundation. Access to the building is available through multiple man doors located along the north, west and south walls of the building.

The 104 Plains Road East building was observed as a two-storey, brick structure with a concrete block foundation. Access to the building is available through multiple man doors located along the north, east and south walls of the building.

The 990 Glenwood Avenue building was observed as a two-storey, brick structure with a concrete block foundation. Access to the building is available through a man door and two garage doors located along the east wall of the building and multiple man doors along the west wall of the building.

The Site was bounded to the north by Plains Road East, to the east by Glenwood Avenue, to the west by Birchwood Avenue, and to the south by residential lands.

The Site is recognised with the municipal addresses:

- 84 Plains Road East;
- 92 Plains Road East;
- 104 Plains Road East;
- 990 Glenwood Avenue

2.0 (ii) PROPERTY OWNERSHIP

At the time of MTE's November 2024 Phase One ESA report, the Site was owned by Mr. Jeff Dibenedetto. However, as noted in the preamble of this Report, SOIL-MAT ENGINEERS were retained by MIURA DEVELOPMENT GROUP to undertake the Phase Two ESA activities on the Site in support of the redevelopment of the Site.

The contact information for the client is provided below:

1. Contact Name: Mr. David Vrhovnik
2. Mailing Address: 931 Southcote Road, Ancaster, Ontario, L9G 3L1
3. Contact e-mail: david@miuragroup.ca
4. Contact Phone: 905-638-2590

2.0 (iii) CURRENT AND PROPOSED FUTURE USE

Current Use: Residential
Proposed Use: Residential

Based on the current use and the proposed use of the Site, the proposed development is not subject to a mandatory Record of Site Condition [RSC] filing.

2.0 (iv) APPLICABLE SITE CONDITION STANDARDS

The following criteria was utilised to determine the appropriate site classification and applicable soil and groundwater standards.

- Current land use: Residential;
- Intended land use: Residential;
- Drinking Water Supply: Non-Potable Ground Water;
- On-site Soil Texture: Coarse Grained Soils;
- Depth to Bedrock: greater than 10.0 metres;
- pH of soils on the Site: Within the Applicable Generic Site Condition Standards Range;
- Surface Water Body: Not observed on-Site or within 30 metres of the Site.

Based on the above, the applicable site condition standards [SCSs] are the Table 3 SCSs for a Residential/Parkland/Institutional Use property use in a non-potable groundwater condition from the Ministry of the Environment document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environment Protection Act, (2011), hereinafter referred to as the 'Table 3 RPI Standards'.

3.0 BACKGROUND INFORMATION

3.0 (i) PHYSICAL SETTING

The Site is located in an area of mixed institutional, commercial, and residential lands.

The Site was bounded to the north by Plains Road East, to the east by Glenwood Avenue, to the west by Birchwood Avenue, and to the south by residential lands.

The project area is relatively flat and level with surface water being directed to catch basins on the adjacent roadways.

There are no water bodies in whole or in part on the Phase Two Property.

Regional groundwater flow is expected to the southeast towards Lake Ontario.

There are no areas of natural significance located in whole or in part on the Phase Two Property.

3.0 (ii) PAST INVESTIGATIONS

SOIL-MAT ENGINEERS had access to the following environmental reports, which were utilized as supporting documents during planning of the Phase Two ESA activities and the completion of this Report.

1. MTE Consultants Inc.'s Phase I Environmental Site Assessment, 84, 92, 104 Plains Road East and 990 Glenwood Avenue, Burlington, Ontario, dated November 20, 2024: prepared for MIURA DEVELOPMENT GROUP.

The findings of MTE's November 2024 Phase One ESA are outlined below:

> *"The results of the Phase I ESA identified the following potential environmental concerns at the Site that have not been previously assessed:*
>
> - *Patched holes suspected to be associated with former vent and fill pipes were observed in the basement of the residence at 84 Plains Road East and through the exterior foundation wall at 104 Plains Road East. There is a potential that former basement fuel oil above ground storage tanks (ASTs) were located in each of these buildings.*
>
> *A limited Phase II ESA that includes the collection and analysis of soil samples in the former fill pipe and suspected fuel oil AST locations is recommended. These soil samples could be collected in advance or following the demolition of the Site buildings.*
>
> *Based on the age of the buildings at the Site, there is a potential for designated substances or other hazardous building materials to be present. The completion of a Designated Substance and Hazardous Materials Survey [DSHMS] would be required to confirm the presence/absence and locations of these materials in advance of any renovation, alteration or demolition of the Site buildings.*

As described above, one potential contaminating activity [PCA] was identified in connection with the Site.

The PCA is presented in table format below:

PCA Number	PCA Description	Location of the PCA
28	Gasoline and Associated Products Storage in Fixed Tanks	East building wall at 84 Plains Road East
		South building wall at 104 Plains Road East

The contaminant of potential concern [COPC] groupings were limited to the Petroleum Hydrocarbons [PHC] and Benzene, Toluene, Ethylbenzene and Xylenes [BTEX] grouping in the soil medium.

The Table of Areas of Potential Environmental Concern [APEC] is presented below for reference. Drawing No.: 2 illustrates the APECs on the Phase Two Property.

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC #1a	East building wall at 84 Plains Road East	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs and BTEX	Soil
APEC #1b	South building wall at 104 Plains Road East	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs and BTEX	Soil

To reduce SOIL-MAT ENGINEERS' degree of uncertainty associated with the environmental liabilities listed above, further assessment activities are recommended. Each environmental liability, and our rationale for further assessment activities, is provided in table format below:

Environmental Liability	Recommendation	Rationale
1. PCA No.: 28: Gasoline and Associated Products Storage in Fixed Tanks	Advance one test pit in the vicinity of the former vent/fill pipe as well as through the floor slab in the area where the basement aboveground storage tank used to be located. The contaminates of potential concern [COPCs] should include PHCs and BTEX.	Assess the potential adverse impacts to the soil medium as a result of the aboveground fuel storage tank at both 84 and 104 Plains Road East.

In addition, a search of the MOE's *Brownfields Environmental Site Registry* revealed a Generic RSC [RSC #224288 filed October 27, 2017] for residential use was filed for the 92 Plains Road East property.

4.0 SCOPE OF THE INVESTIGATION

4.0 (i) OVERVIEW OF SITE INVESTIGATION

Based on the Phase One ESA findings, three [3] hand dug test pits were advanced on Site to assess the impact to the soil, if any, as a result of the on-site PCA.

Representative soil samples were secured following standard industry sampling protocols and were submitted to AGAT laboratories for laboratory analytical testing for the specific Phase Two ESA COPCs, in this case being PHCs and BTEX.

4.0 (ii) MEDIA INVESTIGATED

The purpose of the Phase Two ESA was to assess the soil quality at the Property, as related to the environmental concerns identified in the findings of MTE's November, 2024 Phase One ESA.

4.0 (iii) PHASE ONE CONCEPTUAL SITE MODEL

The Phase One Property is comprised of a roughly rectangular shaped parcel of land located on the south side of Plains Road East between Birchwood Avenue and Glenwood Avenue in the City of Burlington, Ontario.

MTE completed a Phase One ESA on the Site in November of 2024. The information gathered during the completion of the Phase One ESA report revealed that the Site was developed before 1954 as residential lands.

The neighbouring and nearby lands to the Site are comprised of a mixture of institutional, commercial, and residential lands that based on the information currently available to SOIL-MAT ENGINEERS are not anticipated to have an adverse environmental impact on the Site.

As described above, one PCA was identified on the Site.

The PCA is presented in table format below:

PCA Number	PCA Description	Location of the PCA
28	Gasoline and Associated Products Storage in Fixed Tanks	East building wall at 84 Plains Road East
		South building wall at 104 Plains Road East

The APEC Table is presented on the following page for reference. Drawing No.: 2 illustrates the APECs on the Phase Two Property.

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC #1a	East building wall at 84 Plains Road East	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Petroleum Hydrocarbons [PHCs], and Benzene, Toluene, Ethylbenzene, and Xylene Mixture [BTEX]	Soil
APEC #1b	South building wall at 104 Plains Road East	28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs and BTEX	Soil

No other PCAs were identified on the Phase Two Property or on the neighbouring lands or lands located within the Phase One Study Area.

4.0 (iv) DEVIATIONS FROM SAMPLING AND ANALYSIS PLAN

Professional care was exercised during the retrieval of each sample, the placement of each sample in the appropriate sample jar, the labeling of the field samples and associated chain of custody and in the delivery of the samples to the testing laboratory.

As our standard operating procedures dictate unusual field observations, such as visual or olfactory evidence of a suspected impact, a deviation from SOIL-MAT ENGINEERS' field sampling and handling protocols or incident on the testing laboratories' side was documented either on our field borehole logs or in-house copy of the sample certificate of analysis. There were no deviations recorded during this Phase Two ESA.

4.0 (v) IMPEDIMENTS

The floor slab at 104 Plains Road East was not cored as there was a current tenant that occupied the basement level at this address, as well as a bench and flooring was installed in the suspected area where the vent / fill pipe entered into the house. As such, the floor inside the building was not cored. It is noted that other than the patched holes in the exterior foundation wall at 104 Plains Road East, there was no visual evidence within the interior of the building that suggested an AST was formerly located in the basement level of this structure.

With the exception of the above, there were no impediments to SOIL-MAT ENGINEERS' field work and assessment activities during the Phase Two ESA.

5.0 INVESTIGATION METHODS

5.0 (i) GENERAL

There were no deviations in SOIL-MAT ENGINEERS' planned Phase Two ESA activities.

5.0 (ii) DRILLING AND EXCAVATING

Our test pits were advanced on May 14, 2025 via hand dug test pits by a representative of SOIL-MAT ENGINEERS.

Soil samples were generally collected approximately 0.2 to 0.3 metres below ground surface [bgs] at each test pit. After each sampling event, the sampling equipment was thoroughly washed with non-phosphate detergent then rinsed with water before the collection of each subsequent sample to minimise the potential for cross-contamination between samples.

A site plan drawing illustrating the test pit locations is included in Appendix 'B' for reference.

5.0 (iii) SOIL SAMPLING

Soil samples were examined in the field for visual and olfactory evidence of potential impacts such as unusual staining and/or odours, etc., and the sample was sealed in sampling jars for submission to AGAT for analytical testing.

The soil samples that were picked up at our office by AGAT were sealed in pre-cleaned wide mouth, amber glass sample jars, no head space, as provided by the laboratory. The samples were stored and transported in a cooler and kept under ice packs to minimise potential volatilisation of select parameters. New disposable sampling gloves were used for the collection of each soil sample with care given not to make contact with the samples and gloves. Dedicated sample retrieval equipment, including a stainless steel split-spoon, was used to retrieve each sample and before depositing it directly it into the AGAT Laboratories sample jar.

The samples were delivered to AGAT's lab in Mississauga, Ontario in coolers equipped with ice to help maintain a temperature range between the applicable 0°C to 10°C. As reported on the chain of custody for the soil samples, the samples were delivered to AGAT with an average temperatures of 6.1°C.

5.0 (iv) FIELD SCREENING MEASUREMENTS

All of the Phase Two ESA soil samples were examined in the field for visual and olfactory evidence of potential PHC impact(s), such as unusual staining and/or odours, etc.

No hand held field screening units were utilised during the collection of the confirmatory soil samples.

5.0 (v) GROUND WATER: MONITORING WELL INSTALLATION

Groundwater monitoring wells were not installed as part of these Phase Two ESA activities as the potential medium of concern was limited to the soil medium.

5.0 (vi) GROUND WATER: FIELD MEASUREMENT OF WATER QUALITY PARAMETERS

Groundwater field screening was not conducted as part of these Phase Two ESA activities as the medium of potential concern was limited to the soil medium.

5.0 (vii) GROUND WATER: SAMPLING

Groundwater sampling was not conducted as part of these Phase Two ESA activities as the medium of potential concern was limited to the soil medium.

5.0 (viii) SEDIMENT SAMPLING

Sediment sampling was not conducted as part of the Phase Two ESA activities as the medium investigated was limited to the soil medium.

5.0 (ix) ANALYTICAL TESTING

All laboratory analytical work was performed by AGAT Laboratories [AGAT] in Mississauga, Ontario.

AGAT is a member of the Canadian Association for Laboratory Accreditation [CALA] and meets the requirements of Section 47 of the Record of Site Condition [RSC] Regulation.

5.0 (x) RESIDUAL MANAGEMENT PROCEDURES

Residual soil produced from the advancement of the test pits were placed back in the test pit upon completion.

5.0 (xi) ELEVATION SURVEYING

The test pits were not surveyed as part of these Phase Two ESA activities.

5.0 (xii) QUALITY ASSURANCE AND QUALITY CONTROL MEASURES

QA/QC was maintained during the field program through equipment decontamination and sampling procedures, as outlined in the "*MOE Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario*" (May, 1996).

Standard QA/QC protocols were followed for bottle preparation, sample collection and transportation, as outlined by MOE guidance documents, including the MOE's 2011 "*Protocol for Analytical Methods Used in the Assessment of Properties Under Part XV.1 of the Environmental Protection Act*".

In addition to these field-based measures, extensive QA/QC procedures were carried out by the analytical laboratories, including:

- Lab blanks;
- Spikes;
- Matrix blanks; and
- Instrument blanks and assessments of instrument tuning and performance.

Based on the evaluation of the sampling and analytical procedures used, the following data quality statements can be made:

- The data are adequate for the RSC objectives and approach utilized; and,
- Soil analytical data were of an acceptable quality for comparison to 2011 MOE SCS as defined by *O.Reg.153/04, as amended,* for current investigations.

6.0 REVIEW AND EVALUATION

6.0 (i) GEOLOGY

SOIL-MAT ENGINEERS' Phase Two activities revealed the following Site stratigraphy:

Topsoil

A surficial veneer of topsoil approximately 100 millimetres in thickness was encountered at Test Pit '84-S1' and '104-S1'. It is noted that the depth of topsoil may vary across the site and from the borehole locations. It is also noted that the term 'topsoil' has been used from a geotechnical point of view, and does not necessarily reflect the materials nutrient content or ability to support plant life.

Concrete

An existing concrete slab, approximately 80 millimetres in thickness, was present at the location of Test Pit '84-S2'.

Sandy Silt / Silty Sand

A Sandy Silt / Silty Sand was encountered beneath the topsoil at Test Pits '84-S1' and '104-S1' and beneath the concrete slab at test pit '84-S2'. The silty sand soils is brown in colour, contains trace gravel and clay seams. The sandy silt / silty sand soils was proven to termination of each test pit.

Groundwater Observations

All of the test pits were recorded as 'dry' on completion of the fieldwork.

6.0 (ii) GROUND WATER: ELEVATIONS AND FLOW DIRECTIONS

All test pits were recorded as 'dry' upon completion of the Phase Two activities.

6.0 (iii) GROUND WATER: HYDRAULIC GRADIENTS

As groundwater monitoring wells were not installed, the horizontal hydraulic gradient was not calculated.

6.0 (iv) FINE-MEDIUM SOIL TEXTURE

SOIL-MAT ENGINEERS' test pit notes indicate that the surface and subsurface soil consists primarily of sandy silt / silty sand as the predominant soil type. However, a hydrometer was not performed on these soils as part of the Phase Two ESA.

6.0 (v) SOIL: FIELD SCREENING

SOIL-MAT ENGINEERS did not observe any visual or olfactory evidence that suggested a new COPC grouping should be considered during the assessment activities.

6.0 (vi) SOIL QUALITY

In total, three [3] soil samples were secured from the Site to assess potential adverse impacts as previously described. The secured soil samples were submitted to AGAT for laboratory analytical testing as described in the summary table on the following page.

SUMMARY OF TESTED SOIL SAMPLES

Sample ID	Depth [m bgs]	Laboratory Analysis	Soil Description
84-S1	0.3m bgs from the ground surface adjacent the dwelling	PHCs & BTEX	Sandy Silt / Silty Sand
84-S2	0.3m bgs beneath the surface of the existing concrete slab in the basement level	PHCs & BTEX	Sandy Silt / Silty Sand
104-S1	0.3m bgs from the ground surface adjacent the dwelling	PHCs & BTEX	Sandy Silt / Silty Sand

The laboratory analytical test results for the submitted soil samples are summarised below:

SUMMARY OF SOIL SAMPLE TEST RESULTS

Sample ID	Depth [m bgs]	Laboratory Analysis	Soil Description	Table 3 RPI Exceedances
84-S1	0.3	PHCs & BTEX	Sandy Silt / Silty Sand	No exceedances reported
84-S2	0.3	PHCs & BTEX	Sandy Silt / Silty Sand	No exceedances reported
104-S1	0.3	PHCs & BTEX	Sandy Silt / Silty Sand	No exceedances reported
Notes: PHCs = Petroleum Hydrocarbons, BTEX = Benzene, Toluene, Ethylbenzene, and Xylene Mixture				

In all cases, the laboratory analytical test results for the submitted soil samples meet the applicable Table 3 RPI site condition standards for the COPCs.

The Phase Two Property, test pit locations and analytical test results are illustrated on Drawing Nos. 3 and 3A –3B in Appendix 'A'.

The AGAT Certificate of Analysis is included in Appendix 'B' for reference.

6.0 (vii) GROUND WATER QUALITY

Groundwater sampling was not conducted as part of this Phase Two ESA fieldwork.

6.0 (viii) SEDIMENT QUALITY

Sediment sampling was not conducted as part of the Phase Two ESA fieldwork.

6.0 (ix) QUALITY ASSURANCE AND QUALITY CONTROL RESULTS

QA/QC was maintained during the field program through equipment decontamination and sampling procedures, as outlined in the "*MOE Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario*" (May, 1996).

Standard QA/QC protocols were followed for bottle preparation, sample collection and transportation, as outlined by MOE guidance documents, including the MOE's 2011 "*Protocol for Analytical Methods Used in the Assessment of Properties Under Part XV.1 of the Environmental Protection Act*".

In addition to these field-based measures, extensive QA/QC procedures were carried out by the analytical laboratories, including:

- Lab blanks;
- Spikes;
- Matrix blanks; and
- Instrument blanks and assessments of instrument tuning and performance.

Based on the evaluation of the sampling and analytical procedures used, the following data quality statements can be made:

- The data is adequate for the objectives and approach utilized; and,
- Soil analytical data were of an acceptable quality for comparison to Table 2 SCS as defined by *O.Reg.153/04, as amended,* for current investigations;

No deviations from the QA/QC protocols were noted during the completion of the Phase Two ESA fieldwork.

6.0 (x) PHASE TWO CONCEPTUAL SITE MODEL

SOIL-MAT ENGINEERS' has not prepared a Phase Two CSM as part of this Phase Two ESA.

7.0 CONCLUSIONS

A description of the staff members associated with the completion of the Phase Two ESA activities is contained in Appendix 'C' of this Report. The ESA activities were supervised by Mr. Steve Sears, P. Eng., QP_{ESA}, who is a Qualified Person for the undertaking of ESA activities.

Based on SOIL-MAT ENGINEERS' field observations and the analytical test results received in its office, SOIL-MAT ENGINEERS offered the following:

- The laboratory analytical test results for the submitted soil samples are all below the applicable Ontario Regulation 153/04 [as amended] Table 3 RPI SCSs.

Further to the above, as the soil medium in the specific area of potential environmental concern has been demonstrated to mee the applicable Ontario Regulation [as amended] Table 3 RPI SCSs it is the opinion of SOIL-MAT ENGINEERS that the Phase Two Property is suitable for a residential development and that no further testing is required.

The samples secured for analytical testing are believed to be representative of the conditions at the sample locations only. If any significant changes are noted, i.e., odours, staining etc., SOIL-MAT ENGINEERS should be contacted to reassess the environmental characteristics of the Site.

SOIL-MAT ENGINEERS & CONSULTANTS LTD. prepared this Report for the account of MIURA DEVELOPMENT GROUP. The material in if reflects SOIL-MAT ENGINEERS' best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. SOIL-MAT ENGINEERS accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

We trust this Report is satisfactory for your purposes. Please feel free to contact our Office if you have any questions, or we may be of further service to you.

Yours very truly,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.

Peter Markesic, B.Sc.
Project Manager

Keith Gleadall, B.A., EA Dipl.
Environmental Manager



Stephen R. Sears, B. Eng. Mgmt., P. Eng., QP$_{ESA}$
Review Engineer

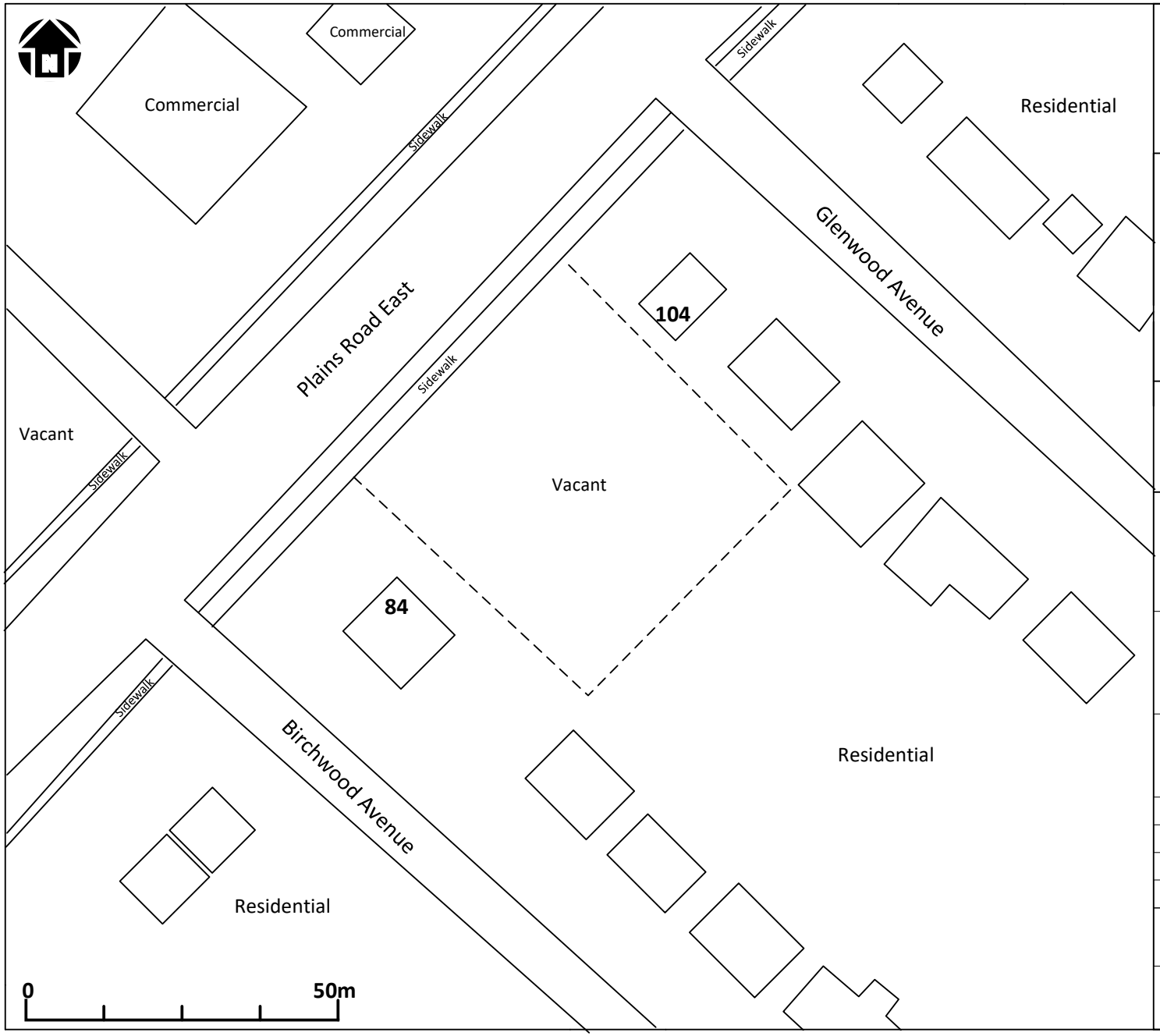
Distribution: MIURA DEVELOPMENT GROUP [2]

Enclosures:

Appendix 'A'	Site Plan Drawings;
Appendix 'B'	AGAT Soil Analytical Data;
Appendix 'C'	Qualifications of Assessors;
Appendix 'D'	Statement of Limitations

Appendix 'A'

1. Drawing No.: 1: Site Plan;
2. Drawing No.: 2: APECs;
3. Drawing No.: 3: Test Pit Location Plan;
4. Drawing No.: 3A: Analytical Data Summary [Soil] PHCs;
5. Drawing No.: 3B: Analytical Data Summary [Soil] BTEX;



LEGEND

= Site Boundary

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 241053-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

MIURA DEVELOPMENT GROUP INC.

PROJECT TITLE

Phase Two Environmental Site Assessment
84 – 104 Plains Road East & 990 Glenwood Avenue
Burlington, Ontario

DRAWING TITLE

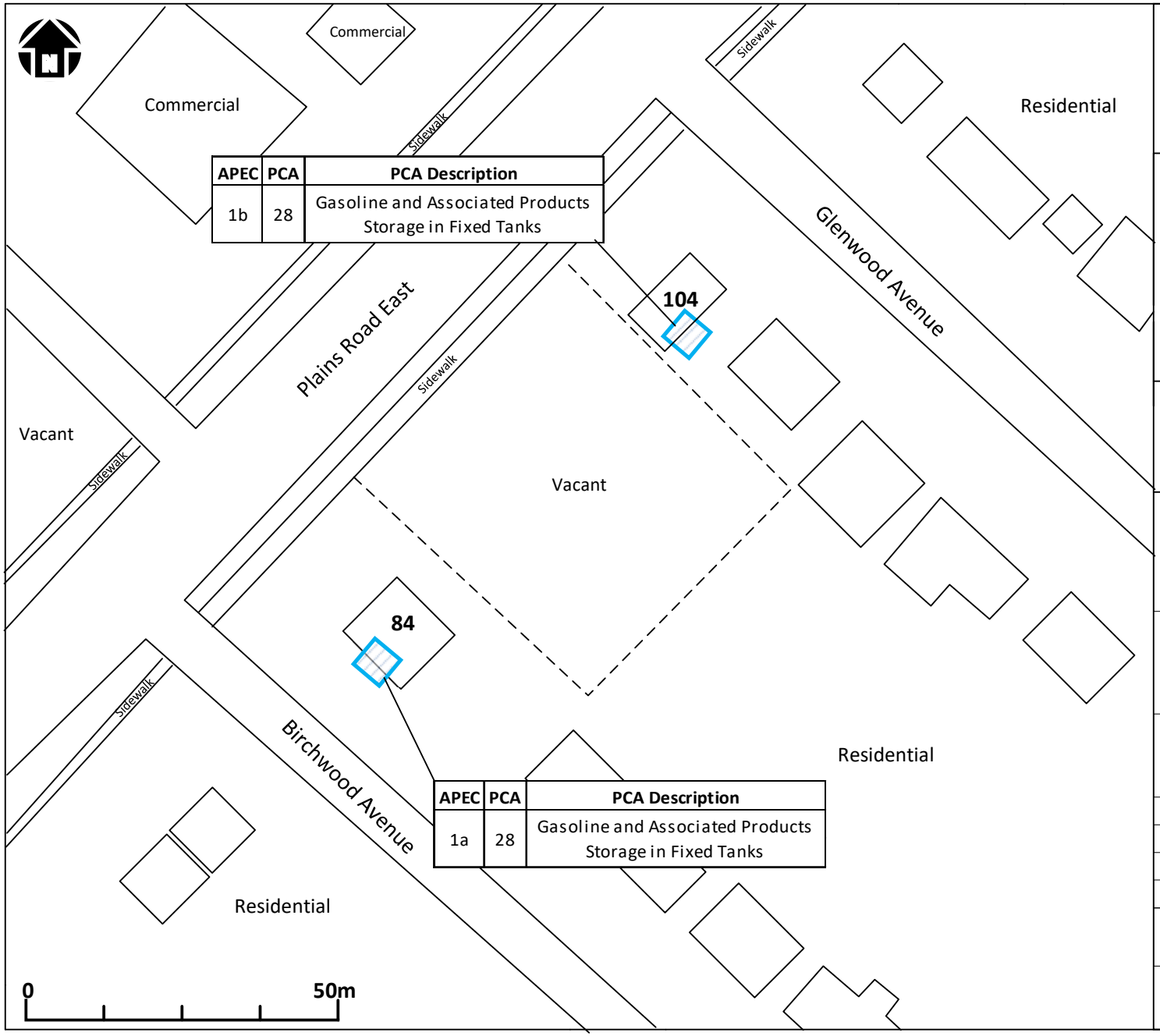
Site Plan

PROJECT No.	SM 241053-E
DATE	May 2025
CHECKED	KG
DRAWN	PM

FILE NAME

241053 Drawings.vsd

DRAWING No. 1



APEC	PCA	PCA Description
1b	28	Gasoline and Associated Products Storage in Fixed Tanks

APEC	PCA	PCA Description
1a	28	Gasoline and Associated Products Storage in Fixed Tanks

LEGEND

= Site Boundary

= APEC #1

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 241053-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

MIURA DEVELOPMENT GROUP INC.

PROJECT TITLE

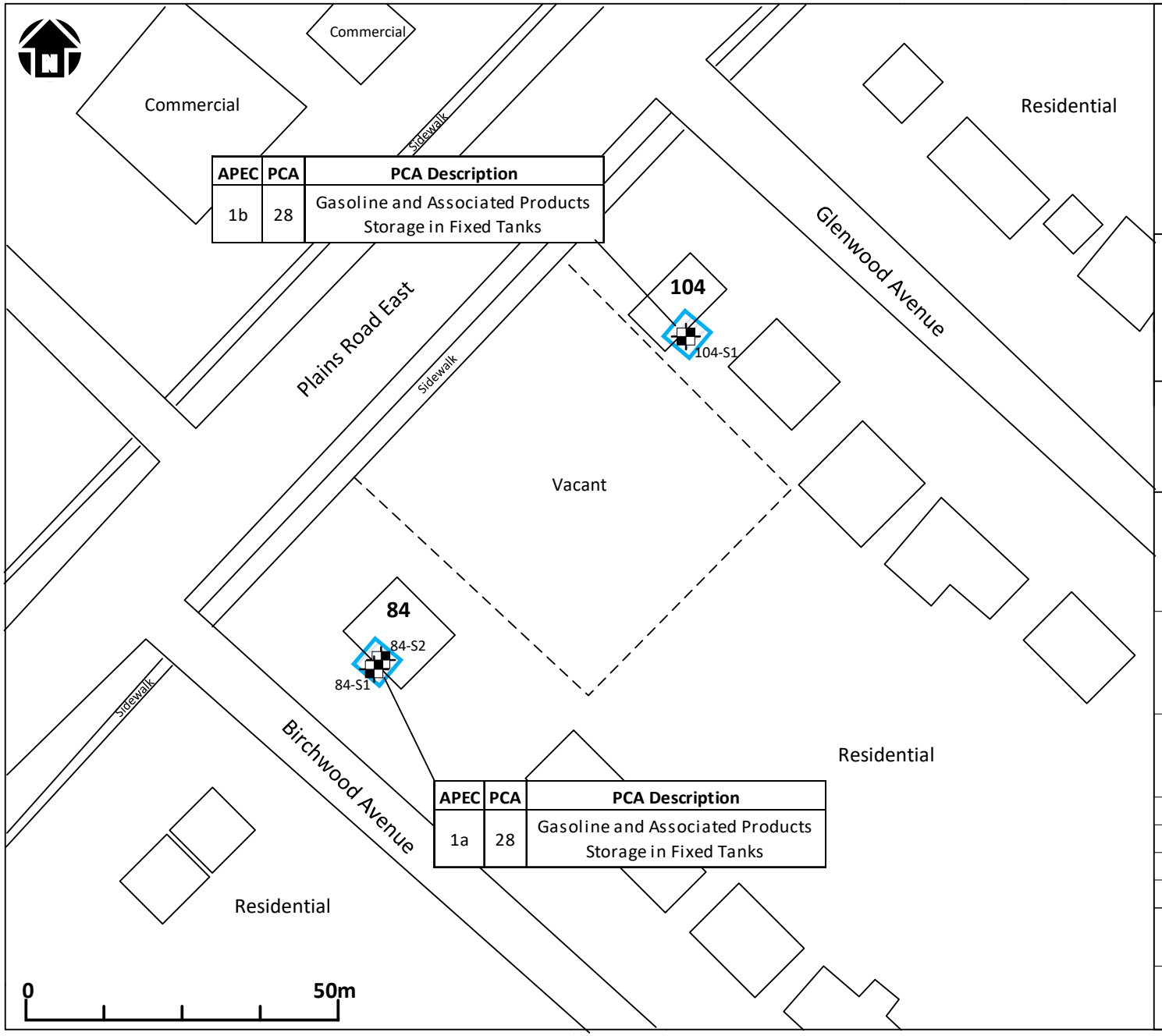
Phase Two Environmental Site Assessment
84 – 104 Plains Road East
& 990 Glenwood Avenue
Burlington, Ontario

DRAWING TITLE

Site Plan

PROJECT No.	SM 241053-E
DATE	May 2025
CHECKED	KG
DRAWN	PM
FILE NAME	241053 Drawings.vsd

DRAWING No. 2



APEC	PCA	PCA Description
1b	28	Gasoline and Associated Products Storage in Fixed Tanks

APEC	PCA	PCA Description
1a	28	Gasoline and Associated Products Storage in Fixed Tanks

LEGEND

= Site Boundary

TP# = Test Pit Location

= APEC #1

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 241053-E

Soil-Mat
Engineers & Consultants Ltd.

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MIURA DEVELOPMENT GROUP INC.

PROJECT TITLE

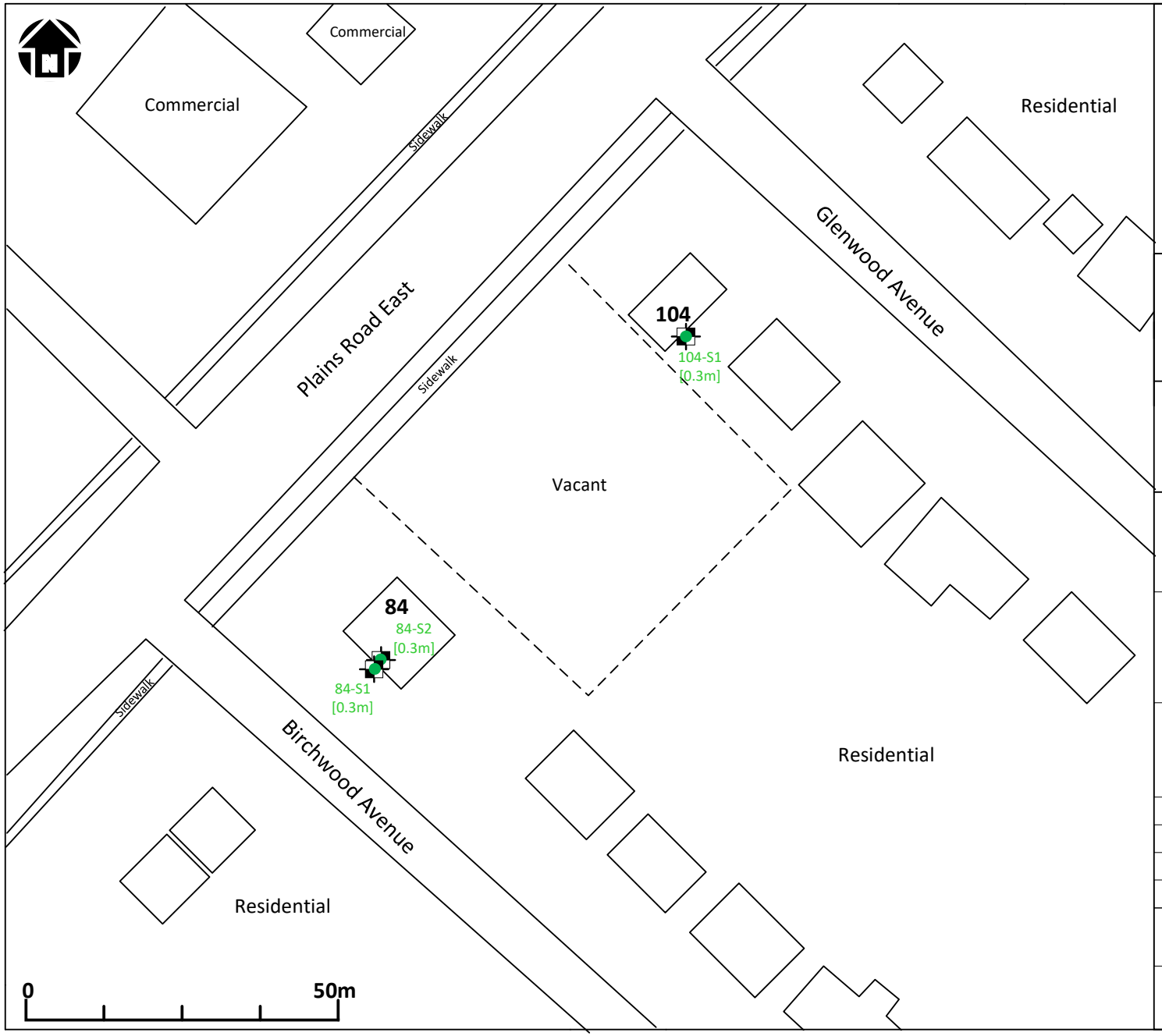
Phase Two Environmental Site Assessment
84 – 104 Plains Road East & 990 Glenwood Avenue
Burlington, Ontario

DRAWING TITLE

Test Pit Location Plan

PROJECT No.	SM 241053-E
DATE	May 2025
CHECKED	KG
DRAWN	PM
FILE NAME	241053 Drawings.vsd

DRAWING No. 3



LEGEND

= Site Boundary

TP# = Test Pit Location

= Soil Samples that meet Applicable Table 3 RPI SCSs

= Soil Samples that exceed Applicable Table 3 RPI SCSs

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 241053-E

Soil-Mat
Engineers & Consultants Ltd.

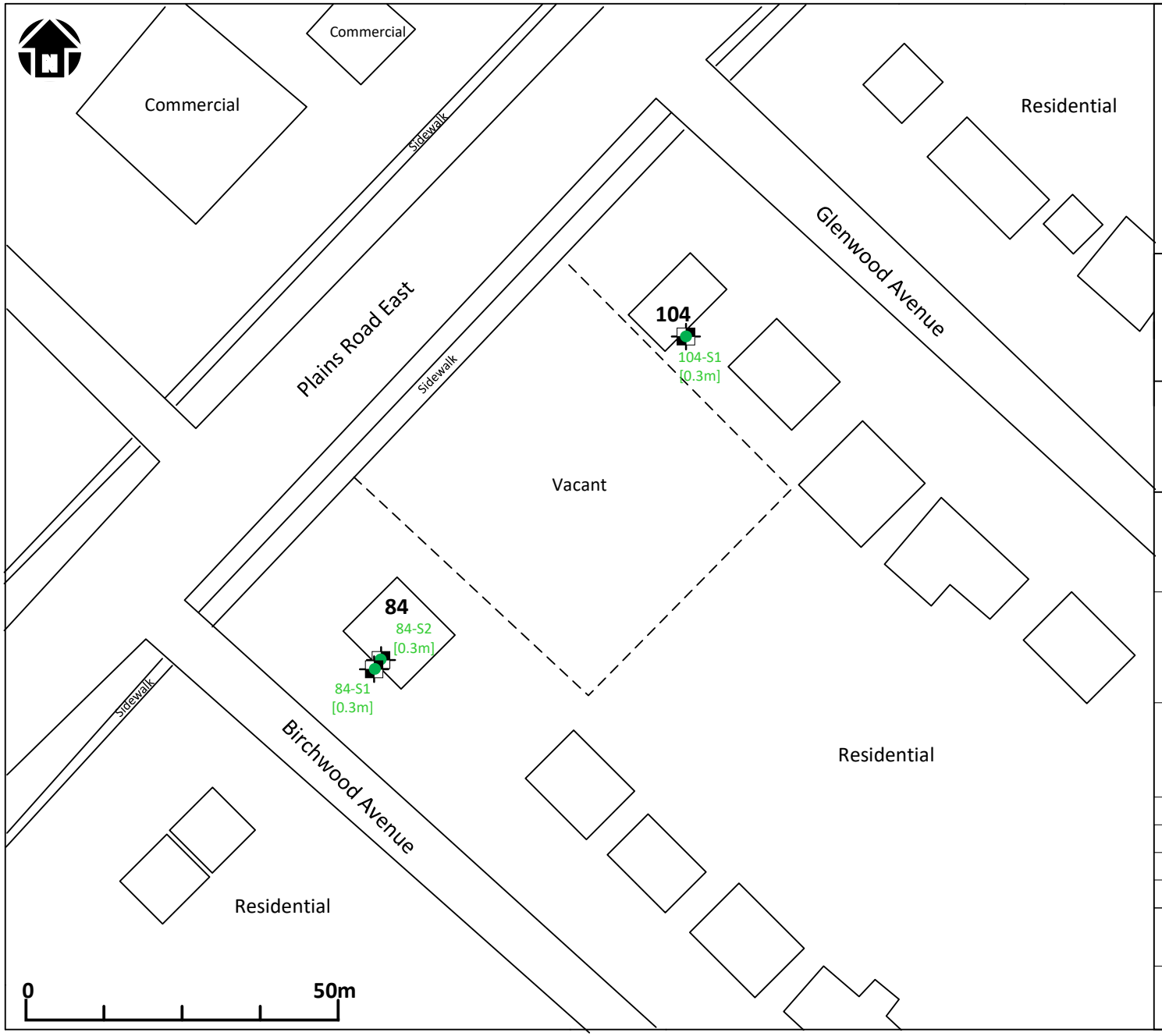
CLIENT
MIURA DEVELOPMENT GROUP

PROJECT TITLE
Phase Two Environmental Site Assessment
84 – 104 Plains Road East
& 990 Glenwood Avenue
Burlington, Ontario

DRAWING TITLE
Analytical Data Summary [Soil]
Petroleum Hydrocarbons [PHCs]

PROJECT No.	SM 241053-E
DATE	May 2025
CHECKED	KG
DRAWN	PM
FILE NAME	241053 Drawings.vsd

DRAWING No. 3A



LEGEND

= Site Boundary

TP# = Test Pit Location

= Soil Samples that meet Applicable Table 3 RPI SCSs

= Soil Samples that exceed Applicable Table 3 RPI SCSs

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 241053-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT
MIURA DEVELOPMENT GROUP

PROJECT TITLE
Phase Two Environmental Site Assessment
84 – 104 Plains Road East
& 990 Glenwood Avenue
Burlington, Ontario

DRAWING TITLE
Analytical Data Summary [Soil]
BTEX

PROJECT No.	SM 241053-E
DATE	May 2025
CHECKED	KG
DRAWN	PM
FILE NAME	241053 Drawings.vsd

DRAWING No. 3B

Appendix 'B'

AGAT Certificate of Analysis – Soil

AGAT Laboratories

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT
401 GRAYS ROAD
HAMILTON, ON L8E 2Z3
(905) 318-7440

ATTENTION TO: Peter Markesic

PROJECT: 241053

AGAT WORK ORDER: 25T291333

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

DATE REPORTED: May 21, 2025

PAGES (INCLUDING COVER): 6

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.

Member of: Association of Professional Engineers and Geoscientists of Alberta (APEGA)
Western Enviro-Agricultural Laboratory Association (WEALA)
Environmental Services Association of Alberta (ESAA)

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. Measurement Uncertainty is not taken into consideration when stating conformity with a specified requirement.

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FAX (905)712-5122
http://www.agatlabs.com

Certificate of Analysis

AGAT WORK ORDER: 25T291333

PROJECT: 241053

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Peter Markesic

SAMPLING SITE:104 - 84 Plains Rd. E.

SAMPLED BY:GG

O. Reg. 153(511) - PHCs F1 - F4 (Soil)

DATE RECEIVED: 2025-05-14

DATE REPORTED: 2025-05-21

		SAMPLE DESCRIPTION:		104-S1	84-S1	84-S2
		SAMPLE TYPE:		Soil	Soil	Soil
		DATE SAMPLED:		2025-05-14	2025-05-14	2025-05-14
Parameter	**Unit**	**G / S**	**RDL**	**6738536**	**6738539**	**6738540**
Benzene	µg/g	0.02	0.02	<0.02	<0.02	<0.02
Toluene	µg/g	0.2	0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	0.05	0.05	<0.05	<0.05	<0.05
m & p-Xylene	µg/g		0.05	<0.05	<0.05	<0.05
o-Xylene	µg/g		0.05	<0.05	<0.05	<0.05
Xylenes (Total)	µg/g	0.05	0.05	<0.05	<0.05	<0.05
F1 (C6 to C10)	µg/g	25	5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	25	5	<5	<5	<5
F2 (C10 to C16)	µg/g	10	10	<10	<10	<10
F3 (C16 to C34)	µg/g	240	50	<50	<50	<50
F4 (C34 to C50)	µg/g	120	50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	120	50	NA	NA	NA
Moisture Content	%		0.1	6.3	4.1	6.0
Surrogate	**Unit**	**Acceptable Limits**				
Toluene-d8	% Recovery	60-140		114	114	103
Terphenyl	%	60-140		79	96	77

Certified By: NPopowkolof

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

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Certificate of Analysis

AGAT WORK ORDER: 25T291333

PROJECT: 241053

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

ATTENTION TO: Peter Markesic

SAMPLING SITE:104 - 84 Plains Rd. E.

SAMPLED BY:GG

O. Reg. 153(511) - PHCs F1 - F4 (Soil)

DATE RECEIVED: 2025-05-14 **DATE REPORTED: 2025-05-21**

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6738536-6738540 Results are based on sample dry weight.
The C6-C10 fraction is calculated using Toluene response factor.
Xylenes is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
C6–C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX contribution.
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC6 and nC10 response factors are within 30% of Toluene response factor.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.
Fractions 1-4 are quantified with the contribution of PAHs. Under Ontario Regulation 153, results are considered valid without determining the PAH contribution if not requested by the client.
Quality Control Data is available upon request.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By: 

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories
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MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

Quality Assurance

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 25T291333

PROJECT: 241053

ATTENTION TO: Peter Markesic

SAMPLING SITE:104 - 84 Plains Rd. E.

SAMPLED BY:GG

Trace Organics Analysis

RPT Date: May 21, 2025			DUPLICATE				REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Method Blank	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PHCs F1 - F4 (Soil)															
Benzene	6726425		<0.02	<0.02	NA	< 0.02	83%	60%	140%	91%	60%	140%	112%	60%	140%
Toluene	6726425		<0.05	<0.05	NA	< 0.05	80%	60%	140%	90%	60%	140%	111%	60%	140%
Ethylbenzene	6726425		<0.05	<0.05	NA	< 0.05	79%	60%	140%	93%	60%	140%	101%	60%	140%
m & p-Xylene	6726425		<0.05	<0.05	NA	< 0.05	82%	60%	140%	92%	60%	140%	102%	60%	140%
o-Xylene	6726425		<0.05	<0.05	NA	< 0.05	68%	60%	140%	93%	60%	140%	106%	60%	140%
F1 (C6 to C10)	6726425		<5	<5	NA	< 5	106%	60%	140%	117%	60%	140%	82%	60%	140%
F2 (C10 to C16)	6731841		< 10	< 10	NA	< 10	90%	60%	140%	127%	60%	140%	120%	60%	140%
F3 (C16 to C34)	6731841		< 50	< 50	NA	< 50	99%	60%	140%	125%	60%	140%	117%	60%	140%
F4 (C34 to C50)	6731841		< 50	< 50	NA	< 50	83%	60%	140%	116%	60%	140%	111%	60%	140%

Comments: When the average of the sample and duplicate results is less than 5x the RDL, the Relative Percent Difference (RPD) will be indicated as Not Applicable (NA).

Certified By: N Popnikolof

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. RPDs calculated using raw data. The RPD may not be reflective of duplicate values shown, due to rounding of final results.

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories
5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
http://www.agatlabs.com

Method Summary

CLIENT NAME: SOIL MAT ENGINEERS & CONSULTANTS LT

AGAT WORK ORDER: 25T291333

PROJECT: 241053

ATTENTION TO: Peter Markesic

SAMPLING SITE:104 - 84 Plains Rd. E.

SAMPLED BY:GG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Benzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Toluene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Ethylbenzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
m & p-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
o-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Xylenes (Total)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91-5009	modified from EPA SW-846 5030C & 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID

Results relate only to the items tested. Results apply to samples as received.

AGAT Laboratories

Have feedback? Scan here for a quick survey!

5835 Coopers Avenue
Mississauga, Ontario L4Z 1Y2
Ph: 905.712.5100 Fax: 905.712.5122
webearth.agatlabs.com

Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Report Information:

Company: Soil-Mat
Contact: Peter Markesic
Address: 401 Grays Road.

Phone: Fax:

Reports to be sent to:
1. Email: pmarkesic@soilmat.ca
2. Email: ggilmour@soilmat.ca.

Project Information:

Project: 241053
Site Location: 104 + 84 Plains Rd E.
Sampled By: GG.
AGAT Quote #: PO:
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☒ No ☐

Company:
Contact:
Address:
Email:

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04
Table 1 (Indicate One)
☐ Ind/Com ☐ Res/Park ☐ Agriculture
Soil Texture (Check One) ☐ Coarse ☐ Fine

☐ Regulation 406
Table (Indicate One)
☐ Ind/Com ☐ Res/Park ☐ Agriculture

☐ Regulation 558
☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm
Region
☐ Prov. Water Quality Objectives (PWQO)
☐ Other
Indicate One

Is this submission for a **Record of Site Condition (RSC)**? ☐ Yes ☐ No

Report Guideline on *Certificate of Analysis* ☐ Yes ☐ No

Legal Sample ☐

Sample Matrix Legend

GW	Ground Water	**SD**	Sediment
O	Oil	**SW**	Surface Water
P	Paint	**R**	Rock/Shale
S	Soil		

Laboratory Use Only

Work Order #: 25T291333
Cooler Quantity: 1 med
Arrival Temperatures: 5.9 | 6.0 | 6.3
Depot Temperatures: | |
Custody Seal Intact: ☐ Yes ☐ No ☒ N/A
Notes: loose ice

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

☐ 3 Business Days ☐ 2 Business Days ☐ Next Business Day

OR Date Required (Rush Surcharges May Apply):

Please provide prior notification for rush TAT
**TAT is exclusive of weekends and statutory holidays*

For 'Same Day' analysis, please contact your AGAT CSR

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC Y/N	O. Reg 153: Metals & Inorganics	O. Reg 153: Metals - ☐ CrVI, ☐ Hg, ☐ HWSB	O. Reg 153: BTEX, F1-F4 PHCs	VOC	PAHs	PCBs: Aroclors ☐	O. Reg 406: Regulation 406 Characterization Package	O. Reg 406: pH, Metals, BTEX, F1-F4	O. Reg 406: EC, SAR	O. Reg 406: Regulation 406 SPLP Rainwater Leach mSPLP: ☐ Metals ☐ VOCs ☐ SVOCs ☐ OC	O. Reg 558: Landfill Disposal Characterization TCLP: ☐ M&I ☐ VOCs ☐ ABNs ☐ B(a)P ☐ PCBs TCLP:	Corrosivity: ☐ Moisture ☐ Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. 104-S1	5/14/25	AM PM	2	S					X										
2. 84-S1		AM PM	↓	↓					X										
3. 84-S2		AM PM							X										
4.		AM PM																	
5.		AM PM																	
6.		AM PM																	
7.		AM PM																	
8.		AM PM																	
9.		AM PM																	
10.		AM PM																	
11.		AM PM																	

Samples Relinquished By (Print Name and Sign)	Date	Time	Samples Received By (Print Name and Sign)	Date	Time
[signature]	5/14/25		[signature]	May 14th, 2025	3:53 pm
Samples Relinquished By (Print Name and Sign)	Date	Time	Samples Received By (Print Name and Sign)	Date	Time
Samples Relinquished By (Print Name and Sign)	Date	Time	Samples Received By (Print Name and Sign)	Date	Time

Page 1 of 1

N°: T-166517

Pink Copy - Client | Yellow Copy - AGAT | White Copy - AGAT

Document ID: DIV-78-1511.024

Any and all products and/or services provided by AGAT Labs are pursuant to the terms and conditions as set forth at www.agatlabs.com/termsandconditions unless otherwise agreed in a current written contractual document.

Date Issued: Aug 29, 2024

Appendix ‘C’

Qualifications of Assessors

COMPANY BACKGROUND

SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] is a Canadian Consulting Engineering firm owned by its senior staff. Over the past thirty years the principals of SOIL-MAT ENGINEERS have undertaken geotechnical investigations in all areas of Hamilton and surrounding area and are familiar with the distinct geology of the area and therefore well-versed with the various soil, bedrock and groundwater conditions. SOIL-MAT ENGINEERS has a staff of over twenty-five engineers and technical staff who specialize in geotechnical assignments, environmental assessments, hydrogeological investigations and construction quality control/assurance projects. The company commenced operation on June 15, 1992 and has undertaken over 5,000 projects since its inception. The firm and all professional staff are in good standing with Professional Engineers Ontario. The company has maintained a current Certificate of Authorisation since it was granted on April 28, 1992. The firm's office and laboratory facilities are located at 130 Lancing Drive in Hamilton, Ontario.

REPORT AUTHORS

Peter Markesic, B.Sc.
Project Manager

Mr. Markesic has over seventeen years of experience in conducting Phase I ESA research and Phase II ESA fieldwork, including soil and groundwater sampling. Mr. Markesic has also been a key project member on a number of Phase III Environmental Site Assessment projects, including the decommissioning of underground fuel storage tanks and both in-situ and ex-situ remediation projects.

Stephen R. Sears, B. Eng. Mgmt., P. Eng.
[Director/ Senior Professional]

Mr. Sears has over twenty-five years of experience in the geotechnical and geo-environmental fields. Mr. Sears holds current Consulting Engineer designations with the Professional Engineers Ontario and the Association of Professional Engineers and Geoscientists of Saskatchewan and has supervised the geotechnical investigations for numerous industrial, commercial and residential development projects in Southern Ontario, slope stability assignments associated with Hamilton Conservation Authority, Conservation Halton and Niagara Peninsula Conservation Authority requirements, and several high rise developments throughout Ontario. Mr. Sears has also been involved in geotechnical and hydrogeological investigations for industrial park developments in the Greater Toronto Area and Niagara Peninsula. Some of Mr. Sears' projects have included the decommissioning and reconstruction of underground and above ground fuel oil storage tanks in Ontario and Saskatchewan, the study of the containment structures at a number of Petroleum Storage Facilities in Ontario and and numerous 'dig and dump' remediation projects.

Keith Gleadall, B.A., EA Dipl.

Vice-President [Senior Professional]

Mr. Gleadall has over twenty years of experience in conducting Phase I, II and III Environmental Site Assessments and has successfully completed the requirements of the Associated Environmental Site Assessors of Canada and a Post Graduate Diploma in Environmental Site Assessment from Niagara College. Mr. Gleadall is responsible for undertaking numerous hydrogeological investigations, primarily within the City of Hamilton, associated with the development of residential and commercial subdivision projects, together with Phase I, II and III Environmental Site Assessments. Projects have included the decommissioning of underground and above ground fuel oil storage tanks, the implementation of in-situ and ex-situ remediation programmes, the decommissioning of a former dry cleaning facility and numerous 'dig and dump' remediation projects.

Appendix ‘D’

Statement of Limitations

REPORT LIMITATIONS

Achieving the objectives that are stated in this report has required SOIL-MAT ENGINEERS to derive conclusions based upon the best and most recent information currently available to SOIL-MAT ENGINEERS. No investigative method can completely eliminate the possibility of obtaining partially imprecise information. SOIL-MAT ENGINEERS has expressed professional judgement in gathering and analysing the information obtained and in the formulation of its conclusions.

Information in this report was obtained from sources deemed to be reliable, however, no representation or warranty is made as to the accuracy of this information. To the best of SOIL-MAT ENGINEERS' knowledge, the information gathered from outside sources contained in this report on which SOIL-MAT ENGINEERS has formulated its opinions and conclusions, are both true and correct. SOIL-MAT ENGINEERS assumes no responsibility for any misrepresentation of facts gathered from outside sources.

This report was prepared to assess and document evidence of potential environmental contamination, and not to judge the acceptability of the risks associated with such environmental contamination. Much of the information gathered for this report is only accurate at the time of collection and a change in the Site conditions may alter the interpretation of SOIL-MAT ENGINEERS' findings. Furthermore, the reader should note that the Site reconnaissance described in this report was an environmental assessment of the Site, not a regulatory compliance or an environmental audit of the Site.

SOIL-MAT ENGINEERS & CONSULTANTS LTD. prepared this Report for the account of MIURA DEVELOPMENT GROUP. The material in it reflects SOIL-MAT ENGINEERS best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. SOIL-MAT ENGINEERS accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.