January 29, 2026

273119 Ontario Inc.
2235 Sheppard Ave E, Suite 1700
North York, ON M2J 5B5

Attention: Mr. Sam Mandelbaum

Re: GTR-22029872-C1 Final - Qualified Person Letter – Phase One and Two Environmental Site Assessment
1376 & 1382 Plains Road E, Burlington, Ontario

Dear Mr. Mandelbaum,

EXP Services Inc. (EXP) was retained by 273119 Ontario Inc. (Client) to complete a Qualified Person Letter regarding Phase One and Two Environmental Site Assessments for 1376 & 1382 Plains Road East, in Burlington, Ontario (hereinafter referred to as the 'Site').

Based on the City of Burlington's Terms of Reference for Environmental Site Assessments (ESA), reports cannot be older than 18 months unless accompanied by a letter, signed by the Qualified Person, confirming the ESA information is still valid. As the previous ESAs completed by EXP are older than 18 months, ECP has provided this letter with information in the below sections.

1 Summary of Reports

The following list of reports were prepared by EXP in accordance with the requirements of Ontario Regulation (O.Reg.) 153/04 with a summary of each report.

1. "Phase One Environmental Site Assessment – 1376 and 1382 Plains Road East, Burlington, ON", EXP Services Inc., July 25, 2023.

Based on the Assessment of Past Uses findings, the following information is provided in the following Table in support of the Qualified Person's (QP's) conclusion:

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)1	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1A: Application of De-icing salt on the on-Site paved areas (PCA 1A)	Asphalt paved driveways and walking areas at the Site	PCA" Other"- Application of De-icing salt	On-Site	EC and SAR	Soil
APEC 1B: Former storage of heating oil at 1376 Plains Road East	Southern portion of the building	PCA#28-Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCS, PAH and BTEX	Soil and Ground Water

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)1	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
(PCA 1B)	(prior to the extension)				
APEC 1C: Former storage of heating oil at 1382 Plains Road East (PCA1C)	Southern portion of the building, where the furnace room is located	PCA#28-Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, PAH and BTEX	Soil and Ground Water
APEC 2: Auto Service to the west of the Site (PCA 2 and 3A-C)	Western Site boundary	PCA#27-Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles #52-Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Off-Site 1364 Plains Road East (20 m west) 1358 Plains Road East (former 1364 Plains Road East) 1368 Plains Road East (West adjacent)	PHCs, PAH, VOCs and Metals	Groundwater
APEC 3: Current presence of auto service to the east adjacent to Site (PCA 4A) Former presence of printing facility east adjacent to Site (PCA 4B)	Eastern Site boundary	#52-Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems PCA#31- Ink Manufacturing, Processing and Bulk Storage	Off-Site- east adjacent 1400 Plains Road East (PCA 4A) 1390 Plains Road East (PCA 4B)	PHCs, PAH, VOCs and Metals	Groundwater
APEC 4: Former presence of a fruit canning company southeast adjacent to Site (PCA5A-C)	Southeastern Site boundary	PCA#2-Adhesives and Resins Manufacturing, Processing and Bulk Storage PCA#4- Antifreeze and	Off-Site – southeast adjacent	VOCs, PHCs and Metals	Groundwater

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)1	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
		De-icing Manufacturing and Bulk Storage PCA#34-Metal Fabrication			
APEC 5: Historical auto repair at 1401 Plains Road East (PCA 7)	Northeastern boundary of the Site	#52-Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Off-Site – 25 m north	PHCs, PAH, VOCs and Metals	Groundwater
APEC 6: Presence of a rail line in close proximity to Site (PCA 6)	Southwestern boundary of the Site	PCA#46-Rail Yards, Tracks and Spurs	Off-Site- 5 m south	Metals, PAHs and PHCs	Groundwater

2. "Phase Two Environmental Site Assessment – – 1376 and 1382 Plains Road East, Burlington, ON", EXP Services Inc., August 8, 2023.

The results and findings of the Phase Two ESA conducted at the Site are summarized as follows:

- Eight (8) boreholes were advanced by ALTECH between March 8th and 14th, 2023 and two (2) boreholes were advanced by Pontil on July 14, 2023. Of the ten (10) boreholes, eight (8) boreholes were utilized for environmental purposes and drilled to maximum depths between of 5.33 and 13.72 metres below ground surface (m bgs). All ten (10) boreholes were completed as monitoring wells, with seven (7) of the ten (10) monitoring wells to be utilized for environmental purposes and the three (3) remaining monitoring wells were advanced for the purposes of the hydrogeological investigations. Two (2) sets nested wells were installed at locations BH/MW3 (BH/MW3S and BH/MW3D) and BH/MW5 (BH/MW5S and BH/MW5D), with the deep wells being used for hydrogeological purposes.
- The general stratigraphy at the Site, as observed in the boreholes; consisted of pavement structure followed by fill material over native deposits of silty clay till extending to shale bedrock. The fill material extended to depths of approximately 1.1 to 1.7 m bgs. Native material was encountered in all boreholes. The underlying native soil consisted of silty clay till deposits to depths of approximately 6.1 to 10.5 m bgs. Red shale bedrock of the Queenston Formation was encountered underlying the native till at depths ranging from approximately 9.1 to completion depth at 10.5 m bgs.
- The monitoring well network advanced as part of this Phase Two ESA consisted of ten (10) newly installed monitoring wells (BH/MW1, BH/MW2, BH/MW3S, BH/MW3D, BH/MW4, BH/MW5S, BH/MW5D, BH/MW6, BH/MW7 and BH/MW8). Of the ten (10) wells, seven (7) were used for environmental purposes (BH/MW1, BH/MW3S, BH/MW4, BH/MW5S, BH/MW6, BH/MW7 and BH/MW8). Six (6) wells were screened between 2.29 and 5.33 m bgs and one (1) was screened between 3.05 and 6.1 m bgs. All wells were screen within the silty clay till layer. Based on the groundwater contour map delineated for the Site, on-Site groundwater appears to be to the north/northwest. EXP notes that the direction of localized groundwater

flow is significantly influenced by disturbed soil (fill), railway tracks, and underground utilities within the Site. As such, the measured groundwater flow direction may not be representative of the regional area.

- The horizontal hydraulic gradient on Site was calculated as 0.074 m/m (between BH/MW1 and BH/MW3S) and 0.085 m/m (between BH/MW5S and BH/MW3S).
- Soil samples were submitted for the analysis of Petroleum Hydrocarbons (PHCs), Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), Metals and Inorganics, Polycyclic Aromatic Hydrocarbons (PAHs), Electrical Conductivity (EC), Sodium Adsorption Ratio (SAR) and pH.
    - The reported pH values were 7.62 for surface soils and 7.70 for subsurface soils, across the investigation, which are within the acceptable range to use the Table 2 SCS.
    - All parameters analyzed were either not detected at laboratory RDLs, or detected below the applicable Table 2 SCS, with the exception of BH3 SS2, which exceeded Table 2 SCS for Arsenic, Barium, Cadmium, Lead and Zinc and BH7 SS2, Dup 1 (field duplicate of BH7 SS2) and BH8 SS2 which exceeded Table 2 SCS for Arsenic. An additional sample was submitted below sample BH3 SS2. This sample (BH3 SS3) was either not detected above laboratory RDLs or detected below the applicable Table 2 SCS.
- Groundwater samples were submitted for the analysis of PHCs including BTEX, VOCs, PAHs and Metals.
    - All parameters analyzed were either not detected at laboratory RDLs, or detected below the Table 2 SCS.
- No evidence of free product (i.e. visible film or sheen), or odor was observed during soil sampling, groundwater purging, or groundwater sampling activities.

Based on the findings of the Phase Two ESA, Metal and Inorganics impacted soils were found at BH3 SS2, BH7 SS2 and BH8 SS2, in the south/southwest corner of the Site. Due to the impacts being shallow in nature and localized in fill material, the impacted soils will need to be removed prior to development. Upon removal of the shallow impacts, confirmatory soil samples should be collected to confirm the removal of the impacted soils. Upon confirmation that all impacted shallow soils are removed, a Record of Site Condition (RSC) can be obtained.

2 Site Visit

On January 27, 2026, EXP conducted a visit at the Site to complete a visual inspection of any changes to land use or operations on the Site and within the surrounding areas since the last site visit completed in February 2023. Based on the Site visit, the observations were made at each municipal address.

1376 Plains Road East

The property was occupied by a two (2) storey building with a commercial tenant on the first floor (i.e. vape store) and a apartment on the 2nd floor. The building was surrounded by asphalt paved areas in all directions.

1382 Plains Road East

The property was occupied by a one (1) storey building with a commercial tenant (i.e. united car sales) building surrounded by asphalt paved areas in all directions.

A visual reconnaissance of the adjacent properties, and properties within the Phase One Study Area was conducted from publicly accessible areas to identify the occupants; and document any PCAs that may be contributing to an APEC at the Site.

Based on the observations made during the Site visit, no new PCAs were identified on-Site or within the Phase One Study area that were listed in the 2023 Phase One ESA.

3 QP Opinion

It is the QPESA's opinion that the information in the 2023 Phase One and Two ESA reports remain valid given the use of the Project Area as series of municipal roads within a residential subdivision.

We trust the information contained herein meets your immediate requirements. Should you require further assistance, please do not hesitate to contact the undersigned.

Sincerely,

EXP Services Inc.



Michael Wilson, C.E.T., L.E.T., QPESA
Senior Project Manager
Environmental Services