



Terraprobe

Consulting Geotechnical & Environmental Engineering
Construction Materials Engineering, Inspection & Testing

May 3, 2018

File No.13-13-3046
Brampton Office

Pinnacle International/
Mondiale Development Ltd.
37 Bay Street, Suite 400
Toronto, ON M5J 3B2

Att: Mr. Alex Marshall

**RE: UPTOWN MISSISSAUGA
BLOCK 16, BLOCK 17 & PART BLOCKS 1 AND 2
MISSISSAUGA, ONTARIO**

Dear Sir:

As you are aware, a Phase One Environmental Site Assessment (ESA) was previously completed by Terraprobe at the above-noted property. The results of the Phase One ESA were summarized in the report entitled "*Phase One Environmental Site Assessment; Part of Lot 1 Concession 1 WHS, Designated as Parts 1 and 7 on Plan 43R-24436 and Part 2 on Plan 43R-24983, City of Mississauga, Ontario*" (Project No. 1-08-3160, dated August 29, 2008).

At that time, the Phase One ESA identified several items of potential environmental concern, such as the presence of fill soils, fuel storage tanks, and the like. To address these items of potential concern, the following work items were completed during Fall, 2012, Spring 2013 and Summer 2013:

- All of the previously existing buildings (i.e. house, barn, etc) were demolished and removed from the property.
- The house's basement foundations were removed, and the resulting excavation was backfilled with native soil from the site.
- The debris (i.e. building materials, wood, household items, etc.) which was previously identified on the property has been removed and disposed of.

Terraprobe Inc.

11 Indell Lane
Brampton, Ontario L6T 3Y3
(905) 796-2650 Fax: 796-2250

220 Bayview Drive, Unit 25
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Sudbury, Ontario P3E 5P4
(705) 670-0460 Fax: 670-0558

903 Barton Street, Unit 22
Stoney Creek, Ontario L8E 5P5
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www.terraprobe.ca

- One water supply well was identified on the property. The well was decommissioned by Keith Lang Water Well Drilling Inc., a licensed water well drilling company.
- One aboveground fuel storage tank, which was located at the east exterior wall of the house, was removed. Terraprobe obtained a soil sample from underneath the tank when it was removed, and submitted it for laboratory analysis of petroleum hydrocarbons. The results of analysis indicated that there was no petroleum hydrocarbon impact to the soil in the vicinity of the tank.
- A second fuel storage tank was formerly located in the basement of the house. Terraprobe obtained a soil sample from underneath the floor slab below the tank when it was removed, and submitted it for laboratory analysis of petroleum hydrocarbons. The results of analysis indicated that there was no petroleum hydrocarbon impact to the soil in the vicinity of the tank.

Information regarding the above activities was provided in our letters dated October 9, 2012, April 1, 2013, May 6, 2013 and July 16, 2013. Copies of these letters are appended for reference purposes. No new items of potential concern have been identified at the site since that time.

We trust this information will assist you. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

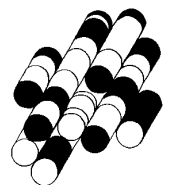
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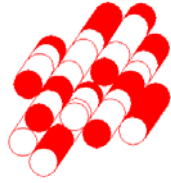


Serena Oyama, C.E.T., P.Geo(Limited), QP_{ESA}
Senior Project Manager

ATTACHMENTS

TERRAPROBE INC.





Terraprobe

*Consulting Geotechnical & Environmental Engineering
Construction Materials Engineering, Inspection & Testing*

October 9, 2012

File No. 11-10-5294
Brampton Office

Pinnacle International/Mondiale Development Ltd.
37 Bay Street, Suite 400
Toronto, Ontario
M5J 3B2

Attention: Mr. Mark Bales,
Manager of Development

**RE: UPTOWN MISSISSAUGA, BLOCK 9
TOWNHOUSE DEVELOPMENT**

Dear Mr. Bales:

This is to advise that Terraprobe Inc. has visited the above-noted site and the debris which had accumulated on the site and was found and referenced in the Environmental Site Assessment reports has been removed and disposed of offsite.

I trust that this is adequate for your purposes.

Yours truly,

Terraprobe Inc.

Tim Orpwood, M.A.Sc., P.Geo., P.Eng.
Principal

TO/lc

Terraprobe Inc.

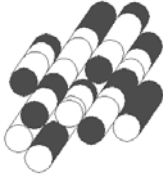
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Construction Materials Engineering, Inspection & Testing

April 1, 2013

File No.13-13-3046
Brampton Office

Mondiale Development Ltd.
37 Bay Street, Suite 400
Toronto, ON M5J 3B2

Att: Mr. Chris Bessey

**RE: RESULTS OF LABORATORY ANALYSIS- SOIL
115 EGLINGTON AVENUE WEST
MISSISSAUGA, ONTARIO**

Dear Sir:

As you are aware, a Phase One Environmental Site Assessment (ESA) was previously completed by Terraprobe at the above-noted property. The results of the Phase One ESA were summarized in the report entitled "*Phase One Environmental Site Assessment; Part of Lot 1 Concession 1 WHS, Designated as Parts 1 and 7 on Plan 43R-24436 and Part 2 on Plan 43R-24983, City of Mississauga, Ontario*" (Project No. 1-08-3160, dated August 29, 2008).

The results of the Phase One ESA indicated that there were two items of potential environmental impact at the property; an empty fuel oil storage tank located in the basement of the house, and a second aboveground oil storage tank located at the east exterior wall of the house.

Recently, the house was demolished, but the basement was left in place to allow for a more detailed inspection in connection with the fuel oil storage tank. The basement was inspected by Terraprobe on March 25, 2013 for evidence of past fuel oil leaks or spills in connection with the former tank. The basement had a poured concrete floor. No significant staining, odours or other potential evidence of past leaks or spills was identified. No floor drains, cracks or other potential pathways to the underlying soil were present in the vicinity of the former tank location.

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After the floor slab was inspected, the demolition contractor removed the concrete from the basement floor and the immediately underlying soil was inspected for evidence of past leaks or spills from the tank or fill pipe. No significant staining or odours were identified. A soil sample (identified as “Btank Soil”) was obtained and submitted for laboratory analysis.

Similarly, the ground surface in the vicinity of the above ground oil tank located to the east of the house was inspected for evidence of impact. No significant staining, odours or other potential evidence of past leaks or spills was identified. A soil sample (identified as “AST Soil”) was obtained and submitted for laboratory analysis.

The soil samples were submitted to AGAT Laboratories Inc. for analysis of fuel oil related parameters. The results of analysis are provided below, and in the appended laboratory report.

Parameter (ug/g)	MOE Standards*	Results of Analysis	
		Btank Soil	AST Soil
F2 (C10-C16)	150	<10	<10
F3 (C16-C34)	1300	<50	260
F4 (C34-C50)	5600	<50	54

*Table 2 Standards of the *Soil, Ground Water, and Sediment Standards for use under Part XV.I of the Environmental Protection Act of Ontario (2011)* for residential land uses with potable groundwater.

The results of chemical analysis of the soil samples indicate that all parameters analysed met the Table 2 Standards of the *Soil, Ground Water, and Sediment Standards for use under Part XV.I of the Environmental Protection Act of Ontario (2011)* for petroleum hydrocarbon-related parameters. No significant impact to the underlying soil from the tanks was identified.

It is noted that this investigation does not constitute a complete Phase Two Environmental Site Assessment under the requirements of Ontario Regulation 153/04 (as amended). In the event that a Record of Site Condition (RSC) is required for site development purposes, a complete Phase Two ESA (i.e. including ground water sampling and analysis) would be required. It should also be noted that the soil conditions are confirmed at the sampling locations only, and may vary at other locations across the site.

We trust this information will assist you. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

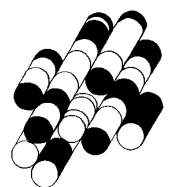
Terraprobe Inc.



Serena Oyama, B.E.S., C.E.T.
Associate

APPENDIX A

TERRAPROBE INC.



**CLIENT NAME: TERRAPROBE INC.
11 INDELL LANE
BRAMPTON, ON L6T3Y3
(905) 796-2650**

ATTENTION TO: Serena Oyama

PROJECT NO: 13-13-3046

AGAT WORK ORDER: 13T699839

TRACE ORGANICS REVIEWED BY: Inga Kuzmina, Organic Laboratory Supervisor

DATE REPORTED: Mar 26, 2013

PAGES (INCLUDING COVER): 4

VERSION*: 1

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

*NOTES

All samples will be disposed of within 30 days following analysis. Please contact the lab if you require additional sample storage time.



Certificate of Analysis

AGAT WORK ORDER: 13T699839

PROJECT NO: 13-13-3046

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

CLIENT NAME: TERRAPROBE INC.

ATTENTION TO: Serena Oyama

O. Reg. 153(511) - PHCs F1 - F4 (Soil) - F2-4

DATE RECEIVED: 2013-03-25

DATE REPORTED: 2013-03-26

Parameter	Unit	SAMPLE DESCRIPTION:		AST soil	BTank soil
		G / S	RDL	Soil	Soil
F2 (C10 to C16)	µg/g	98	10	<10	<10
F3 (C16 to C34)	µg/g	300	50	260	<50
F4 (C34 to C50)	µg/g	2800	50	54	<50
Gravimetric Heavy Hydrocarbons	µg/g	2800	50	NA	NA
Moisture Content	%		0.1	18.7	19.3
Surrogate	Unit	Acceptable Limits			
Terphenyl	%	60-140		71	113

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to T2(RPI) - Current

4220208-4220209 Results are based on sample dry weight.
 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.
 Total C10 - C50 results are corrected for BTEX contributions.
 This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
 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 2-4 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.

Certified By: _____

Quality Assurance

CLIENT NAME: TERRAPROBE INC.

AGAT WORK ORDER: 13T699839

PROJECT NO: 13-13-3046

ATTENTION TO: Serena Oyama

Trace Organics Analysis

RPT Date: Mar 26, 2013			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	

O. Reg. 153(511) - PHCs F1 - F4 (Soil) - F2-4

F2 (C10 to C16)	1	<10	<10	0.0%	< 10	105%	60%	140%	95%	80%	120%	98%	60%	140%
F3 (C16 to C34)	1	<50	<50	0.0%	< 50	104%	60%	140%	101%	80%	120%	102%	60%	140%
F4 (C34 to C50)	1	<50	<50	0.0%	< 50	82%	60%	140%	112%	80%	120%	94%	60%	140%

Certified By: _____



Method Summary

CLIENT NAME: TERRAPROBE INC.
AGAT WORK ORDER: 13T699839
PROJECT NO: 13-13-3046
ATTENTION TO: Serena Oyama

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
F2 (C10 to C16)	VOL-91-5009	CCME Tier 1 Method, EPA SW846 8015	GC / FID
F3 (C16 to C34)	VOL-91-5009	CCME Tier 1 Method, EPA SW846 8015	GC / FID
F4 (C34 to C50)	VOL-91-5009	CCME Tier 1 Method, EPA SW846 8015	GC / FID
Gravimetric Heavy Hydrocarbons	VOL-91-5009	CCME Tier 1 Method	BALANCE
Moisture Content	VOL-91-5009	CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009		GC/FID



AGAT Laboratories

5835 Coopers Avenue
Mississauga, ON
L4Z 1Y2
www.agatlabs.com • webeath.agatlabs.com

Chain of Custody Record

P: 905.712.5100 • F: 905.712.5122 • TF: 800.856.6261

Laboratory Use Only

Arrival Temperature: 13T 699 839
AGAT WO #: 9.1/9.2
Lab Temperature: _____
Notes: _____

Client Information

Company: TerraProbe
Contact: Geneva Rasmussen
Address: _____
Phone: _____ Fax: _____
Project: 13-13-3046 PO: _____
AGAT Quotation #: _____
Please note, if quotation number is not provided, client will be billed full price for analysis.

Regulatory Requirements

Regulation 153/04 (reg. 511 Amend.)
Table 2 Indicate one
 Ind/Com
 Res/Park
 Agriculture
Soil Texture (check one)
 Coarse Fine
Sewer Use
Region Indicate one
 Sanitary
 Storm
 Regulation 558
 CCME
 Other (specify) _____
 Prov. Water Quality Objectives (PWQO)
 None

Invoice To

Company: _____ Same: Yes No
Contact: _____
Address: _____

Legend Matrix

GW Ground Water **O** Oil
SW Surface Water **P** Paint
SD Sediment **S** Soil

Report Information - reports to be sent to:

1. Name: _____ Email: _____
2. Name: _____ Email: _____

Is this a drinking water sample? (potable water intended for human consumption)
 Yes No
If "Yes", please use the Drinking Water Chain of Custody Form

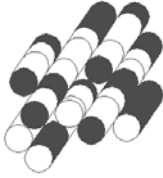
Is this submission for a Record of Site Condition?
 Yes No

Sample Identification	Date Sampled	Time Sampled	Sample Matrix	# of Containers	Comments Site/Sample Information	Metals and Inorganics	Metal Scan	Hydride Forming Metals	Client Custom Metals	ORPs: <input type="checkbox"/> B-HWS <input type="checkbox"/> Cl- <input type="checkbox"/> CN- <input type="checkbox"/> EC <input type="checkbox"/> FOC <input type="checkbox"/> Cr+6 <input type="checkbox"/> SAR <input type="checkbox"/> NO ₃ /NO ₂ <input type="checkbox"/> N-Total <input type="checkbox"/> Hg <input type="checkbox"/> pH	Nutrients: <input type="checkbox"/> TP <input type="checkbox"/> NH ₃ <input type="checkbox"/> TKN <input type="checkbox"/> NO ₃ <input type="checkbox"/> NO ₂ <input type="checkbox"/> NO ₃ /NO ₂	VOC: <input type="checkbox"/> VOC <input type="checkbox"/> THM <input type="checkbox"/> BTEX	CCME Fractions <u>2</u> to <u>4</u>	ABNs	PAHs	Chlorophenols	PCBs	Organochlorine Pesticides	TCLP Metals/Inorganics	Sewer Use		
AST 5a1	Mar 25/13	2pm	S	1																		
BTank 5a1	"	"	"	"																		

Samples Requested By (Print Name and Sign): Kenneth Pelonne Date/Time: March 25/13

Samples Received By (Print Name and Sign): [Signature] Date/Time: Apr. 25/13

AGAT No: **192858** Page _____ of _____



Terraprobe

*Consulting Geotechnical & Environmental Engineering
Construction Materials Engineering, Inspection & Testing*

May 6, 2013

File No.13-13-3046
Brampton Office

Mondiale Development Ltd.
37 Bay Street, Suite 400
Toronto, ON M5J 3B2

Att: Mr. Chris Bessey

**RE: 115 EGLINGTON AVENUE WEST
MISSISSAUGA, ONTARIO**

Dear Sir:

The purpose of this letter is to provide confirmation that the above-noted property has been decommissioned in accordance with the City of Mississauga's requirements. As requested, Terraprobe conducted site visits on March 19, March 25, and April 29, 2013 to document the activities at the site.

The following work items have been completed:

- All of the previously existing buildings (i.e. house, barn, etc) were demolished and removed from the property.
- The house's basement foundations were removed, and the resulting excavation was backfilled with native soil from the site.
- The debris (i.e. building materials, wood, household items, etc.) which was previously identified on the property has been removed and disposed of.
- One water supply well was identified on the property, just to the south of the house. The well was decommissioned, by Keith Lang Water Well Drilling Inc., a licensed water well drilling company.
- One aboveground fuel storage tank, which was located at the east exterior wall of the house, was removed. Terraprobe obtained a soil sample from underneath the tank when it was removed, and submitted it for laboratory analysis of petroleum hydrocarbons. The results of analysis indicate that there is no petroleum hydrocarbon impact to the soil in the vicinity of the tank.

Terraprobe Inc.

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- A second fuel storage tank was formerly located in the basement of the house. Terraprobe obtained a soil sample from underneath the floor slab below the tank when it was removed, and submitted it for laboratory analysis of petroleum hydrocarbons. The results of analysis indicate that there is no petroleum hydrocarbon impact to the soil in the vicinity of the tank. The results of the laboratory analysis for both tanks have been provided in our letter dated May 3, 2013.

No further work items remain that need to be completed in the decommissioning of the property.

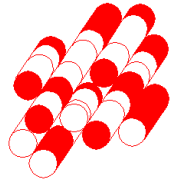
We trust this information will assist you. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Terraprobe Inc.



Serena Oyama, B.E.S., C.E.T.
Associate



Terraprobe

*Consulting Geotechnical & Environmental Engineering
Construction Materials Engineering, Inspection & Testing*

July 16, 2013

File No. 11-08-3160
File No. 11-10-5294
Brampton Office

Pinnacle International/Mondiale Development Ltd.
37 Bay Street, Suite 400
Toronto, Ontario
M5J 3B2

Attention: Mr. Mark Bales MCIP, RPP

**RE: UPTOWN MISSISSAUGA DEVELOPMENT
City of Mississauga File Ref. 21T-M07006**

Dear Mr. Bales:

We understand that the City has requested confirmation with respect to several conditions:

- All buried debris and foundations were excavated and properly disposed of off-site.
- The well identified on the property in 2008 was decommissioned by a licensed well driller. There are no other monitoring wells on site. For greater certainty, there are no wells with records under ON Reg. 903 which have been made that have not been decommissioned by a licensed well driller in accordance with the regulatory requirements.
- All the topsoil and organic material capable of producing methane has been either stripped and removed from the property or stockpiled pending reuse in landscape works.

Terraprobe Inc.

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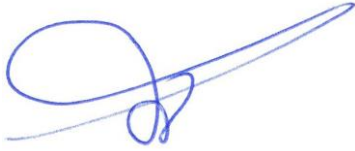
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Tel: (705) 670-0460
Fax: (705) 670-0558
sudbury@terraprobe.ca

www.terraprobe.ca

I trust this meets your present requirements.

Yours truly,

Terraprobe Inc.

A handwritten signature in blue ink, consisting of a large loop followed by a horizontal stroke and a smaller loop.

Tim Orpwood, M.A.Sc., P.Geo., P.Eng.
Principal

TO/

