



March 13, 2020

Mattamy Development Corporation
c/o Shad & Associates Inc.
83 Citation Drive, Unit 9
Vaughan, Ontario

E-mail: houshang@shadinc.ca

Attention: Dr. Houshang Shad, PhD, P.Eng.

Re: Update Phase Two Environmental Site Assessment
Parts of Lot 21 and 22, Concession 5, Pickering, Ontario
Pinchin File: 213894.001

Pinchin Ltd. (Pinchin) was retained by Mattamy Development Corporation (Client) to complete an Update Phase Two Environmental Site Assessment (ESA) in connection with the above-noted property (Site).

1.0 BACKGROUND

Pinchin previously prepared the following reports in connection with the Site:

- “Phase One Environmental Site Assessment, Parts of Lot 21 and 22, Concession 5, Pickering, Ontario” and dated January 12, 2018 (2018 Pinchin Phase One ESA Report);
- “Phase Two Environmental Site Assessment, Parts of Lot 21 and 22, Concession 5, Pickering, Ontario” and dated September 5, 2018 (2018 Pinchin Phase Two ESA Report);
and
- “Update Phase One Environmental Site Assessment, Parts of Lot 21 and 22, Concession 5, Pickering, Ontario” and dated March 2, 2020 (2020 Update Pinchin Phase One ESA Report).

The above-noted reports are collectively referred to as the ‘Reports’.

The Phase One Property is an irregularly shaped parcel of land approximately 48.3 acres (19.55 hectares) in size located approximately 500 m south of Highway 407, approximately 900 m west of Elsa Storrey Avenue, and approximately 600 m north of Whitevale Avenue. The Phase One Property consists of vacant agricultural land. There is no record of industrial use or of a commercial use (e.g., garage, bulk liquid dispensing facility or dry cleaner) that would require classifying the Phase One Property as an enhanced investigation property.

The 2018 Pinchin Phase One ESA identified one Areas of Potential Environmental Concern (APEC) and corresponding Contaminants of Potential Concern (COPC) at the Site.

The following table presents the identified APEC and associated PCOC:



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 #1 (Historical and Current Agricultural Operations)	Entirety of Phase One Property	Item 40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	On-Site	OC Pesticides	Soil

Notes:

OC – organochlorine

The 2018 Pinchin Phase Two ESA was originally completed on June 18, 2018 and included the advancement of twelve boreholes at the Phase Two Property. The boreholes were advanced to depths ranging from approximately 0.3 m below ground surface. Select soil samples collected from the borehole locations were submitted for laboratory analysis of organochlorine pesticides which includes the analysis of polychlorinated biphenyls (PCBs). Pinchin notes that PCBs are not considered to be a COPC. No groundwater samples were collected as part of this Phase Two ESA, as groundwater was not considered to be a media of concern.

The 2018 Pinchin Phase Two ESA indicated that soil within APEC #1 was in compliance with the applicable “Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition”, provided in the Ontario Ministry of the Environment, Climate and Parks (MECP) document entitled, “Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act” dated April 15, 2011 medium and fine-textured soils and residential/parkland/institutional property use (Table 2 Standards). The laboratory analytical results for the submitted soil samples indicated that all reported concentrations for the parameters analyzed met the corresponding Table 2 Standards.

Based on the results of the Phase Two ESA completed by Pinchin, no further work was recommended.



2.0 UPDATE PHASE TWO ESA

Based on Pinchin's observations as documented in 2020 Update Pinchin Phase One ESA, no additional PCAs or corresponding APECs were identified, and nothing was identified that alters the conclusions made in the Reports previously prepared in connection with the Site. It is the opinion of the Qualified Person, that the Phase Two ESA activities completed as part of the 2018 Pinchin Phase Two ESA meet the general objectives of Ontario Regulation 153/04 – as amended, and as such, no further assessment work is required. The results of the 2018 Pinchin Phase Two ESA are deemed to be representative of the current environmental condition of the Site by Pinchin's Qualified Person.

3.0 LIMITATIONS

This letter was prepared in order to identify changes at the property located at Parts of Lot 21 and 22, Concession 5 in Pickering, Ontario (Site), in relation to the information presented in the Reports noted herein. This Update Phase One ESA and Update Phase Two ESA was performed in general compliance with currently acceptable practices, and specific client requests, as applicable to the Site.

This letter was prepared for the exclusive use of Client, subject to the conditions and limitations contained within the duly authorized work plan. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Site Reconnaissance did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.



Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

CLOSURE

We trust that the information provided in this report meets your current requirements. Should you have any questions or concerns regarding the contents of this letter, please contact the undersigned.

Yours truly,

Pinchin Ltd.

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