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January 10, 2024

Premier Project Number: 621062.CE

KOLT Investments
2300 Yonge Street, Suite 902
PO Box 2310, Toronto, ON
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Mainline Planning Services Inc.
PO Box 319
Kleinburg, ON
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**RE: SITE CONDITION SUMMARY LETTER
 11801 DERRY ROAD, MILTON, ONTARIO**

Premier Environmental Services Inc. ("Premier") is pleased to provide this Site Condition Summary Letter in support of the ZBA/OPA application for the property located at 11801 Derry Road in Milton, Ontario (the subject property). Premier has reviewed available documentation relating to environmental conditions at the subject property, including:

- Phase I Environmental Site Assessment (ESA), 11801 Derry Road, Milton, Ontario. Prepared by Premier Environmental Services Inc., dated December 22, 2021; and
- Phase II ESA, 11801 Derry Road, Milton, Ontario. Prepared by Premier Environmental Services Inc., dated December 22, 2021.

The above-listed reports identified that the subject property was used as agricultural cropland at the time of the report, and had been used as such historically. It was also noted that a small section of the southwest corner of the subject property had been historically used as a roadside produce stand. Soil and groundwater testing conducted at the subject property as part of the previous investigations did not identify any contaminants of concern, with all tested parameters meeting the Ministry of Environment, Conservation and Parks (MECP) Table 1 Site Condition Standards (SCS) for background conditions. As a result, it was concluded that no environmental concerns existed at the subject property and no further action was deemed necessary.

It is understood that to support the ZBA/OPA submission, ESA updates must be conducted and ESA reports must conform to the requirements of Ontario Regulation (O. Reg.) 153/04. As the previous ESA reports were completed to the Canadian Standards Association (CSA) standards for Phase I ESAs and Phase II ESAs, additional work must be completed to meet the requirements of O. Reg. 153/04, which is currently underway. However, Premier would emphasize that the previous reports did not identify any environmental concerns or 'red flags' associated with the subject property, and the results of the ESA updates are not expected to alter these conclusions as no material changes have occurred at the subject property or surrounding area since the completion of the previous ESA work in 2021.

The use of this report is subject to the Statement of Limitations attached in this report. The reader's attention is specifically drawn to the Statement of Limitations as it is considered essential that they be followed for the proper use and interpretation of this report.

Please do not hesitate to contact us at 519-653-7140 if you have any questions or require further information.

Respectfully submitted,

Premier Environmental Services Inc.



Matthew Huson, P. Geo., QP_{ESA}
Environmental Geoscientist



David Wade, P. Geo., FRM, CRM, QP_{ESA,RA}
Environmental Risk Manager

Attachment: Statement of Limitations

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Statement of Limitations

STATEMENT OF LIMITATIONS

The information, conclusions and recommendations given herein are specifically for KOLT Investments and Mainline Planning Services Inc. (the Client) only and for the scope of work described herein for the property located at 11801 Derry Road, Milton, Ontario. The data, conclusions and recommendations which are present in this report, and the quality thereof, are based on a scope authorized by the Client. Note however, that no scope of work, no matter how exhaustive can, identify all contaminants or all conditions above and below ground.

The review of the supplied documents by Premier Environmental Services Inc. (Premier) is limited to a review and summary of the document content and commentary on the findings and observations provided in these documents strictly as they pertain to the Site. No guarantee or warranty of any findings, observations, and conclusions stated in the review documents can be provided. The analytical data and conclusions presented in these documents are presumed to be accurate and correct, and no quality control review has been completed as part of this scope of work. Premier's comments regarding the reviewed documents are provided without prejudice to the original consultant(s) or report author(s). The original consultants have not been contacted to confirm or review any of their reported conditions or findings.

Conditions noted in documents regarding the Site may differ from time to time and may become apparent during future investigations or on-Site work. These conditions may not have been identified or anticipated at the time of the reported work. As such, Premier cannot be held responsible for any environmental conditions at the Site or any other property in connection with this work.

Any recommendations and conclusions provided that are based on conditions or assumptions reported herein will inherently include any uncertainty associated with those conditions or assumptions. In fact, many aspects involving professional judgment such as subsurface models and remediation criteria contain a degree of uncertainty which cannot be eliminated. This uncertainty should be managed by periodic review and refinement as additional information becomes available. Note also that standards, guidelines and practice related to environmental investigations may change with time. Those which are applied at the time of the investigation(s) may be obsolete or unacceptable at a later date.

The scope of this report is limited to the matters expressly covered. This report is prepared for the sole benefit of the Client and may not be relied upon by any other person or entity without the written authorization of Premier. Any use or reuse of this document (or the findings, conclusions, or recommendations represented herein) by parties other than the Client is at the sole risk of those parties.