



Terraprobe

Consulting Geotechnical & Environmental Engineering
Construction Materials Inspection & Testing

February 3, 2023

File No. 02210012.000.0100.0101
Brampton Office

1 Rosetta Street Inc.
375-700 Lawrence Avenue West
Toronto, Ontario M6A 3B4

**RE: QUALIFIED PERSON OPINION STATEMENT
1 ROSETTA STREET, GEORGETOWN, ONTARIO**

Dear Sir/Madam:

Terraprobe Inc. (Terraprobe) has completed the following environmental investigations at the property located at 1 Rosetta Street, Georgetown, Ontario, hereafter referred to as *'the Property'*:

- *"Phase One Environmental Site Assessment, 1 Rosetta Street, Georgetown, Ontario"*, dated September 29, 2020, Terraprobe Project # 1-20-0249-41
- *"Phase Two Environmental Site Assessment, 1 Rosetta Street, Georgetown, Ontario"*, dated February 08, 2021, Terraprobe Project # 1-20-0249-41

The assessments of the Property have been conducted in accordance with the Environmental Protection Act (EPA) and Ontario Regulation 153/04, as amended. The Property is bound by River Drive to the south, River Street and Rosetta Street to the east, Rosetta Street and Caroline Street to the north and Caroline Street and St. Michaels Street to the west, in the Town of Halton Hills (Georgetown), Ontario.

Terraprobe understands, based on the development concept plan, that the existing buildings and structures on the Property, as well as on 6 and 8 St. Michaels Street, would be demolished and redeveloped with two 12-storey and one 8-storey buildings. The entire site would include two-levels of common underground parking garage. As the proposed redevelopment of the Property will result in a change in land use from Industrial to Residential, a Record of Site Condition (RSC) will be required by the Ministry of the Environment, Conservation and Parks (MECP).

Based on records review and a site inspection conducted as part of Terraprobe's 2020 Phase One Environmental Site Assessment (ESA), multiple Potentially Contaminating Activities (PCAs) were identified on the Property and within the Study Area that resulted in twenty-two (22) Areas of Potential Environmental Concern (APECs) on the Property. The identified APECs needed to be investigated for soil and/or ground water for the Contaminants of Potential Concern (COPCs) associated with each APEC.

Terraprobe's Phase Two ESA subsurface investigation included the drilling of ten (10) boreholes and the installation of six (6) monitoring wells. The Phase Two ESA fully investigated the APECs identified in the Phase One ESA, with exception of APEC 1, APEC 2, APEC 3, APEC 4, APEC 5, APEC 6, APEC 8, APEC 10, APEC 12 and APEC 21.

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Moreover, the Phase Two ESA found exceedances of the applicable Site Condition Standards noted at boreholes BH102, BH107 and BH108 in the fill material, consisting of Metals (Barium and Lead) and Hydride Forming Metals (Arsenic). Exceedances were also noted in the fill material of boreholes BH102, BH103, BH107 and BH108, consisting of Polycyclic Aromatic Hydrocarbons (PAHs).

There were no exceedances of the applicable Site Condition standards associated with the COPCs in ground water at the Property based on the samples analyzed.

The APECs, their associated PCAs and COPCs, that were not fully addressed during Terraprobe's Phase Two ESA are as follows:

APEC	Location and Address of PCA	PCA	COPCs	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC 1: East section of the building on the Phase One Property	On-Site 1 Rosetta St.	# 28 – Gasoline and Associated Products Storage in Fixed Tanks	M&I, HFM, VOCs, PHCs, BTEX	Soil and ground water
APEC 2: South-center section of the building on the Phase One Property	On-Site 1 Rosetta St.	#27 – Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	M&I, HFM, VOCs, PHCs, BTEX	Soil and ground water
APEC 3: West section of the building on the Phase One Property	On-Site 1 Rosetta St.	#31 – Ink Manufacturing, Processing and Bulk Storage	M&I, VOCs, PHCs, BTEX	Soil and ground water
APEC 4: Central section of Phase One Property	On-Site 1 Rosetta St.	#39 – Paints Manufacturing, Processing and Bulk Storage	M&I, VOCs, PHCs, BTEX	Soil and ground water
APEC 5: Central section of the building on the Phase One Property	On-Site 1 Rosetta St.	#NA ¹ – PCB Storage	VOCs, PHCs, PCBs	Soil
APEC 6: North-centre section of the Phase One Property	On-Site 1 Rosetta St.	#39 – Paints Manufacturing, Processing and Bulk Storage	M&I, VOCs, PHCs, BTEX	Soil and ground water

APEC	Location and Address of PCA	PCA	COPCs	Media Potentially Impacted (Ground water, soil and/or sediment)
APEC 8: South-west section of the Phase One Property	On-Site 1 Rosetta St.	# 28 – Gasoline and Associated Products Storage in Fixed Tanks	M&I, HFM, VOCs, PHCs, BTEX	Soil and ground water
APEC 10: South-west section of the Phase One Property	On-Site 1 Rosetta St.	#NA ⁵ – Storage of Hazardous Materials	VOCs, PHCs, BTEX	Soil and ground water
APEC 12: South-west section of the Phase One Property	On-Site 1 Rosetta St.	#9 – Coal Gasification	M&I, HFM, VOCs, PHCs, PAHs, BTEX	Soil and ground water
APEC 21: Southwest of the building on the Property	On-Site 1 Rosetta St.	#28 – Gasoline and Associated Products Storage in Fixed Tanks	M&I, HFM, VOCs, PHCs, BTEX	Soil and ground water

M&I – Metals & Inorganics

HFM – Hydride Forming Metals (As, Se and Sb)

VOCs – Volatile Organic Compounds

PHCs – Petroleum Hydrocarbons (F1 – F4)

BTEX – Benzene, Toluene, Ethylbenzene, Xylene

PCBs – Polychlorinated Biphenyls

As outlined in the APEC table above, the APECs that were not fully addressed during the previous investigation are a result of PCAs that were identified on the Property that may have impacted the quality of soil and ground water. As such, it is recommended that an additional subsurface investigation be conducted to determine the soil and ground water quality within the identified APECs.

Upon undergoing the additional subsurface investigation, it is recommended that a Remedial Action Plan be developed for the Property to evaluate the feasibility of remediating the contaminants found on the Property and/or conducting a Risk Assessment. Based on the current conditions of the Property, the shallow contaminants found in the soil can be remediated during the construction activities that will be conducted to assist in the redevelopment of the site. It is understood that the additional subsurface investigation for the Property will be conducted following the existing building's demolition for accessibility purposes. It is the Qualified Person's opinion that based on the current conditions of the site, it is likely that the Property can eventually become suitable for the proposed residential land use following an additional subsurface investigation and conducting remediation and/or Risk Assessment in line with MECP requirements to secure the RSC.

Should you have any questions regarding the above-noted information, please, do not hesitate to contact the undersigned.

Yours truly,

Terraprobe Inc.



Yousr Hiweish, B.Eng., EIT
Project Manager



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Senior Environmental Engineer

