



**Kollaard Associates**

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August 16, 2017

150263

Independent Development Group  
c/o  
Surface Developments  
61 Forest Hill Avenue  
Ottawa, Ontario  
K2C 1P7

Attention: Mr. Jakub Ulak

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT UPDATE  
1946 SCOTT STREET  
CITY OF OTTAWA, ONTARIO

Dear Sir:

This letter provides an update for the Phase I Environmental Site Assessment (ESA) Report prepared for Independent Development Group for the above noted site. The purpose of this work was to check, by means of a review of the above mentioned report, interviews with the current owner and a site reconnaissance visit, whether or not any environmentally significant changes have occurred at the site since the preparation of the subject report.

The report reviewed for this update work, the preparation of which was overseen by the undersigned, consists of Kollaard Associates Inc. Report No. 150263, entitled Phase I Environmental Site Assessment, 1946 Scott Street, City of Ottawa, Ontario dated August 4, 2015. That report indicated that a Phase II Environmental Site Assessment should be completed at the site to address the potential for subsurface contamination from two off-site sources, the Hydro transformer property west of the site and Canadian Bank Note Company southeast of the site.

Based on the results of that Phase I ESA by Kollaard Associates Inc (KAI), the existing owners contracted DST Consulting Engineers Inc. to complete a Phase II Environmental Site Assessment for the site. That report entitled Phase II Environmental Site Assessment, 1946 Scott Street, Ottawa, Ontario, dated September 2015, authored by Salim Eid, BA. Sc. and Milan Makusa, P. Geo was provided to Kollaard Associates and should be read in conjunction with this letter.

On September 18, 2015, Kollaard Associates provided a technical review of the Phase II ESA by DST Consulting Engineers on behalf of Independent Development Group. That letter entitled, Technical Review, Phase II Environmental Site Assessment, 1946 Scott Street, Sept 2015, DST Consulting Engineers, City of Ottawa, Ontario, Project 150263-2, dated September 18, 2015 should also be read in conjunction with this letter. The results of that review concluded that the analytical testing of



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laboratory submitted soil and groundwater samples met the applicable Ontario Ministry of the Environment Standards for the contaminants of concern and no further environmental investigation was required at the Site. KAI considered that the work was carried out in general conformance with industry standards and guidelines and does not contest any of the conclusions of the Phase II ESA report prepared by DST for their client. As a result of the Phase II ESA, Independent Development Group purchased the subject site.

Based on a conversation with Mr. Mike Martin, construction manager for Independent Development Group, there have been no material changes to the subject site since 2015 and has remained an undeveloped vacant lot protected by a chain linked fence.

A site reconnaissance visit was carried out by a member of our engineering staff on August 15, 2017. Based on that site visit, Kollaard Associates confirms there have been no changes to the subject site or on adjacent properties.

### Summary

In summary, the results of the review of the above mentioned subject reports and letters, site reconnaissance visit and interview with the owner do not indicate any environmentally significant changes at the subject property or on adjacent properties that would alter the conclusions of the original 2015 report. Accordingly, it is considered that the applicable information provided in the subject report can be relied upon by Independent Development Group as current.

### Limitations

The results of this present update work should in no way be construed as confirmation or warranty of the thoroughness, accuracy or adherence to applicable standards of the information and conclusions presented in the subject Phase I ESA report.

We accept no responsibility for any deficiencies, or inaccuracies in this letter as a result of omissions, misinterpretations or fraudulent acts of others.

We trust that this report provides sufficient information for your present purposes. If you have any questions concerning this information or if we can be of further assistance to you, please do not hesitate to contact our office.

Yours truly,

Kollaard Associates Inc.

Colleen Vermeersch, P. Eng.

