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March 24, 2025
File: PE5609-LET.02

Deerfield Developments Inc.
50 King Street East
Hamilton, Ontario
L8N 1A6

Attention: **Mr. Alex Shafran**

Subject: **Phase I – Environmental Site Assessment Update
Letter of Opinion
1015-1045 Dairy Drive, Ottawa, Ontario**

Dear Sir,

This letter has been prepared to provide an opinion regarding the current conditions of the aforementioned property (the subject site) following the completion of the Phase I – Environmental Site Assessment (Report No. PE5609-REP.01, dated February 7, 2022 [Revised October 3, 2022]) as well as the Excess Soil Quality Assessment (Report PE5609-LET.01, dated January 3, 2023).

A site visit was carried out on the morning of March 24, 2025 by personnel from Paterson's environmental department to assess the existing conditions of the subject site. The inspection confirmed that the subject site remains vacant of any buildings or structures, with no apparent physical changes having been made to the property or the adjacent lands since the time of the 2022 Phase I ESA.

Based on our observations made during the site visit, as well as a review of a more recent aerial photograph from 2024, it is our opinion that the findings and conclusion presented in the 2022 Phase I ESA report remain valid and that no further update to the previous assessments or any further investigative work will be required.

We trust this information satisfies your requirements.

Mr. Alex Shafran
Page 2
File: PE5609-LET.02

Paterson Group Inc.

N. Sullivan

Nick Sullivan, B.Sc.

M.S. D'Arcy

Mark D'Arcy, P.Eng., QP_{ESA}



Report Distribution:

- ☐ Deerfield Developments Inc.
- ☐ Paterson Group Inc.

Appendices:

- ☐ 2024 Aerial Photograph
- ☐ Site Photographs (March 24, 2025)



AERIAL PHOTOGRAPH
2024

Site Photographs

PE5609

1015-1045 Dairy Drive, Ottawa, Ontario

March 24, 2025



Photograph 1: View of the northern portion of the Phase I Property, facing south.



Photograph 2: View of the central portion of the Phase I Property, facing south.

Site Photographs

PE5609

1015-1045 Dairy Drive, Ottawa, Ontario

March 24, 2025



Photograph 3: View of the southern portion of the Phase I Property, facing south.