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Controlex Corporation
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Geotechnical Engineering
Environmental Engineering
Hydrogeology
Geological Engineering
Materials Testing
Building Science
Archaeological Services

Attention: **Mr. Mike Green**

www.patersongroup.ca

Subject: **Update to Phase I - Environmental Site Assessment**
3020 Hawthorne Road
Ottawa, Ontario

Dear Sir,

Further to your request and authorization, Paterson Group Inc. (Paterson) visited the subject site to assess any potential changes in conditions of the subject property from the time of the previous Phase I-Environmental Site Assessment (ESA), dated May 28, 2014.

1.0 INTRODUCTION

The 2014 Phase I-ESA was completed for the western, undeveloped part of the property, addressed 3020 Hawthorne Road. At the time of the previous Phase I-ESA, the subject land was not being utilized, while the eastern part of the property addressed 3020 Hawthorne Road was developed with three commercial/retail buildings, all relatively recent in age. The use of these buildings to the east was not considered to pose a risk to the subject site, nor was the use of the neighbouring lands to the north, west and south. The 2014 Phase I-ESA did not identify any potential environmental concerns related to the subject site. A Phase II-ESA was not recommended.

The 2014 Phase I-ESA was prepared in general accordance with Ontario Regulation 153/04, as amended by Ontario Regulation 269/11.

2.0 SITE INSPECTION AND OBSERVATIONS

On December 8, 2015, personnel from Paterson's Environmental Division were on-site to assess the current condition of the subject property. At the time of the site visit, the subject land was vacant and unutilized. No significant changes were observed on site or with respect to the activities on any of the neighbouring lands since the 2014 Phase I-ESA. No potential environmental concerns were identified with the current use of the subject site or adjacent properties. It is our opinion that the validity of the previous Phase I-ESA's conclusion persists. No further Phase I-ESA or Phase II-ESA work is recommended.

3.0 CLOSURE

This Phase I-ESA Update was prepared to update our 2014 Phase I-ESA which was completed in general accordance with Ontario Regulation 153/04, as amended by Ontario Regulation 269/11.

This report was prepared for the sole use of Controlex Corporation. Permission from the aforementioned party and Paterson will be required to release this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.

Paterson Group Inc.



Mark S. D'Arcy, P.Eng.



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