



DS Project No. 24-330-100

March 17, 2026

Niagara Region

Public Works – Infrastructure Planning and Development Division

1815 Sir Isaac Brock Way, Thorold, ON, L2V 4T7

Town of Grimsby

160 Livingston Avenue, Grimsby, ON, L3M 0J5

**Attention: Katie Young, MCIP, RPP, Senior Planner, Niagara Region, and
Sawroop Sandhu, Planner, Town of Grimsby**

**RE: Letter of Reliance – Environmental Site Assessment Reports
13 Mountain Street & 19, 21 and 23 Elm Street, Ontario**

DS Consultants Ltd. (DS) (the "Consultant") has prepared this letter to allow the use of and reliance on the following reports by Niagara Region and the Town of Grimsby:

- *"Phase One Environmental Site Assessment, 13 Mountain Street and 19, 21 and 23 Elm Street, Grimsby, Ontario", prepared for Valentine Coleman 1 Inc. and Valentine Coleman 2 Inc., prepared by DS Consultants Ltd., dated December 13, 2024*
- *"Phase II Environmental Site Assessment, 13 Mountain Street, and 19, 21 and 23 Elm Street, Grimsby, Ontario", prepared for Valentine Coleman 1 Inc. and Valentine Coleman 2 Inc., prepared by DS Consultants Ltd., dated December 13, 2024*

It should be noted that use of and reliance on the above-noted reports is governed by the terms, limitations, and conditions as presented in the reports. In addition, the addressees of this letter recognize and agree to the following:

1. The information in the reports relates only to the property described in the reports and was presented in accordance with and subject to the scope of work of the assessment agreed upon by the Consultant and Valentine Coleman 1 Inc. and Valentine Coleman 2 Inc. (the Client).
2. The information and conclusions provided in the reports apply only to the subject property as it existed at the time of the Consultant's site investigations. Should the site use or conditions change, the information and conclusions in the reports may no longer apply.
3. The Consultant makes no representation regarding the marketability of this property or its suitability for any particular use, and none should be inferred based on the reports.
4. The report is intended to be used in its entirety and no excerpts may be taken to be representative of the findings of the assessments without written permission by DS Consultants Ltd..



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Geotechnical ♦ Environmental ♦ Materials ♦ Hydrogeology

We trust that the foregoing is satisfactory. Should you have any further questions, please contact our office.

DS CONSULTANTS LTD.

Patrick Fioravanti, B.Sc., P.Geo., QP_{ESA}
Vice President – Environmental Services