



SOIL-MAT ENGINEERS & CONSULTANTS LTD.

401 Grays Road · Hamilton, ON · L8E 2Z3

🌐 www.soil-mat.ca ✉ info@soil-mat.ca ☎ 905.318.7440

PROJECT No.: SM 302079-E

March 11, 2026

CUADRO ARCH LTD.
12 Madison Avenue
Toronto, Ontario
M5R 2S1

Attention: Elias Ghasemian, OAA, MRAIC, B Arch, MUD, MBA
Principal

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE
3110 SOUTH SERVICE ROAD
BURLINGTON, ONTARIO**

Dear Mr. Ghasemian,

As requested, SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] has completed a Phase One Environmental Site Assessment [ESA] update in connection with the above noted property. As part of the Phase One ESA Update, a representative of SOIL-MAT ENGINEERS visited the subject property on February 5, 2026 to observe the current site conditions with respect to those reported in a previous Phase One ESA Report completed for the subject lands by SOIL-MAT ENGINEERS in 2021 [refer to SOIL-MAT ENGINEERS' Report No.: SM 302079-E, dated November 24, 2021].

Further to the above preamble, it is noted that this Phase One ESA Update letter must be read in conjunction with SOIL-MAT ENGINEERS' 2021 Phase One ESA Report.

PHASE ONE PROPERTY

The Site is comprised of an irregular shaped parcel of land, recognized with the municipal address of '3110 South Service Road' in the City of Burlington, Ontario. The Property Identification Number [PIN] of the Site is '07059-0056'. The registered owner of the Phase One Property is '1000786469 Ontario Inc.'

Of note, the lands subject to the Phase One ESA update are hereinafter referred to as the Phase One Property and/or the 'Site'.

Refer to the attached site plan drawing for an illustration of the Phase One Property and surrounding lands.

PHASE ONE ESA UPDATE SUMMARY

The Phase One ESA Update for the Site included the following activities:

1. A review of SOIL-MAT ENGINEERS' 2021 Phase One ESA;
2. An updated Site reconnaissance;
3. An updated Title Search of the Site; and
4. An updated search of the Ministry of the Environment's Freedom of Information and Protection of Privacy Office for outstanding orders, spills, buried tanks etc.

2021 SITE RECONNAISSANCE AND PHASE ONE ESA SUMMARY

At the time of our 2021 Phase One ESA, the Phase One Property was comprised of an irregular shaped parcel of land occupied by a single storey commercial use building that was formerly occupied by a 'Tucker's Marketplace' restaurant. The remainder of the Phase One Property was comprised primarily of asphaltic-concrete covered parking lot areas and limited landscaped areas around the perimeter of the property and the restaurant building.

The Phase One ESA research revealed four [4] potentially contaminating activities on the Phase One Property, including the following;

- Information extrapolated from aerial photographs, including photographs from 1954, 1960, and 1978, revealed a former structure on the western portion of the Phase One Property;
- Information extrapolated from aerial photographs from 1960 and 1978, revealed a former structure on the southeastern portion of the Phase One Property;
- Information extrapolated from aerial photographs from 1978, revealed a former structure on the northern portion of the Phase One Property, and;
- Information extrapolated from aerial photographs, including a 1954, 1960, and 1978 photograph, revealed the Phase One Property was formerly active orchard lands.

The lands in the general vicinity of the Phase One Property were comprised primarily of commercial use lands and sparse undeveloped properties that based on the information currently available to SOIL-MAT ENGINEERS are not anticipated to have an adverse environmental impact on the Site.

The specific PCAs, associated with the noted potential environmental concerns, included the following;

PCA Number	PCA Description	Location of the PCA	Relative Risk
30	Importation of Fill Material of Unknown Quality	On-Site [within the footprint of the former structure on the western portion of the Phase One Property]	Low
30	Importation of Fill Material of Unknown Quality	On-Site [within the footprint of the former structure on the southeastern portion of the Phase One Property]	Low

PCA Number	PCA Description	Location of the PCA	Relative Risk
30	Importation of Fill Material of Unknown Quality	On-Site [within the footprint of the former structure on the northern portion of the Phase One Property]	Low
40	Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Operations	On-Site [across the entire Phase One Property]	Low

Based on the findings of the Phase One Environmental Site Assessment, SOIL-MAT ENGINEERS & CONSULTANTS LTD. find the potential of an adverse environmental impact on the Phase One Property to be considered **Low** and therefore recommend that additional investigations **ARE NOT** recommended at this time, pending the results of the Ministry of the Environment database search which will be forwarded to P3 REAL ESTATE LIMITED under a separate cover once they are received in our Office.

Notwithstanding the above, although the above noted items are considered PCAs resulting in APECs on the property, given that the proposed future use of the Phase One Property is intended to remain commercial, it is the opinion of SOIL-MAT ENGINEERS that an adverse environmental impact originating from the above noted PCAs is not considered a significant environmental concern at this time, provided;

- The Phase One Property is not subject to a proposed redevelopment plan that includes a change in land use to a more sensitive land use, and;
- An RSC is not required for the Phase One Property.

2026 SITE RECONNAISSANCE

SOIL-MAT ENGINEERS' 2025 site reconnaissance was carried out on February 5, 2026. Our reconnaissance of the Site did not reveal any significant changes to the Site from those reported in our 2021 Phase One ESA Report.

In addition to the above, there were no significant changes to the adjacent lands or lands generally located within the Phase One Study Area [roughly 250-metre radius of the Site] that would warrant the need for new intrusive soil and/or groundwater sampling.

NEIGHBOURING PROPERTIES

The adjacent properties are comprised primarily of commercial lands and sparse undeveloped properties. The visual observations of the adjacent properties did not reveal the presence of typical items of concern, including but not limited to:

- aboveground fuel storage tanks;
- vent/fill pipes associated with underground storage tanks;
- chemical storage in aboveground tanks, drums, containers, etc.;
- sheens on surface/ ponded water; and
- areas exhibiting significant surface stains or unusual odours.

All observations were made from select portions of the Site that presented views of the neighbouring lands. It was not possible to have a complete view of all the neighbouring lands due to visual obstructions caused by existing structures, trees, fence lines, etc.

TITLE SEARCH

A representative of SOIL-MAT ENGINEERS undertook a title search of the Site on the Ontario Land Registry Website [<https://www.onland.ca/ui/>].

The title search of the Site did not reveal any past owners of the Site that may suggest there is a potential environmental liability on the Site.

The Site was owned by 'P3 Real Estate Limited' at the time of SOIL-MAT ENGINEERS' 2021 title search and was owned by '1000786469 Ontario Inc.' at the time of SOIL-MAT ENGINEERS' 2025 title search.

MINISTRY OF THE ENVIRONMENT DATABASE SEARCH

The MOE's Freedom of Information and Protection of Privacy Office was contacted to determine if any spills have been reported in the area of the Site, if any buried tanks are recorded to be on-site, or if there are any orders and/or notices on file outstanding against the Owner of the Site. SOIL-MAT ENGINEERS had not received the pertinent information from the MOE at the time of this Report. However, the results will be sent under a separate cover as soon as they are received in this Office.

RECOMMENDATIONS

Based on the findings of the Phase One Environmental Site Assessment, SOIL-MAT ENGINEERS & CONSULTANTS LTD. find the potential of Site contamination to be considered **LOW** and therefore recommend that additional investigations **ARE NOT** recommended at this time, pending the results of the Ministry of the Environment database search which will be forwarded to CUADRO ARCH LTD. under a separate cover once they are received in our Office.

In the event a Record of Site Condition is required, the above noted items would need to be assessed through a Phase Two ESA. In this scenario, to reduce SOIL-MAT ENGINEERS' degree of uncertainty associated with the environmental liabilities listed above, further assessment activities are recommended.

Each environmental liability, and our rationale for further assessment activities, is provided below.

Environmental Liability	Recommendation	Rationale
1. PCA No.: 30: Importation of Fill Material of Unknown Quality	Advance one to two [2] shallow boreholes within the footprint of the former structure on the western portion of the Phase One Property. The Contaminants of potential concerns [COPCs] should include Metals, PHCs and BTEX.	Assess for the presence of fill material, if any, on the Phase One Property and determine the suitability of the material for use of the Phase One Property, if encountered.



Environmental Liability	Recommendation	Rationale
2. PCA No.: 30: Importation of Fill Material of Unknown Quality	Advance one to two [2] shallow boreholes within the footprint of the former structure on the southeastern portion of the Phase One Property. The COPCs should include Metals, PHCs and BTEX.	Assess for the presence of fill material, if any, on the Phase One Property and determine the suitability of the material for use of the Phase One Property, if encountered.
3. PCA No.: 30: Importation of Fill Material of Unknown Quality	Advance one to two [2] shallow boreholes within the footprint of the former structure on the northern portion of the Phase One Property. The COPCs should include Metals, PHCs and BTEX.	Assess for the presence of fill material, if any, on the Phase One Property and determine the suitability of the material for use of the Phase One Property, if encountered.
4. PCA No.: 40: Pesticides (including Herbicides, Fungicides, and Anti- Fouling Agents)	Advance a series of shallow boreholes across the Phase One Property. The COPCs should include OCs.	Assess the presence of residual levels of select OCs in the near surface soil medium.
Notes: PHCs = Petroleum Hydrocarbons, BTEX = Benzene, Toluene, Ethylbenzene, Xylenes, and OCs = Organochlorine Pesticides		

Although not considered an environmental liability to the Site, given the construction date of the building, it is possible that designated substances, such as asbestos containing materials, and ozone depleting substances, may be present in the buildings. As such, it is recommended that a non-intrusive designated substance survey of the buildings be undertaken before any planned demolition activities that may disturb building materials to identify where possible, designated substances that may be present in the buildings.

In addition to the above, this Office should be contacted if a suspected groundwater well is encountered during future construction activities to make arrangements for the water well to be abandoned as per Ontario Regulation 903 – Water Wells.

We trust this letter is satisfactory for your purposes. Please feel free to contact our Office if you have any questions, or we may be of further service to you.

Yours very truly,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.



Peter Markesic, B.Sc.
Environmental Project Manager



Keith Gleadall, B.A., EA Dipl.
Environmental Manager

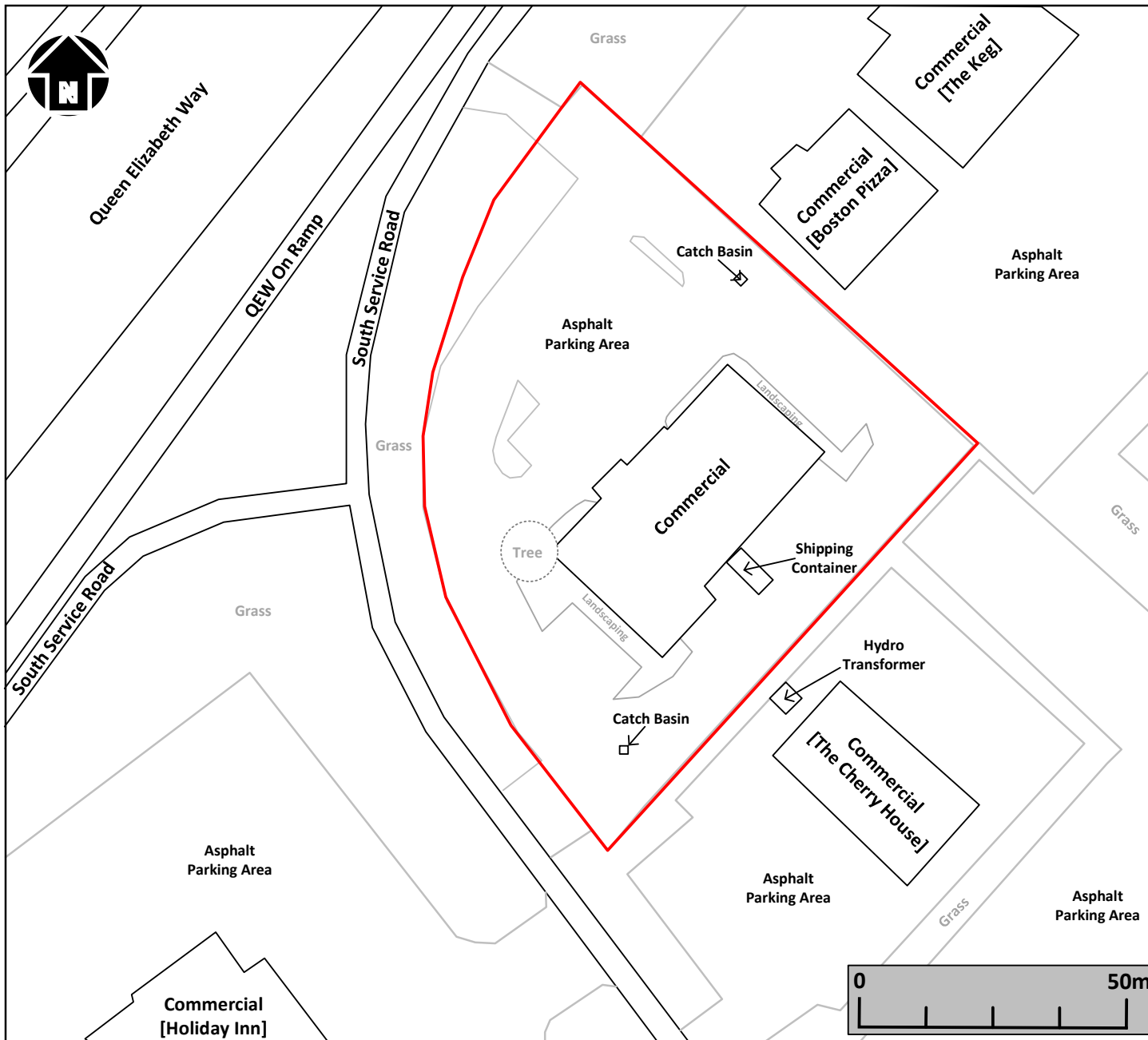


Stephen R. Sears, B. Eng. Mgmt., P. Eng., QP_{ESA}
Review Engineer



Attachments: Drawing No.: 1: Site Plan
MOE Database Search Results
Qualification of Assessors

Distribution: CUADRO ARCH LTD. [1, pdf by email]



LEGEND



NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 302079-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

CUADRO ARCH LTD.

PROJECT TITLE

Phase One Environmental Assessment Update
3110 South Service Road
Burlington, Ontario

DRAWING TITLE

Site Plan

PROJECT No. SM 302079-E

DATE February 2026

CHECKED KG

DRAWN PM

FILE NAME
302079 Site Plan.vsd

DRAWING No. 1

Ministry of the Environment, Conservation and Parks

Freedom of Information Request for Property Information

Instructions

Use this form to:

- submit and pay for a new FOI request for access to records/information about a property
- pay for a deposit or a final fee on an existing FOI request

Fields marked with an asterisk (*) are mandatory.

Are you: *

- ☒ Submitting a new FOI Request for Property Information
- ☐ Paying a deposit or final fee for an existing FOI Request for Property Information

Section 1 – Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) *

2021/01/01

To (yyyy/mm/dd) *

2026/02/15

Type of Record(s) *

- ☒ All environmental records relating to the identified property/site exclusive of Environmental Approvals and Registrations
- ☒ Environmental Approvals and Registrations (e.g. Environmental Compliance Approvals; Certificate of Approval; Renewable Energy Approvals; Environmental Activity and Sector Registry Registrations)

Select only if you are seeking access to an Approval or Registration that is not publicly available or if you are also seeking supporting documents relating to the Approval or Registration.

Operator and vendor Pesticide Licenses from September 4, 2018, final Approvals and Registrations are publicly available on the Access Environment website at:

<https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action?search=basic&lang=en>.

Records of Site Condition (RSC) records are publicly available on the Brownfields Environmental Site Registry (BSER).

- RSC records between 2004 to June 30, 2011 are available at:
<https://www.lrcsde.lrc.gov.on.ca/besrWebPublic/generalSearch>
- RSC records filed after July 2011 are available at:
https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/earchFiledRsc_search?request_locale=en

☐ Other Specific Document(s)

Type of Approval/Registration *

- ☒ Drinking Water Licenses
- ☐ No Supporting Documents ☒ All Supporting Documents ☐ Some Supporting Documents
- ☒ Pesticide Licenses

Only pesticide licenses post September 2018 are available. Prior to September 2018, only Pesticide license applications and supporting documentation is available

☐ No Supporting Documents ☒ All Supporting Documents ☐ Some Supporting Documents

☒ Permits to Take Water

☐ No Supporting Documents ☒ All Supporting Documents ☐ Some Supporting Documents

Water Source *

☒ Groundwater ☒ Surface Water

☒ Noise Vibrations Approvals/Registrations

☐ No Supporting Documents ☒ All Supporting Documents ☐ Some Supporting Documents

☒ Air Emissions Approvals/Registrations

☐ No Supporting Documents ☒ All Supporting Documents ☐ Some Supporting Documents

☒ Water Approvals/Registrations - Ontario Water Resources Commission, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster), mains

☐ No Supporting Documents ☒ All Supporting Documents ☐ Some Supporting Documents

☒ Sewage – Treatment, Stormwater, Storm, Leachate & Lieachate Treatment & Sewage pump stations, Sanitary

☐ No Supporting Documents ☒ All Supporting Documents ☐ Some Supporting Documents

☒ Waste Water - Industrial discharge

☐ No Supporting Documents ☒ All Supporting Documents ☐ Some Supporting Documents

☒ Waste Sites - Disposal, Landfill sites, Transfer stations, Processing sites, Incinerator sites

☐ No Supporting Documents ☒ All Supporting Documents ☐ Some Supporting Documents

☒ Waste Management Systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, Polychlorinated Biphenyls (PCBs) storage, transfer or destruction, Waste Generator Systems)

☐ No Supporting Documents ☒ All Supporting Documents ☐ Some Supporting Documents

Company Name

☒ Waste Generator Registration - number/class

List any record(s) that should be excluded from the scope of your request (e.g. email correspondences; records originating from your organization/business; records already in your possession, prior year(s) annual reports for approvals)

Please provide any additional relevant information relating to your request. For example, does your request relate to any other ministry business? Please note that this information is being requested only in order to provide contextual information to the Access and Privacy Office and will not in any way affect or expedite the status of any related ministry business identified.

Section 2 – Requester Information

Last Name *

Markesic

First Name *

Peter

Middle Initial

Business/Organization Name (if applicable or indicate "N/A") *

Soil-Mat Engineers & Consultants Ltd.

Project/Reference Number (if applicable)

302079-E

Are you submitting this request on behalf of a client? *

☒ Yes ☐ No

Please upload an authorization/consent form from your client in Section 6 (Supporting Documentation)

Name of Client

Last Name *

Ghasemian

First Name *

Elias

Business/Organization Name (if applicable or indicate "N/A") *

Cuadro Arch Ltd.

Mailing Address

Unit Number

Street Number *

401

Street Name *

Grays Road

PO Box

City/Town *

Hamilton

Province *

ON

Postal Code *

L8E 2Z3

Telephone Number *

905-318-7440

ext.

Email Address *

pmarkesic@soilmat.ca

Is there an alternate contact (e.g. office admin)? *

☐ Yes ☒ No

Section 3 – Current Property Address Information

Is the property a:

☐ Park ☐ Lake ☐ First Nation Band ☐ Wind Farm ☐ Federal Land ☐ Island ☐ Unsurveyed Land

Are you requesting information about multiple addresses? *

☐ Yes ☒ No

Property Address

Unit Number

Street Number

3110

Street Name

South Service Road

Full Lot Number

Concession

Geographic Township

City/Town/Village *

Burlington

Closest Intersection

South Service Road & Harvester Road

Section 4 – Previous Property Address Information

Do you want the ministry to search all prior historical addresses for this property/site for the time period of the records requested? *

☐ Yes ☒ No

Section 5 – Owner Information

Please provide all present and previous property owner and/or tenant names for the search years requested.

Current Property Owner/Tenant

3110 South Service Road
Burlington

Owner Name	Date of Ownership (yyyy/mm/dd)
1000786469 Ontario Inc.	2024/03/07
Tenant Name	

Section 6 – Supporting Documents

Please attach an authorization/consent form.

Please upload any documents (e.g. Maps) that are relevant to your FOI request.

The total size of all attachments must not be more than 8 MB.

1. File Name

Total File Size

Payment confirmation number: 35950540

LAND
REGISTRY
OFFICE #20

07059-0056 (LT)

PAGE 1 OF 2
PREPARED FOR Peter
ON 2026/02/18 AT 10:25:14

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 1, PL M130 EXCEPT PT 2, 20R17573; BURLINGTON. S/T H54236.

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
ABSOLUTE

RECENTLY:

DIVISION FROM 07059-0010

PIN CREATION DATE:

2008/10/09

OWNERS' NAMES

1000786469 ONTARIO INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2008/10/09 **						
119980	1961/01/25	BYLAW				C
H51137	1974/11/08	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON	C
H54234	1975/03/14	NOTICE			THE CORPORATION OF THE TOWN OF BURLINGTON	C
H54236	1975/03/14	TRANSFER EASEMENT			THE CORPORATION OF THE TOWN OF BURLINGTON	C
H54242	1975/03/14	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON THE REGIONAL MUNICIPALITY OF HALTON	C
H54243	1975/03/14	NOTICE			THE CORPORATION OF THE CITY OF BURLINGTON	C
20R1921	1975/03/14	PLAN REFERENCE				C
H158007	1980/10/17	NOTICE				C
REMARKS: C OF A						
H269557	1986/04/18	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	SUN LIFE ASSURANCE COMPANY OF CANADA	
H435233	1990/03/02	APL (GENERAL)		*** DELETED AGAINST THIS PROPERTY ***		
REMARKS: H54236						
HR235254	2003/10/14	APL ANNEX REST COV		SUN LIFE ASSURANCE COMPANY OF CANADA		C
REMARKS: FOR 20 YEARS FROM 2003 10 14						
HR326373	2004/10/07	NOTICE OF LEASE		*** DELETED AGAINST THIS PROPERTY *** KEG RESTAURANTS LTD.		
20R17521	2007/12/05	PLAN REFERENCE				C
20R17573	2008/01/03	PLAN REFERENCE				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR702730	2008/09/25	APL (GENERAL)		*** DELETED AGAINST THIS PROPERTY *** KEG RESTAURANTS LTD.		
		REMARKS: HR326373 - PT 2 PL 20R-17513; PTS 1 & 2 PL 20R-17710				
HR1160128	2014/01/20	TRANSFER		*** COMPLETELY DELETED *** SUN LIFE ASSURANCE COMPANY OF CANADA	8750840 CANADA INC.	
HR1181083	2014/05/14	NO DET/SURR LEASE		*** COMPLETELY DELETED *** KEG RESTAURANTS LTD.		
		REMARKS: HR326373.				
HR1519046	2018/01/17	TRANSFER		*** COMPLETELY DELETED *** 8750840 CANADA INC.	SUN LIFE ASSURANCE COMPANY OF CANADA	
HR1528777	2018/03/05	TRANSFER		*** COMPLETELY DELETED *** 8750840 CANADA INC. SUN LIFE ASSURANCE COMPANY OF CANADA	BURLINGTON RETAIL GP INC. BURLINGTON RETAIL LIMITED PARTNERSHIP	
		REMARKS: PLANNING ACT STATEMENTS.				
HR1528780	2018/03/05	CHARGE PARTNERSHIP		*** COMPLETELY DELETED *** BURLINGTON RETAIL GP INC. BURLINGTON RETAIL LIMITED PARTNERSHIP	9676082 CANADA INC.	
HR1528781	2018/03/05	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** BURLINGTON RETAIL GP INC. BURLINGTON RETAIL LIMITED PARTNERSHIP	9676082 CANADA INC.	
		REMARKS: HR1528780.				
HR1786185	2021/04/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** 9676082 CANADA INC.		
		REMARKS: HR1528780.				
HR1786186	2021/04/30	TRANS PARTNERSHIP		*** COMPLETELY DELETED *** BURLINGTON RETAIL GP INC. BURLINGTON RETAIL LIMITED PARTNERSHIP	P3 REAL ESTATE LIMITED	
		REMARKS: PLANNING ACT STATEMENTS.				
HR2018785	2024/02/29	APL ANNEX REST COV		P3 REAL ESTATE LIMITED		C
HR2020245	2024/03/07	TRANSFER	\$5,500,000	P3 REAL ESTATE LIMITED	1000786469 ONTARIO INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

COMPANY BACKGROUND

SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] is a Canadian Consulting Engineering firm owned by its senior staff. Over the past thirty years the principals of SOIL-MAT ENGINEERS have undertaken geotechnical investigations in all areas of Hamilton and surrounding area and are familiar with the distinct geology of the area and therefore well-versed with the various soil, bedrock and groundwater conditions. SOIL-MAT ENGINEERS has a staff of over twenty-five engineers and technical staff who specialize in geotechnical assignments, environmental assessments, hydrogeological investigations and construction quality control/assurance projects. The company commenced operation on June 15, 1992 and has undertaken over 5,000 projects since its inception. The firm and all professional staff are in good standing with Professional Engineers Ontario. The company has maintained a current Certificate of Authorisation since it was granted on April 28, 1992. The firm's office and laboratory facilities are located at 130 Lancing Drive in Hamilton, Ontario.

REPORT AUTHORS

Peter Markesic, B.Sc.

Project Manager

Mr. Markesic has over nineteen years of experience in conducting Phase I ESA research and Phase II ESA fieldwork, including soil and groundwater sampling. Mr. Markesic has also been a key project member on a number of Phase III Environmental Site Assessment projects, including the decommissioning of underground fuel storage tanks and both in-situ and ex-situ remediation projects.

Stephen R. Sears, B. Eng. Mgmt., P. Eng.

[Director/ Senior Professional]

Mr. Sears has over twenty-five years of experience in the geotechnical and geo-environmental fields. Mr. Sears holds current Consulting Engineer designations with the Professional Engineers Ontario and the Association of Professional Engineers and Geoscientists of Saskatchewan and has supervised the geotechnical investigations for numerous industrial, commercial and residential development projects in Southern Ontario, slope stability assignments associated with Hamilton Conservation Authority, Conservation Halton and Niagara Peninsula Conservation Authority requirements, and several high rise developments throughout Ontario. Mr. Sears has also been involved in geotechnical and hydrogeological investigations for industrial park developments in the Greater Toronto Area and Niagara Peninsula. Some of Mr. Sears' projects have included the decommissioning and reconstruction of underground and above ground fuel oil storage tanks in Ontario and Saskatchewan, the study of the containment structures at a number of Petroleum Storage Facilities in Ontario and and numerous 'dig and dump' remediation projects.

Keith Gleadall, B.A., EA Dipl.

Vice-President [Senior Professional]

Mr. Gleadall has over twenty years of experience in conducting Phase I, II and III Environmental Site Assessments and has successfully completed the requirements of the Associated Environmental Site Assessors of Canada and a Post Graduate Diploma in Environmental Site Assessment from Niagara College. Mr. Gleadall is responsible for undertaking numerous hydrogeological investigations, primarily within the City of Hamilton, associated with the development of residential and commercial subdivision projects, together with Phase I, II and III Environmental Site Assessments. Projects have included the decommissioning of underground and above ground fuel oil storage tanks, the implementation of in-situ and ex-situ remediation programmes, the decommissioning of a former dry cleaning facility and numerous 'dig and dump' remediation projects.