PROJECT NO.: SM 156176-E

**JULY 24, 2015**

# PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
# 355 PLAINS ROAD EAST
# BURLINGTON, ONTARIO

**PREPARED FOR:**

**MY WAY INVESTMENTS**

Soil-Mat

**BY**

**SOIL-MAT ENGINEERS & CONSULTANTS LTD.**
**130 LANCING DRIVE**
**HAMILTON, ONTARIO**
**L8W 3A1**

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# SOIL-MAT ENGINEERS & CONSULTANTS LTD.

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**PROJECT NO.: SM 156176-E** JULY 24, 2015

MY WAY INVESTMENTS
503 Plains Road East
P.O. Box 71113
Burlington, Ontario
L7T 4J8

Attention: Mr. Adam Gall

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT**
**355 PLAINS ROAD EAST**
**BURLINGTON, ONTARIO**

Dear Mr. Gall,

Further to your recent authorization, we have completed the Phase One Environmental Site Assessment ["ESA"] for the above noted property. The assessment included a historical search of various documents (library archive research and aerial photograph overview), records review (environmental compliance, landfill inventory, etc.) and a site reconnaissance of the subject property, which generally follows the protocol of Ontario Regulation 153/04 [as amended].

At the time of this Report the Site was comprised of a roughly rectangular shaped parcel of land occupied by a single storey, multi-unit commercial building with no basement. The remainder of the Site was comprised of an asphalt parking lot with minor landscaping around the perimeter of the Site.

The research undertaken during this Phase One ESA did not reveal any readily available records that indicate any past industrial operations having occurred on the Site. The lands in the general vicinity of the Site are comprised of residential, commercial, institutional, and vacant lands that based on the information currently available to SOIL-MAT ENGINEERS are not anticipated to have an adverse environmental impact on the Site.

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 **MEDIUM** and therefore recommend that additional investigations **ARE** required at this time, pending the results of the Ministry of the Environment database search which will be forwarded to MY WAY INVESTMENTS under a separate cover once they are received in our Office.

The areas of concern identified during this Phase One ESA are listed below:

- The Phase One ESA revealed an existing dry cleaning operation on site for 9 years [2006 to present] that uses Perchloroethylene [PERC] as a cleaning solvent;

To reduce SOIL-MAT ENGINEERS' degree of uncertainty associated with each PCA further assessment activities are recommended, as outlined below:

| Environmental Liability | Recommendation | Rationale |
|---|---|---|
| Dry Cleaning Operations | Advance three or four boreholes and install ground water monitoring wells around the dry cleaning operations. | Confirm or refute the presence of soil and ground water impact from the on-site dry cleaning facility. |

Although not considered an environmental liability to the Site, given the construction date of the building, it is possible that select designated substances may be present in the building. As such, it is recommended that a non-intrusive designated substance survey of the building be undertaken prior to any demolition or renovation activities that may disturb building materials.

We trust that this Phase One Environmental Site Assessment is satisfactory for your purposes.

Our Phase One Environmental Site Assessment findings are presented herein.

## 1.0 INTRODUCTION

MY WAY INVESTMENTS retained SOIL-MAT ENGINEERS & CONSULTANTS LTD. ["SOIL-MAT ENGINEERS"] to conduct a Phase One Environmental Site Assessment ["ESA"] for the property located at 355 Plains Road East in the City of Burlington, Ontario, hereinafter referred to as the 'Site'.

## 1.1 PROJECT SCOPE

The Phase One ESA generally follows the protocol outlined in *Ontario Regulation 153/04 [as amended]*, which suggests a four-step approach to Phase One Environmental Site Assessments, including the following;

1. RECORDS REVIEW: including aerial photographs, property use records, title search, previous Phase One ESA reports, regulatory agency documentation, company records, Site specific geotechnical reports and any other relevant material;

2. SITE VISITATION: including a visual reconnaissance of the Site, suspect adjacent properties, and the different land uses within the vicinity of the Site;

3. INTERVIEWS: including persons that may have pertinent information with regard to the Site, including contacts from the City of Burlington, Ministry of the Environment ["MOE"], and current / previous land owners, etc.;

4. EVALUATIONS: Based on the information gathered, a professional evaluation of the property is presented in a final Phase One ESA Report.

*Ontario Regulation 153/04* [as amended] lists fifty-nine [59] potentially contaminating activities ["PCAs"] that require intrusive assessment activities, i.e. a Phase Two ESA, to determine if an adverse environmental impact is present on the Site if a PCA is found to have occurred on the Phase One ESA Site. In some circumstances a Phase Two ESA may be required if a PCA has occurred on a neighbouring or nearby property within the Phase One ESA study area if deemed necessary by the Qualified Person ["QP"] overseeing the Phase One ESA. However, it is noted that under *Ontario Regulation 153/04* [as amended] the mandatory Phase Two ESA activities apply only to properties that are subject to a Record of Site Condition. It is our understanding that this Phase One ESA report is required as a supporting document for the submission of a Record of Site Condition for the Site.

## 2.0 SITE DESCRIPTION

The Site is comprised of an irregular shaped parcel of land on the northeast corner of Downsview Drive and Plains Road East in the City of Burlington, Ontario. For descriptive purposes Plains Road East has been designated as having an east-west alignment.

At the time of this Report the Site was occupied by single storey multi-unit commercial building with no basement level. The building occupants included the following;

- Financial Planning Services: Commercial services;
- Church of God: Institutional services;
- TP Moskal & Co: Commercial services;
- Sun Country Patio Furniture: Commercial services;
- Computability: Commercial services;
- Aldershot Dry Cleaners: Commercial services;
- Fred Kinsley Goldsmith: Commercial services;
- Former Fitness Gym: Commercial services;
- Offices : Retail commercial space [vacant units];

The remainder of the Site was primarily covered with asphaltic-concrete with some grass covered areas near the northern, southern and western perimeters of the Site.

The Site was bound to the north by residential, to the west Downsview Drive, to the south by Plains Road East, and to the east by East Plains United Church.

The legal description of the Site is “Part Parcel A-1, Sec M179; Block B, Plan M179; Except Parts 1, 2, 20R3951; S/T H96864 Burlington” and “Part Lot 4, Concession 1 EF, Part 1 20R20136; City of Burlington.”

The geographic coordinates of the Site using a hand held global positioning unit are [NAD 83] 17T 593880E/ 4796500N.

A general site location drawing and overview of the Phase One ESA study area are included in Appendix ‘A’ for reference.

A summary of Site and on-site structures is presented below:

| Site Feature | Description |
|---|---|
| Area of Site | ~0.75 hectares |
| Number of on-site Buildings | A single storey multi-unit commercial building with no basement |
| Approximate Area of Building | Approximately 1800m$^2$ |
| Approximate Date of Construction | Between 1985 and 1988 |

| Site Feature | Description |
|---|---|
| Floor Surfaces | Financial Planning Services – carpet with some laminate and 12x12 vinyl tile<br>Church of God – carpet<br>TP Moskal & Co. – 12x12 vinyl with some carpet and 12x12 ceramic tile<br>Sun Country Patio Furniture – laminate and 12x12 ceramic tile with some 12x12 vinyl tile<br>Computability – carpet<br>Aldershot Dry Cleaners – 12x12 vinyl tiles<br>Offices – carpet and 12x12 ceramic tile<br>Fred Kinsley Goldsmith – no inside access<br>Former Fitness Gym – carpet with some 12x12 ceramic tile and laminate |
| Ceiling Surfaces | Financial Planning Services – hanging ceiling tile<br>Church of God – hanging ceiling tile<br>TP Moskal & Co. – hanging ceiling tile<br>Sun Country Patio Furniture – hanging ceiling tile<br>Computability – hanging ceiling tile<br>Aldershot Dry Cleaners – hanging ceiling tile<br>Offices – hanging ceiling tile<br>Fred Kinsley Goldsmith – no inside access<br>Former Fitness Gym – exposed steel joists |
| Interior Walls | Financial Planning Services – drywall<br>Church of God – drywall<br>TP Moskal & Co. – drywall<br>Sun Country Patio Furniture – drywall<br>Computability – drywall<br>Aldershot Dry Cleaners – drywall<br>Offices – drywall<br>Fred Kinsley Goldsmith – no inside access<br>Former Fitness Gym - drywall |
| Exterior Walls | Brick and concrete block with a wood overhang |
| Heating/ Cooling | Rooftop HVAC |
| Landscaped Areas | There is a small area of grass around the north, south, and west perimeter of the Site. |
| Asphalt Covered Areas | Entire parking area |
| Granular Covered Areas | None observed |
| Other Structures | None observed |

## 2.1 PHASE ONE ESA STUDY AREA

The Phase One ESA Study Area consists of the lands generally in a 250-metre radius from the limits of the Phase One ESA property. These lands consist predominantly of residential, institutional and commercial lands. The research undertaken during this Phase One ESA did not reveal information that suggests there is a potential contaminating activity [“PCA”] on a property located in the Phase One ESA Study Area that may result in an area of potential environmental concern [“APEC”] on the Phase One ESA Site.

## 2.2 SERVICES AND UTILITIES

The following services are available in the general vicinity of the Site:

- Natural Gas
- Electrical
- Municipal Water Supply
- Storm Water Sewers
- Sanitary Sewers

## 2.3 GEOLOGIC SETTING

A review of the Ministry of Northern Development and Mine's ""Quaternary Geology of the Hamilton Area, Southern Ontario Sheet Map M2509" and the "Paleozoic Geology of the Hamilton Area, Southern Ontario Sheet Map M2336", revealed the Site to be underlain by lacustrine and outwash sand, in turn, underlain by Halton Till: clay or silt till and then Upper Ordovician Queenston Formation shale bedrock. This has been borne out by SOIL-MAT ENGINEERS' geotechnical experience in the general vicinity of the Site.

The project area is generally flat and level with surface water runoff directed towards several on-site catch basins.

Regional groundwater flow is expected to the south-southeast towards Lake Ontario.

Surface water was not encountered on the Site during SOIL-MAT ENGINEERS' Site visit.

## 2.4 DESCRIPTION OF ADJACENT LAND USE

The adjacent properties are comprised primarily of residential, commercial, institutional, and vacant undeveloped lands.

A description of the adjacent properties, based on visual observations made from the Site, is presented below:

| | North | East | South | West |
|---|---|---|---|---|
| Adjoining Property/ Operation | Residential | East Plains United Church | Plains Road East | Downsview Drive |
| Potential Hazardous Materials | None observed | None observed | None observed | None observed |
| Potential Storage Tanks | None observed | None observed | None observed | None observed |
| Direction with respect to the inferred ground water flow | Up-gradient | Trans-gradient | Down-gradient | Trans-gradient |

| | North | East | South | West |
|---|---|---|---|---|
| General Vicinity | Residential | Residential / commercial [Jaggard's Florist, U-Haul] | Commercial [Mr. Transmission, Busy Bee Variety, Niew View Window & Door] / residential | Commercial [Pluckers Wing & Crabshack/ Wee Care Daycare / Edward Jones] / residential / Holy Rosary Church / Holy Rosary School |

With respect to Mr. Transmission listed above, given the location of this property to the Site with respect to the inferred ground water flow direction [down-gradient] and the distance between these properties and the Site [approximately 50 metres southeast from the Site], an adverse environmental impact to the Site from this property is considered remote.

Aside from the above, visual observations of the adjoining and nearby lands did not reveal any existing operations that are considered a potential contaminating activity that may cause an area of potential environmental concern on the Site.

## 3.0 HISTORICAL RECORDS REVIEW

### 3.1 SITE INTERVIEWS AND RECORDS REVIEW

There were no existing Site records available for viewing at the time of the Site reconnaissance.

### 3.2 AERIAL PHOTOGRAPHS

Aerial photographs from 1951, 1954, 1960, 1978, 1988, 2004, and 2013 were available for the Site and surrounding lands and were reviewed by SOIL-MAT ENGINEERS.

A summary of information obtained from the photographs is presented below:

| Aerial Photo | Site Description | Description of Adjacent Lands |
|---|---|---|
| 1951 [1:5,200] | The Site is occupied by a dwelling at the southeast corner of the Site. The remainder of the Site is comprised of undeveloped land. | The surrounding lands are comprised of vacant agricultural lands. There are sparse residential lands along Plains Road East and Shadeland Avenue |
| 1954 [1:4,350] | There are no significant changes to the Site. | There is residential development to the south of the Site. |
| 1960 [1:4,300] | There are no significant changes to the Site. | There is further residential development to the south, east and northeast. |
| 1978 [1:4,750] | There are no significant changes to the Site. | There is further residential development to the north and northwest, as well as commercial development along Plains Road East. |
| 1988 [1:5,600] | The dwelling has been demolished and the current building is now present on the Site. | Aside from some commercial development to the northeast, there are no significant changes to the surrounding lands. |
| 2004 [1:5,450] | There are no significant changes to the Site. | There are no significant changes to the surrounding lands. |
| 2013 [1:7,750] | There are no significant changes to the Site. | Aside from some residential development adjacent to the southwest of the Site, there are no significant changes to the surrounding lands. |

The review of the noted aerial photographs did not reveal any information that would suggest there is a potential environmental liability on the Site.

The aerial photographs are included in Appendix 'B' for reference.

### 3.3 TOPOGRAPHIC MAPS

Readily available topographic maps for the Site and Phase One ESA study area were reviewed as part of this Phase One ESA and revealed the following information as summarised in the Table on the following page.

| Map Year [Scale] | Site Description | Description of Surrounding Lands |
|---|---|---|
| 1909 [1:63,360] | There are no buildings illustrated on the Site. | The Phase One ESA Study Area is comprised primarily of undeveloped lands with sparse residential. |
| 1938 [1:63,360] | There is one building illustrated on the Site. | The Phase One ESA Study Area is comprised primarily of undeveloped lands with sparse residential. |
| 1968 [1:50,000] | There is one building illustrated on the Site. | The Phase One ESA Study Area is comprised primarily of developed lands with some undeveloped areas. |
| 1999 [1:50,000] | There is one building illustrated on the Site. | The Phase One ESA Study Area is comprised primarily of developed lands. |

The review of the topographic maps did not reveal any PCAs that may cause an APEC on the Site. A copy of the topographic maps is included in Appendix 'C' for reference.

### 3.4 HISTORICAL SITE USE AND CONDITIONS/ PAST LAND USES

The Vernon City Directory series were reviewed dating back to 1960 to establish the general historical land use on and in the immediate vicinity of the Site.

A summary of SOIL-MAT ENGINEERS' findings for the Site is provided below:

| Site | |
|---|---|
| Occupant | Years Occupied |
| Bowen Therapy Clinic | 1+ year[s] [2012 – 2013] |
| Hi End Fitness | 1+ year[s] [2013] |
| Jamie's Office Furniture Ltd. | 18+ years [1995 – 2013] |
| My Way Investments Ltd. | 1+ year[s] [2012 – present] |
| Aldershot Dry Cleaners + Laundromat | 9 years [2006 – present] |
| Burlington Church of God | 16+ years [1999 – present] |
| Computability | 20+ years [1995 – present] |
| Fred Kinsley Goldsmith | 20+ years [1995 – present] |
| Lezley's Chaps | 5+ years [2008 – 2013] |
| Moskal + Co. Hair Experts | 7+ years [2008 – present] |
| Financial Planning Services | 18+ years [1990 – 2008] |
| Josten's Canada Ltd. | 13+ years [1995 – 2008] |
| Wavelengths Hair Design | 9+ years [1999 – 2008] |
| Karate & Kobudo | 5+ years [2003 – 2008] |
| Burlington Public Library | 18+ years [1990 – 2008] |
| Express Fit for Women | 1+ year[s] [2008] |
| The Green Team | 1+ year[s] [2003] |
| Dr. Russell Sharon | 1+ year[s] [2003] |
| Dr. Harry Vedelago | 1+ year[s] [2003] |
| Jundokan International Karate | 1+ year[s] [1999] |
| Borers Group PLC Inc. | 1+ year[s] [1999] |
| Adam Gall | 4+ years [1995 – 1999] |
| Dr. J. Stanborough | 1+ year[s] [1995] |
| After Hours Clinic – Family Doctors | 1+ year[s] [1995] |
| Gerlinco Property Services | 1+ year[s] [1995] |
| Sunveil Sunwear Inc. | 1+ year[s] [1995] |

| Occupant [Cont.] | Years Occupied |
|---|---|
| Downsview Plaza Office | 5+ years [1990 – 1995] |
| Island Connection Boutique | [1990] |
| French Realty Corporation | [1990] |
| Not Listed | 25+ years [1960 – 1985] |

With respect to the Aldershot Dry Cleaners & Laundromat operation, this operation is considered a PCA. Furthermore, an employee of the business confirmed that dry cleaning operations are carried out on Site and that Perchloroethylene [PERC] is used on-site. As such, the Aldershot Dry Cleaners & Laundromat operation is considered a potential environmental liability to the Site.

Aside from the above, the directories do not list any current or past occupant of the Site that should be considered a potential environmental liability to the Site.

A summary of the historical occupants of the adjoining properties is listed below:

| Location | Property | Occupant | Years Occupied |
|---|---|---|---|
| 360 Plains Rd. E. [Located ~50 metres southeast [down-gradient of the Site] | Commercial | Mister Transmission | 44 years (1968 – present) |
| 380 Plains Rd. E. [Located ~100 metres east [trans-gradient of the Site] | Commercial | Aldershot Dry Cleaning + Laundry [moved to 355 Plains Road East circa 2006] | 13 years (1995 – 2006) |
| 418 Plains Rd. E. [Located ~230 metres northeast [trans-gradient] of the Site] | Commercial | XL Gas Bar | 5 years (1993 – 1998) |
| | Commercial | Gillies Guy Gas Bar | 6 years (1986 – 1992) |
| | Commercial | Sunoco Service Station | 15+ years (Before 1960 – 1985) |
| 380 – 388 Plains Rd. E. [Located ~100 metres east [trans-gradient] of the Site] | Commercial | Jaggard's Florist + Greenhouses | 25+ years (Before 1960 – 1985) |
| 396 Plains Rd. E. [Located ~160 metres northeast [trans-gradient] of the Site] | Commercial | Star Cleaners | 10 years (1968 – 1978) |
| 419 Plains Rd. E. [Located ~240 metres northeast [trans-gradient] of the Site] | Commercial | BP Service Station | 10 years (1961 – 1971) |

With respect to the properties listed above, given the locations of the properties to the Site with respect to the inferred ground water flow direction and the distance between these properties and the Site an adverse environmental impact to the Site from these properties is considered remote.

Aside from the above listed properties, the directories do not list any current or past occupant of the adjacent lands that should be considered a potential environmental liability to the Site.

### 3.5 TITLE SEARCH

A representative of SOIL-MAT ENGINEERS undertook a title search of the Site at the Land Registry Office in Milton, Ontario.

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 632624 Ontario Inc., Aregee Holdings Ltd., Essgee Holdings Ltd., Jaygee Holdings Ltd., & Geist Properties at the time of the title search.

The chain of previous ownership is presented below:

| Owner | Occupied |
|---|---|
| 632624 Ontario Inc., Aregee Holdings Ltd., Essgee Holdings Ltd., Jaygee Holdings Ltd., & Geist Properties | November 7, 1995 – present |
| 632624 Ontario Inc., Aregee Holdings Ltd., Essgee Holdings Ltd., Jaygee Holdings Ltd., Geist Properties, & Geist Construction Ltd. | April 25, 1990 – November 7, 1995 |
| 632624 Ontario Inc., Aregee Holdings Ltd., Essgee Holdings Ltd., Jaygee Holdings Ltd., Geist Properties, Geist Construction Ltd., & Philip Mancini | March 27, 1987 – April 25, 1990 |
| 632624 Ontario Inc. | August 29, 1985 – March 27, 1987 |
| My Way Investments Ltd. | May 5, 1982 – August 29, 1985 |
| 294514 Ontario Inc. | May 4, 1976 – May 5, 1982 |
| Oakington Construction Ltd., Halchuk Developments Ltd., Burlington-Nelson Development Co. Ltd. | March 10, 1972 – May 4, 1976 |
| Halchuk Developments Ltd., Oakington Construction Ltd., Frank Mancini | December 31, 1969 – March 10, 1972 |
| Kenneth Scheer | January 7, 1957 – December 31, 1969 |
| Kenneth Scheer & Marion Scheer | January 24, 1947 – January 7, 1957 |
| Albert Scheer | November 7, 1898 – January 24, 1947 |
| James Chisholm | January 29, 1897 – November 7, 1898 |
| Elizabeth Spencer | December 27, 1895 – January 29, 1897 |
| John E. Spencer | August 21, 1886 – December 27, 1895 |
| Hiram H. Hurd | August 18, 1885 – August 21, 1886 |
| Summerfield Douglas | January 26, 1880 – August 18, 1885 |
| David Fonger | May 2, 1845 – January 26, 1880 |
| John Fonger | September 6, 1804 – May 2, 1845 |
| Peter Russell | June 22, 1796 – September 6, 1804 |
| Crown | Up to June 22, 1796 |

A copy of the title search is included in Appendix 'D' for reference.

### 3.6 FIRST DEVELOPED USE OF SITE

Based on the available information compiled during the completion of this Report, the first developed use of the Site was between 1909 and 1938 as residential lands. The Site was redeveloped as commercial lands circa 1985.

### 3.7 PREVIOUS PHASE ONE REPORTS

SOIL-MAT ENGINEERS contacted Mr. Angelo Capone of the Planning and Building Department in the City of Burlington to request a copy of previous environmental reports for the Site that may be on file with the City. However, no reports were available for viewing and according to Mr. Capone, there are none on file with the City.

Our e-mail correspondence with the City is included in Appendix 'E' of this Report for reference.

In addition, a search of the MOE's *Brownfields Environmental Site Registry* did not reveal a previous Phase One ESA that may have been undertaken on the Site.

### 3.8 LANDFILL SITE DIRECTORY

A review of the Ministry of Environment and Energy's "Waste Disposal Site Inventory", June 1991, indicates one [1] active and no inactive waste disposal sites within a 2km radius of the Site. An updated list at the Ministry of Environment website [http://www.ene.gov.on.ca/environment/en/monitoring_and_reporting/limo/landfills/index.htm] shows that the active landfill in the June 1991 "Waste Disposal Site Inventory" is now listed as closed.

A list of the landfill property is provided below for reference.

| MOE Site No. | Municipality | Location | Date Closed | Class | Distance to Site |
|---|---|---|---|---|---|
| A 210102 | Burlington | Part Lot 4, Concession 1 | After 1991 | A3 | 1.84km NW |

With respect to the inactive waste disposal site, class 'A3' sites are registered to receive municipal and domestic wastes and are located in an urban setting. In the case of the class 'A3' waste disposal site listed above, the property has been closed for less than 22 years. Given the distance between this property and the Site an adverse environmental impact to the Site from this property is considered remote.

It is noted that not all of the inactive and active landfill sites are listed in the document.

In addition, no Municipal Coal Gasification Plants or Coal Tar Distillation Plants were in operation in the area.

### 3.9 FIRE INSURANCE MAPPING [UNDERWRITER'S BUREAU LIMITED]

The Underwriter's Survey Bureau Limited Fire Insurance Plans were reviewed for the purpose of identifying structures, building materials and/ or underground storage tanks that may have been present on/ or near the Site. A summary of SOIL-MAT ENGINEERS' findings is presented on the following page:

| Date of Plan | Findings |
|---|---|
| Sept. 1971 | One underground storage tank is illustrated on an auto service station property located at 419 Plains Road East, approximately 240 metres northeast from the Site. Given the distance between this property and the Site and the location of the property to the Site with respect to the inferred ground water flow direction, i.e. trans-gradient, an adverse environmental impact to the Site from this property is considered remote. |
| Sept. 1971 | One underground storage tank is illustrated on an auto service station property located at 418 Plains Road East, approximately 230 metres northeast from the Site. Given the distance between this property and the Site and the location of the property to the Site with respect to the inferred ground water flow direction, i.e. trans-gradient, an adverse environmental impact to the Site from this property is considered remote. |
| Sept. 1971 | One underground storage tank is illustrated on 380 Plains Road East, located approximately 100 metres east-northeast from the Site. Given the distance between this property and the Site and the location of the property to the Site with respect to the inferred ground water flow direction, i.e. trans-gradient, an adverse environmental impact to the Site from this property is considered remote. |

### 3.10 REVIEW OF MINISTRY OF ENVIRONMENT AND ENERGY DATABASE

The Ministry of the Environment'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. The results of the Ministry Search were not available during the completion of this Report.

However, the MOE results will be sent under a separate cover as soon as they are received in our Office [typically 1 to 2 months].

SOIL-MAT ENGINEERS' MOE database search request is attached in Appendix 'F' for reference.

### 3.11 SITE SPECIFIC GEOTECHNICAL REPORTS

SOIL-MAT ENGINEERS were retained by My Way Investments to undertake a Geotechnical Investigation of the Site, however, the results of the Geotechnical Investigation were not finalised prior to the completion of this report. This information will be reported to My Way Investments under a separate cover once completed.

### 3.12 ECOLOG ERIS REPORT

An EcoLog ERIS Report was ordered for the property as part of this Phase One ESA Report. However, the results of the EcoLog ERIS Report were not available during the completion of this Report, and will be sent under a separate cover as soon as they are received in our Office.

### 3.13 PCB STORAGE INVENTORY

A review of the Ministry of Environment and Energy's "Ontario Inventory of PCB Storage Sites", October, 1991, indicated the following Sites:

| Company | Site Number | Address | Major/Minor Site | Distance to Site |
|---|---|---|---|---|
| Ontario Hydro | 30284A054 | 1225 King Road | Minor | 1.30km NNE |

With respect to the PCB Storage Sites listed above, given the location of this property to the Site with respect to the inferred ground water flow direction [Trans-gradient] and the distance between this property and the Site an adverse environmental impact to the Site from this property is considered remote.

It is noted that although the inventory is very comprehensive not all of the storage sites are listed in the inventory.

## 4.0 SITE RECONNAISSANCE

A site reconnaissance was carried out on June 22, 2015 by a representative of this Office. The weather conditions at the time of the June 22, 2015 site reconnaissance did not limit the visual observations of the Site.

A summary of the reconnaissance is provided below.

### 4.1 FLAMMABLE LIQUIDS

There was no visual evidence of flammable liquids maintained on-site during the Site visit.

Based on our visual observations during the reconnaissance, flammable liquids are not considered an issue at this time.

### 4.2 POLYCHLORINATED BIPHENYLS [PCBS]

The use of PCBs in electrical equipment, such as hydroelectric transformers, fluorescent lamp ballast and capacitors, was phased out circa 1980.

There was visual evidence of fluorescent lamp ballasts in the building during the Site visit. However, given the construction date of the building [between 1985 and 1988], PCBs are not considered an issue at this time.

### 4.3 ASBESTOS CONTAINING MATERIALS [ACMS]

ACMs are typically found in construction materials used in buildings constructed prior to 1985.

Friable asbestos is described as ACMs that can be crumbled, crushed or broken into a powder with little force [such as hand pressure]. Friable asbestos is typically found in boiler and pipe insulation and spray fireproofing materials in buildings constructed prior to 1985.

Non-friable asbestos is described as ACMs that can not be crumbled, crushed or broken with little force. Non-friable asbestos is typically found in construction materials such as vinyl floor tiles, roofing tars, ceiling tiles, and asbestos cement, etc.

There was no visual evidence of friable ACMs present on-site during the Site visit.

Given the construction date of the building [between 1985 and 1988], ACMs are not considered an issue at this time.

### 4.4 UREA-FORMALDEHYDE FOAM INSULATION [UFFI]

UFFI was historically used as an insulating agent in residential and commercial buildings constructed prior to the early 1980's.

There was no visual evidence of urea-formaldehyde foam insulation present on-site during the Site visit.

Given the construction date of the building [between 1985 and 1988], UFFI is not considered an issue at this time.

### 4.5 OZONE-DEPLETING SUBSTANCES [ODSS]

The production and use of Chlorofluorocarbons ["CFCs"] in Canada ceased circa 1993, however, their use in existing equipment is still permitted provided that the equipment is serviced by a licensed contractor and that the equipment is sealed and does not allow the release of CFCs into the environment during operation or servicing.

There was no visual evidence of ozone-depleting substances maintained on-site during the Site visit. However, given the construction date of the Site building [between 1985 and 1988], it is possible that ODSs are present in the building.

### 4.6 LEAD-BASED PAINTS

The use of lead based paints on interior and exterior surfaces susceptible to deterioration and paint flaking was phased out circa 1976, however, some paint that manufactured between 1976 and 1980 has been found to contain trace levels of lead.

There was no visual evidence of lead-based paints maintained on-site during the Site visit.

Given the construction date of the building [between 1985 and 1988], lead-based paints are not considered an issue at this time.

Various industrial paints may still contain concentrations of lead.

### 4.7 FUEL STORAGE TANKS

The reconnaissance of the Site did not reveal any obvious visual evidence of a suspected underground or aboveground fuel storage tank.

### 4.8 GROUND WATER WELLS OR CISTERN

The reconnaissance of the Site did not reveal any obvious visual evidence of a suspected ground water well or water cistern.

A review of the Ministry of the Environment water well records did not reveal any registered groundwater drinking wells or monitoring wells on the Phase One ESA Site. In addition, there were no groundwater drinking wells reportedly registered on properties located within the study area.

### 4.9 SUSPECTED FILL MATERIAL

The reconnaissance of the Site did not reveal any obvious visual evidence of suspected fill material on the Site.

### 4.10 SURFACE STAINING

The reconnaissance of the Site did not reveal any areas that exhibited significant surface staining.

### 4.11 UNUSUAL ODOURS

The reconnaissance of the Site did not reveal any areas that exhibited unusual odours.

### 4.12 UNHEALTHY OR DAMAGED VEGETATION

The reconnaissance of the Site did not reveal any unhealthy or damaged vegetation.

### 4.13 SURFACE WATER

Surface water was not encountered during the Site reconnaissance.

In addition, there are no surface water bodies located in the Phase One ESA Study Area.

### 4.14 WASTE GENERATION, STORAGE AND DISPOSAL

Aside from general residential waste, the reconnaissance of the Site did not reveal any obvious waste generation, storage, or disposal practices.

### 4.15 UNIDENTIFIED SUBSTANCES

The reconnaissance of the Site did not reveal any unidentified substances.

### 4.16 ADJACENT PROPERTIES

The adjacent properties are comprised of primarily residential, commercial, institutional, and vacant undeveloped land.

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.

## 5.0 INTERVIEWS

A representative of SOIL-MAT ENGINEERS contacted a number of regulatory agencies and other persons having a direct knowledge of the Site.

The findings of each interview are presented below.

### 5.1 THE MINISTRY OF THE ENVIRONMENT [MOE]

The Ministry of the Environment [MOE] was contacted to gather information with regard to 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.

SOIL-MAT ENGINEERS' MOE database search request is attached in Appendix 'F' for reference.

### 5.2 THE CITY OF BURLINGTON – PLANNING DEPARTMENT

SOIL-MAT ENGINEERS contacted Mr. Angelo Capone of the Planning and Building Department in the City of Burlington to request a copy of previous environmental reports for the Site that may be on file with the City. However, no reports were available for viewing and according to Mr. Capone, there are none on file with the City.

SOIL-MAT ENGINEERS' correspondence with the City of Hamilton representative is included in Appendix 'E' for reference.

### 5.3 TECHNICAL STANDARDS AND SAFETY AUTHORITY [FUELS SAFETY BRANCH]

SOIL-MAT ENGINEERS contacted Ms. Sarah Quibell of the T.S.S.A. to undertake a search of the Site and neighbouring properties for the registered presence of any underground storage tanks. The T.S.S.A does not have records on file of any underground storage tanks located on the Site. The T.S.S.A. has a record of buried tanks on nearby properties including the following:

- **418 Plains Road East** (Former gasoline service station). There are records of four [4] expired underground tanks.

Given the location of the above noted property to the Site with respect to the inferred ground water flow direction, i.e. trans-gradient, and the distance between this property and the Site [approximately 230 metres northeast], an adverse environmental impact to the Site from the above property is considered remote.

## 6.0 SUMMARY & RECOMMENDATIONS

The Phase One Environmental Site Assessment conducted for this Site consisted of a historical records review, interviews and a site reconnaissance.

At the time of this Report the Site was comprised of a roughly rectangular shaped parcel of land occupied by a single storey, multi-unit commercial building with no basement. The remainder of the Site was comprised of an asphalt parking lot with minor landscaping around the perimeter of the Site.

The research undertaken during this Phase One ESA did not reveal any readily available records that indicate any past industrial operations having occurred on the Site. The lands in the general vicinity of the Site are comprised of residential, commercial, institutional, and vacant lands that based on the information currently available to SOIL-MAT ENGINEERS are not anticipated to have an adverse environmental impact on the Site.

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 **MEDIUM** and therefore recommend that additional investigations **ARE** required at this time, pending the results of the Ministry of the Environment database search which will be forwarded to MY WAY INVESTMENTS under a separate cover once they are received in our Office.

The areas of concern identified during this Phase One ESA are listed below:

- The Phase One ESA revealed an existing dry cleaning operation on site for 9 years [2006 to present] that uses Perchloroethylene [PERC] as a cleaning solvent;

To reduce SOIL-MAT ENGINEERS' degree of uncertainty associated with each PCA further assessment activities are recommended, as outlined below:

| Environmental Liability | Recommendation | Rationale |
|---|---|---|
| Dry Cleaning Operations | Advance three or four boreholes and install ground water monitoring wells around the dry cleaning operations. | Confirm or refute the presence of soil and ground water impact from the on-site dry cleaning facility. |

Although not considered an environmental liability to the Site, given the construction date of the building, it is possible that select designated substances may be present in the building. As such, it is recommended that a non-intrusive designated substance survey of the building be undertaken prior to any demolition or renovation activities that may disturb building materials.

## 7.0 REPORT LIMITATIONS

Achieving the objectives that are stated in this report has required SOIL-MAT ENGINEERS to derive conclusions based upon the best and most recent information currently available to SOIL-MAT ENGINEERS. No investigative method can completely eliminate the possibility of obtaining partially imprecise information. SOIL-MAT ENGINEERS has expressed professional judgement in gathering and analysing the information obtained and in the formulation of its conclusions.

Information in this report was obtained from sources deemed to be reliable, however, no representation or warranty is made as to the accuracy of this information. To the best of SOIL-MAT ENGINEERS' knowledge, the information gathered from outside sources contained in this report on which SOIL-MAT ENGINEERS has formulated its opinions and conclusions, are both true and correct. SOIL-MAT ENGINEERS assumes no responsibility for any misrepresentation of facts gathered from outside sources.

This report was prepared to assess and document evidence of potential environmental contamination, and not to judge the acceptability of the risks associated with such environmental contamination. Much of the information gathered for this report is only accurate at the time of collection and a change in the Site conditions may alter the interpretation of SOIL-MAT ENGINEERS' findings. Furthermore, the reader should note that the Site reconnaissance described in this report was an environmental assessment of the Site, not a regulatory compliance or an environmental audit of the Site.

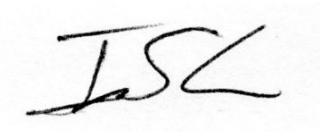
SOIL-MAT ENGINEERS & CONSULTANTS LTD. prepared this Report for the account of the MY WAY INVESTMENTS. The material in it reflects SOIL-MAT ENGINEERS' best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. SOIL-MAT ENGINEERS accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

We trust that this Phase One Environmental Site Assessment is satisfactory for your purposes. Please feel free to contact the undersigned if you have any questions.

Sincerely,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.



Peter Markesic, B.Sc.
Project Manager



Ian Shaw, P.Eng., QP$_{ESA}$
Review Engineer



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




Reissued July 15, 2022
To Coletara Development

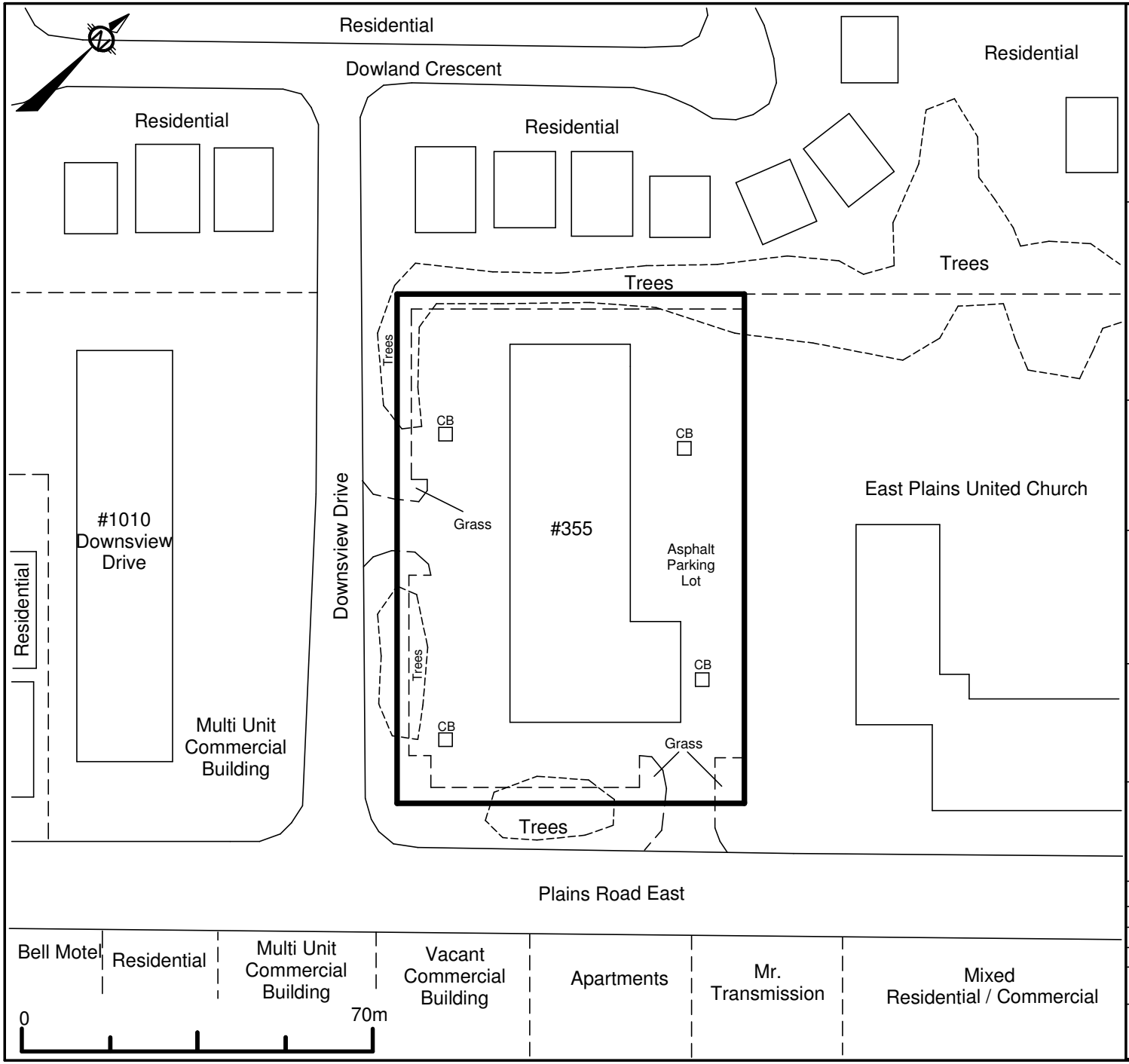
Distribution: MY WAY INVESTMENTS [2]

Enclosures:

| | | |
|---|---|---|
| Appendix 'A' | Conceptual Site Plan and General Site Drawings; |
| Appendix 'B' | Aerial Photographs |
| Appendix 'C' | Topographic Maps |
| Appendix 'D' | Chain of Title |
| Appendix 'E' | MOE Database Search Request |
| Appendix 'F' | City of Burlington Correspondence |
| Appendix 'G' | T.S.S.A. Correspondence |
| Appendix 'H' | Qualifications of Assessors |

**Appendix 'A'**

1. Drawing No.: 1.: Site Plan;
2. Drawing No.: 2: Study Area View, and;
3. Drawing No.: 3: Site Location.




## LEGEND

= Site Boundaries

## NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers & Consultants Ltd. Report No.: SM 156176-E.

**Soil-Mat**
*Engineers & Consultants Ltd.*

**CLIENT**

My Way Investments

**PROJECT TITLE**

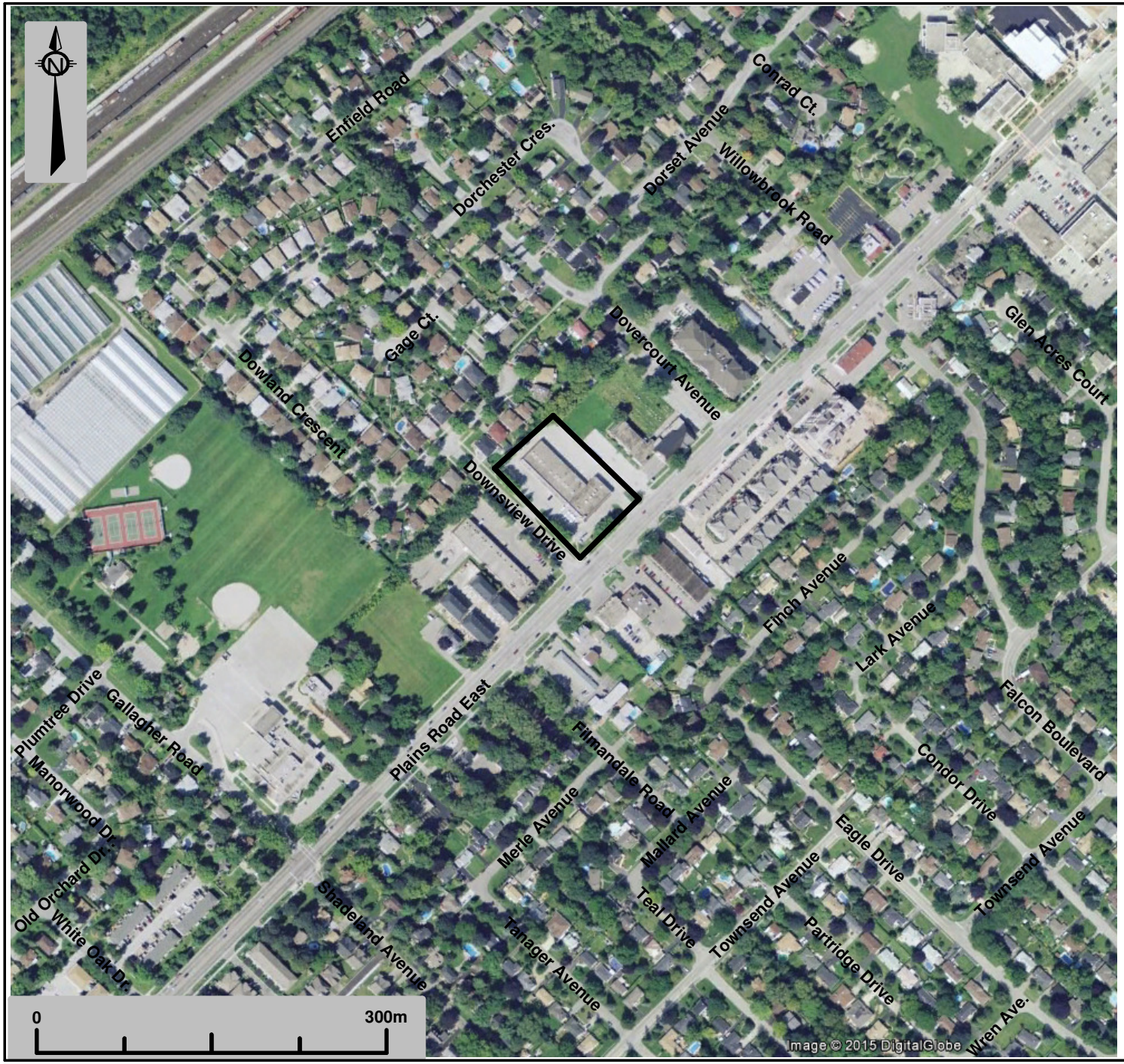
Phase One Environmental Site Assessment
355 Plains Road East
Burlington, Ontario

**DRAWING TITLE**

Site Plan

| | |
|---|---|
| **PROJECT No.** | SM 156176-E |
| **DATE** | July 2015 |
| **CHECKED** | KG |
| **DRAWN** | PM |
| **FILENAME** | 156176 Site Plan.kcw |

DRAWING No. 1




## LEGEND

= Property Boundaries

## NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers & Consultants Ltd. Report No.: SM 156176-E.
2. Base map provided by "Image ©2015 Digital Globe"

**Soil-Mat**
*Engineers & Consultants Ltd.*

**CLIENT**

My Way Investments

**PROJECT TITLE**

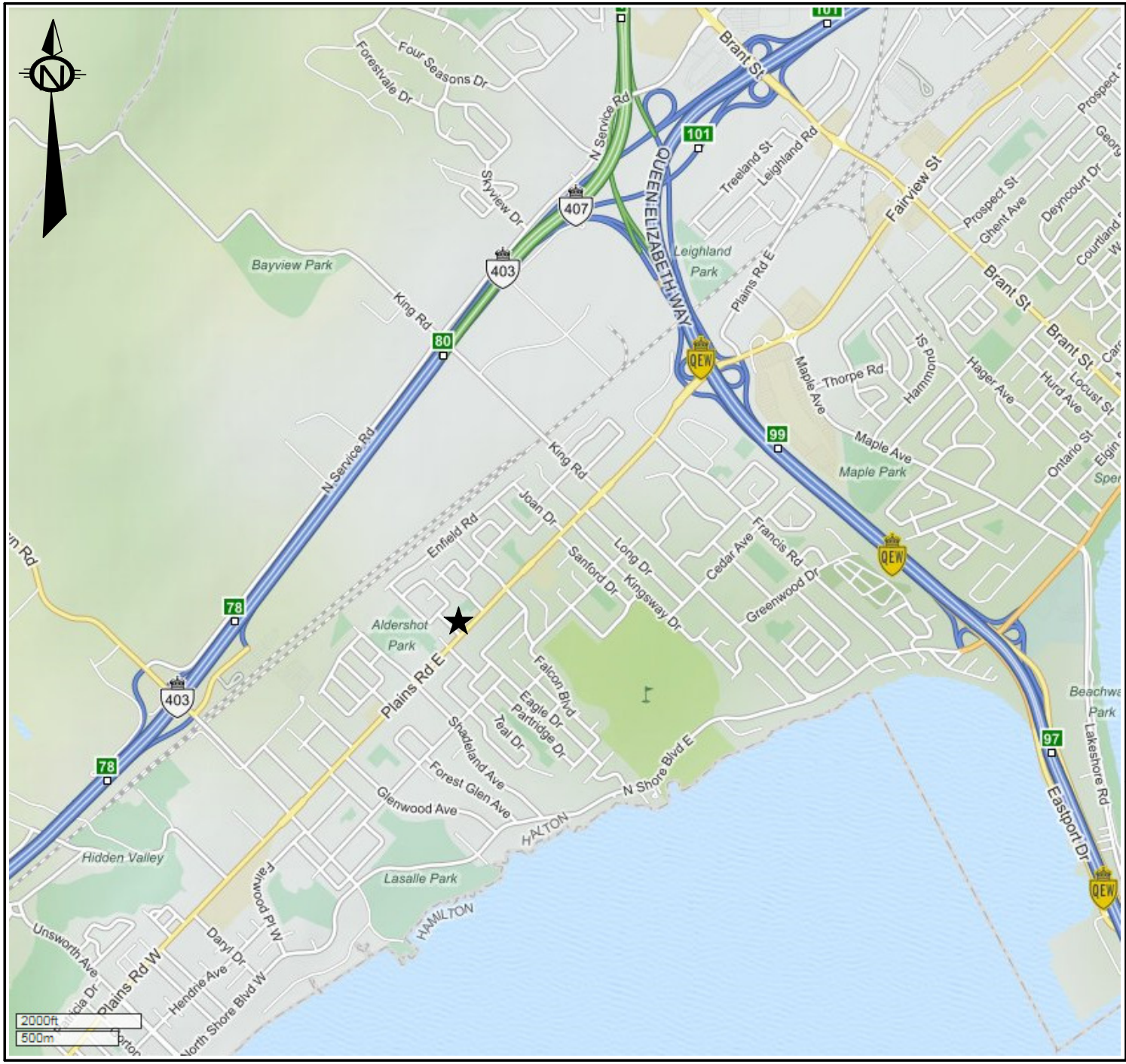
Phase One Environmental Site Assessment
355 Plains Road East
Burlington, Ontario

**DRAWING TITLE**

Study Area View

| | |
|---|---|
| **PROJECT No.** | SM 156176-E |
| **DATE** | June 2015 |
| **CHECKED** | KG |
| **DRAWN** | PM |
| **FILENAME** | 156176 Site Plan 2.kcw |

DRAWING No. 2




## LEGEND

★ = Site Location

## NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers & Consultants Ltd. Report No.: SM 156176-E.
2. Base map provided by "©2015 MapQuest, Inc."

**Soil-Mat**
*Engineers & Consultants Ltd.*

**CLIENT**

My Way Investments

**PROJECT TITLE**

Phase One Environmental Site Assessment
355 Plains Road East
Burlington, Ontario

**DRAWING TITLE**

Site Location Plan

| | |
|---|---|
| **PROJECT No.** | SM 156176-E |
| **DATE** | June 2015 |
| **CHECKED** | KG |
| **DRAWN** | PM |
| **FILENAME** | 156176 Site Location.kcw |

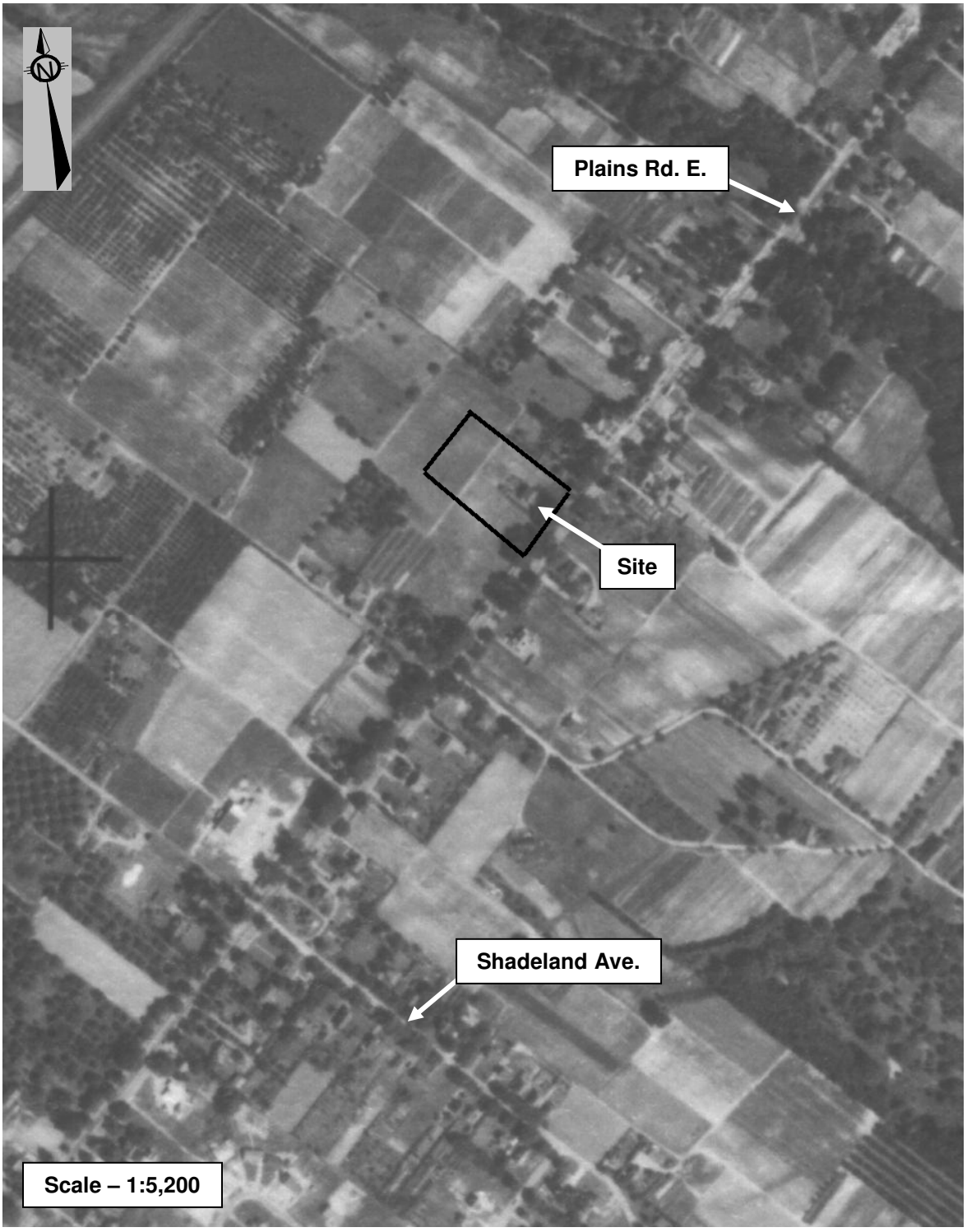
DRAWING No. 3

**Appendix 'B'**

1. 1951 Aerial Photograph;
2. 1954 Aerial Photograph;
3. 1960 Aerial Photograph;
4. 1978 Aerial Photograph;
5. 1988 Aerial Photograph;
6. 2004 Aerial Photograph, and;
7. 2013 Aerial Photograph.

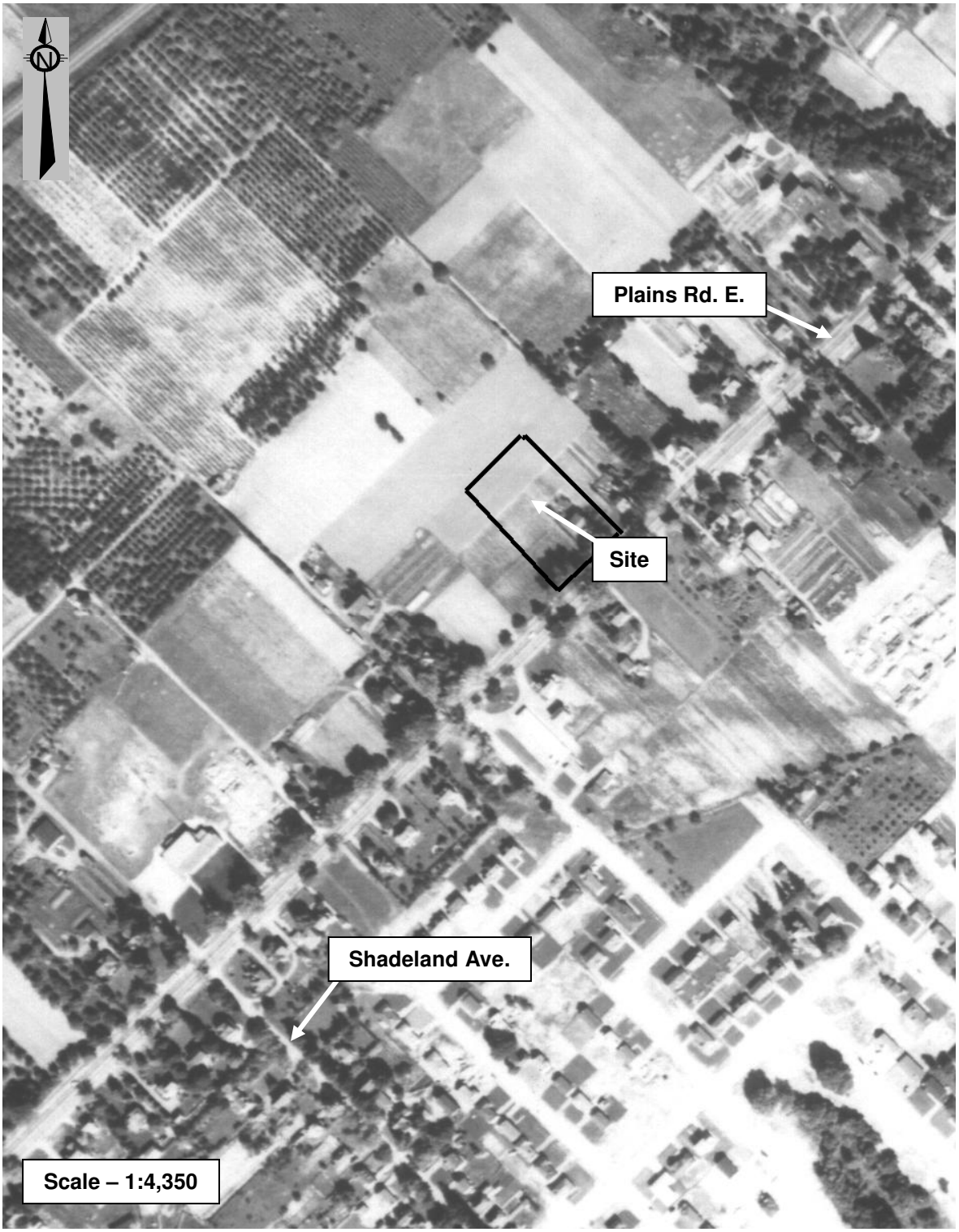
Soil-Mat

## Aerial Photo – 1951



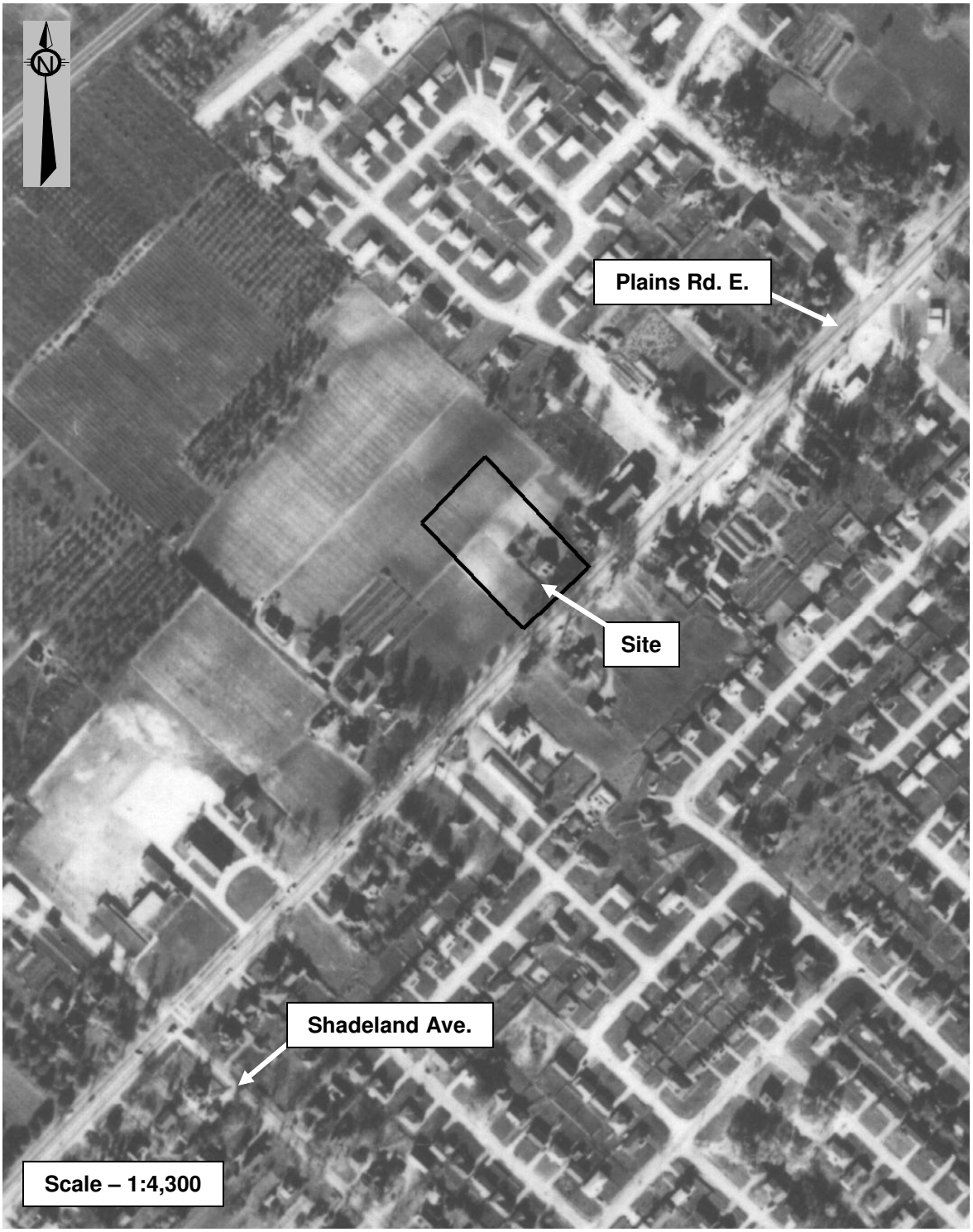
Soil-Mat

## Aerial Photo – 1954



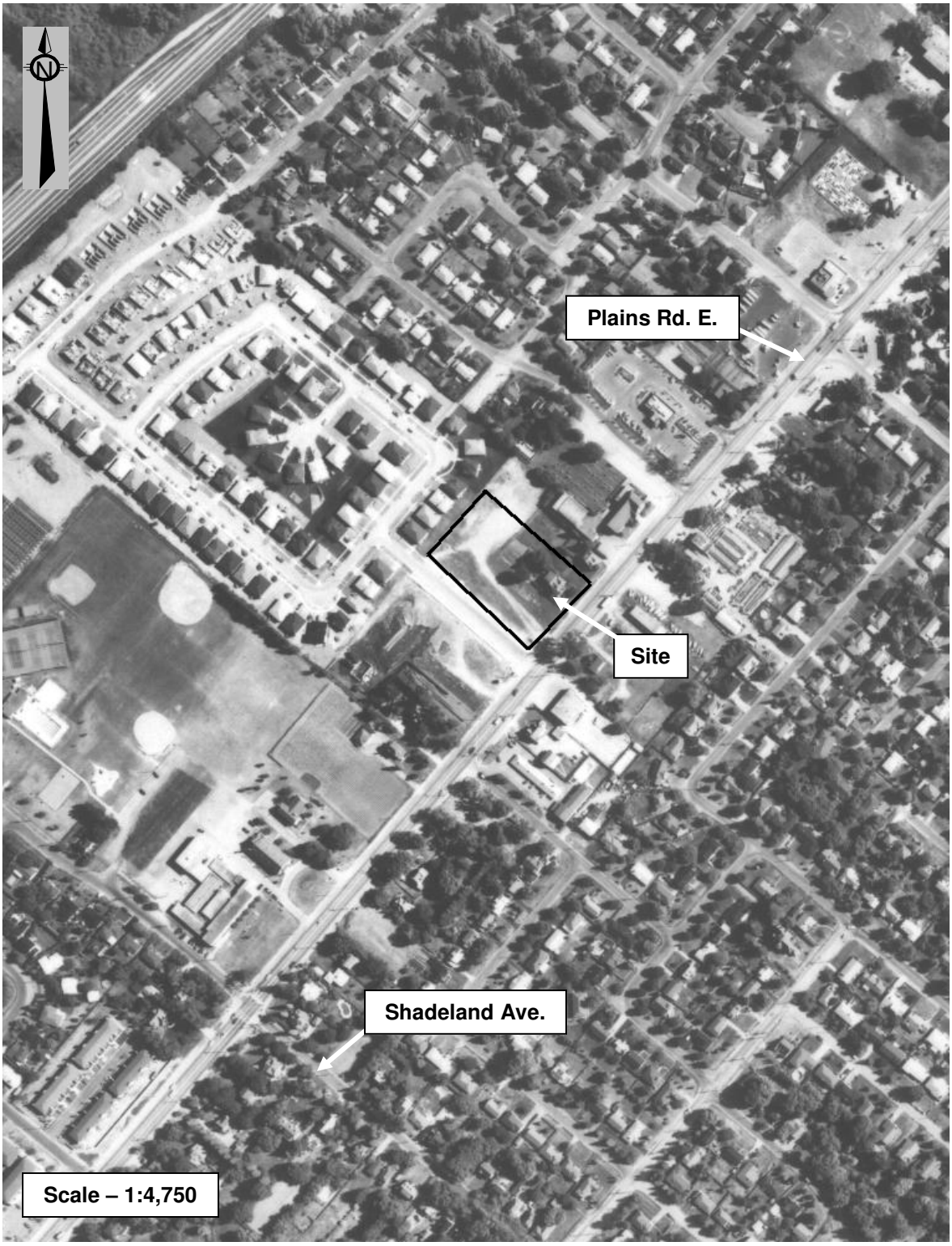
Soil-Mat

## Aerial Photo – 1960



Soil-Mat

## Aerial Photo – 1978



Soil-Mat

## Aerial Photo – 1988



Soil-Mat

## Aerial Photo – 2004



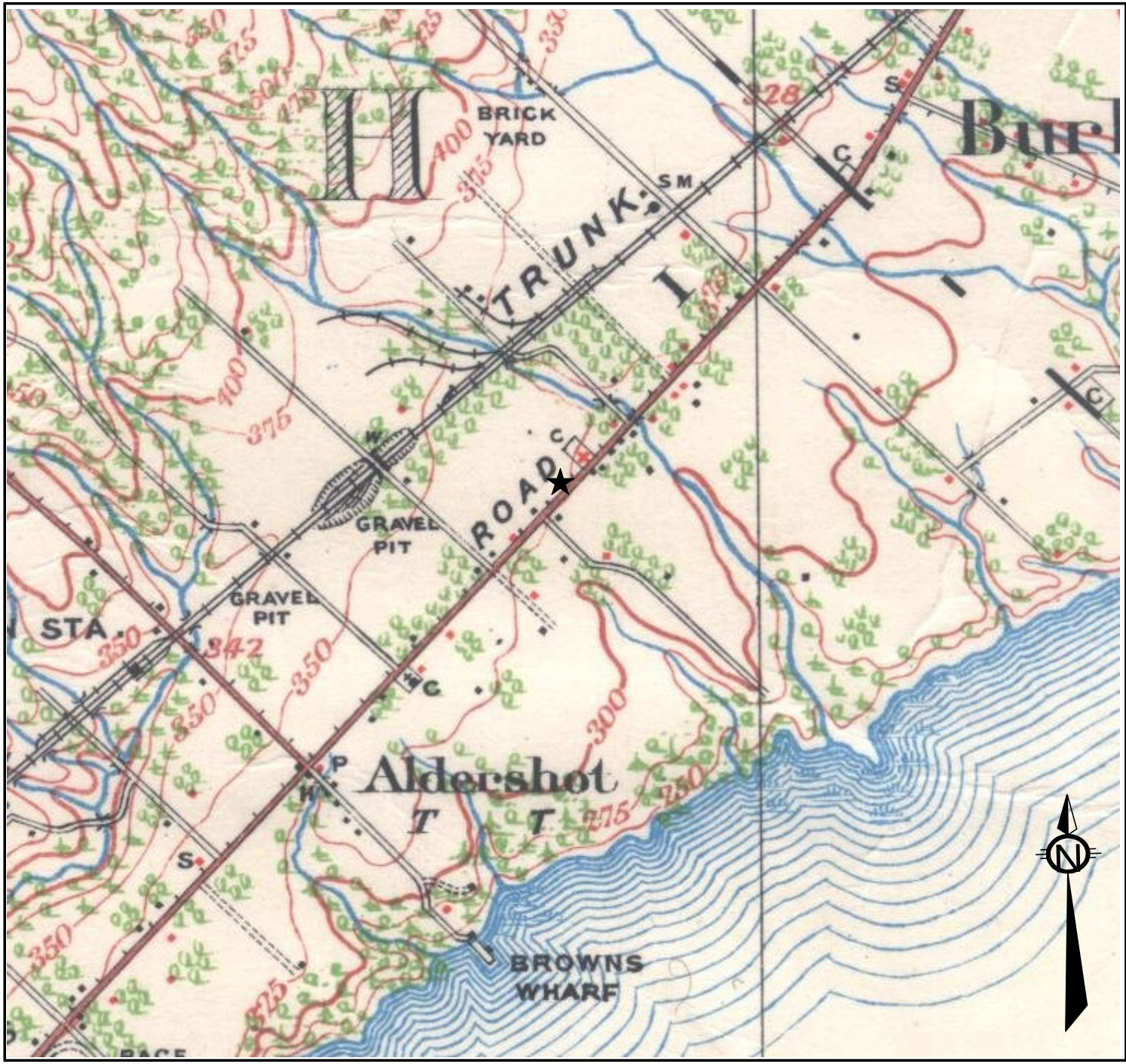
Soil-Mat

## Aerial Photo – 2013



**Appendix 'C'**

1. 1909 Topographic Map;
2. 1938 Topographic Map;
3. 1968 Topographic Map, and;
4. 1999 Topographic Map.




## LEGEND

★ = Site Location

## NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers & Consultants Ltd. Report No.: SM 156176-E.
2. Topographic Map of Ontario, Hamilton Sheet 33.
3. Base map provided by "Department of Militia and Defense, 1909".

**Soil-Mat**
*Engineers & Consultants Ltd.*

**CLIENT**

My Way Investments

**PROJECT TITLE**

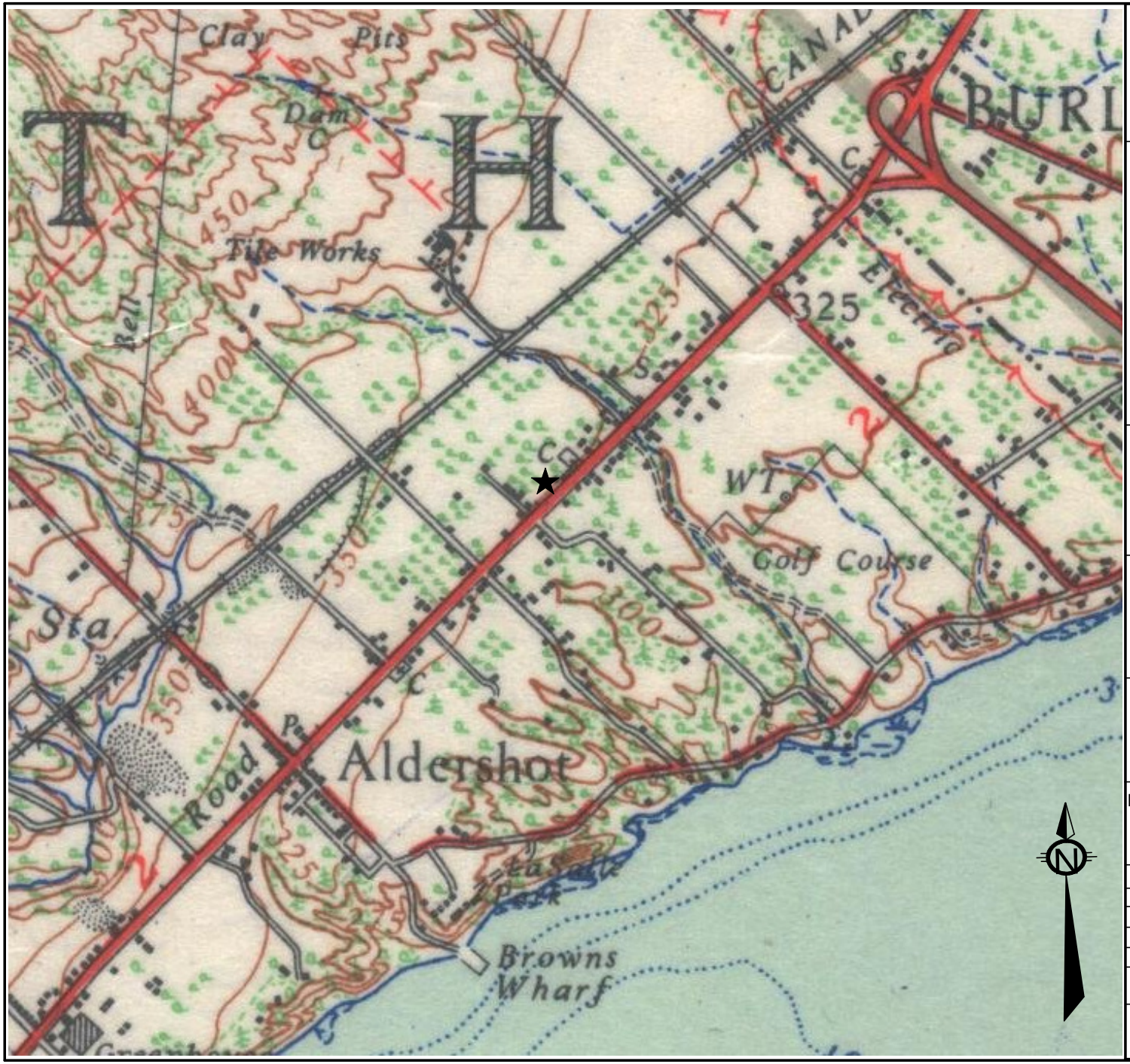
Phase One Environmental Site Assessment
355 Plains Road East
Burlington, Ontario

**DRAWING TITLE**

Topographic Map 1909

| | |
|---|---|
| **PROJECT No.** | SM 156176-E |
| **SCALE** | 1:63,360 |
| **DATE** | June 2015 |
| **CHECKED** | KG |
| **DRAWN** | PM |
| **FILENAME** | 156176 Topo 1909.kcw |

DRAWING No. 4a




## LEGEND

★ = Site Location

## NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers & Consultants Ltd. Report No.: SM 156176-E.
2. Topographic Map of Ontario, Hamilton Sheet 30 M/5.
3. Base map provided by the "Geographical Section, General Staff; Department of National Defence, 1938".

**Soil-Mat**
*Engineers & Consultants Ltd.*

**CLIENT**

My Way Investments

**PROJECT TITLE**

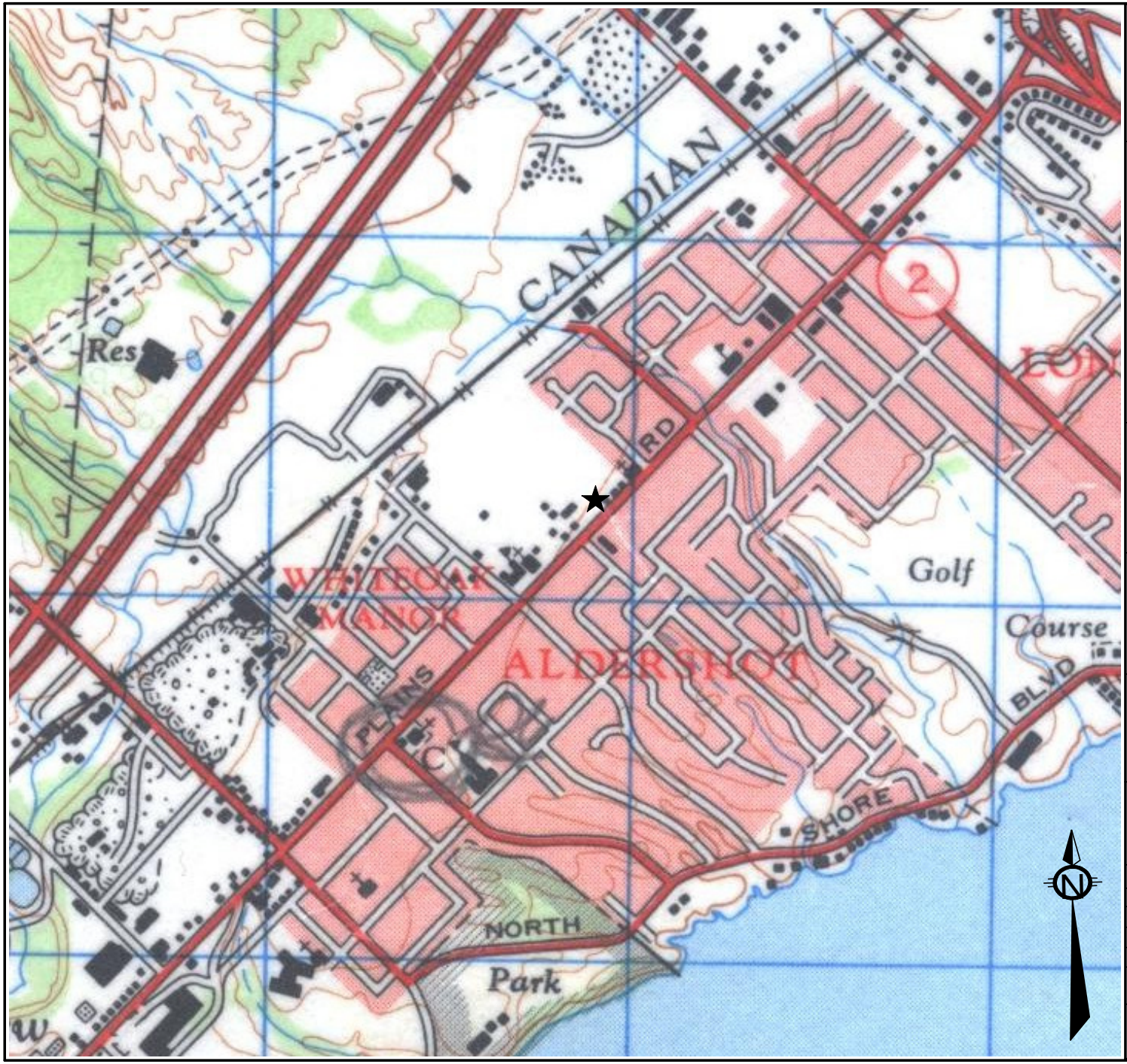
Phase One Environmental Site Assessment
355 Plains Road East
Burlington, Ontario

**DRAWING TITLE**

Topographic Map 1938

| | |
|---|---|
| **PROJECT No.** | SM 156176-E |
| **SCALE** | 1:63,360 |
| **DATE** | June 2015 |
| **CHECKED** | KG |
| **DRAWN** | PM |
| **FILENAME** | 156176 Topo 1938.kcw |

DRAWING No. 4b




## LEGEND

★ = Site Location

## NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers & Consultants Ltd. Report No.: SM 156176-E.
2. Topographic Map of Ontario, Hamilton Sheet 30 M/5 W, Edition 5.
3. Base map provided by the "Mapping and Charting Establishment, Department of National Defence, 1968".

**Soil-Mat**
*Engineers & Consultants Ltd.*

**CLIENT**

My Way Investments

**PROJECT TITLE**

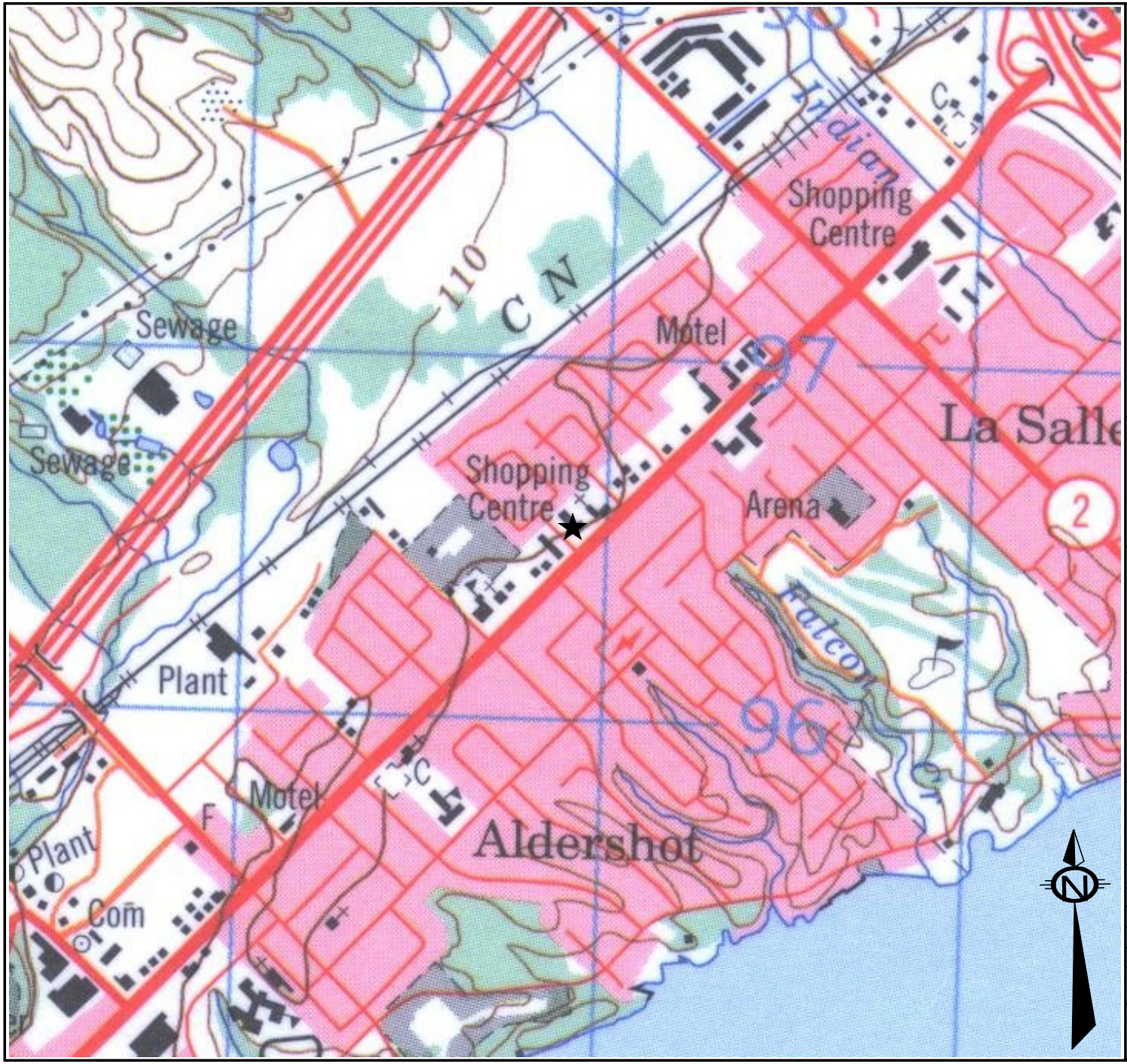
Phase One Environmental Site Assessment
355 Plains Road East
Burlington, Ontario

**DRAWING TITLE**

Topographic Map 1968

| | |
|---|---|
| **PROJECT No.** | SM 156176-E |
| **SCALE** | 1:50,000 |
| **DATE** | June 2015 |
| **CHECKED** | KG |
| **DRAWN** | PM |
| **FILENAME** | 156176 Topo 1968.kcw |

DRAWING No. 4c




## LEGEND

★ = Site Location

## NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers & Consultants Ltd. Report No.: SM 156176-E.
2. Topographic Map of Ontario, Hamilton - Burlington Sheet 30 M/5, Edition 10.
3. Base map provided by "©1999, Her Majesty The Queen in Right of Canada".

**Soil-Mat**
*Engineers & Consultants Ltd.*

**CLIENT**

My Way Investments

**PROJECT TITLE**

Phase One Environmental Site Assessment
355 Plains Road East
Burlington, Ontario

**DRAWING TITLE**

Topographic Map 1999

| | |
|---|---|
| **PROJECT No.** | SM 156176-E |
| **SCALE** | 1:50,000 |
| **DATE** | June 2015 |
| **CHECKED** | KG |
| **DRAWN** | PM |
| **FILENAME** | 156176 Topo 1999.kcw |

DRAWING No. 4d

**Appendix ‘D’**

1. Title Search Documents

PROPERTY DESCRIPTION: PT PCL A-1 , SEC M179 ; BLK B , PL M179 , EXCEPT PTS 1, 2, 20R3951 ; S/T H96864 BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1997/02/24

| OWNERS' NAMES | CAPACITY | SHARE |
|---|---|---|
| 632624 ONTARIO INC. | NC | 50% |
| AREGEE HOLDINGS LTD. | NC | 50% |
| ESSGEE HOLDINGS LTD. | NC | 50% |
| JAYGEE HOLDINGS LTD. | NC | 50% |

COB
GEIST PROPERTIES

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|---|---|---|---|---|---|---|
| ***EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/02/24 ON THIS PIN*** | | | | | | |
| ***WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/02/24*** | | | | | | |
| *** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1997/02/21 *** | | | | | | |
| 338117 | 1972/06/09 | AGREEMENT | | | THE CORPORATION OF THE TOWN OF BURLINGTON | C |
| H96864 | 1977/07/04 | TRANSFER EASEMENT | | | THE CORPORATION OF THE CITY OF BURLINGTON | C |
| 20R3187 | 1977/07/04 | PLAN REFERENCE | | | | C |
| H96906 | 1977/07/05 | AGR SUBDIVISION | | | THE CORPORATION OF THE CITY OF BURLINGTON<br>THE PUBLIC UTILITIES COMMISSION OF THE CITY OF BURLINGTON | C |
| H121620 | 1978/10/19 | AGREEMENT | | | THE CORPORATION OF THE CITY OF BURLINGTON | C |
| H121621 | 1978/10/19 | AGREEMENT | | | THE CORPORATION OF THE CITY OF BURLINGTON | C |
| H256013 | 1985/10/09 | NOTICE AGREEMENT | | | THE CORPORATION OF THE CITY OF BURLINGTON | C |
| H306825 | 1987/03/27 | TRANSFER | | | 632624 ONTARIO INC. | C |
| H441526 | 1990/04/25 | TRANSFER | $187,500 | | 632624 ONTARIO INC. | C |
| H441529 | 1990/04/25 | CHARGE | $87,500 | | MANCINI, PHILIP | C |
| H500559 | 1992/01/10 | TRANSFER OF CHARGE | | | FRANK MANCINI ENTERPRISES LIMITED | C |
| *REMARKS: H441529* | | | | | | |

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.

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|---|---|---|---|---|---|---|
| H576402 | 1994/05/13 | TRANSFER OF CHARGE | | | LAURENTIAN BANK OF CANADA | C |
| | *REMARKS: H441529* | | | | | |
| H617346 | 1995/11/07 | TRANSFER | $92,700 | | AREGEE HOLDINGS LTD.<br>ESSGEE HOLDINGS LTD.<br>JAYGEE HOLDINGS LTD.<br>COB<br>GEIST PROPERTIES | 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 *

PROPERTY DESCRIPTION: PT LT 4 , CON 1 EF, PT 1 20R20136; CITY OF BURLINGTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2015.06.16.

| ESTATE/QUALIFIER: | RECENTLY: | PIN CREATION DATE: |
|---|---|---|
| FEE SIMPLE<br>LT ABSOLUTE PLUS | RE-ENTRY FROM 07112-0149 | 2015/06/16 |

| OWNERS' NAMES | CAPACITY | SHARE |
|---|---|---|
| 632624 ONTARIO INC. | | 50% |
| AREGEE HOLDINGS LTD. | PART | PT 50% |
| ESSGEE HOLDINGS LTD. | PART | PT 50% |
| JAYGEE HOLDINGS LTD. | PART | PT 50% |
| GEIST PROPERTIES | FIRM | PT 50% |

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|---|---|---|---|---|---|---|
| ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2015/06/16 ** | | | | | | |
| **SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND * | | | | | | |
| ** | PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE ** | | | | | |
| ** | TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. ** | | | | | |
| FH152153 | 1961/01/25 | BYLAW | | | | C |
| 490303 | 1978/10/20 | AGREEMENT | | | THE CORPORATION OF THE CITY OF BURLINGTON | C |
| 490304 | 1978/10/20 | AGREEMENT | | | THE CORPORATION OF THE CITY OF BURLINGTON | C |
| 628367 | 1985/10/09 | AGREEMENT | | | THE CORPORATION OF THE CITY OF BURLINGTON | C |
| 662797 | 1987/03/27 | TRANSFER | | | MANCINI, PHILIP<br>632624 ONTARIO INC.<br>AREGEE HOLDINGS LIMITED<br>ESSGEE HOLDINGS LIMITED<br>JAYGEE HOLDINGS LIMITED<br>GEIST CONSTRUCTION LIMITED<br>COB<br>GEIST PROPERTIES | C |
| 742674 | 1990/04/25 | TRANSFER | $187,500 | | 632624 ONTARIO INC. | C |
| 742676 | 1990/04/25 | TRANSFER | $187,500 | MANCINI, PHILIP | GEIST CONSTRUCTION LIMITED<br>AREGEE HOLDINGS LIMITED<br>ESSGEE HOLDINGS LIMITED<br>JAYGEE HOLDINGS LIMITED | 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.

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|---|---|---|---|---|---|---|
| | | | | | GEIST PROPERTIES | |
| 845763 | 1995/11/07 | TRANSFER | $92,700 | | AREGEE HOLDINGS LTD.<br>ESSGEE HOLDINGS LTD.<br>JAYGEE HOLDINGS LTD.<br>COB<br>GEIST PROPERTIES | C |
| 20R20136 | 2015/06/16 | PLAN REFERENCE | | | | C |
| HR1274041 | 2015/06/16 | APL ABSOLUTE TITLE | | 632624 ONTARIO INC.<br>AREGEE HOLDINGS LTD.<br>ESSGEE HOLDINGS LTD.<br>JAYGEE HOLDINGS LTD.<br>GEIST PROPERTIES | | 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.

**Appendix ‘E’**

1. City of Burlington Correspondence

## Peter Markesic

**From:** Capone, Ang <Ang.Capone@burlington.ca>
**Sent:** July-09-15 10:02 AM
**To:** peter.markesic@soil-mat.on.ca
**Cc:** Hayes, Karen; Elliot, Susan
**Subject:** Information on two Burlington properties

Peter, further to your request below, we have no records on file regarding ESA's for the subject sites.

Hi,

I am looking for some information on two properties in the City of Burlington.

The properties are 1010 Downsview Drive & 355 Plains Road East and I am looking to see if the Planning Department has any Phase I Environmental Site Assessments on file with the City in regards to these properties.

***Angelo Capone, C.E.T.***
***Coordinator, Site Engineering***
***Planning/Building Dept., D&I Division***
***email: ang.capone@burlington.ca***
***T: 905.335.7600 ext. 7679***

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**Appendix 'F'**

1. MOE Database Search Request

# Soil-Mat Engineers & Consultants Ltd.

**Geotechnical/Construction Testing/Environmental Engineers**
**130 Lancing Drive, Hamilton, Ontario L8W 3A1**
**Tel: (905) 318-7440 Inwats: 1-800-243-1922**
**Fax: (905) 318-7455**
**e-mail: info@soil-mat.on.ca**


# Fax Cover Page

| | | | |
|---|---|---|---|
| **To:** | Lydia | **From:** | Peter Markesic |
| **Company:** | MOEE | **Date:** | July 6, 2014 |
| **Phone:** | (416)314-4097 | **Pages:** | 4 (inclusive) |
| **Fax:** | (416)314-4285 | **Our Ref. #:** | 156176-E |

**Comments:**

Please undertake a search as per the attached request form.

Please feel free to contact me in our Office if you have any questions.

Sincerely,

Peter Markesic
Environmental Technician


THE INFORMATION CONTAINED IN THIS TRANSMISSION IS CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE PARTY TO WHOM IT IS ADDRESSED. IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE NOTIFY US IMMEDIATELY AND RETURN THE ORIGINAL TRANSMISSION TO US.

Ontario Ministry of the Environment

# Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is (416) 314-4285.

| Requester Data | | | For Ministry Use Only | |
|---|---|---|---|---|
| Name, Title, Company Name and Mailing Address of Requester<br>Peter Markesic, B.Sc.<br>Environmental Technician<br>**Soil-Mat Engineers & Consultants Ltd.**<br>130 Lancing Drive<br>Hamilton, Ontario<br>L8W 3A1<br>Email Address: peter.markesic@soil-mat.on.ca | | | FOI Request No. | FOI Co-ordinator Review date |
| | | | Date Request Received | Fee Paid<br>ACCT-CHQ-VISA-MC-<br>CASH |
| | | | Response Due Date | |
| Telephone/Fax Nos.<br>Tel : (905) 318-7440<br>Fax :(905) 318-7455 | Your Project/Reference No.<br>**SM 156176-E** | Signature of Requester | ☐ CNR ☐ ER ☐ NOR ☐ SWR ☐ WCR<br>☐ SAC ☐ IEB ☐ EAA ☐ | |

## Request Parameters

Municipal Address / Lot, Concession, Geographic Township **(Municipal address essential for cities, towns or regions**)

*355 Plains Road East, Burlington, Ontario*

Present Property Owner(s) and Date(s) of Ownership

632624 Ontario Inc., Aregee Holdings Ltd., Essgee Holdings Ltd., Jaygee Holdings Ltd., & Geist Properties

Previous Property Owner(s) and Date(s) of Ownership

Present/Previous Tenant(s),(if applicable)

| **Search Parameters**<br>Files older than 2 years may require $60.00 retrieval cost.<br>There is no guarantee that records responsive to your request will be located. | **Specify Year(s) Requested** |
|---|---|
| Environmental concerns (General correspondence, occurrence reports, abatement) | 1990-Present |
| Orders | 1990-Present |
| Spills | 1990-Present |
| Investigations/prosecutions ▸ Owner/tenant information must be provided | 1990-Present |
| Waste Generator number/classes | 1990-Present |

**Certificates of Approval** ▸ Proponent information must be provided

1985 and prior records are searched manually. **Search fees in excess of $300.00** could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). **If supporting documents are also required, mark SD box** and specify type e.g. maps, plans, hydrogeological reports, etc.

| | | **SD** | **Specify Year(s) Requested** |
|---|---|---|---|
| air - *emissions* | | | |
| water - *mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)* | | | |
| sewage - *sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations* | | | |
| waste water - *industrial discharge* | | | |
| waste sites - *disposal, landfill sites, transfer stations, processing sites, incinerator sites* | | | |
| waste systems | - *haulers: sewage, non-hazardous & hazardous waste* | | |
| | - *mobile waste processing units* | | |
| | - *PCB destruction* | | |
| pesticides - *licenses* | | | |

**Appendix 'G'**

1. T.S.S.A. Correspondence

## Peter Markesic

**From:** squibell@tssa.org on behalf of Public Information Services <publicinformationservices@tssa.org>
**Sent:** July-07-15 10:02 AM
**To:** Peter Markesic
**Subject:** Re: Underground Fuel Tanks

Good morning Peter,

Thank you for your inquiry.

I have searched the below noted address (addresses) and I have located the following record:

418 Plains Rd, Burlington has record of 4 expired underground tanks.

For a more detailed report including underground fuel storage tank details and copies of all inspection reports, please submit your request in writing to Public Information Services via e-mail (publicinformationservices@tssa.org) or through mail along with a fee of $56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY
"Putting Public Safety First"
14th Floor, Centre Tower

3300 Bloor Street West
Toronto, ON M8X 2X4

www.tssa.org
Toll-Free: 1-877-682-8772

On Tue, Jul 7, 2015 at 9:11 AM, Peter Markesic <peter.markesic@soil-mat.on.ca> wrote:

> Hi,
>
> I'm looking for any records of underground fuel storage tanks located at the following addresses in the City of Burlington, Ontario:
>
> 1010 Downsview Drive
> 355 Plains Road East
> 360 Plains Road East
> 380 Plains Road East
> 396 Plains Road East
> 418 Plains Road East
> 419 Plains Road East
>
> Thanks,
>
> Peter Markesic
> Soil-Mat Engineers

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

**Appendix 'H'**

1. Qualifications of Assessor

## 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 seven 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.

**Ian Shaw, P. Eng.**
[Director/ Senior Professional]

Mr. Shaw has over fourteen years of experience in the geotechnical and geo-environmental fields. Mr. Shaw has supervised the geotechnical investigations for the replacement/rehabilitation of bridge/culvert structures located within the Haldimand County, numerous residential and industrial subdivision projects, slope stability assignments associated with Hamilton Conservation Authority and Conservation Halton requirements, and several high rise developments in Hamilton, Burlington, Oakville, Brantford, St. Catharines, and Niagara Falls. Mr. Shaw has also been involved in numerous hydrogeological investigations, primarily within the City of Hamilton, associated with the development of residential and commercial subdivision projects. Some of Mr. Shaw's projects have included the decommissioning of underground and above ground fuel oil storage tanks, the implementation of in-situ and ex-situ remediation programmes and numerous 'dig and dump' remediation projects.

**Keith Gleadall, B.A., EA Dipl.**

Vice-President [Senior Professional]

Mr. Gleadall has over fourteen 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.