SOIL-MAT ENGINEERS & CONSULTANTS LTD.

401 Grays Road · Hamilton, ON · L8E 2Z3

www.soil-mat.ca info@soil-mat.ca 905.318.7440 / 800.243.1922 (*toll free*) 905.318.7455

PROJECT NO.: SM 240365-E May 7, 2024

CARRIAGE GATE
2119 Old Lakeshore Road
Burlington, Ontario
L7R 1C8

Attention: Mark Bales

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE
PROPOSED HIGH RISE BUILDING
2030 CAROLINE STREET
BURLINGTON, ONTARIO

Dear Mr. Bales,

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 April 26, 2024, 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 2007 [refer to SOIL-MAT ENGINEERS Report No.: SM 072552-E, dated April 20, 2007].

Further to the above preamble, it is noted that this Phase One ESA Update letter must be read in conjunction with SOIL-MAT ENGINEERS 2007 Phase One ESA Report, 2009 Phase Two ESA Report and 2017 Phase One ESA Update.

The Site is comprised of the following parcels of land, both identified as fronting onto John Street:

1. 515 John Street. The Property Identification Number [PIN] is '07067-0010'. The registered owner of the property is 'Inaria Burlington Inc.'
2. 511 John Street. The PIN is '07067-0011'. The registered owner of the property is 'Inaria Burlington Inc.'

Of note, at the time of this update letter the Phase One Property is commonly recognised as '2030 Caroline Street'.

Refer to the attached Drawing No. 1: Site Plan for an illustration of the Phase One Property and surrounding lands.

SUMMARY OF PAST REPORTS

SOIL-MAT ENGINEERS' 2007 Phase One ESA Report concluded the following:

> *"It is the opinion of SOIL-MAT ENGINEERS & CONSULTANTS LTD., based on its historical review, interviews, and site reconnaissance of the property that there were on-site or nearby operations that may cause site contamination. Therefore, the potential of site contamination to be considered **MEDIUM** and further investigations **ARE** warranted at this time, pending the results of the Ministry of the Environment database search which will be forwarded 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 commercial operations listed in the directories have primarily been operations that should not be considered an environmental liability to the Site, such as financial planners, lawyers, hair stylists, retail merchandise, etc., with the exception of two operations. These operations include Star Cleaners [which may have been a dry cleaning facility that operated at 515 John Street circa 1978 to 1981] and Biggs Fuel Oil [operated at 519 John Street in the early 1960's to the late 1960's];*

Given the above, SOIL-MAT ENGINEERS were retained to undertake limited Phase Two ESA activities on the Site [refer to SOIL-MAT ENGINEERS' Report No.: SM 093283-E, dated May 27, 2009].

The Phase Two ESA fieldwork included the advancement of four [4] boreholes and the installation of four [4] groundwater monitoring wells on the property. Of note, the ESA activities were completed in conjunction with a geotechnical investigation of the property to facilitate the collection and submission of select groundwater samples for laboratory analytical testing.

In total, four [4] groundwater samples were secured from the property to assess potential adverse impact(s) as a result of PCAs noted in our Phase One ESA Report.

SOIL-MAT ENGINEERS' 2009 Phase Two ESA Report concluded the following:

> *The laboratory analytical test results for the submitted ground water sample are all below the applicable Table 3 RPI Standards for the select test parameters. In addition, when compared to a more stringent Standard [Table 2 Standards for a residential property], the laboratory analytical test results are still below the Standard, being less than the laboratory method detection limit ["MDL"] in most cases.*
>
> *Although below the Table 3 RPI Standards, Toluene was reported in low levels in two of the ground water samples [samples "MW2-S1" and MW3-S1"], Tetrachloroethene was reported in one sample [sample "MW2"] and cis- 1,2-Dichloroethylene was reported in one sample [sample "MW4"]. All of the remaining select tested parameters for each ground water sample is below the laboratory MDL.*

SOIL-MAT ENGINEERS' 2017 Phase One ESA Update concluded the following:

> *Based on the information gathered during the Phase One ESA Update and the review of SOIL-MAT ENGINEERS' 2007 Phase One Report and SOIL-MAT ENGINEERS' 2009 Phase Two Report, as well as the 2011 RSC Registration, it is the opinion of SOIL-MAT ENGINEERS & CONSULTANTS LTD. that the potential of an adverse environmental impact to the Site should be considered **LOW** and therefore recommend that additional investigations **ARE NOT** required at this time, pending the results of the Ministry of the Environment database search which will be forwarded to MEDICA ONE INC. under a separate cover once they are received in our Office.*

In addition to the above, it is noted that two [2] Record of Site Conditions [RSC] have been filed and acknowledged for the Site in support of a residential use on the property. The RSCs were acknowledged on February 25, 2011, and include the following registration numbers:

1. 511 John Street, Burlington, Ontario: RSC Registration Number is '60117', and;
2. 515 John Street, Burlington, Ontario: RSC Registration Number is '60111'.

PHASE ONE ESA UPDATE SUMMARY

It is noted that this Phase One Update letter must be read in conjunction with SOIL-MAT ENGINEERS' 2007 Phase One ESA Report, SOIL-MAT ENGINEERS' 2009 Phase Two ESA Report and SOIL-MAT ENGINEERS' 2017 Phase One ESA Update.

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

1. A review of SOIL-MAT ENGINEERS' 2007 Phase One ESA, SOIL-MAT ENGINEERS' 2009 Phase Two ESA and SOIL-MAT ENGINEERS' 2017 Phase One ESA Update;
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.

2007 SITE RECONNAISSANCE

At the time of our 2007 Phase One ESA, the Phase One Property was comprised of the city block bounded by John Street, Caroline Street, Elizabeth Street and Maria Street and was roughly rectangular in shape. At the time of our 2007 Report, the Site was occupied by four [4] commercial buildings and the City of Burlington's Municipal Parking Lot #9.

The topography of the Phase One Property is relatively flat, with surface water draining locally to on-site catch basins. Regional groundwater is expected to flow to the south, toward Lake Ontario.

The Phase One Property was bounded to the north by Caroline Street and residential lands, to the east by Elizabeth Street and residential lands, to the south by Maria Street and mixed residential and commercial lands and to the west by John Street and commercial lands.

2017 SITE RECONNAISSANCE

SOIL-MAT ENGINEERS' 2017 site reconnaissance was carried out on July 14, 2017. Of note, the commercial buildings observed in 2007 had been demolished and the Site was comprised of a gravel covered yard that was utilised as a construction yard for the adjacent development to the south.

In addition to the above, with the exception aside from of limited residential redevelopment to the east and south of the Site, there were no significant changes to the adjacent lands or lands generally located within the Phase One ESA Study Area [roughly 250-metre radius of the Site] observed during our 2017 site reconnaissance.

2024 SITE RECONNAISSANCE

SOIL-MAT ENGINEERS' 2024 site reconnaissance was carried out on April 26, 2024. At the time of our 2024 site reconnaissance, the Site was comprised of an asphaltic-concrete covered commercial use parking lot.

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 of a mixture of residential and future residential development and commercial use lands.

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 online through Ontario Land Registry.

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 ownership group of the Site in 2007 included the following:

- 1600670 Ontario Ltd.;
- Barbara Metherell;
- The Corporation of the City of Burlington;
- 1057973 Ontario Ltd., and;
- 438268 Ontario Limited.

The ownership group, of the Site in 2017, included the following:

- 1314244 Ontario Limited, and;
- 515 John Street Inc.

The ownership group, of the Site in 2024, included the following:

- Inaria Burlington Inc.

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 information gathered during this Phase One ESA Update, SOIL-MAT ENGINEERS' 2007 Phase One ESA report, SOIL-MAT ENGINEERS' 2009 Phase Two ESA report, as well as the information contained in SOIL-MAT ENGINEERS' 2017 Phase One ESA Update it is the opinion of SOIL-MAT ENGINEERS & CONSULTANTS LTD. that the potential of an adverse environmental impact to the Site should be considered **LOW** and therefore recommend that additional investigations **ARE NOT** required at this time, pending the results of the Ministry of the Environment, Conservation and Parks' database search which will be forwarded to CARRIAGE GATE under a separate cover once they are received in our Office.

In addition to the above, as there are no new potentially contaminating activities on the Site, or adjacent lands, it is the opinion of SOIL-MAT ENGINEERS that the previously acknowledged RSC's should be considered valid and that a residential re-development of the property can be undertaken.

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.

Geena Gilmour, B.A.
Environmental Technician

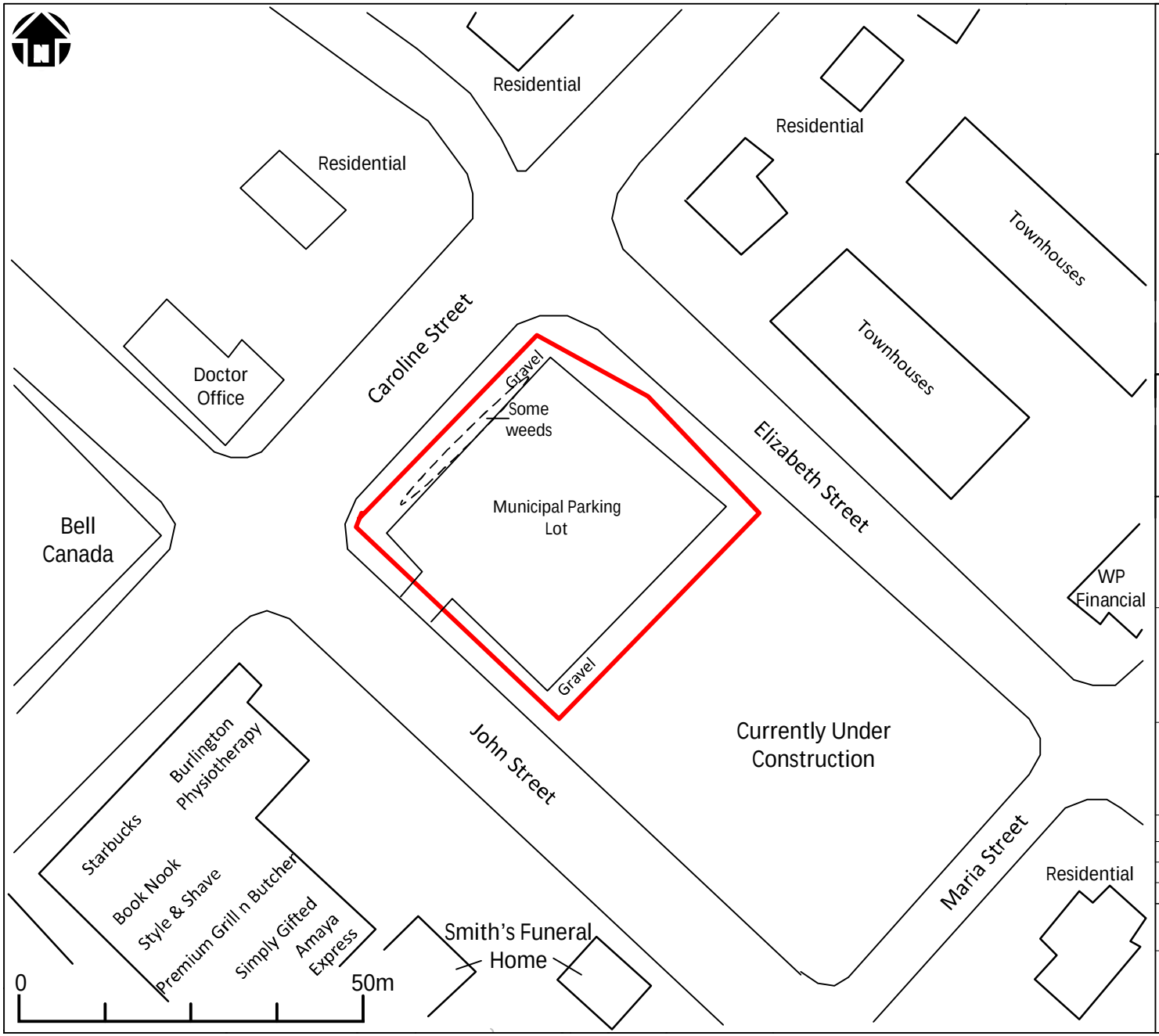
Keith Gleadall, B.A., EA Dipl.
Environmental Manager

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



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

Distribution: CARRIAGE GATE [1, pdf by email]



LEGEND

= Site Boundary

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 240365-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

CARRIAGE GATE

PROJECT TITLE

Phase One Environmental Site Assessment Update
2030 Caroline Street
Burlington, Ontario

DRAWING TITLE

Site Plan

PROJECT No.	SM 240365-E
DATE	April 2024
CHECKED	KG
DRAWN	GG
FILE NAME	240365 Site Plan .vsdx

DRAWING No. 1

PROPERTY DESCRIPTION: PT LT 1 & 2 BLK B, COMPILED PLAN PL92, PART 6 20R18672; TOGETHER WITH AN EASEMENT AS IN HR1626857; TOGETHER WITH AN EASEMENT AS IN HR1626859; CITY OF BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/10/28

OWNERS' NAMES
INARIA BURLINGTON INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/10/28 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/10/28						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/10/25 ***						
***SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:*						
*** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES **						
*** AND ESCHEATS OR FORFEITURE TO THE CROWN.*						
*** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF*						
*** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY*						
*** CONVENTION.*						
*** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.*						
***DATE OF CONVERSION TO LAND TITLES: 1996/10/28 ***						
119980	1961/01/25	BYLAW				C
411721	1975/05/23	AGREEMENT			THE CORPORATION OF THE CITY OF BURLINGTON	C
605982	1984/08/30	TRANS POWER SALE		*** COMPLETELY DELETED ***	594482 ONTARIO LIMITED	
764671	1991/06/05	ASSIGNMENT GENERAL		*** COMPLETELY DELETED ***	CANADA TRUSTCO MORTGAGE COMPANY	
REMARKS: 562459 DELETED BY 605982						
822046	1994/05/12	ASSIGNMENT GENERAL		*** COMPLETELY DELETED ***		
842131	1995/08/25	CHARGE		*** COMPLETELY DELETED ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					CANADA TRUSTCO MORTGAGE COMPANY	
842132	1995/08/25	ASSIGNMENT GENERAL		*** COMPLETELY DELETED ***		
H731928	1998/04/21	CHARGE		*** COMPLETELY DELETED ***		
				594482 ONTARIO LIMITED	CANADA TRUSTCO MORTGAGE COMPANY	
H731929	1998/04/21	NOTICE		*** COMPLETELY DELETED ***		
				594482 ONTARIO LIMITED	CANADA TRUSTCO MORTGAGE COMPANY	
	REMARKS: ASSIGNMENT OF RENTS, H731928					
H827356	1999/12/16	CHARGE		*** COMPLETELY DELETED ***		
				594482 ONTARIO LIMITED	CANADA TRUSTCO MORTGAGE COMPANY	
H827357	1999/12/16	NOTICE		*** COMPLETELY DELETED ***		
				594482 ONTARIO LIMITED	CANADA TRUSTCO MORTGAGE COMPANY	
	REMARKS: 827356					
	CORRECTIONS: 'INSTRUMENT TYPE' CHANGED FROM 'NTCE AGRMT' TO 'NOTICE' ON 2000/01/14 BY STAFF.					
HR120264	2002/05/29	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
				CANADA TRUSTCO MORTGAGE COMPANY		
	REMARKS: RE: 842131					
HR235471	2003/10/15	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
				CANADA TRUSTCO MORTGAGE COMPANY		
	REMARKS: RE: H731928					
HR263013	2004/02/11	APL (GENERAL)		*** COMPLETELY DELETED ***		
				594482 ONTARIO LIMITED		
	REMARKS: 822046					
HR263444	2004/02/12	TRANSFER		*** COMPLETELY DELETED ***		
				594482 ONTARIO LIMITED	1600670 ONTARIO LTD.	
	REMARKS: PLANNING ACT STATEMENTS					
HR263445	2004/02/12	CHARGE		*** COMPLETELY DELETED ***		
				1600670 ONTARIO LTD.	CEDAR HEIGHTS CONSTRUCTION LIMITED	
HR263446	2004/02/12	NO ASSGN RENT GEN		*** COMPLETELY DELETED ***		
				1600670 ONTARIO LTD.	CEDAR HEIGHTS CONSTRUCTION LIMITED	
	REMARKS: HR263445 - RENTS					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR265996	2004/02/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADA TRUSTCO MORTGAGE COMPANY		
	REMARKS: RE: H827356					
HR478401	2006/05/24	CHARGE		*** COMPLETELY DELETED *** 1600670 ONTARIO LTD.	594482 ONTARIO LIMITED	
HR494428	2006/07/18	CHARGE		*** COMPLETELY DELETED *** 1600670 ONTARIO LTD.	KSIAZEK, A. JUNE	
HR541775	2007/01/23	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 594482 ONTARIO LIMITED	1314244 ONTARIO LIMITED	
	REMARKS: HR478401					
HR595595	2007/08/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 1314244 ONTARIO LIMITED	LORING DEVELOPMENTS LIMITED	
	REMARKS: RE: HR541775					
HR664412	2008/05/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** KSIAZEK, A. JUNE	1314244 ONTARIO LIMITED	
	REMARKS: HR494428					
HR692173	2008/08/22	TRANSFER		*** COMPLETELY DELETED *** 1600670 ONTARIO LTD.	515 JOHN STREET INC.	
HR694598	2008/08/29	CHARGE		*** COMPLETELY DELETED *** 515 JOHN STREET INC.	LORING DEVELOPMENTS LIMITED	
HR694599	2008/08/29	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 515 JOHN STREET INC.	LORING DEVELOPMENTS LIMITED	
	REMARKS: HR694598-RENTS					
HR694600	2008/08/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** CEDAR HEIGHTS CONSTRUCTION LIMITED		
	REMARKS: RE: HR263445					
HR694601	2008/08/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** LORING DEVELOPMENTS LIMITED		
	REMARKS: RE: HR478401					
HR694602	2008/08/29	POSTPONEMENT		*** COMPLETELY DELETED *** 1314244 ONTARIO LIMITED	LORING DEVELOPMENTS LIMITED	
	REMARKS: HR494428 & HR494412 TO HR694598					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR703602	2008/09/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1314244 ONTARIO LIMITED		
	REMARKS: RE: HR494428					
HR703666	2008/09/29	CHARGE		*** COMPLETELY DELETED *** 515 JOHN STREET INC.	JOHN MORTGAGE CORP.	
HR703667	2008/09/29	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 515 JOHN STREET INC.	JOHN MORTGAGE CORP.	
	REMARKS: HR703666-RENTS					
20R18672	2010/07/30	PLAN REFERENCE				C
HR869389	2010/08/18	CHARGE		*** COMPLETELY DELETED *** 515 JOHN STREET INC.	LORING DEVELOPMENTS LIMITED	
HR869390	2010/08/18	POSTPONEMENT		*** COMPLETELY DELETED *** JOHN MORTGAGE CORP.	LORING DEVELOPMENTS LIMITED	
	REMARKS: HR793666 TO HR869389					
HR993118	2012/02/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** LORING DEVELOPMENTS LIMITED		
	REMARKS: HR869389.					
HR1155790	2013/12/20	NOTICE	$2	THE CORPORATION OF THE CITY OF BURLINGTON		C
HR1155791	2013/12/20	NOTICE	$2	THE CORPORATION OF THE CITY OF BURLINGTON		C
HR1345232	2016/03/24	NOTICE		*** COMPLETELY DELETED *** 515 JOHN STREET INC.	LORING DEVELOPMENTS LIMITED	
	REMARKS: HR694598					
HR1345233	2016/03/24	POSTPONEMENT		*** COMPLETELY DELETED *** JOHN MORTGAGE CORP.	LORING DEVELOPMENT LIMITED	
	REMARKS: HR703666 TO HR1345232					
HR1417879	2016/12/14	NOTICE		THE CORPORATION OF THE CITY OF BURLINGTON		C
HR1477880	2017/08/02	TRANSFER		*** COMPLETELY DELETED *** 515 JOHN STREET INC.	BURLINGTON HEALTHCARE CENTRE INC.	
	REMARKS: PLANNING ACT STATEMENTS.					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR1477883	2017/08/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** LORING DEVELOPMENTS LIMITED		
	REMARKS: HR694598.					
HR1477884	2017/08/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** JOHN MORTGAGE CORP.		
	REMARKS: HR703666.					
HR1477885	2017/08/02	CHARGE		*** COMPLETELY DELETED *** BURLINGTON HEALTHCARE CENTRE INC.	CLIFTON BLAKE CAPITAL CORP.	
HR1477886	2017/08/02	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** BURLINGTON HEALTHCARE CENTRE INC.	CLIFTON BLAKE CAPITAL CORP.	
	REMARKS: HR1477885					
HR1481505	2017/08/16	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** CLIFTON BLAKE CAPITAL CORP.	CLIFTON BLAKE CAPITAL CORP. THE BANK OF NOVA SCOTIA TRUST COMPANY	
	REMARKS: HR1477885.					
HR1539609	2018/04/30	CHARGE		*** COMPLETELY DELETED *** BURLINGTON HEALTHCARE CENTRE INC.	GROSS CAPITAL INC. PAPADAKOS, ANDRE	
HR1594568	2018/12/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** GROSS CAPITAL INC. PAPADAKOS, ANDRE		
	REMARKS: HR1539609.					
HR1594688	2018/12/24	CHARGE		*** COMPLETELY DELETED *** BURLINGTON HEALTHCARE CENTRE INC.	1716944 ONTARIO INC. LMI MANAGEMENT INC. SCORNIAENCHI, VINCE	
HR1604082	2019/02/15	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** CLIFTON BLAKE CAPITAL CORP. THE BANK OF NOVA SCOTIA TRUST COMPANY	CLIFTON BLAKE CAPITAL CORP.	
	REMARKS: HR1481505 HR1477885					
HR1604124	2019/02/15	NOTICE	$2	BURLINGTON HEALTHCARE CENTRE INC.	CLIFTON BLAKE CAPITAL CORP.	C
	REMARKS: HR1604082					
HR1626850	2019/06/07	NOTICE AGREEMENT		BURLINGTON HEALTHCARE CENTRE INC.		C

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				HALTON STANDARD CONDOMINIUM CORPORATION NO.700 CARRIAGE GATE BERKELEY INC.		
HR1637518	2019/07/23	NOTICE		*** COMPLETELY DELETED *** BURLINGTON HEALTHCARE CENTRE INC.	CLIFTON BLAKE CAPITAL CORP.	
	REMARKS: HR1477885 AND HR1604082					
HR1855599	2021/12/24	APL (GENERAL)		*** COMPLETELY DELETED *** 497227 ONTARIO LIMITED 1884340 ONTARIO INC. 1649750 ONTARIO INC. 783305 ONTARIO LIMITED		
	REMARKS: CERTIFICATE PENDING LITIGATION					
HR1862671	2022/01/27	APL (GENERAL)		*** COMPLETELY DELETED *** 497227 ONTARIO LIMITED 1884340 ONTARIO INC. 1649750 ONTARIO INC. 783305 ONTARIO LIMITED		
	REMARKS: CERTIFICATE PENDING LITIGATION					
HR1995058	2023/10/12	APL AMEND ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	BURLINGTON HEALTHCARE CENTRE INC.	
	REMARKS: DELETE HR1862671 & HR1855599					
HR2000405	2023/11/10	TRANSFER	$6,525,000	BURLINGTON HEALTHCARE CENTRE INC.	INARIA BURLINGTON INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
HR2000411	2023/11/10	CHARGE	$5,000,000	INARIA BURLINGTON INC.	CLIFTON BLAKE CAPITAL CORP.	C
HR2000412	2023/11/10	NO ASSGN RENT GEN		INARIA BURLINGTON INC.	CLIFTON BLAKE CAPITAL CORP.	C
	REMARKS: HR2000411					
HR2000413	2023/11/10	CHARGE	$3,600,000	INARIA BURLINGTON INC.	LMI MANAGEMENT INC. SCORNIAENCHI, VINCE FORTINO, CARMINE	C
HR2000437	2023/11/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1716944 ONTARIO INC. LMI MANAGEMENT INC. SCORNIAENCHI, VINCE		
	REMARKS: HR1594688.					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR2000460	2023/11/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** CLIFTON BLAKE CAPITAL CORP.		
	REMARKS: HR1477885.					

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.

PROPERTY DESCRIPTION: PT LT 2 BLK B, COMPILED PLAN PL92, BEING THE SELY 1/2; PART 5 20R18672; TOGETHER WITH AN EASEMENT AS IN HR1626857; TOGETHER WITH AN EASEMENT AS IN HR1626859; CITY OF BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/10/28

OWNERS' NAMES
INARIA BURLINGTON INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/10/28 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/10/28						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/10/25 ***						
***SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:*						
*** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES **						
*** AND ESCHEATS OR FORFEITURE TO THE CROWN.*						
*** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF*						
*** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY*						
*** CONVENTION.*						
*** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.*						
***DATE OF CONVERSION TO LAND TITLES: 1996/10/28 ***						
119980	1961/01/25	BYLAW				C
344435	1972/08/29	TRANSFER		*** COMPLETELY DELETED ***	ASHTON, WILLIAM T.	
H728615	1998/03/25	TRANSFER		*** COMPLETELY DELETED *** ASHTON, WILLIAM T.	METHERELL, BARBARA ANNE HUNT	
HR461188	2006/03/15	CHARGE		*** COMPLETELY DELETED *** METHERELL, BARBARA ANNE HUNT	MANULIFE BANK OF CANADA	
HR828381	2010/03/24	TRANSFER		*** COMPLETELY DELETED *** METHERELL, BARBARA ANNE HUNT	1314244 ONTARIO LIMITED	
HR828382	2010/03/24	CHARGE		*** COMPLETELY DELETED ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				1314244 ONTARIO LIMITED	FREEDMAN, DOROTHY	
HR828383	2010/03/24	NO ASSGN RENT GEN		*** COMPLETELY DELETED ***		
				1314244 ONTARIO LIMITED	FREEDMAN, DOROTHY	
	REMARKS: HR828382.					
HR861925	2010/07/22	CHARGE		*** COMPLETELY DELETED ***		
				1314244 ONTARIO LIMITED	METHERELL, BARBARA ANNE HUNT	
HR862114	2010/07/22	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
				MANULIFE BANK OF CANADA		
	REMARKS: HR461188.					
20R18672	2010/07/30	PLAN REFERENCE				C
HR964724	2011/09/29	CHARGE		*** COMPLETELY DELETED ***		
				1314244 ONTARIO LIMITED	511 JOHN MORTGAGE CORP.	
HR964725	2011/09/29	NO ASSGN RENT GEN		*** COMPLETELY DELETED ***		
				1314244 ONTARIO LIMITED	511 JOHN MORTGAGE CORP.	
	REMARKS: RENTS - HR964724					
HR1059013	2012/10/22	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***		
				METHERELL, BARBARA ANNE HUNT	ROWE, ANDREA CARON	
	REMARKS: HR861925.					
HR1059017	2012/10/22	NOTICE		*** COMPLETELY DELETED ***		
				ROWE, ANDREA CARON	1314244 ONTARIO LIMITED	
	REMARKS: AMENDING HR861925					
HR1059018	2012/10/22	POSTPONEMENT		*** COMPLETELY DELETED ***		
				511 JOHN MORTGAGE CORP.	ROWE, ANDREA CARON	
	REMARKS: HR964724 TO HR1059017					
HR1155790	2013/12/20	NOTICE	$2	THE CORPORATION OF THE CITY OF BURLINGTON		C
HR1155791	2013/12/20	NOTICE	$2	THE CORPORATION OF THE CITY OF BURLINGTON		C
HR1345230	2016/03/24	NOTICE		*** COMPLETELY DELETED ***		
				1314244 ONTARIO LIMITED	FREEDMAN, DOROTHY	
	REMARKS: HR828382					
HR1345231	2016/03/24	POSTPONEMENT		*** COMPLETELY DELETED ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				511 JOHN MORTGAGE CORP.	FREEDMAN, DOROTHY	
	REMARKS: HR964724, HR1345230					
HR1417879	2016/12/14	NOTICE		THE CORPORATION OF THE CITY OF BURLINGTON		C
HR1477078	2017/08/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROWE, ANDREA CARON		
	REMARKS: HR861925.					
HR1477879	2017/08/02	TRANSFER		*** COMPLETELY DELETED *** 1314244 ONTARIO LIMITED	BURLINGTON HEALTHCARE CENTRE INC.	
	REMARKS: PLANNING ACT STATEMENTS.					
HR1477881	2017/08/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** FREEDMAN, DOROTHY		
	REMARKS: HR828382.					
HR1477882	2017/08/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** 511 JOHN MORTGAGE CORP.		
	REMARKS: HR964724.					
HR1477885	2017/08/02	CHARGE		*** COMPLETELY DELETED *** BURLINGTON HEALTHCARE CENTRE INC.	CLIFTON BLAKE CAPITAL CORP.	
HR1477886	2017/08/02	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** BURLINGTON HEALTHCARE CENTRE INC.	CLIFTON BLAKE CAPITAL CORP.	
	REMARKS: HR1477885					
HR1481505	2017/08/16	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** CLIFTON BLAKE CAPITAL CORP.	CLIFTON BLAKE CAPITAL CORP. THE BANK OF NOVA SCOTIA TRUST COMPANY	
	REMARKS: HR1477885.					
HR1539609	2018/04/30	CHARGE		*** COMPLETELY DELETED *** BURLINGTON HEALTHCARE CENTRE INC.	GROSS CAPITAL INC. PAPADAKOS, ANDRE	
HR1594568	2018/12/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** GROSS CAPITAL INC. PAPADAKOS, ANDRE		
	REMARKS: HR1539609.					
HR1594688	2018/12/24	CHARGE		*** COMPLETELY DELETED ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				BURLINGTON HEALTHCARE CENTRE INC.	1716944 ONTARIO INC. LMI MANAGEMENT INC. SCORNIAENCHI, VINCE	
HR1604082	2019/02/15	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** CLIFTON BLAKE CAPITAL CORP. THE BANK OF NOVA SCOTIA TRUST COMPANY	CLIFTON BLAKE CAPITAL CORP.	
	REMARKS: HR1481505 HR1477885					
HR1604124	2019/02/15	NOTICE	$2	BURLINGTON HEALTHCARE CENTRE INC.	CLIFTON BLAKE CAPITAL CORP.	C
	REMARKS: HR1604082					
HR1626850	2019/06/07	NOTICE AGREEMENT		BURLINGTON HEALTHCARE CENTRE INC. HALTON STANDARD CONDOMINIUM CORPORATION NO.700 CARRIAGE GATE BERKELEY INC.		C
HR1630825	2019/06/26	CHARGE		*** COMPLETELY DELETED *** BURLINGTON HEALTHCARE CENTRE INC.	M1 HEALTHCARE PROPERTIES INC.	
HR1637518	2019/07/23	NOTICE		*** COMPLETELY DELETED *** BURLINGTON HEALTHCARE CENTRE INC.	CLIFTON BLAKE CAPITAL CORP.	
	REMARKS: HR1477885 AND HR1604082					
HR1855599	2021/12/24	APL (GENERAL)		*** COMPLETELY DELETED *** 497227 ONTARIO LIMITED 1884340 ONTARIO INC. 1649750 ONTARIO INC. 783305 ONTARIO LIMITED		
	REMARKS: CERTIFICATE PENDING LITIGATION					
HR1862671	2022/01/27	APL (GENERAL)		*** COMPLETELY DELETED *** 497227 ONTARIO LIMITED 1884340 ONTARIO INC. 1649750 ONTARIO INC. 783305 ONTARIO LIMITED		
	REMARKS: CERTIFICATE PENDING LITIGATION					
HR1995058	2023/10/12	APL AMEND ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	BURLINGTON HEALTHCARE CENTRE INC.	
	REMARKS: DELETE HR1862671 & HR1855599					
HR2000405	2023/11/10	TRANSFER	$6,525,000	BURLINGTON HEALTHCARE CENTRE INC.	INARIA BURLINGTON INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HR2000406	2023/11/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** M1 HEALTHCARE PROPERTIES INC.		
	REMARKS: HR1630825.					
HR2000411	2023/11/10	CHARGE	$5,000,000	INARIA BURLINGTON INC.	CLIFTON BLAKE CAPITAL CORP.	C
HR2000412	2023/11/10	NO ASSGN RENT GEN		INARIA BURLINGTON INC.	CLIFTON BLAKE CAPITAL CORP.	C
	REMARKS: HR2000411					
HR2000413	2023/11/10	CHARGE	$3,600,000	INARIA BURLINGTON INC.	LMI MANAGEMENT INC. SCORNIAENCHI, VINCE FORTINO, CARMINE	C
HR2000437	2023/11/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1716944 ONTARIO INC. LMI MANAGEMENT INC. SCORNIAENCHI, VINCE		
	REMARKS: HR1594688.					
HR2000460	2023/11/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** CLIFTON BLAKE CAPITAL CORP.		
	REMARKS: HR1477885.					

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.

Ontario

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) * 1990/01/01

To (yyyy/mm/dd) * 2024/04/26

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

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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 * Gilmour

First Name * Geena

Middle Initial

Business/Organization Name (if applicable or indicate "N/A") * Soil-Mat Engineers and Consultants Inc.

Project/Reference Number (if applicable)

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 * Bales

First Name * Mark

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

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 * ggilmour@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

Please only submit a request with multiple addresses if the property is one site. To be considered one site, addresses must be adjacent to each other and owned by the same owner(s).

Do the multiple addresses belong to one site? *

☑ Yes ☐ No

Please submit a separate FOI request for each address.

Site Name

Property Address

Address 1

Unit Number

Street Number 515

Street Name John Street

Full Lot Number | Concession | Geographic Township

City/Town/Village *
Burlington

Closest Intersection
John Street and Caroline Street

Address 2

Unit Number | Street Number | Street Name
511 John Street

Full Lot Number | Concession | Geographic Township

City/Town/Village *
Burlington

Closest Intersection
Caroline Street and John Street

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

Address 1

515 John Street
Burlington

Owner Name: Inaria Burlington Inc.
Date of Ownership (yyyy/mm/dd): 2023/11/10
Tenant Name:

Address 2

511 John Street
Burlington

Owner Name: Inaria Burlington Inc.
Date of Ownership (yyyy/mm/dd): 2023/11/10
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

   Site.png

   Total File Size

   0.16 MB

Payment confirmation number: 29123389