

**Phase I Environmental Site Assessment
3728 Mayfield Road
Brampton, Ontario**

Prepared for:
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1. Executive Summary

Edward Wong & Associates Inc. (Edward Wong) was retained by Mr. Dilip Kumar Jain to complete a Phase I Environmental Site Assessment (ESA) report prepared for 3728 Mayfield Road located on the north side of Mayfield Road, about 540 meters east of Kennedy Road, in Caledon, hereinafter referred to as the "Phase One Property or the Site".

The Phase I ESA was carried out in conjunction with the geotechnical investigation and hydro-geological study. Results of the geotechnical investigation and hydro-geological study are provided under separate cover. The works were carried out in support of a real estate transaction.

The objectives of the investigation was to conduct an evaluation of the environmental conditions of the property, based on a review of the current and historical information of the Phase I Property and a review of relevant and readily available environmental information of the surrounding properties wholly or partly located within a radius of 250 m from the Phase I ESA property boundary (the "Phase I Study Area").

The report was prepared, developed and performed in a manner consistent with the accepted level of skill and care ordinarily exercised by a reasonable environmental professional under similar conditions and the report was prepared in accordance with the requirements of the O. Reg. 153/04 as amended by O. Reg. 511/09.

The Phase I ESA included the following elements:

- A review of available records pertaining to the current and past uses of the Phase I property and surrounding properties wholly or partially located within a radius 250 m from the Phase I ESA property boundary;
- Interview with relevant personnel involved with the Site;
- An inspection of the Site and surrounding area, commonly referred as Site reconnaissance;
- Review and evaluation of the information gathered; and
- Preparation of this report containing relevant data, conclusions and recommendations.

Based on the available records review and Site reconnaissance, the Site was first developed for agricultural purposes circa 1803. The historical aerial photos indicate that the Site was developed for residential land use, prior to the early 1970's. The adjacent properties were developed for residential land use, prior to the mid 1950's.

The Site is located in a mixed residential and agricultural neighborhood. It is roughly rectangular in shape and covers an area of 185, 849 m² (45.9 acres). A swamp, about 14

acres (56,686 m²), divides the Site into north and south halves. Apart from the southeast portion of the Site, the Site was undeveloped. It was covered with grass, small vegetation and trees.

The southeast portion of the Site is occupied in part by a single storey residential dwelling with an attached parking garage, a storage shed, an asphalt driveway and landscaped area. The on-site residential dwelling has a basement. A septic tile is located in the backyard of the residential dwelling. Potable water is derived from a on-site water well.

The Etobicoke Creek runs across the Site. A swamp in the center of the Site is within the Heart Lake Provincially Significant Wetland (PSW) area and; is classified as "Environmental Policy Area" by the Town of Caledon.

Based on the geological map, the subsurface stratigraphy in the general area of the Site comprises of Halton Till: predominantly silt to silty clay, high in matrix carbonate and clast poor. The bedrock geology consists of Ordovician, Upper Ordovician shale, limestone, dolostone and siltstone of Queenston Formation.

Ground surfaces of the general area of the Site sloped gently to the south / southeast towards the Heart Lake, which is located at about 1.14 km to the southeast of the Site.

No potential contaminating activity (PCA) and Area of Potential Environment Concern (APEC) were identified in the Phase I property. One (1) PCA was identified in the Phase I study area, which led to an APEC (12097 Kennedy Road). The property located at 12097 Kennedy Road is being used as a storage yard of a Contractor. The PCA was related to fuel storage in a fixed above-ground tank (AST). Contaminants of concerns are petroleum hydrocarbons, volatile organic compounds, metals and inorganic. No potential contaminating activities and area of environmental concerns were identified at the remaining Phase I study area.

During the geotechnical investigation, six (6) boreholes were advanced to depths of about 6.15 m to 6.45 m below grade at selected locations at the Site. Three (3) of the boreholes were completed with 50 mm diameter monitoring well.

No chemical odors or stains which may be indicative of contaminations were observed in the recovered soil samples, during the geotechnical investigation. No free products or oil films were noted on the groundwater samples.

Selected soil and groundwater samples were tested for general and inorganic parameters, petroleum hydrocarbons and volatile organic compounds. The analytical concentrations in the tested soil and groundwater samples complied with the MOE Standard Table 1 (Background Site Conditions) guidelines. The chemical qualities of the soil and groundwater at the Site has not been impacted by the Site activities of the west adjacent properties.

The results of the geotechnical investigation revealed the Site is covered by a topsoil layer over a discontinuous fill stratum which was in turn underlain by native deposits of silty sand,

sandy silt, clayey silt, fine to medium sand, sand till and silty clay. Groundwater levels were measured at depths of about 4.21 m and 5.25 m below top of the bank and; 2.84 m below ground surface in the borehole advanced near the swamp.

Based on the age of the residential dwelling (built prior to the early 1970's), regulated building materials (such as asbestos containing materials, lead and mercury based paints etc.) are suspected to be present in the original building materials. Prior to future renovation or re-development of the Site, a designated substance survey should be carried out.

Refrigerator was noted in the residential dwelling. Maintenance of ozone depleting substance containing equipment should be completed in compliance with Ontario Regulation 189/94 by a licensed refrigeration contractor.

If the existing septic tile bed is within the area of the proposed re-development, it should be removed. The stained or odorous soils associated with the septic tile bed may be disposed of as landscaping materials at the Site or in a licensed landfill site.

Before re-development of the Site, the existing water well should be decommissioned by a MOE licensed well driller in accordance with O. Regulation 903.

Based on the Phase I ESA findings, there appear to be no significant issues of environmental concern related to the Site. No Phase II Environmental Site Assessment (soil and groundwater sampling and testing) is warranted.

2. Introduction

2.1 Phase I Property Information

The Site is located on the north side of Mayfield Road, about 540 meters east of Kennedy Road, in Town of Caledon. It Site is located in a mixed residential and agricultural neighborhood.

The Site is roughly rectangular in shape and covers an area of 185, 849 m² (45.9 acres). A swamp, about 14 acres (56,686 m²), divides the Site into north and south halves. Apart from the southeast portion of the Site, the Site was undeveloped. It was covered with grass, small vegetation and trees. The southeast portion of the Site is occupied in part by a single storey residential dwelling with an attached parking garage, a storage shed, an asphalt driveway and landscaped area. The on-site residential dwelling has a basement. A septic tile is located in the backyard of the residential dwelling. Potable water is derived from a on-site water well.

The Etobicoke Creek runs across the Site. A swamp in the center of the Site is within the Heart Lake Provincially Significant Wetland (PSW) area and; is classified as "Environmental Policy Area" by the Town of Caledon.

The approximate Universal Transverse Mercator (UTM) coordinates for the Phase I property was NAD83 17 - 4 844742 N 596 963 E. The UTM coordinates were based on a Google map (GMAP4). The accuracy of the centroid was estimated to range from 10 m to 15 m.

The legal description for the Phase I property and contact for the owner is summarized in the table below.

Address	Legal Description	Pin No.	Property Owner
3728 Mayfield Road, Caledon	Part Lot 18, Concession 2 E.H.S. Chinguacousy	PIN 14235- 4891	2528061 Ontario Inc.

3. Scope of Investigation

The scope of work consisted of the following:

- Reviewing the historical occupancy of the Site through the use of available archived municipal directories, fire insurance plans, topographical maps and aerial photographs;
- Contacting municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such reports where available;
- Reviewing a legal title search;
- Conducting a site reconnaissance in order to identify the presence of actual and/ or potential areas of environmental concerns;
- Reviewing the current use of the Site and any land use practices that may have impacted the environmental conditions of the Site;
- Reviewing the current use of surrounding properties and any land use practices that may have impacted the environmental conditions of the Site;
- Preparing a report to document the findings and to provide recommendations regarding the need for a Phase II ESA.

There were no physical impediments or denial of access to the Site that precluding meeting the objectives of the Phase I ESA.

4. Records of Review

4.1 General

4.1.1 Phase One Study Area Determination

The study area for this Phase I ESA consists of all lands within 250 m radius of the Phase I property. The Site is located in a mixed residential and agricultural neighborhood. For the purposes of the Phase I ESA, the study area includes all properties located wholly or partly 250 m from the boundary of the Site.

4.1.2 First Developed Use Determination

Based on the review of the aerial photographs, land title search and city directories, the Phase I property was a vacant land. The first owner of the property was Eleanor McMicking.

4.1.3 Fire Insurance Plans

A search for fire insurance plans was undertaken at the Metro Toronto Reference Library (located at 789 Yonge Street, Toronto, Ontario). No fire insurance plans depicting the Site were available for review.

4.1.4 Chain of Title

A title search was carried out by Title Search Services. Results of the land title search are provided in Appendix A. The land title search results are included in the following tables:

3728 Mayfield Road, Caledon, Ontario		
Date	Ownership	Deed #
23 October 1831	Eleanor McMicking	- PATENT
05 February 1832	Thomas McMicking	- 4381
28 April 1835	Elijah Johnson	- 11698
30 September 1835	Duncan Gilchrist	- 12189
13 September 1839	John Smallpen	- 16570
26 November 1853	Samuel Snell	- 71
05 April 1869	John R. Craig	- 337
16 March 1875	William Patterson	- 2105
10 July 1877	J. S. Burger	- 2771
11 November 1882	Robert J. Hillcock	- 4416
07 January 1893	William Topham	- 7090
04 December 1906	Mary A. Topham	- 10233

3728 Mayfield Road, Caledon, Ontario		
Date		Owner
03 April	1911	Oliver T. Shields - 11257
03 November	1934	Hugh W. Shields - 17590
02 June	1967	Ostrofort Holdings Limited - 41124
18 August	1967	Palmyra Kucinskaite, Ksavera Bucys - 48759
16 January	1987	Caledon Mayfield Estates Inc. - 784419
15 March	1989	825907 Ontario Ltd. - 866396
10 February	1994	Caledon Mayfield Estates Inc. Palmyra Kucinskaite -1058282
04 December	2013	Dana Dargis, Konstancija Deltuvaite - PR2472633
09 August	2016	2528061 Ontario Inc. -PR2965427 (Recent deed)

The names of past and current Site owners do not indicate a cause for environmental concern.

4.1.5 City Directories

A city directory search was conducted for the Site and surrounding properties within the Phase I study for the years from 1954 to 2000. The following available City Directories were reviewed at the Metro Reference Library in Toronto.

- Peel Region Criss-Cross Directory, 1954 - 2000

Listings of the subject Site are provided in the following tables.

Subject Site		
Address	Year	Listed
3728 Mayfield Road, Caledon, Ontario	1994, 1995, 1996, 1997, 1998, 2000 and 2001	Private Individuals

Listings of adjacent properties are provided in the following tables:

North adjacent properties		
Address	Year	Listed
3802-3826 Mayfield road	1994, 1995, 1996, 1997, 1998, 2000 and 2001	Not Listed
3828-3872 Mayfield road	1994, 1995, 1996, 1997, 1998, 2000 and 2001	Not Listed

South adjacent properties		
Address	Year	Listed
18 Stonegate Dr	1994, 1995, 1996, 1997, 1998, 2000 and 2001	Private Individuals
14 Stonegate Dr	1994, 1995, 1996, 1997, 1998, 2000 and 2001	Private Individuals
24 Stonegate Dr	1994, 1995, 1996, 1997, 1998, 2000 and 2001	Private Individuals

East adjacent properties		
Address	Year	Listed
2 Chickadee Crescent	1994, 1995, 1996, 1997, 1998, 2000 and 2001	Private Individuals
4 Chickadee Crescent	1994, 1995, 1996, 1997, 1998, 2000 and 2001	Private Individuals
10 Chickadee Crescent	1994, 1995, 1996, 1997, 1998, 2000 and 2001	Not Listed
16 Chickadee Crescent	1994, 1995, 1996, 1997, 1998, 2000 and 2001	Private Individuals
22 Chickadee Crescent	1994, 1995, 1996, 1997, 1998, 2000 and 2001	Private Individuals

West adjacent properties		
Address	Year	Listed
Vacant Lands		

The City Directories review indicated that the subject Site and adjacent property were developed for residential land use, prior to the mid 1990's. It is in our opinion that potential environmental risks to the Site due to the former land use identified on subject Site and adjacent properties was low.

Observations of adjacent properties from street level revealed no cause for environmental concerns.

4.1.6 Environmental Reports

No environmental reports were available for Edward Wong & Associates Inc. to review, at the time of the Phase I Environment Site Assessment.

4.2 Environmental Source Information

4.2.1 Ministry of the Environment and Climate Change (MOECC)

A request was submitted to the MOE Freedom of Information, Protection of Privacy Office to obtain information regarding environmental permits, past or pending environmental control orders or complaints and outstanding environmental regulatory non-compliance issues. A copy of the Request Form is provided in Appendix B.

A written response from the regulatory agencies typically requires several months to receive. If upon receipt of the response from the regulatory agencies, significant environmental issues are identified, Edward Wong & Associates Inc. will forward their response to the Pantheon Developers (Ontario) Inc. (Client) as an addendum to this report.

4.2.2 Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-Ontario MOE (1988)

The inventory did not reveal the presence of former coal gasification plants and industrial Sites producing coal tar and related tars within 500 m from the subject Site. No environmental impact from these Sites on the subject Site is anticipated.

4.2.3 Ontario Inventory of PCB Storage Sites – Ontario MOE (1999, 2003)

The subject Site and adjoining properties were not registered as PCB storage sites.

4.2.4 Waste Disposal Site Inventory - Ontario MOE (1991)

The subject site is not listed as an active for former waste disposal site. It is not located within 1 km radius of an active landfill site.

4.2.5 The Technical Standards and Safety Authority (TSSA), Fuel Safety Branch

The TSSA was requested to review their computer database for the subject Site and adjacent properties with regard to registered underground storage tanks (UST) and above ground storage tanks (AST) containing petroleum product. It should be noted that the TSSA data only lists registered municipal addresses and those records updated between 1987 and present.

Copies of the Request and Response from TSSA are provided in Appendix B. The TSSA has no record of fuel storage tanks at the Site and adjacent properties.

4.2.6 ERIS Report

The document review indicated that the Phase I property was developed for residential land use purpose. Since the Phase I property is not an enhanced investigation property, detailed Ecolog ERIS database search was not carried out. Water well record was carried out as part of the hydro-geological study. Six (6) monitoring wells or test holes were found in the Phase I study area. Static water levels were first encountered at about 19.8 m and 20.4 m below grade (El. 248.19 m and El. 246.81 m) in two (2) of the wells. Water levels were not available for the remaining wells.

4.3 Physical Setting Sources

4.3.1 Aerial Photographs

An aerial photograph of the Site dated 1954, 1971, 1978 and 1982 were obtained from The Archives of Ontario located at 134 Ian MacDonald Boulevard in Toronto in order to review the land use history of the Site. A copy of the aerial photograph was provided in Appendix C. Our review of the aerial photograph indicated the following:

- 1954: The Site was undeveloped. It was used for agricultural land use. Residential dwellings were depicted on the south and west adjacent properties.
- 1971: The southeast portion of the Site was occupied in parts by a residential dwelling and a driveway. Residential dwellings were depicted on north adjacent properties.
- 1978: No significant changes on the subject Site from the 1971 aerial photo were depicted.
- 1982: No significant changes on the subject Site from the 1971 aerial photo were depicted.

The historical aerial photos indicate that the subject Site was developed for residential land uses, prior to the early 1970's. The surrounding properties were developed for residential land uses, prior to the mid 1950's.

4.3.2 Topography, Hydrology, Geology

The following topographic, geological and soil maps were reviewed:

- Topographical Map, published by Natural Resources Canada dated 2015.
- "Quaternary Geology of Ontario" - Southern Sheet, Map 2556.
- "Bedrock Geology of Ontario" - Southern Sheet, Map 2554.

The review of the above noted maps identified the following:

- The general area of the Site was developed for residential land use.
- Ground surfaces of the general area of the Site sloped gently to the south southeast towards the Heart Lake, which is located at about 1.14 km to the southeast of the Site.
- The Etobicoke Creek runs across the Site. A swamp divided the Site into north and south halves. The swamp is within the Heart Lake Provincially Significant Wetland (PSW) area and; classified as Environmental Policy Area by the Town of Caledon.
- The subsurface stratigraphy in the general area of the Site comprises Halton Till: predominantly silt to silty clay, high in matrix carbonate and clast poor.
- The bedrock geology consists of Ordovician, Upper Ordovician shale, limestone, dolostone and siltstone of Queenston Formation.

4.3.3 Fill Materials

Fill was encountered in two (2) of six (6) boreholes. Fill, about 3 m thick, was found in Borehole 4 advanced on the top of the bank, south of the swamp. Fill, extending to a depth of about 4.5 m depth, was encountered in Borehole 5 advanced near the swamp. The fill materials do not appear to be environmental impaired.

4.3.4 Water Bodies and Area of Natural Significance

The Etobicoke Creek runs across the Site. The swamp in the center of the Site is within the Heart Lake Provincially Significant Wetland (PSW) area and; is classified as Environmental Policy Area by the Town of Caledon.

4.3.5 Well Records

4.3.5.1 Water Wells

A search of the MOE water well database was conducted for wells within the Phase I ESA study area. A copy of the request is provided in Appendix B. Portable water was derived from a water well in the southeast portion of the Site.

4.4 Site Operating Records

No site operating records were available for review at the time of the Site visit.

5. Interviews

The owner, Mr. Dilip Kumar Jain, was available for interview during the Phase I ESA study. The Phase I ESA interview form and a list of Site specific questions were used during the interview. The questionnaire included questions regarding historical and current Site specific activities. Completed Phase I ESA interview form is presented in Appendix. F.

6. Site Reconnaissance

6.1 General

The Phase I ESA site reconnaissance was conducted on October 17, 2017 by Mr. Edward Wong, P. Eng., a qualified person as defined by O. Reg. 511/09. On the day of site reconnaissance, the weather was warm (10 C⁰) and sunny. Photographs documenting the site reconnaissance are included in Appendix E.

6.2 Specific Observations at Phase I Property

The Site is roughly rectangular in shape and covers an area of 185,849 m² (45.9 acres). A swamp, about 14 acres (56,686 m²), divides the Site into north and south halves. Apart from the southeast portion of the Site, the Site was undeveloped. It was covered with grass, small vegetation and trees. The southeast portion of the Site is occupied in part by a single storey residential dwelling with an attached parking garage, a storage shed, an asphalt driveway and landscaped area. The on-site residential dwelling has a basement. A septic tile is located in the backyard of the residential dwelling. Potable water is derived from a on-site water well.

The Etobicoke Creek runs across the Site. A swamp in the center of the Site is within the Heart Lake Provincially Significant Wetland (PSW) area and; is classified as "Environmental Policy Area" by the Town of Caledon.

6.2.1 Enhanced Investigation Property

For a Phase I property to be classified as an enhanced investigation property, the property must be used or have been used in whole or in part for any of the following use:

- Any industrial use
- As a garage
- As a bulk liquid dispensing facility, including a gasoline outlet, or
- For the operation of dry cleaning equipment

As none of these criteria were found to apply to the Phase I property, the Phase I property is not an "Enhanced Investigation Property".

6.2.2 Building Description

The main characteristics of the on-site residential dwelling and parking garage are included in the following table.

Building Surfaces	Building Materials
Foundation	Concrete block foundation walls
Exterior Walls	Brick Veneer
Interior Walls	Printed Gypsum Boards
Ceiling	Printed Gypsum Boards
Roof	Asphalt shingles

6.2.3 Heating and Cooling Systems

The on-site residential dwelling is heated by gas. An exterior air conditioning unit was noted adjacent to the east perimeter wall.

6.2.4 Site Utilities and Services

The utilities and services at the Site included local hydro, gas, water-main and sanitary sewer. The utilities and services identified at the Site are summarized in the table below.

Utility	Source	Location	Site Entry
Potable Water	On-site well	East side of the residential dwelling	East side of the residential dwelling
Sewer	Septic Tile Bed	North side of the residential dwelling	North side of the residential dwelling
Electricity	Trilliant	East side of the residential dwelling	East side of the residential dwelling
Telephone	Bell	East side of the residential dwelling	East side of the residential dwelling

6.2.5 Site Production and Manufacturing

No production or manufacturing operations were identified in the remaining units, during the Site visit.

6.2.6 Drains, Pits and Sumps

A sump pit is noted in the basement of the residential dwelling. Surface water drainage surrounding the residential dwelling is directed to draining ditch along Mayfield Road.

6.2.7 Storage Tanks

6.2.7.1 Underground Storage Tanks

There was no evidence such as fill pipes or vent lines that would suggest that underground storage tanks are present on the Site.

6.2.7.2 Aboveground Storage Tanks

No aboveground storage tank was noted within the Phase I property, during our site visit.

6.2.8 Site Housekeeping

The Site appeared to be well maintained. No significant amounts of debris or uncontrolled waste storage were noted during the Site reconnaissance.

6.2.9 Chemical Storage and Handling and Floor Condition

No hazardous chemicals or substances were observed on Site. No significant of chemical inventory, storage or evidence of chemical handling was observed at the time of our Site visit.

6.2.10 Areas of Stained Soil, Pavement or Stressed Vegetation

No staining and stressed vegetation were observed at the time of our Site visit.

6.2.11 Fill, Debris, Methane and Radon

Fill was encountered in two (2) of six (6) boreholes, during geotechnical investigation. Fill, about 3 m thick, was found in Borehole 4 advanced on the top of the bank, south of the swamp. Fill, extending to a depth of about 4.5 m depth, was encountered in Borehole 5 advanced near the swamp.

No chemical odors or stains which may be indicative of contaminations were observed in the recovered fill samples. The analytical concentrations of the tested fill and soil samples complied with the MOE Standard Table 1 (Background Site Conditions) guidelines.

No debris were on observed, during our site visit.

Based on the overburden and bedrock materials underlying the Site, it is unlikely that methane or radon gas emissions would be a concern at the Site.

6.2.12 Air Emissions

Regulatory control of air emissions in Ontario is the responsibility of the MOE. According to the Environmental Protection Act (EPA), a Certificate of Approval (C of A (Air)) are required for any equipment that may discharge a contaminant into the natural environment if the equipment was installed, modified or altered after June 29th, 1988. Retroactive approval should be sought for equipment installed and unchanged between 1972 and June 29th 1988 when the requirement for a C of A was added to the EPA. Unless explicitly exempted, most industrial processes or modifications to industrial processes and equipment require a C of A. The EPA also provides a list of specific equipment and conditions, which are exempt from requiring C of A (Air) (i.e. fuel burning equipment for comfort heating in a building using natural gas or number 2 fuel oil at a rate of less than 1.5 million British Thermal Units per hour [BTU/hour]).

No emission of particulate matters and other equipment that are suspected to require a C of A (Air) was observed at the time of our Site visit.

6.2.13 Odours

No strong odours were detected during the Site visit.

6.2.14 Noise

No excessive noise was detected during the Site visit.

6.2.15 Hazardous Building Materials and Designated Substances

6.2.15.1 Asbestos

Asbestos was commonly used as fire retardant and insulating materials from the 1950s to the early 1970s. ACMs in the workplace are defined as a “Designated Substance” under the Ontario Occupational Health and Safety Act (OHSA). Friable asbestos refers to materials where asbestos fibers can be separated from the materials with which it is associated. Friable asbestos is commonly found in boiler and pipe insulations. Non-friable asbestos refers to asbestos, which is associated with a binding agent (such as tar or cement). Non-friable asbestos is typically found in roofing tars, floor and ceiling tars and asbestos cement.

Normally, asbestos does not create a hazard provide that the material is undisturbed. However, in certain situations, such as demolition activities or where the material has been deteriorating and becomes friable, asbestos fibres may be airborne where they can cause a number of health related threats.

Based on the age of the building (built prior to the 1970's), ACMs are suspected to be present in the original building materials.

All building materials were visually assessed to be in good conditions. No evidence of deteriorating friable materials suspected of containing asbestos was observed. The observed building materials do not pose a hazard to health.

6.2.15.2 *Lead*

The use of lead based paints was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts of lead. Paint that was produced or used prior to 1950 may contain high levels of lead. The main concern regarding lead paint is its potential to become lead dust or chips either through deterioration and/or mechanical means (i.e., sanding, abrasion, etc.). Exposure to lead dust or chips occurs by ingestion or inhalation.

The exposure to potential lead based paint can be minimized by the addition of new paint coating.

Based on the age of building (built prior to the 1970's), lead based paints are suspected to be present in the original paint surfaces of the residential dwelling.

Painted surfaces are in good conditions. The observed painted surfaces do not pose a hazard to health in their current states.

6.2.15.3 *Polychlorinated Biphenyls*

PCBs were commonly used in electrical equipment (fluorescent mercury and sodium vapour light ballasts, oil filled capacitors and transformers), prior to 1976. Any electrical equipment containing PCBs must be disposed in accordance with Ontario Regulation 362 when it is removed from service. Ongoing operation of equipment containing PCBs is permissible.

Fluorescent light fixtures were not observed in the residential dwelling and parking garage. Transformer was not observed within the Phase I property. The presence of PCBs in observed light fixtures in the residential dwelling is not suspected.

6.2.15.4 *Ozone Depleting Substances (ODS)*

Freon is commonly used in air-conditioning units. Two types of Freon are generally used: Freon R-12 and Freon R-22. Both Freon R-12 and R-22 contain chlorofluorocarbons (CFCs) which are known to contribute to the earth's ozone layer depletion; however Freon R-22 contains a much lower content of CFC's.

Importation of CFCs into Canada ceased in 1997 and a total ban on their use is proposed. The use of these materials is still permitted in existing equipment, but equipment must be serviced by a licensed contractor such that CFCs are contained and not released to the environment during services or operation.

Refrigerator was noted within the residential dwelling. Maintenance of ODS containing equipment should be completed in compliance with Ontario Regulation 189/94 by a licensed refrigeration contractor.

6.2.15.5 Mercury

Mercury could be found in some batteries, light bulbs, old paints, thermostats, old mirrors, etc. Based on investigation by Consumer and Corporate Affairs Canada and an assessment of potential health risks by Health and Welfare Canada in 1991, the decision was made to eliminate the use of mercury compounds in indoor latex paints. The Canadian Paint and Coating Association supported the withdrawal and all Canadian manufacturers and formulators of the preservative voluntarily agreed to remove "interior uses" from their product labels.

Based on the age of building (built prior to the 1970's), mercury based paints are suspected to be present in the original paint surfaces of the residential dwelling.

Painted surfaces are in good conditions. The observed painted surfaces do not pose a hazard to health in their current states.

Mercury containing materials were not observed, during our Site visit.

6.2.15.6 Urea Formaldehyde Foam Insulation (UFFI)

UFFI was formerly sprayed into cavities of walls and above ceiling as an insulating material. UFFI has been discontinued from commercial use since the early 1980's. UFFI were not observed during our Site visit.

6.2.15.7 Other Substances

No other special attention substances (such as acrylonitrile or isocyanates) were suspected to be present at the Site at the time of the Phase I ESA.

6.2.15.8 Mould

Mould was not observed during our Site visit.

6.3 Written Description of Investigation

The record review, site reconnaissance and interview conducted for the Site indicate the Site was developed for residential land uses, prior to the early 1970's. The surrounding properties were developed for residential land uses, prior to the mid 1950's.

The current owner of the Phase I property is 2528061 Ontario Inc. who has owned the property since August 09, 2016.

No potential contaminating activity (PCA) and Area of Potential Environment Concern (APEC) were identified in the Phase I property. One (1) PCA was identified in the Phase I study area, which led to an APEC. The PCA was related to fuel storage in a fixed above-ground tank (AST) in the west adjacent property (12903 Kennedy Road). Contaminants of concerns are petroleum hydrocarbons, volatile organic compounds, metals and inorganic. No potential contaminating activities and area of environmental concerns were identified at the remaining Phase I study area.

No chemical odors or stains which may be indicative of contaminations were observed in the recovered soil samples, during the geotechnical investigation. No free products or oil films were noted on the groundwater samples.

Chemical testing was carried out on selected soil and groundwater samples recovered during the geotechnical investigation. The analytical concentrations complied with the MOE Standard Table 1 (Background Site Conditions) guidelines. The chemical qualities of the soil and groundwater at the Site has not been impacted by the Site activities of the west adjacent properties.

7. Review and Evaluation of Information

7.1 Current and Past Uses of the Site

Based on the available records review and Site reconnaissance, the Site was first developed for agricultural purposes circa 1803. The historical aerial photos indicate that the Site was developed for residential land use, prior to the early 1970's. The adjacent properties were developed for residential land use, prior to the mid 1950's.

The current and past uses of the Phase I property are summarized in Table 2

7.2 Potentially Contaminating Activities

One potential contaminating activities (PCA) was identified in the Phase I study area (12097 Kennedy Road) and were related to fuel storage in fixed above-ground tank. No PCA were identified in the remaining Phase I study area. Details are provided in attached Table 3.

7.3 Areas of Potential Environmental Concern

No potential contaminating activity (PCA) and Area of Potential Environment Concern (APEC) were identified in the Phase I property. One (1) PCA was identified in the Phase I study area, which led to an APEC (12093 Kennedy Road). The PCA was related to fuel storage in a fixed above-ground tank (AST). Contaminants of concerns are petroleum hydrocarbons, volatile organic compounds, metals and inorganic. No potential contaminating activities and area of environmental concerns were identified at the remaining Phase I study area.

No chemical odors or stains which may be indicative of contaminations were observed in the recovered soil samples, during the geotechnical investigation. No free products or oil films were noted on the groundwater samples.

Selected soil and groundwater samples were tested for general and inorganic parameters, petroleum hydrocarbons and volatile organic compounds. The analytical concentrations complied with the MOE Standard Table 1 (Background Site Conditions) guidelines. The chemical qualities of the soil and groundwater at the Site has not been impacted by the Site activities of the west adjacent properties.

7.4 Phase One Conceptual Site Model

The Site is located in a mixed residential and agricultural neighborhood. It is roughly rectangular in shape and covers an area of 185,849 m² (45.9 acres). A swamp, about 14 acres (56,686 m²), divides the Site into north and south halves. Apart from the southeast portion of the Site, the Site was undeveloped. It was covered with grass, small vegetation and trees. The southeast portion of the Site is occupied in part by a single storey residential dwelling with an attached parking garage, a storage shed, an asphalt driveway and landscaped area. The on-site residential dwelling has a basement. A septic tile is located in the backyard of the residential dwelling. Potable water is derived from a on-site water well.

The Etobicoke Creek runs across the Site. A swamp in the center of the Site is within the Heart Lake Provincially Significant Wetland (PSW) area and; is classified as "Environmental Policy Area" by the Town of Caledon.

The subsurface stratigraphy at the Site comprises Halton Till: predominantly silt to silty clay, high in matrix carbonate and clast poor. The bedrock geology consists of Ordovician, Upper Ordovician shale, limestone, dolostone and siltstone of Queenston Formation.

Ground surfaces of the general area of the Site sloped gently to the south / southeast towards the Heart Lake, which is located at about 1.14 km to the southeast of the Site.

No potential contaminating activity (PCA) and Area of Potential Environment Concern (APEC) were identified in the Phase I property. One (1) PCA was identified in the Phase I study area, which led to an APEC (12097 Kennedy Road). The property located at 12097 Kennedy Road is being used as a storage yard of a Contractor. The PCA was related to fuel storage in a fixed above-ground tank (AST). The PCA was related to fuel storage in a fixed above-ground tank (AST). Contaminants of concerns are petroleum hydrocarbons, volatile organic compounds, metals and inorganic. No potential contaminating activities and area of environmental concerns were identified at the remaining Phase I study area.

No chemical odors or stains which may be indicative of contaminations were observed in the recovered soil samples, during the geotechnical investigation. No free products or oil films were noted on the groundwater samples.

Selected soil and groundwater samples were tested for general and inorganic parameters, petroleum hydrocarbons and volatile organic compounds. The analytical concentrations complied with the MOE Standard Table 1 (Background Site Conditions) guidelines. The chemical qualities of the soil and groundwater at the Site has not been impacted by the Site activities of the west adjacent properties.

8. Conclusions and Recommendations

Based on the available records review and Site reconnaissance, the Site was first developed for agricultural purposes circa 1803. The historical aerial photos indicate that the Site was developed for residential land use, prior to the early 1970's. The adjacent properties were developed for residential land use, prior to the mid 1950's.

The Site is located in a mixed residential and agricultural neighborhood. It is roughly rectangular in shape and covers an area of 185, 849 m² (45.9 acres). A swamp, about 14 acres (56,686 m²), divides the Site into north and south halves. Apart from the southeast portion of the Site, the Site was undeveloped. It was covered with grass, small vegetation and trees. The southeast portion of the Site is occupied in part by a single storey residential dwelling with an attached parking garage, a storage shed, an asphalt driveway and landscaped area. The on-site residential dwelling has a basement. A septic tile is located in the backyard of the residential dwelling. Potable water is derived from a on-site water well.

The Etobicoke Creek runs across the Site. A swamp in the center of the Site is within the Heart Lake Provincially Significant Wetland (PSW) area and; is classified as "Environmental Policy Area" by the Town of Caledon.

Based on the geological map, the subsurface stratigraphy in the general area of the Site comprises of Halton Till: predominantly silt to silty clay, high in matrix carbonate and clast poor. The bedrock geology consists of Ordovician, Upper Ordovician shale, limestone, dolostone and siltstone of Queenston Formation.

Ground surfaces of the general area of the Site sloped gently to the south / southeast towards the Heart Lake, which is located at about 1.14 km to the southeast of the Site.

No potential contaminating activity (PCA) and Area of Potential Environment Concern (APEC) were identified in the Phase I property. One (1) PCA was identified in the Phase I study area, which led to an APEC (12097 Kennedy Road). The property located at 12097 Kennedy Road is being used as a storage yard of a Contractor. The PCA was related to fuel storage in a fixed above-ground tank (AST).

The PCA was related to fuel storage in a fixed above-ground tank (AST). Contaminants of concerns are petroleum hydrocarbons, volatile organic compounds, metals and inorganic. No potential contaminating activities and area of environmental concerns were identified at the remaining Phase I study area.

No chemical odors or stains which may be indicative of contaminations were observed in the recovered soil samples, during the geotechnical investigation. No free products or oil films were noted on the groundwater samples.

Selected soil and groundwater samples were tested for general and inorganic parameters, petroleum hydrocarbons and volatile organic compounds. The analytical concentrations

complied with the MOE Standard Table 1 (Background Site Conditions) guidelines. The chemical qualities of the soil and groundwater at the Site has not been impacted by the Site activities of the west adjacent properties.

Based on the age of the residential dwelling (built prior to the early 1970's), regulated building materials (such as asbestos containing materials, lead and mercury based paints etc.) are suspected to be present in the original building materials. Prior to future renovation or re-development of the Site, a designated substance survey should be carried out.

If the existing septic tile bed is within the area of the proposed re-development, it should be removed. The stained or odorous soils associated with the septic tile bed may be disposed of as landscaping materials at the Site or in a licensed landfill site.

Before re-development of the Site, the existing water well should be decommissioned by a MOE licensed well driller in accordance with O. Regulation 903.

8.1 Whether Phase II ESA required before Record of Site Condition Submitted

Based on the Phase I ESA findings, there appear to be no significant issues of environmental concern related to the Site. No Phase II Environmental Site Assessment (soil and groundwater sampling and testing) is warranted.

8.2 Record of Site Condition Based on Phase I ESA Alone

Based on the Phase I ESA findings, a Record of Site Condition can be filed based on the Phase I ESA, geotechnical and hydro-geological reports prepared for the Site.

8.3 Signatures

The Phase I ESA was completed by Mr. Edward Bing Hung Wong, P. Eng. Mr. Wong is a professional engineer with over thirty years of experience in consulting field. He is a professional engineer and a registered Qualified Person under O. Reg. 154/04 with extensive experience related to environmental site assessment, risk assessment and remediation projects.

The report was prepared, developed and performed in a manner consistent with the accepted level of skill and care ordinarily exercised by a reasonable environmental professional under similar conditions and the report was prepared in accordance with the requirements of the O. Reg. 153/04 as amended by O. Reg. 511/09.

9. References

- Ontario Regulation 153/04
- Ontario Regulation 511/09
- Occupational Health and Safety Act
- Technical Standards and Safety Authority
- Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario- Ontario MOE (1988)
- Waste Disposal Site Inventory - Ontario MOE (1991)
- Ontario Inventory of PCB Storage Sites – Ontario MOE (1999, 2003)
- Ontario Regulation 837/90 (Asbestos, Designated Substance).
- Ontario Regulation 838/90 (Asbestos, Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations).
- Ontario Ministry of Natural Resources, Natural Heritage Website (www.ene.gov.on.ca/MNR/nhic/areas.cfm)
- “Quaternary Geology of Ontario” - Southern Sheet, Map 2556, Ministry of Northern Development and Mines.
- “Bedrock Geology of Ontario” – Southern Sheet, Map 2554, Ministry of Northern Development and Mines

10. General Comments

This document reflects conditions at the time of preparation and is relevant for the date of our Site visit.

Compliance of past owners with applicable environmental regulations was not within the scope of this Phase I ESA summary.

The role of the Site assessor is to document evidence of contamination and not to judge the acceptability of risks associated with contamination. To further reduce or eliminate uncertainty would require a Phase II investigation.

It should also be noted that current environmental guidelines and regulations are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report.

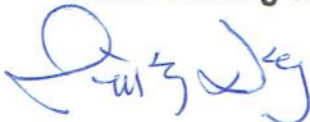
It is possible that unexpected environmental conditions may be encountered on the Site, which has not been explored within the scope of this Phase I ESA summary. Should such an event occur, Edward Wong & Associates Inc. should be notified in order that we may determine if modifications to our conclusions are necessary.

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We trust this report is satisfactory for your purposes. If you have any questions regarding our submission, please do not hesitate to contact this office.

Yours truly,

Edward Wong & Associates Inc.



Edward B.H. Wong, M. Eng. P. Eng.

Tables

**Table I: Site Environmental Setting Data
3728 Mayfield Road, Town of Caledon**

Native Soil and Bedrock
Soil Type: Halton Till (Ontario -Erie lobe): predominantly silt to silty clay matrix, highly calcareous, clast poor.
Hydraulic Conductivity: Low to High
Depth of Bedrock: Not known
Bedrock Type: Ordovician, Upper Ordovician, shale, limestone, dolostone, siltstone of Queenston Formation.
Groundwater
Depth of Water Table: 4.21 m to 5.25 m below top of the bank
Direction of Flow: south, southeast
Potable Water and Sewers
Non-potable Water Source: Water well at the Site
Municipal Water Source: the Lake Ontario
Distance to nearest Municipal Water Well: to be determined
Distance to nearest Private Water Well: to be determined
Sanitary Sewage System: On-site Septic Tile Bed
Storm Water System: Municipal
Other Utilities
Power: Trilliant
Natural Gas: Enbridge Gas
Telephone: Bell
Surface Water
Name of Nearest Water Body: A tributary of the Etobicoke Creek
Distance from Site: within the Site
Elevation Drop from the Site: 8 m to 10 m
Direct Drainage from Site: Yes

**Table 2: Current and Past Uses of the Phase I Property
3728 Mayfield Road, Town of Caledon**

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photos, Fire Insurance Plans, etc.
23 Oct. 1831	Eleanor McMicking	Agricultural	Agricultural	Title Search, Aerial Photos. The 1954 aerial photo shows the Site was undeveloped and used for agriculture. The 1971, 1978 and 1982 aerial photos depicted the presence of a residential dwelling similar in size and shape of the on-site building.
05 Feb. 1832	Thomas McMicking	Agricultural	Agricultural	
28 Apr. 1835	Elijah Johnson	Agricultural	Agricultural	
30 Sept. 1835	Duncan Gilchrist	Agricultural	Agricultural	
13 Sept. 1839	John Smallpen	Agricultural	Agricultural	
26 Nov. 1853	Samuel Snell	Agricultural	Agricultural	
5 Apr. 1869	John R. Craig	Agricultural	Agricultural	
16 Mar. 1875	William Patterson	Agricultural	Agricultural	
10 July 1877	J. S. Burger	Agricultural	Agricultural	
11 Nov. 1882	Robert J. Hillcock	Agricultural	Agricultural	
7 Jan. 1893	William Topham	Agricultural	Agricultural	
4 Dec. 1906	Mary A. Topham	Agricultural	Agricultural	
3 Apr. 1911	Oliver T. Shields	Agricultural	Agricultural	
3 Nov. 1934	Hugh W. Shields	Agricultural	Agricultural	
2 June 1967	Ostrofort Holdings Limited	Agricultural	Agricultural	
18 Aug. 1967	Palmyra Kucinskaite, Ksavera Bucys	Agricultural	Agricultural	
16 Jan. 1987	Caledon Mayfield Estates Inc.	Residential	Residential	
15 Mar. 1989	825907 Ontario Ltd.	Residential	Residential	
10 Feb. 1994	Caledon Mayfield Estates Inc. , 1058282 Palmyra Kucinskaite	Residential	Residential	
4 Dec. 2013	Dana Dargis, Konstancija Deltuvaite	Residential	Residential	
9 Aug. 2016	2528061 Ontario Inc.	Residential	Residential	

**Table 3: Potentially Contaminating Activities
3728 Mayfield Road, Town of Caledon**

PCA#	Address/ Distance from Site	Potentially Contaminating Activity (as numbered in O. Reg. 153/04)	Description of the Activity	Does it represent potential environmental Risk?	Rationale
1	Off-site; west adjacent property located at 12141 Kennedy Road	Item 28, Table 2, Reg. 153/04 Gasoline and Associate Products Storage in Fixed Tank	Aboveground Storage Tanks	No	<p>No chemical odours or stains were noted in the soil and groundwater samples recovered from the boreholes advanced in the Phase I property.</p> <p>The analytical concentrations in the tested soil and groundwater samples complied with the MOE Standard Table 1 (Background Site Conditions) guideline criteria for general and inorganic parameters, petroleum hydrocarbons and volatile organic compounds</p>

**Table 4: Areas of Potential Environmental Concerns
3728 Mayfield Road, Town of Caledon**

Areas of Potential Environmental Concerns	Location of Areas of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off site)	Contaminants of Potential Concerns	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC-1	Nil	Gasoline and Associate Products Storage in Fixed Tank	off-site; West adjacent property located at 12093 Kennedy Road	Petroleum Hydrocarbon, Volatile Organic Compounds and Benzene, Toluene, Xylene and Ethyl-benzene	Soil and Groundwater. The analytical concentrations in the tested soil and groundwater samples complied with the MOE Standard Table 1 (Background Site Conditions) guideline criteria for general and inorganic parameters, petroleum hydrocarbons and volatile organic compounds.

Drawings



Title: Site Location Plan

Project: Phase I Environmental Site Assessment
3728 Mayfield Road, Town of Caledon

Date: October 21, 2017

Project No.: Ma002995a

 EDWARD WONG



Imagery ©2017 Google, Map data ©2017 Google, Canada 200 m

Title: Phase I Conceptual Model
Project: Phase I Environmental Site Assessment
3728 Mayfield Road, Town of Caledon

Date: October 21, 2017
Project No.: Ma002995a
 EDWARD WONG

Appendix A

Chain of Title

October 10, 2017

C O V E R P A G E

To: EDWARD WONG & ASSOCIATES

34 Marcelline Crescent, Toronto – ONTARIO.

ATTN: EDWARD WONG

RE: T I T L E S E A R C H R E P O R T

SUBJECT: 3728 MAYFIELD ROAD, CALEDON, ON.

PROPERTY Part Lot 18, Concession 2 E.H.S. Chinguacousy.
DESCRIPTION Pin. 14235-4891 (See the Pin Print for the full description)

TOTAL PAGES 2 - Including this page
 (Search Report - Page 2)
 (The Invoice - Page N/A)

DUE TO THE NATURE OF THE TITLE SEARCH WORK, THIS REPORT IS REFLECTING TO THE BEST POSSIBLE THE STATUS OF THE LAND REGISTRY RECORD. UPON THE RECEPTION OF THIS REPORT, (IF NOT REFUSED AND SENT BACK TO ARMAND SIMO) TITLE SEARCH SERVICES WHEN RECEIVED), THE CLIENT(S) AND OTHER PARTIES HAVE ACCEPTED TO RELEASE THIS TITLE SEARCH REPORT / SERVICE AND ARMAND SIMO FROM ANY FUTURE LIABILITY (OR OTHER) CLAIMS OF ANY NATURE

COMPLETE - ACCURATE - PROVINCE WIDE - TITLE SEARCH SERVICES

PROPERTY TITLE REPORT

October 10, 2017

SUBJECT: 3728 MAYFIELD ROAD, CALEDON, ON.

PROPERTY Part Lot 18, Concession 2 E.H.S. Chinguacousy.

DESCRIPTION Pin. 14235-4891 (See the Pin Print for the full description)

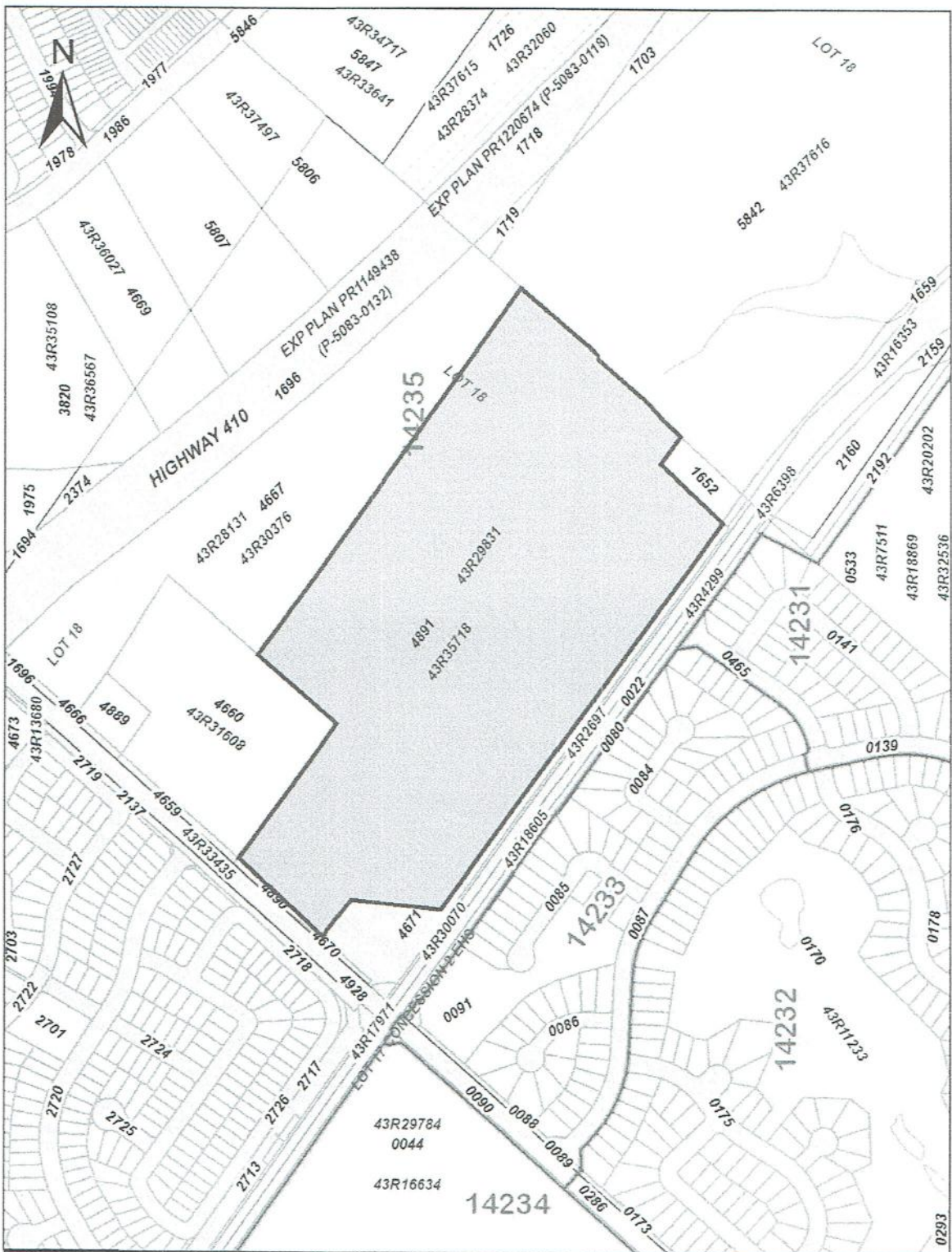
PROPERTY TITLE HISTORY

<u>Date</u>		<u>Ownership</u>		<u>Deed #</u>
23 October	1831	Eleanor McMicking	-	PATENT
05 February	1832	Thomas McMicking	-	4381
28 April	1835	Elijah Johnson	-	11698
30 September	1835	Duncan Gilchrist	-	12189
13 September	1839	John Smallpen	-	16570
26 November	1853	Samuel Snell	-	71
05 April	1869	John R. Craig	-	337
16 March	1875	William Patterson	-	2105
10 July	1877	J. S. Burger	-	2771
11 November	1882	Robert J. Hillcock	-	4416
07 January	1893	William Topham	-	7090
04 December	1906	Mary A. Topham	-	10233
03 April	1911	Oliver T. Shields	-	11257
03 November	1934	Hugh W. Shields	-	17590
02 June	1967	Ostrofort Holdings Limited	-	41124
18 August	1967	Palmyra Kucinskaite, Ksavera Bucys	-	48759
16 January	1987	Caledon Mayfield Estates Inc.	-	784419
15 March	1989	825907 Ontario Ltd.	-	866396
10 February	1994	Caledon Mayfield Estates Inc. Palmyra Kucinskaite	-	1058282
04 December	2013	Dana Dargis, Konstancija Deltuvaite (Ownership Transmission from PALMYRA KUCINSKAITE – Estate)	-	PR2472633
09 August	2016	<u>2528061 ONTARIO INC.</u> (Sale from the Parties of the 2 prior Entries)	-	PR2965427 (Recent Deed)

(End of the Title Search Report)

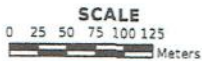
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PROPERTY INDEX MAP
PEEL(No. 43)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC
- EASEMENT



NOTES

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- THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY
- FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS
- ONLY MAJOR EASEMENTS ARE SHOWN
- REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

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LAND REGISTRY OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 3
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14235-4891 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
PR2491004	2014/02/06	APL COURT ORDER		ONTARIO SUPERIOR COURT OF JUSTICE	BUSINESS DEVELOPMENT INSURANCE LTD.	C
PR2496291	2014/02/11	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** BUSINESS DEVELOPMENT INSURANCE LTD.		
		REMARKS: CERTIFICATE OF PENDING LITIGATION				
PR2679210	2015/02/27	PLAN EXPROPRIATION		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	THE CORPORATION OF THE TOWN OF CALEDON	C
		REMARKS: 1, 2				
PR2924970	2016/06/03	APL AMEND ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	BUSINESS DEVELOPMENT INSURANCE LTD.	
		REMARKS: DISCHARGE PR2498291				
PR2965426	2016/08/09	APL AMEND ORDER		*** COMPLETELY DELETED *** SUPERIOR COURT OF JUSTICE	2079664 ONTARIO INC.	
PR2965427	2016/08/09	TRANS PERSONAL REP	\$2,000,000	CALEDON MAYFIELD ESTATES INC. DARGIS, DANA DELTUVAITE, KONSTANCIJA	2528061 ONTARIO INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				
PR2965428	2016/08/09	CHARGE		*** COMPLETELY DELETED *** 2528061 ONTARIO INC. DILIP, JAIN	SUN SALUTE CORPORATION MEIRA, MANU	
PR2912055	2016/08/19	NOTICE		*** COMPLETELY DELETED *** CALEDON MAYFIELD ESTATES INC. DARGIS, DANA DELTUVAITE, KONSTANCIJA		
PR3034491	2016/11/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** SUN SALUTE CORPORATION MEIRA, MANU		
		REMARKS: PR2965428.				
PR3034527	2016/11/25	CHARGE	\$1,680,000	2528061 ONTARIO INC.	BANK OF MONTREAL	C
PR3036823	2016/11/29	DISCHARGE INTEREST		*** COMPLETELY DELETED *** CALEDONMAYFIELD ESTATE DARGIS, DANA DELTUVAITE, KONSTANCIJA		
		REMARKS: PR2912055.				

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PAGE 1 OF 3
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14235-4891 (UT)

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

PROPERTY DESCRIPTION: PT LT 18, CONC 2 EHS(CHUNG) AS IN R01058282 SAVE&EXCEPT PTS 1,4,7 & 8, EXPROP PL PR2679210; SUBJECT TO AN EASEMENT OVER PT 2, EXPROPRIATION PL PR2679210 IN FAVOUR OF THE CORPORATION OF THE TOWN OF CALEDON AS IN PR2679210; TOWN OF CALEDON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES

2528061 ONTARIO INC.

RECENTLY:

DIVISION FROM 14235-1654

CAPACITY SHARE

ROWN

PIN CREATION DATE:

2015/02/27

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2015/02/27 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
**		SUBSECTION 47(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHENTS 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: 1999/03/26 **						
R0895256	1989/05/26	AGREEMENT				
R01058282	1994/02/10	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	CALEDON MAYFIELD ESTATES INC. KUCINSKAITE, PALMYRA	C
43R29831	2005/02/24	PLAN REFERENCE				
PR2472633	2013/12/04	TRANSMISSION-LAND		*** DELETED AGAINST THIS PROPERTY *** KUCINSKAITE, PALMYRA		C
PR2476939	2013/12/13	CERTIFICATE		*** DELETED AGAINST THIS PROPERTY *** 2079664 ONTARIO INC.	DARGIS, DANA DELTUVAITE, KONSTANCIJA	C
REMARKS: CERT OF PENDING LITIGATION						
43R35718	2014/01/06	PLAN REFERENCE				C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



LAND
REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 3 OF 3
PREPARED FOR TS
ON 2017/10/10 AT 14:56:02

14235-4891 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
PR3213217	2017/10/03	CERTIFICATE		THE ROSSEAU GROUP INC.		

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 B

Regulatory Inquiries

Freedom of Information and
Protection of Privacy Office
40 St. Clair Avenue West, 12th Floor
Toronto ON M4V 1M2
Telephone 416 314-4075

Instructions

Use this form to request records that are in the Ministry's files on environmental concerns related to properties. Our fax number is 416 314-4285.

For Ministry Use Only

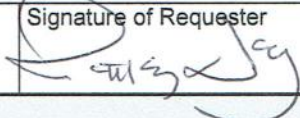
FOI Request Number	Date Request Received (yyyy/mm/dd) 2017/10/31
Fee Paid	<input type="checkbox"/> Cheque <input type="checkbox"/> VISA/MC <input type="checkbox"/> Cash/Money Order
<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SCB <input type="checkbox"/> SDW	

1. Requester Data

Last Name Wong	First Name Edward	Middle Initial Bing Hung
Title President	Company Name Edward Wong & Associates Inc.	

Mailing Address

Unit Number 19	Street Number 441	Street Name Esna Park Drive	PO Box
City/Town Markham		Province Ontario	Postal Code
Email Address edwardwongassociates.com		Telephone Number 416-903-4288	Fax Number ext.

Project/Reference Number MA0029952	Signature of Requester 
---------------------------------------	---

2. Request Parameters

Municipal Address (Municipal address mandatory for cities, towns or regions)

Unit Number	Street Number 3728	Street Name Mayfield Road	PO Box
Lot Number	Concession	Geographic Township	
City/Town/Village Town of Caledon		Province Ontario	Postal Code

Present Property

1. Owner 2528 061 Ontario Inc.	Date of Ownership (yyyy/mm/dd) 09 August 2016
Tenant (if applicable)	

Previous Property

1. Owner Danna Dargis, Konstancija Deltuvaitė	Date of Ownership (yyyy/mm/dd) 04 Dec 2013
Tenant (if applicable)	

3. Search Parameters

Search Parameters	Specify Year(s) Requested
Environmental concerns (General correspondence, occurrence reports, abatement)	All years
Orders	1990 - present
Spills	
Investigations/prosecutions ► Owner and tenant information must be provided	1995 - present
Waste Generator number/classes	

Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.

4. Environmental Compliance Approvals/Certificates of Approval

Environmental Compliance Approvals/Certificates of Approval	SD	Specify Year(s) Requested
air - emissions	<input type="checkbox"/>	1995 - present
renewable energy	<input type="checkbox"/>	
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)	<input type="checkbox"/>	
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations	<input type="checkbox"/>	
waste water - industrial discharge	<input type="checkbox"/>	
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites	<input type="checkbox"/>	1985 - present
waste systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction	<input type="checkbox"/>	

Proponent information must be provided and Environmental Compliance Approval/Certificate of Approval number(s) (if known). 1985 and prior records are searched manually. Search fees in excess of \$300.00 may be incurred, depending on the types and years to be searched. Specify Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.

Fuel storage tank record search, 3728, 3742 Mayfield Road , 12141, 12131, 12121 Kennedy Road, Town of Caledon

Edward Wong <edwardwong@associates.com>

to Public

Dear Madam/ Sir,

We would be pleased if you can search any available fuel storage tank records for the above noted properties

Best Regards,

ed

Public Information Services via tssaa.org, ontariosoft.com

Hi Ed,


Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (publicinformation@tssaa.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.

Thank you Ed and have a great day.

No recent chats
Start a new one



Prem Lal | Public Information Coordinator
 Facilities and Business Services
 345 Cathlamet Drive
 Toronto, Ontario M6H 6S4
 Tel: +1-416-734-3529 | Fax: +1-416-734-3588 | E-Mail: plal@tssaa.org
www.tssaa.org

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COMPOSE

Inbox (1,014)

Starred

Important

Sent Mail

Drafts (5)

Ed Associates (109)

Junk

Edward

Fuel storage tank record search, 3728, 3742 Mayfield Road , 12141, 12131, 12121 Kennedy Road, Town of Caledon

Edward Wong

Dear Madam/ Sir, We would be pleased if you can search any available fuel sto...

Public Information Services via tsssa.org.com

to Edward

Hi Ed:

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (publicinformation@tsssa.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.

Thank you Ed and have a great day.

Prem

Prem Lal | Public Information Coordinator

Facilities and Business Services

245 Carletonville Drive

Toronto, Ontario M9W 6N9

Tel: 416-734-3570 | Fax: 416-734-3568 | E-Mail: plal@tsssa.org

www.tsssa.org



No recent chats
Start a new one

Sent: October 22, 2017 10:47 PM

To: Public Information Services <publicinformation@tsssa.org>

Subject: Fuel storage tank record search, 3728, 3742 Mayfield Road , 12141, 12131, 12121 Kennedy Road, Town of Caledon

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.

From: Edward Wong [<mailto:edwardwong@tsssa.org>]



Instructions

Please **print** if completing by hand. **Letter** sized paper is preferred when printing. In order to process your search request, please complete this form in full and submit it to the Water Well Records Management. When the search is completed you will be provided with the results. If you have any questions, please call the Water Well Help Desk at 1 888 396-9355 (Toll Free) or visit www.ene.gov.on.ca.

Please fax, mail or email this form to: Ministry of the Environment
Environmental Monitoring and Reporting Branch
Water Well Records Management
125 Resources Rd.
Toronto ON M9P 3V6
Fax: 416 235-5960
Email: WellsHelpdesk@ontario.ca

NOTE: The Ministry cannot and does not represent or guarantee that the Well Record information is current, accurate or complete. The Ministry assumes no responsibility for errors or omissions in the Well Record information and is not liable in any way for damages of any kind arising out of or related to the Well Record information or for delay or failure to provide the Well Record information. Any reliance upon the Well Record information provided is solely at the risk of the requester. Well Record information provided is subject to the *Freedom of Information and Protection of Privacy Act, (FIPPA)*, Ontario, R.S.O. 1990, c. F.31.

Section A – Contact Information

First Name Eward		Last Name Wong		Request Date (yyyy/mm/dd) 2017/10/02	
Company Eward Wong & Associates Inc.				Your File/Project No.	
Street Number 441	Street Name Esna Park Drive			Apt No./RR No. Unit 1	
City, Town or Village Markham		Province Ontario		Postal Code L 3 R 1 H 7	
Phone Number (including area code) 416 903-4288		Fax Number (including area code) 903 963-1188		Email Address edwardwong58@gmail.com	
Please indicate how you would like to receive your Water Well Record data: <input type="checkbox"/> Mail <input checked="" type="checkbox"/> Email (pdf file) <input type="checkbox"/> Fax				Well Contractor Licence No.	

Section B – Well Location Information

Please provide as much accurate information as possible to expedite fulfilling your request and locating a match. Please contact your local municipality and/or regional Land Registry Office for the original Name of Township, Concession Number, and Township Lot Number for the property in question.

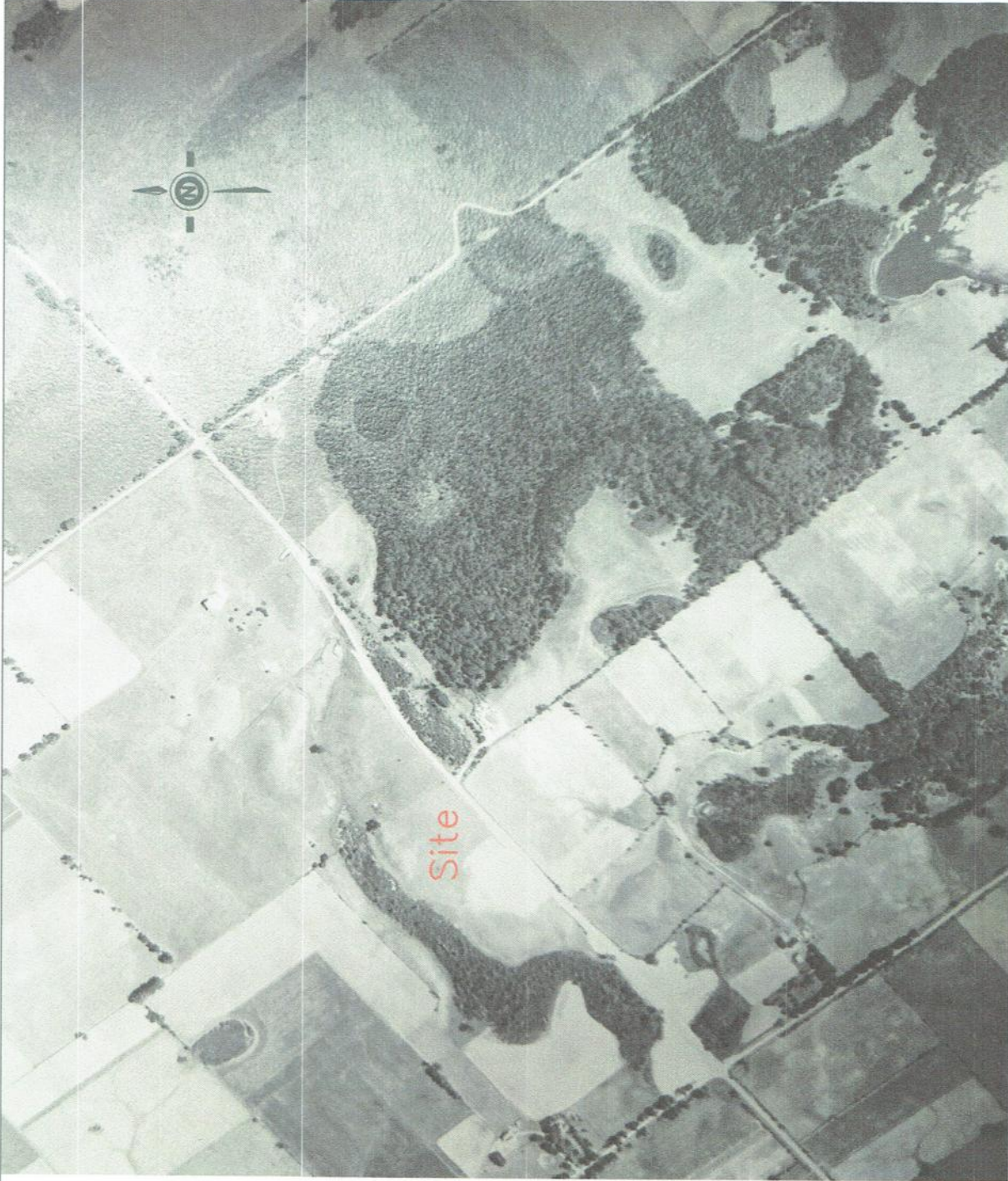
County/Municipality/District 3728 Mayfield Road, Town of Caledon	Concession Number
Township (Geographic Township)	Township Lot Number(s)

OR

UTM Coordinates NAD 83	UTM Zone <input type="checkbox"/> 15 <input type="checkbox"/> 16 <input checked="" type="checkbox"/> 17 <input type="checkbox"/> 18	Eastings (From) 5 9 6 9 6 3	Northings (From) 4 8 4 4 7 4 2
		Eastings (To)	Northings (To)
		OR Specify Radius 250 m	

Appendix C

Aerial Photographs



Title: 1954 Aerial Photo
Project: Phase I Environmental Site Assessment
3728 Mayfield Road, Caledon

Date: October 21, 2017
Project No.: Ma002995a
 EDWARD WONG



Title: 1971 Aerial Photo

Project: Phase I Environmental Site Assessment
3728 Mayfield Road, Caledon

Date: October 21, 2017

Project No.: Ma002995a

 EDWARD WONG



Title: 1978 Aerial Photo

Project: Phase I Environmental Site Assessment
3728 Mayfield Road, Caledon

Date: October 21, 2017

Project No.: Ma002995a

 EDWARD WONG



Title: 1982 Aerial Photo

Project: Phase I Environmental Site Assessment
3728 Mayfield Road, Caledon

Date: October 21, 2017

Project No.: Ma002995a

 EDWARD WONG

Appendix D

Topographical Map



Title: Topographical Map

Project: Phase I Environmental Site Assessment
3728 Mayfield Road, Town of Caledon

Date: October 21, 2017

Project No.: Ma002995a

 EDWARD WONG

Appendix E

Site Photographs



Photo No. 1: Residential Dwelling in the southeast portion of the Site



Photo No. 2: Water Well, east side of the Residential Dwelling



Photo No. 3: Backyard (probable Septic Tile Bed)



Photo No. 4: Buried Concrete Block Foundation northwest corner of the Residential Dwelling



Photo No. 5: Living Room, main floor



Photo No. 6: Kitchen main floor



Photo No. 7: Basement

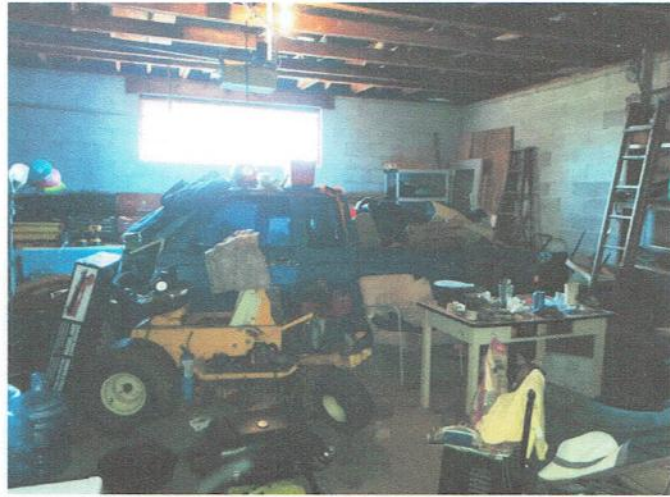


Photo No. 8: Parking Garage



Photo No. 9: Swamp in the center of the Site

Appendix F

Phase I Questionnaires

STANDARD PHASE I ESA QUESTIONNAIRE

Project #: Ma002995a	Date: October 17, 2017
Owner: 2528061 Ontario Inc.	Occupant: n.a.
Address: 3728 Mayfield Road, Town of Caledon	
<p>Property Description and Size: The Site is located in a mixed residential and agricultural neighborhood. It is roughly rectangular in shape and covers an area of 185,849 m² (45.9 acres). A swamp, about 14 acres (56,686 m²), divides the Site into north and south halves. Apart from the southeast portion of the Site, the Site was undeveloped. It was covered with grass, small vegetation and trees. The southeast portion of the Site is occupied in part by a single storey residential dwelling with an attached parking garage, a storage shed, an asphalt driveway and landscaped area. The on-site residential dwelling has a basement. A septic tile is located in the backyard of the residential dwelling. Potable water is derived from a on-site water well.</p>	

1. Has the property or an adjacent property currently or previously been used for an industrial or commercial use? If yes, please specify activities and time frames.

Owner			Occupants			Observed During Site Visit	
Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No

NOTES:

2. Are, or have there been in the past, the property or any of the adjacent properties used for industries/activities/storage/related activities of: chemicals; electrical equipment; metal smelting, processing; finishing; mining; milling; petroleum and natural gas drilling/production/processing/retailing and distribution (including gasoline station); transportation; junkyard; waste disposal/landfill/waste treatment or processing; recycling; wood and pulp and paper products; appliance equipment or engine repair/reconditioning/salvage; ash deposit from boilers or other thermal facilities; asphalt tar manufacturer; coal gasification; medical/chemical/radiological or biological labs; rifle or pistol firing ranges; road salt storage facilities; dry cleaning; sites which have been or likely have been contaminated by substances migrating from other properties; commercial printing facility; and photo developing laboratory? If applicable, identify which.

Owner			Occupants			Observed During Site Visit	
Yes	No	<input checked="" type="checkbox"/> Unknown	Yes	No	<input checked="" type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Yes	No

NOTES:

Junk vehicles were observed on the west adjacent property located at 12093 Kennedy Road.

3. Are there or have there been in the past, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in the aggregate, stored on or used at the property or on any of the adjacent properties? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	No	<input checked="" type="checkbox"/> Unknown	Yes	<input checked="" type="checkbox"/> No

NOTES:

4. Are there currently, or have there been in the past, any industrial containers of chemicals located on the property or on any of the adjacent properties? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
<input checked="" type="checkbox"/> Yes	No	Unknown	Yes	No	<input checked="" type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Yes	No

NOTES:

Three (3) above-ground fuel storage tanks were noted in the west adjacent property located at 12093 Kennedy Road.

No chemical odors or stains which may be indicative of contaminations were observed in the recovered soil samples, during the geotechnical investigation carried out at the Site. No free products or oil films were noted on the groundwater samples.

Selected soil and groundwater samples were tested for general and inorganic parameters, petroleum hydrocarbons and volatile organic compounds. The analytical concentrations in the tested soil and groundwater samples complied with the MOE Standard Table 1 (Background Site Conditions) guidelines. The chemical qualities of the soil and groundwater at the Site has not been impacted by the Site activities of the west adjacent properties.

The chemical qualities of the soil and groundwater at the Site has not been impacted by the Site activities of the west adjacent properties

5 Are you aware or do you have any prior knowledge that fill material has been brought onto the property that originated from an unknown origin or contaminated site? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No

NOTES:

Fill was encountered in two (2) of six (6) boreholes. Fill, about 3 m thick, was found in Borehole 4 advanced on the top of the bank, south of the swamp. Fill, extending to a depth of about 4.5 m depth, was encountered in Borehole 5 advanced near the swamp. The fill materials do not appear to be environmental impaired. The analytical concentrations in the tested fill samples complied with the MOE Standard Table 1 (Background Site Conditions) guidelines.

6 Are there currently, or have there been in the past, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? If yes, please specify location.

Owner	Occupants	Observed During Site Visit
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

NOTES:

7 Is there currently any, or has there been in the past, stained soil on the property? If yes, please specify location.

Owner	Occupants	Observed During Site Visit
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

NOTES:

8 Are there currently, or have there been in the past, any registered or unregistered storage tanks (above or underground) located on the property? If yes, please specify location.

Owner	Occupants	Observed During Site Visit
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

NOTES:

9 Are there currently, or have there been in the past, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? If yes, please specify location.

Owner	Occupants	Observed During Site Visit
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

NOTES:

10 Is there currently, or have there been in the past, evidence of leaks, spills or staining by substances other than water, or foul odours, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property? If yes, please specify location.

Owner	Occupants	Observed During Site Visit
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

NOTES:

11a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No

NOTES: A water well is located in the landscaped area immediate east of the on-site residential dwelling.

11b. If the property served by a private well or non-public water system, have there been in the past, any well designated as contaminated by any government environmental/health agency? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No

NOTES:

12. Are you aware of any environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No

NOTES:

13. Are you aware of current or past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No

NOTES:

14. Are you aware of any current or past existence of environmental violations with respect to the property or any facility located on the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No

NOTES:

15. Are you aware of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No

NOTES:

16. Are you aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No

NOTES:

17a. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No

NOTES:

17b. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No

NOTES:

18. Are you aware of any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials that have been dumped above grade, buried and/or burned on the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No

NOTES:

19. Is there, or been in the past, a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? If yes, please specify.

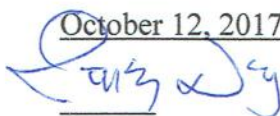
Owner			Occupants			Observed During Site Visit	
Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No	Unknown	Yes	<input checked="" type="checkbox"/> No

NOTES:

Date Prepared:

October 12, 2017

Signature of Assessor:



Name of Assessor:

Edward Wong