

**TOWN OF CALEDON  
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Sept. 17, 2021

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
12097 KENNEDY ROAD  
CALEDON, ONTARIO**



Prepared for:

**FORTUNE DEVELOPMENT INTERNATIONAL CORPORATION**

Prepared by:

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Project: 943-1101  
October 5, 2011

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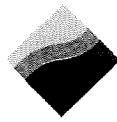
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Project: 943-1101

October 5, 2011

Fortune Development International Corporation  
262 Pinewood Drive  
Thornhill, Ontario  
L4J 5L1

Attention: Mr. Kevin Lai

Phase One Environmental Site Assessment  
12097 Kennedy Road  
Caledon, Ontario

## 1. EXECUTIVE SUMMARY

We are pleased to enclose a summary of the findings of this Phase One Environmental Site Assessment (ESA):

1. The area under assessment consists of an irregular shaped parcel of land that is approximately 10 acres in size. A residential dwelling, barn, two large storage sheds and a garage currently occupy the phase one property. Currently, the phase one property is utilized for agricultural purposes. Based on historical information reviewed as part of this investigation, the phase one property has historically been utilized for residential and agricultural purposes.
2. A catch basin was observed between the two storage sheds on the property. In addition a drain is located in the shed further east where equipment and personal vehicle maintenance occurs. Mr. Keyes indicated that drain feeds into the catch basin which then discharges into the fields. An environmental impact as a result of the discharge into the fields is unknown.
3. A vent and fill pipe was observed on the west exterior wall of the residential dwelling. The vent and fill pipes lead to a fuel oil AST in the basement. An additional fuel oil AST is located on the south side of the shed. Three (3) ASTs (500gallon and 1000 gallon diesel and a 500 gallon dyed diesel tank) were observed on the east side of the shed. No vent or fill pipes indicative of an underground storage tank were observed on the phase one property. An environmental impact as a result of onsite fuelling is unknown.
4. The phase one property has a slight change in elevation at the center of the property. Mr. Stuart Keys indicated that approximately 20 to 30 truckloads of road fill were imported onto the phase one property and placed within the centre of the site. Several stockpiles of road fill were observed on the phase one property. The environmental quality of the imported fill material located on the phase one property is unknown.

A Phase Two Environmental Site Assessment (ESA) is recommended to understand the environmental quality of the soil and groundwater at the phase one property based on the following:

- Importation of fill material of unknown quality;

- 
- Storage, maintenance, fuelling and repair of equipment;
  - Gasoline and associated products storage in fixed tanks (diesel ASTs);
  - Potential use of pesticides;
  - Improper discharge from drains located in the garage where maintenance of cars and farm equipment occurs.

Due to the age of the structures it is possible that asbestos containing materials (ACMs) are present in building materials such as vinyl floor tiles, stucco textures, and drywall joint compound etc. Ontario Regulation 278/05 of the Occupational Health & Safety Act requires that the owner of any building with the potential to contain ACM conduct an inventory of potential materials. All identified ACM must be managed and/or disposed of in accordance with the Act, and building tenants must be made aware of such materials that they may come into contact with. Prior to renovation or demolition of the building a Designated Substance Survey will be required.

The water well identified on the property will require decommissioning in accordance with Ontario Regulation 903 when no longer required. A septic tank/septic system should also be decommissioned in accordance with applicable regulatory requirements.

It should be noted that general environmental management and housekeeping practices were reviewed as part of this assessment with respect to their impact on the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of our investigation. This Phase One ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards.

Freedom of Information records requests have been forwarded to the Ministry of Environment. The client will be made aware of any records identified by the file search requests, when a response is received.

Information used in this report was reviewed based on proximity to the phase one property as well as based on anticipated direction of local groundwater flow

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## 2. INTRODUCTION

SPL Consultants Limited (SPL) was retained by Mr. Kevin Lai on behalf of Fortune Development International to conduct a Phase One Environmental Site Assessment (ESA) at the above noted property. It is our understanding that this assessment has been requested for due diligence purposes prior to a potential property transaction.

Information used to prepare this report was gathered from the following sources: SPL's site visit; available regulatory information; maps; geological publications; information obtained from city directories, and information provided to SPL by the client.

The scope of this Phase One ESA conforms to the requirements outlined in O. Reg. 153/04 (as amended).

The purpose of this Phase One ESA was to identify presence or absence of areas of potential environmental concern within the study area. This Phase One ESA does not include physical sampling or testing, and is based solely on visual observations and a review of available or supplied factual data.

### 2.a. PHASE ONE PROPERTY INFORMATION

The phase one property with a municipal address of 12097 Kennedy Road is located approximately 200 m north of the Kennedy and Mayfield Road intersection in the Town of Caledon, Ontario. The area under assessment consists of an irregular shaped parcel of land that is approximately 10 acres in size. For the purposes of this report Kennedy Road is assumed to be oriented in a north-south direction and Mayfield Road is assumed to be oriented in an east-west direction. A site location plan is presented in **Drawing 1**.

A legal description of the phase one property as indicated on a legal survey dated July 10, 2007 and provided to SPL by the client is as follows:

*Part of West Half Lot 18 Concession 2 East of Hurontario Street Geographic Township of Chinguacousy Town of Caledon Regional Municipality of Peel*

A copy of the legal survey is provided in Appendix A.

The current property owner is Mr. Stuart Keys. SPL was retained by Mr. Kevin Lai on behalf of Fortune Development International Corp. located at 262 Pinewood Drive, Thornhill, Ontario.

## 3. SCOPE OF INVESTIGATION

The scope of the assessment included:

- (i) A site reconnaissance on September 8, 2011;
- (ii) A review of municipal directories and Fire Insurance Plans (FIP) to determine previous occupants of the phase one property and adjoining properties and to determine the first developed use of the phase one properties;
- (iii) Search available databases to determine potentially contaminating activities that may have taken place within the study area.

- 
- (iv) Interpretation of available aerial photographs;
  - (v) Interpretation of available topographic and geological maps
  - (vi) A search of MOE well records from the Environmental Monitoring and Reporting Branch of the MOE;
  - (vii) An interview with a representative from the phase one property
  - (viii) Conclusions based on information obtained during the investigation
  - (ix) Recommendations regarding the need for a Phase Two Environmental Site Assessment.

#### **4. RECORDS REVIEW**

##### **4.a. GENERAL**

##### **4.a.i. Phase One Study Area Determination**

The study area was determined by a 250m offset from the property boundaries, in accordance with O. Reg. 153/04 (as amended). Properties within this area mainly consist of residential and/or agricultural property uses. Within the study area properties immediately adjacent to the phase one property are considered to be adjoining properties and all remaining sites are considered to be neighbouring properties. The properties within the phase one study area were a part of the site reconnaissance and our historical review. Only potentially contaminating activities identified during our review are discussed within our report. A conceptual site model is provided in **Drawing 2**.

##### **4.a.ii. First Developed Use Determination**

Based on the 1877 County Atlas it appears that the phase one property was utilised as rural residential with an orchard and a small square structure located near Kennedy Road. Based on the city directories it appears that the phase one property was occupied as rural residential since the 1990s. The chain of title search indicates that the phase one property was owned by a number of private individuals since the 1930s.

##### **4.a.iii. Fire Insurance Plans**

A review of the Catalogue of Canadian Fire Insurance Plans (FIPs) 1875-1975 indicated that no FIPs were created for the Town of Caledon. A search of the FIPs was conducted at the Library and Archives Canada available online as well as at the Toronto Reference Library. The search indicated that the available FIPs did not cover the area of the phase one property.

##### **4.a.iv. Chain of Title/ Occupancy Search**

A search of the city directories available for review at the Toronto Reference Library was undertaken in order to determine historical occupants of the phase one properties as well as adjoining properties. This search was conducted based on municipal addresses located within the study area. Directories published in the following years were reviewed: 2001, 1995, 1990, 1985, 1979, 1975, 1965 and 1958.

A chain of title search conducted for the phase one property indicates that the current owner Mr. Stuart Keyes has owned the property since October 1976. Prior to Mr. Keyes several private individuals owned

the property from November 1934 with the exception of a short period of time where Ostrofort Holdings Limited was the owner for the month of June 1967.

#### **4.a.v. Environmental Reports**

No reports were made available to SPL at the time of this report preparation.

#### **4.b. ENVIRONMENTAL SOURCE INFORMATION**

##### ***National Pollutant Release Inventory – Environment Canada (1994-2008)***

A search of the National Pollutant Release Inventory, published by Environmental Canada, indicated that the phase one property and remaining study area are not registered under the National Pollutant Release Inventory.

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

A review of the Ontario MOE Inventory of PCB Storage Sites in Ontario (1999, 2003) indicated that the phase one property and remaining study area were not registered PCB storage sites.

##### ***Certificates of Approval – Ontario MOE***

A search for certificates of approval indicated that the phase one property was not registered with Certificates of Approval.

The following certificates of approval were found for the phase one study area:

- Certificate of Approval – Municipal and Private Sewage Works, dated February 13, 2008 for the construction of storm sewers along Kennedy Road, Mayfield Road and Heart Lake Road.
- Certificate of Approval – Municipal and Private Sewage Works, dated June 6, 2008 for the construction of a stormwater management facility at the northeast corner of Kennedy Road and Mayfield Road (immediately south of the phase one property).

A representative with the MOE indicated that the database is from 1999 to current. Exact dates that this database covers are unclear; this database is likely to be limited to more recent Certificates of Approval.

##### ***Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario - Ontario MOE***

A review of a Waste Disposal Site Inventory published by the MOE lists former coal gasification plants and industrial sites producing and using coal tar and related tars. Given that none of these sites were located in the expected up-gradient direction from the phase one properties and all sites were located more than 0.5 km from the phase one property, no environmental impact from these sites on the phase one properties are anticipated.

##### ***Dangerous Goods Accident Information System (DGAIS) Database 1988-2002***

A review of the DGAIS Database indicated several incidents in which a spill occurred on the railway tracks located within the municipal boundaries of the Town of Caledon. As the nearest railway is located approximately 2 km to the west of the phase one property, an environmental impact on the phase one property is not anticipated.



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***MOE Hazardous Waste Information System (HWIS) 1994, 1999, 2001, 2003, 2005, 2006, 2007, 2008 and 2009***

The MOE HWIS database was searched for the years of ***1994, 1999, 2001, 2003, 2005, 2006, 2007, 2008 and 2009***. Based on a review of the MOE HWIS database neither the phase one property nor the adjoining properties were registered as generators of hazardous wastes.

***Ministry of Environment (MOE) Freedom of Information Request***

A request was submitted to the MOE Freedom of Information and Protection of Privacy Office (**Appendix A**) to determine if there were any environmental incidents or violations associated with the subject property; whether any Control Orders have been issued; whether there have been any other environmental concerns associated with the property such as complaints, inspections, etc.; whether any environmental investigations have been carried out regarding the subject property; and, to determine if the Ministry's Spills Action Centre's (SAC's) files contain any reported spills that had occurred in the site vicinity. Note that the SAC's database dates back only to 1988 and many of the occurrences on file have only been reported voluntarily. In addition, the MOE was requested to search their files (all years) regarding the following parameters: air emissions, water, sewage, wastewater and pesticides.

A response has not yet been received by the MOE. The client will be made aware of any records identified by the MOE file search, when a response is received from the Ministry. Additional fees may be charged if a large volume of records is found.

***Technical Standards and Safety Authority (TSSA)***

The Technical Standards and Safety Authority (TSSA) was requested to review their computer database for the phase one property and adjoining properties with regard to registered underground storage tanks (USTs) and above ground storage tanks (ASTs) containing petroleum products. The TSSA indicated that the phase one property and adjoining properties were not registered for any USTs or ASTs. It should be noted that the TSSA database only lists registered municipal addresses and those records updated between 1987 and present.

***Environmental Registry – Government of Ontario***

A search of this database indicated that the phase one property and remaining study area were not listed in this database.

***Biodiversity Explorer - Ontario Ministry of Natural Resources (MNR)***

The Biodiversity Explorer published by the MNR lists areas of natural significance including provincial parks, conservation reserves, areas natural and scientific interest (ANSI), wetlands environmentally significant areas, habitats of a threatened or endangered species, and wilderness areas. A review of this data base indicated that no areas of natural significance are located at the phase one property or within the remaining study area.

***Municipal Official Plans***

A review of the official plans for the Town of Caledon indicates that the phase one property is not located in an area of natural significance. The Town of Caledon Schedule B Mayfield West Land Use Plan

indicates that an area to the south and east of the phase one property is designated as an environmental policy area. This area is also shown as a wetland on the topographic map (see **Section 4.c.ii**). Neither the Oak Ridges Moraine nor the Niagara Escarpment are located on the phase one property or within the remaining study area.

#### ***Waste Disposal Site Inventory - Ontario MOE (1991)***

A review of the Waste Disposal Site Inventory published by the MOE indicated that the phase one property is not listed as an active or former waste disposal site and is not located within a 1km radius of an active or former landfill.

#### **4.c. PHYSICAL SETTING SOURCES**

##### **4.c.i. Aerial Photographs**

Aerial photographs for the years 1954 and 1978 were obtained from the National Archives Collection. The Google Earth mapping system was utilized to obtain a more recent satellite image from 2009. Due to the scale of the aerial photographs general description of the phase one properties and surrounding areas were described. Copies of these aerial photographs are presented in **Appendix B**

The 1954 aerial photograph indicates that the study area appears to be predominantly rural residential with some vacant/forested areas. The phase one property is occupied by structures resembling the barn, residential dwelling and one of the sheds located to the northeast of the residential dwelling. The area surrounding the residential dwelling appears to be treed. The north, south and east adjoining properties appear to be vacant while the property to the west appears to be rural residential. Kennedy Road and Mayfield Road are visible in this photograph.

The 1974 aerial photograph depicts the area as further developed with more rural residential properties visible to the north along Kennedy Road. The phase one property appears in similar configuration to present day with the second shed and garage now visible. The north adjoining residential property has also been constructed. Additional residential properties are also visible to the northwest of the Kennedy and Mayfield Road intersection.

The 2009 satellite image depicts the phase one property in similar configuration to present day. The adjoining properties are either vacant or rural residential. A stormwater management pond is visible at the northeast corner of Kennedy and Mayfield Road.

##### **4.c.ii. Topography, Hydrology, Geology**

According to topographic map 30M11 available on the Toporama – Topographic Map website, published by Natural Resources Canada, the phase one property is relatively flat, with a slight slope to the southwest. A wetland is located to the south and east of the phase one property. The Etobicoke Creek is located approximately 800 m southwest of the phase one property. Local groundwater is expected to flow in a southwesterly direction towards Etobicoke Creek. A copy of this topographic map can be found in **Appendix C**.

According to bedrock maps provided by the OGS Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, bedrock in the area of the phase one property is of the

Queenston Formation, and generally consists of red shale and siltstone, minor green shale and siltstone, and variable calcareous siltstone to sandstone and limestone interbeds.

According to surficial geology maps provided by the OGS Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, surficial soils at the phase one property as well as a majority of the phase one study area consist of Glaciolacustrine-derived silty to clayey till and brown loam to silt loam till. A small portion of the study area to the northwest is located in an area consisting of Modern alluvial deposits which consist of silt, sand and gravel

According to physiography maps provided by the OGS Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, the phase one property and remaining study area are situated within till plains.

#### 4.c.iii. Fill Materials

The phase one property has a slight change in elevation at the center of the property. Mr. Stuart Keys indicated that approximately 20 to 30 truckloads of road fill were imported onto the phase one property and placed within the centre of the site. Several stockpiles of road fill were observed on the phase one property. The environmental quality of the imported fill material located on the phase one property is unknown.

#### 4.c.iv. Water Bodies and Area of Natural Significance

According to topographic map 30M11 available on the Toporama – Topographic Map website, published by Natural Resources Canada no water bodies are located on the phase one property or remaining study area.

Based on databases and maps reviewed above no areas of natural significance are located on the phase one property. According to a Town of Caledon Land Use Plan, the portions of the adjacent properties to the south and east are designated as environmental policy areas.

#### 4.c.v. Well Records

The Well Record dataset provided by the MOE provides information submitted by well contractors as prescribed by Regulation 903, and is stored in the Water Well Information System (WWIS). This database was searched for wells located on the phase one property or remaining study area. The WWIS found that ten (10) water wells had been installed within the study area, and that none of these wells were indicated to be potable water source. Information regarding the depth, date of drilling, use and materials encountered table below. Exact locations of water wells can be found on **Drawing 2**.

**TABLE 1: WELL RECORDS LOCATED WITHIN THE PHASE ONE STUDY AREA**

Well ID	Depth (m)	Date Drilled	Use	Material Color	Material A	Material B	Material C	Depth (m)
4907657	28.04	March 11-0, 1992	Water supply - domestic	Brown	Topsoil	Hard		0.30
				Brown	Clay	Hard		6.10
				Grey	Clay	Sand	Packed	28.04
4907230	53.34	November 28, 1989	Water supply - domestic	Brown	Clay	Stones	Dense	6.71
				Blue	Clay	Stones	Dense	10.97

Well ID	Depth (m)	Date Drilled	Use	Material Color	Material A	Material B	Material C	Depth (m)
				Blue	Clay	Gravel	Dense	14.33
				Blue	Silt	Soft		49.07
				Blue	Sand	Stones	Loose	52.43
				Blue	Clay	Dense		53.34
4906456	24.99	September 28, 1985	Water supply - domestic	Brown	Topsoil	Hard		0.30
				Brown	Clay	Hard		6.10
				Grey	Clay	Hard		18.29
				Grey	Sand	Loose		24.99
4907519	126.49	June 4, 1991	Water supply - domestic	Brown	Clay	Sand	Loose	4.57
				Brown	Clay	Gravel	Loose	10.67
				Brown	Sand	Gravel	Loose	12.19
				Grey	Clay	Sand	Loose	32.00
				Grey	Gravel	Sand	Loose	32.92
				Grey	Clay			39.62
				Grey	Gravel	Sand		41.15
				Grey	Clay			47.24
4906620	18.9	December 1, 1986	Water supply - domestic	Brown	Topsoil	Hard		0.30
				Brown	Sand	Packed		18.90
4905558	23.47	November 20, 1979	Water supply - livestock, domestic	Black	Topsoil			0.61
				Brown	Clay			4.88
				Brown	Stones	Clay	Packed	7.62
				Brown	Sand	Stones	Packed	9.75
				Brown	Coarse Sand	Stones	Loose	12.19
				Brown	Fine Sand			18.29
				Grey	Fine Sand	Muck		23.47
4903885	20.42	October 10, 1972	Water supply - domestic	Brown	Clay			14.63
					COARSE SAND			17.07
				Blue	Silt			20.42
4906849	22.86	January 10, 1988	Water supply - domestic	Brown	Topsoil	Hard		0.30
				Brown	Clay	Hard		6.10
				Grey	Clay	Hard		15.24
				Grey	Sand	Loose		22.86
7149886	-	May 1, 2010	Abandoned - Not Used	-	-	-	-	-
4902950	21.03	April 27, 1968	Water supply - livestock, domestic		TOPSOIL			0.30
				Brown	Clay			1.52
					GRAVEL	CLAY		2.13
				Brown	Clay			7.01
					HARDPAN			14.33
	Brown	Medium Sand			21.03			

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#### 4.d. SITE OPERATING RECORDS

The subject site is not an enhanced investigation property and as such no site operating records were reviewed as part of this investigation.

#### 5. INTERVIEWS

An interview was conducted during the site reconnaissance with the current phase one property owner, Mr. Stuart Keyes. The property has been owned by Mr. Keyes for approximately 35 years and during this time the property has mainly been farmed for wheat and soybeans. Mr. Keyes indicated that approximately 20-30 loads of road fill were laid in the areas surrounding the storage sheds. The exact source of the fill material is unknown.

Mr. Keyes no longer resides at the phase one property; however, his son is still farming the land and storing equipment on the property.

Information provided was generally concurrent with information obtained during the records review completed as part of this report. Additional details can be found below within the information provided in the site reconnaissance.

#### 6. SITE RECONNAISSANCE

##### 6.a. GENERAL REQUIREMENTS

The site visit was conducted on September 8, 2011 between 1:00 and 3:00 pm. At the time of the site visit weather conditions were overcast. The phase one site visit was conducted by Tijana Medencevic from SPL Beatty. Photographs documenting the phase one properties and study area taken on the day of the site visit, along with written descriptions can be found in **Appendix D**.

##### 6.b. SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

The Phase One Property is located on the east side of Kennedy Road in Caledon, Ontario. The Phase One Property is an irregularly shaped parcel of land. A residential dwelling, barn, two large storage sheds and a garage currently occupy the phase one property.

The house located on the phase one property is a two storey brick facade building with a stone foundation that is believed to have been constructed in the late 1860s. Mr. Keyes has occupied the property since 1976 and to the best of his knowledge the property has always been residential and agricultural. General building materials consists of concrete slab floors, ceramic floors, vinyl floor tiles, linoleum and hardwood flooring and drywall and plaster walls. Heat is provided by a forced air heating system fuelled by an aboveground fuel oil tank. A detached car garage is located immediately east of the house. A drinking water well is located immediately north of the garage. There are a total of three (3) exit and entry points into and out of the house. The stone foundation around the separate entrance into the basement was observed to be in poor condition due to moisture and the deterioration of portions of the stone foundation walls. For detail locations refer to **Drawing 2**.

Both of the storage sheds are slab on grade steel frame construction with a corrugated metal exterior and a sloped roof. The storage shed located further to the west on the property is partially used for storage of farming equipment and partially for maintenance of personal vehicles and farming equipment

as indicted by Mr. Keyes. Various tools and equipment including welding tools, gas cylinders and a hoist were observed in the portion utilized for repairs. There is a dirt floor in the portion utilized for storage of equipment. A fuel oil AST was observed on the south wall of the shed; however, Mr. Keyes indicated that the AST is no longer used and that the propane tank located to the west of the shed is currently used for heating purposes. A drain was observed at the east end of the shed. Mr. Keyes indicated that the drain is connected to the catch basin located between the two sheds. This catch basin drains to an unknown area of the phase one property into the farm fields. An additional three(3) ASTs (500 gallon and 1000 gallon diesel and a 500 gallon dyed diesel tank) were observed on the east side of the shed. Mr. Keyes indicated that the ASTs were used for fuelling trucks and farm equipment. No secondary containment was observed around the ASTs. No surficial soil staining was observed in the vicinity of the ASTs.

The storage shed located further east is currently used for the storage of equipment and is also where the chicken coop is currently kept. The barn located north of the sheds is a slab on grade wood frame construction. Storage of a large quantity of Styrofoam was observed within the barn. Throughout the phase one property construction materials consisting of concrete pipes and metal were observed.

All lighting within the buildings is generally provided by fluorescents and incandescent lighting.

#### ***Storage Tanks***

A vent and fill pipe was observed on the west exterior wall of the residential dwelling. The vent and fill pipes lead to a fuel oil AST in the basement. An additional fuel oil AST is located on the south side of the shed. Three (3) ASTs (500gallon and 1000 gallon diesel and a 500 gallon dyed diesel tank) were observed on the east side of the shed. No vent or fill pipes indicative of an underground storage tank were observed on the phase one property. An environmental impact as a result of onsite fuelling is unknown.

#### ***Water Sources***

The phase one property is currently serviced by a private water well located to the east of the residential dwelling.

#### ***Sewage Works***

The phase one property is currently serviced by a private septic system located to the west of the residential dwelling.

#### ***Underground Utilities***

The phase one property is located in the vicinity of roadways. It is possible that underground utilities associated with these structures are present below the phase one property. However, exact locations of any utilities are unknown.

#### ***Heating and Cooling Systems***

The residential dwelling is currently heated by a fuel oil fired furnace distributing forced air. No central cooling system or window mounted air conditioners were observed during the site visit.

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### ***Asbestos Conditioning Materials (ACM)***

It is expected that the residential dwelling located at the phase one property was constructed in the late 1800s. Due to the age of the structures it is possible that asbestos containing materials (ACMs) are present in building materials such as vinyl floor tiles, stucco textures, and drywall joint compound etc. Ontario Regulation 278/05 of the Occupational Health & Safety Act requires that the owner of any building with the potential to contain ACM conduct an inventory of potential materials. All identified ACM must be managed and/or disposed of in accordance with the Act, and building tenants must be made aware of such materials that they may come into contact with. Prior to renovation or demolition of the building a Designated Substance Survey will be required.

Underground utilities such as sewer lines and electrical conduits may be constructed of Asbestos containing cement (commonly referred to as Transite), these piping systems may be present underneath or in the vicinity of the phase one property. If during development of this property Transite is identified, handling in accordance with O. Reg. 278/05 is required.

### ***Polychlorinated Biphenyls (PCBs)***

Fluorescent lights were observed throughout the structures located on the phase one property. Installation and production of PCB-containing electrical equipment was banned in 1980. Since on-site buildings were built before 1980 it is possible that some of the fluorescent fixtures have PCB-containing ballasts if they have not been replaced. As a Best Management Practice SPL recommends that when the fluorescent fixtures from the site are to be removed during building renovation or demolition, the ballasts should be removed from the fluorescent fixtures prior to disposal of the fixture and the ballast labels examined. The ballasts without a label indicating that they do not contain PCBs should be separated, securely stored and the serial numbers or other markings reviewed to determine if the ballast likely contains PCB. If more than approximately 40 ballasts are found to likely contain PCBs, the ballasts should be handled in accordance with federal and provincial regulations governing PCB wastes.

PCBs have also been identified as potential contaminants in window and door caulking and other flexible sealant materials manufactured and installed prior to approximately 1980 by regulators in the USA, EPA and State Departments of Public Health,. With the reported date of construction for the subject site building pre-dating 1980 it is possible that the window caulking, may also contain PCBs.

### ***Occupational Health and Safety Act - Designated Substances***

A brief review of the site was conducted to assess the potential for designated substances identified in the Occupational Health and Safety Act, Article 18(a). Asbestos and PCB containing materials were addressed in Section 4.7 and Section 4.8, respectively. The following comments related to the potential for the presence of other designated substances on the property are offered:

- acrylonitrile                      potential not observed
- arsenic                              potential not observed
- benzene                              potential observed in fuel oil and fuel tanks

- 
- coke oven emissions      potential not observed
  - ethylene oxide            potential not observed
  - isocyanates                potential not observed
  - UFFI                         potential not observed
  - lead                         lead paint may have been used in interior and exterior building finishes. Lead may also be expected to be present within electrical components, and batteries within emergency lighting. Precautions should be taken to limit exposure of potential lead dust during renovations that involve grinding or sanding down of painted surfaces.
  - mercury                    thermostats, caulking, fluorescent light fixtures and smoke detectors in the building may contain mercury; thermostats, caulking, fluorescent light fixtures and smoke detectors must be removed intact and mercury disposed of as a hazardous waste.
  - silica                        any cementations materials could contain silica; analysis required to establish type
  - vinyl chloride             could be present within plastic components of the plumbing system, vinyl flooring and countertops, etc.

#### ***Drains Pits & Sumps***

A catch basin was observed between the two storage sheds on the property. In addition a drain is located in the shed further east. Mr. Keyes indicated that drain feeds into the catch basin which then discharges into the fields.

#### ***Staining***

Minor staining was observed in all of the storage sheds and beneath the area where trucks were parked to the east of all the storage sheds. An environmental impact as a result of the staining is unknown.

#### ***Substance Containers***

Various containers of motor oils, gasoline jerry cans and paints were observed in the shed on the phase one property. Gas cylinders containing oxygen and acetylene were also observed in the shed. An environmental impact due to these substance containers on the on the phase one properties are considered to be low.

#### ***Vegetation***

No stresses vegetation was observed on the phase one properties at the time of the site investigation.

#### ***Waste Management***

Waste generated on the phase one properties is collected by the municipality.



---

### ***Sodium Adsorption Ratio (SAR) and Electrical Conductivity (EC)***

The phase one property is located in the vicinity of roadways and these areas may have been subjected to salting activities. In addition, road fill that was likely subjected to salting activities may have been imported to the phase one property. As a result, electrical conductivity (EC) and sodium adsorption ratio (SAR) impacts may exist in the subsurface soils to various degrees.

### ***Potentially Contaminating Activities***

Potentially contaminating activities as defined in Table 3 of O.Reg 153/04 (as amended) that may be contributing to an area of potential environmental concern are as follows;

#### ***Phase One Property***

- Importation of fill material of unknown quality;
- Storage, maintenance, fuelling and repair of equipment;
- Gasoline and associated products storage in fixed tanks (diesel ASTs);
- Potential use of pesticides.

#### **6.b.i. Enhanced Investigation Property**

For a phase one 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 uses:

- 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 one properties, the phase one properties are not an enhanced investigation property.

#### **6.c. WRITTEN DESCRIPTION OF INVESTIGATION**

A site reconnaissance was conducted on September 8, 2011 between 1:00 and 3:00 pm by Tijana Medencevic from SPL Beatty in overcast conditions. Based on the site reconnaissance the following may be relevant to the existence of an area of potential environmental concern;

- Importation of fill material of unknown quality;
- Storage, maintenance, fuelling and repair of equipment;
- Gasoline and associated products storage in fixed tanks (diesel ASTs);
- Potential use of pesticides;
- Improper discharge from drains located in the garage where maintenance of cars and farm equipment occurs.

## 7. REVIEW AND EVALUATION OF INFORMATION

### 7.a.i. Current and Past Uses

A summary of the current and past uses are shown below. The current uses and property uses were obtained during site reconnaissance from public access ways. The historical occupants were obtained from the City Directories unless otherwise noted (e.g. FIPs and County Atlas).

Address	Direction from Phase One Property	Currently Use & Observations	Historical Occupants
12097 Kennedy Rd	Phase One Property	- Residential/ Agricultural	- Residential (2000, 1995) - Not Listed (1990, 1985, 1979, 1975, 1965, 1958)
12196 Kennedy Rd.	Northwest Neighbouring Property	- Residential/ Agricultural	- Nortel (2000) - Residential (2000, 1995) - Not Listed (1990, 1985, 1979, 1975, 1965, 1958)
12141 Kennedy Rd.	North Adjoining Property	- Residential/ Agricultural	- Residential (2000, 1995) - Not Listed (1900, 1985, 1979, 1975, 1965, 1958)

**TABLE 2: CURRENT AND PAST USES OF THE PHASE ONE PROPERTY AND ADJOINING PROPERTIES**

According to the city directory search the phase one property and adjoining properties have been occupied as residential. A neighbouring property to the northwest has been occupied as residential and commercial. An environmental impact on the phase one property as a result of the historical occupants at the adjoining properties is considered to be low.

### 7.b. POTENTIALLY CONTAMINATING ACTIVITY

Potentially contaminating activities as defined in Table 2 of O. Reg. 153/04 (as amended) that may be contributing to an area of potential environmental concern are as follows;

#### *Phase One Property*

- Importation of fill material of unknown quality;
- Storage, maintenance, fuelling and repair of equipment;
- Gasoline and associated products storage in fixed tanks (diesel ASTs);
- Potential use of pesticides.

#### 7.b.i. Areas of Potential Environmental Concern

All areas of the phase one properties were determined to be in areas of potential environmental concern.

Based on the potentially contaminating activities that were identified within the study area the following areas of potential environmental concern were established. The contaminants of potential concern were determined based on materials that are likely to be present as a result of these activities.

**TABLE 3: AREAS OF POTENTIAL ENVIRONMENTAL CONCERN**

Area	Contaminants of Potential Concern					Pesticides	Rational
	PHCs	VOCs	PAHs	Metals & Inorganics	SAR & EC		
Phase One Property	✓	✓	✓	✓	✓		Importation of fill material of unknown quality
	✓						Diesel storage in a fixed tank
	✓						Storage, maintenance, fuelling and repair of equipment;
						✓	Potential use of pesticides

**NOTES:**

1. PHC = Petroleum Hydrocarbons
2. VOC = Volatile Organic Compounds
3. PAH= Polycyclic aromatic hydrocarbons
4. EC = Electrical Conductivity
5. SAR = Sodium Absorption Ration

Information obtained through historical records and databases reviewed as part of this investigation are subject to the nature and accuracy of the records provided to SPL. As a result of changes or additional details within these records or databases the conclusions of this phase one ESA maybe affected.

Information used in this report was evaluated based on proximity to the phase one properties, anticipated direction of local groundwater flow, and the potential environmental impact on the phase one properties as a result of or the use or activity.

**7.b.ii. Phase One Conceptual Site Model**

As a result of this investigation the following areas of potential concern were determined to exist on the phase one property due to the following:

- Importation of fill material of unknown quality;
- Storage, maintenance, fuelling and repair of equipment;
- Gasoline and associated products storage in fixed tanks (diesel ASTs);
- Potential use of pesticides.

Contaminants of potential concern as a result of these activities include; petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), SAR, EC and pesticides.

Based on topographical maps the groundwater flow direction is expected to be in a southwest direction. Groundwater levels may be influenced by subsurface utility trenching. Groundwater flow direction can only be confirmed with longer term monitoring.

Information used in this report was evaluated based on proximity to the phase one properties, anticipated direction of local groundwater flow, and the potential environmental impact on the phase one properties as a result of or the use or activity.

**8. CONCLUSIONS**

A Phase Two Environmental Site Assessment (ESA) is recommended to understand the environmental quality of the soil and groundwater at the phase one property based on the following:

- 
- Importation of fill material of unknown quality;
  - Storage, maintenance, fuelling and repair of equipment;
  - Gasoline and associated products storage in fixed tanks (diesel ASTs);
  - Potential use of pesticides;
  - Improper discharge from drains located in the garage where maintenance of cars and farm equipment occurs.

Due to the age of the structures it is possible that asbestos containing materials (ACMs) are present in building materials such as vinyl floor tiles, stucco textures, and drywall joint compound etc. Ontario Regulation 278/05 of the Occupational Health & Safety Act requires that the owner of any building with the potential to contain ACM conduct an inventory of potential materials. All identified ACM must be managed and/or disposed of in accordance with the Act, and building tenants must be made aware of such materials that they may come into contact with. Prior to renovation or demolition of the building a Designated Substance Survey will be required.

The water well identified on the property will require decommissioning in accordance with Ontario Regulation 903 when no longer required. A septic tank/septic system should also be decommissioned in accordance with applicable regulatory requirements.


It should be noted that general environmental management and housekeeping practices were reviewed as part of this assessment with respect to their impact on the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of our investigation. This Phase One ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards.

Freedom of Information records requests have been forwarded to the Ministry of Environment. The client will be made aware of any records identified by the file search requests, when a response is received.

Information used in this report was reviewed based on proximity to the phase one property as well as based on anticipated direction of local groundwater flow.

#### **8.a.i. Record of Site Condition Based on Phase One Environmental Assessment Alone**

Based on the findings of this investigation, a Record of Site Condition (RSC) under O.Reg153/04 (as amended), cannot be filled based solely on the Phase One Environmental Site Assessment alone.

	<b>0 Weston Rd Rd</b> Vaughan Ontario N/A Vaughan Rural Vaughan York SPIS: N Taxes: \$1,460.00 / 2016 / Annual Legal: Part Of Lt 29 Conc 5		List: <b>\$6,899,900.00</b> For Sale For: Sale Last Status: New DOM: 40
	Land Designated: Industrial Possession: T.B.A Dir/Cross St: Weston Rd/Kirby	Occup: Vacant Freestanding: SPIS: N Com Cndo Fee:	Lease Term: / Holdover: 180 Franchise:

MLS#: N3479697 Sellers: D. Lewicki Contact After Exp: N  
 PIN#: 033450442 ARN#: 192800027271500

Total Area: 47.78 Acres Ofc/Apt Area: Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: Agricultural/Green Belt Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: Heat: Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Acres Lot Lot Irreg: Bay Size: %Bldg: Washrooms: Water: None Water Supply: Sewers: None A/C: Utilities: N Garage Type: Park Spaces: #Trl Spc: Energy Cert: Cert Level: GreenPIS: N	Soil Test: Out Storage: Rail: Crane: Basement: Elevator: UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl: Grnbelt/Conserv Major Highway
---	--	---

Bus/Bldg Name: Actual/Estimated: Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	For Year: Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	Financial Stmt: EstValueInv At Cost: Com Area Upcharge: % Rent:
--	-------------------------------------	---	--

Client Remks: 48+/- Acres On E/S Of Weston Rd Backing Onto Highway 400, Located On The East Side Of Weston Rd.In-Between Teston Rd & Kirby Rd. Approximately 8+/- Acres At Front Designated In The Official Plan Office Campus Employment, Back Portion Of Property Green Belt,. Note Easement In Favor Of Trans Canada Pipe Line Trough The Back Portion Of The Lands.  
 Extras: Great Future Investment Property Near All Amenities And Highway, For More Detailed Information Please Contact Listing Agent.  
 Brkage Remks: Please Do Not Walk Land Without Talking To Listing Agent First As Per Sellers, Call Listing Agent For Sellers Names Before Preparing Any Offer, "Note" No Survey

Mortgage Comments: Treat As Clear  
 PROSPECT REALTY INC., BROKERAGE Ph: 905-850-8220 Fax: 905-850-8225  
 7787 Kipling Avenue Woodbridge L4L1Z1  
 TONY DESTRO, Salesperson 416-464-0315  
 Appt: 416-464-0315  
 Contract Date: 4/28/2016 Condition: Ad: Y  
 Expiry Date: 12/31/2016 Cond Expiry: Escape:  
 Last Update: 6/07/2016 CB Comm: 2% +Hst Original: \$6,899,900.00

---

**8.a.ii. Signatures**

This report was conducted under the supervision of Dave Lewis who is considered a Qualified Person with the Ministry of the Environment as defined under Ontario Regulation 153. Dave has reviewed and confirmed the findings and conclusions of this report.

The company SPL Consultants Limited (SPL) was incorporated in Ontario in April 2009. Principals of the company include the original founders of Shaheen & Peaker Limited, which had 180 employees, prior to an acquisition by an Australian based company in 2008. The principals and the team members bring many years of experience in geotechnical, pavement and environmental fields.

Tijana Medencevic is a Project Manager with SPL. Tijana obtained a Bachelors of Arts Degree in Environmental Studies from Wilfrid Laurier University and has also earned a Post-Graduate Certificate in Environmental Engineering Application at Conestoga College. She has completed many Phase 1 Environmental Assessments, Phase 2 Environmental Soil and Groundwater Assessments, Designated Substance Surveys and remediation work in her professional experience.

David Lewis, P.Eng. is a Senior Consultant with SPL and has a Bachelors Degree in Engineering and is a recognized Professional Engineer in Ontario. David has conducted and managed hundreds of environmental investigations including Phase One ESA's, Phase 2 ESA's and Remediation work with the Federal Government at various sites across Ontario.

**SPL BEATTY**

A Division of SPL Consultants Limited

Prepared by:

*T. Medencevic*

**Tijana Medencevic, B.A.**

**Project Manager**

Reviewed by:

*D. Lewis*  
**David Lewis, P.Eng.**  
**Principal Engineer**



---

## 9. LIMITATIONS

SPL has performed this site assessment in accordance with local generally accepted professional practices and procedures at the time of the assessment within the scope of Phase One Environmental Site Assessments under O. Reg. 153/04 (as amended). As such, the assessment update does not include any sampling or testing for potential contaminants such as asbestos, PCBs, radon gas, or airborne pollutants, etc. Occupancy use, codes, rules, and procedures change rapidly with time in the environmental engineering field and the reader is advised to update the findings and recommendations on a regular basis. The report herein comprises a statement of professional opinion based on visual observation only and the reader is advised that visual observation is not effective in determining all conditions that affect environmental compliance. These services are not subject to any express or implied warranties and none should be inferred.

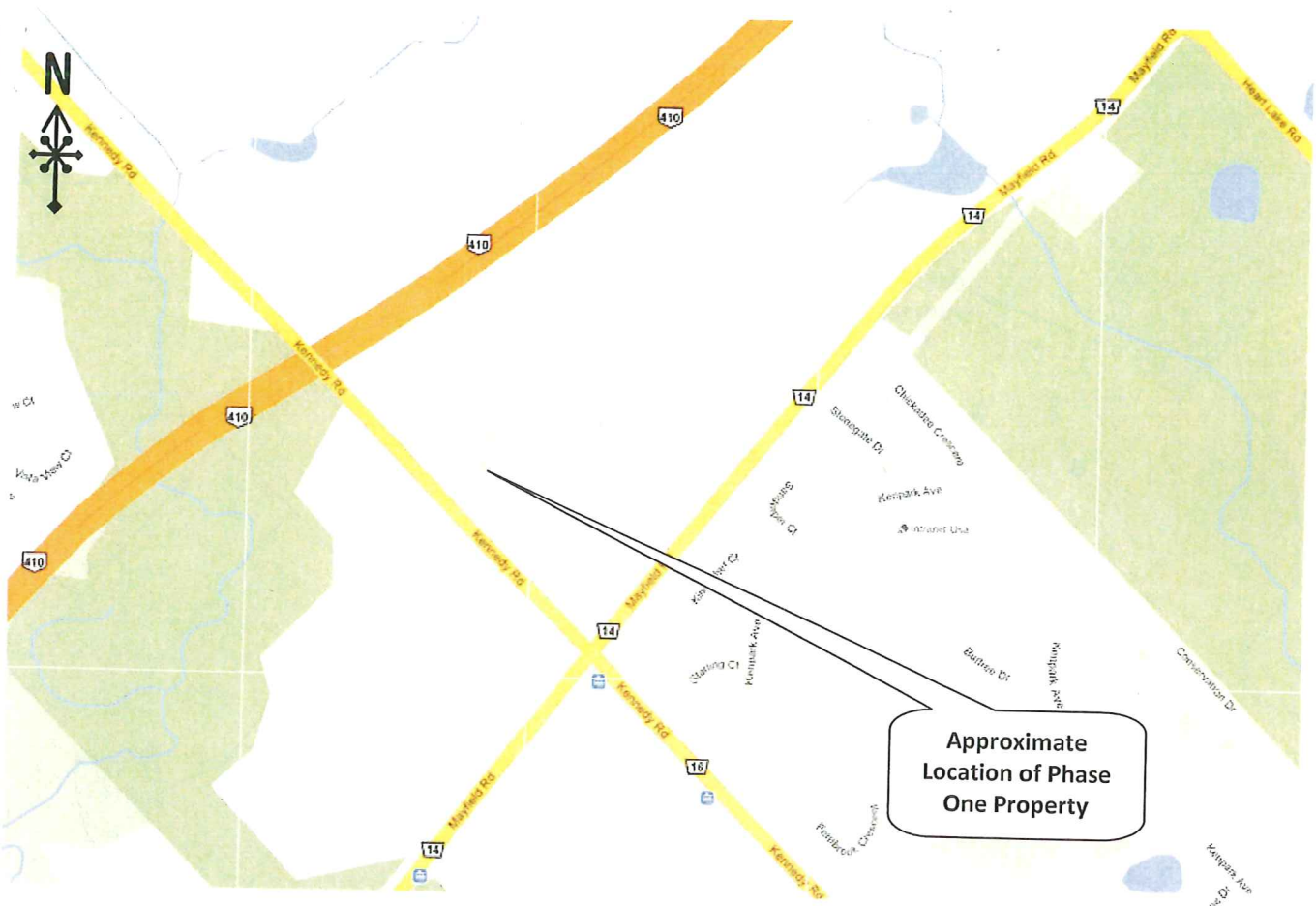
This report was prepared for the account of Fortune Development International Corporation. The material in this report reflects SPL's judgment in light of the information available to it at the time of preparation. Any use, which a Third Party not noted above makes of this report, or any reliance on decisions to be made based on it, are the responsibility of such Third Parties. SPL Consultants Limited accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

## 10. REFERENCES

1. Atlas of Canada Toporama – Topographic Maps
2. The Canadian County Atlas 1918
3. Library and Archives Canada
4. Catalogue of Canadian Fire Insurance Plans 1875-1975
5. Dangerous Goods Accident Information System
6. Google Earth
7. Government of Ontario Environmental Registry
8. Metropolitan Toronto City Directories
9. Ministry of Natural Resources Biodiversity Explorer
10. MOE Certificates of Approval Database
11. MOE Environmental Monitoring and Reporting Branch Well Records
12. MOE Hazardous Waste Information System 1994, 1999, 2001, 2003, 2005, 2006, 2007, 2008, and 2009
13. MOE PCB Database 1999, 2003
14. National Pollutant Release Inventory (NPRI)
15. Niagara Escarpment Plan Maps
16. Oak Ridges Moraine Conservation Plan Land Use Designation Map
17. Occupational Health and Safety Act
18. O. Reg. 153/04 as amended
19. Technical Standards and Safety Authority
20. Waste Disposal Site Inventory

**DRAWINGS**





© Google Map



6221 Highway 7 West, Unit 16  
 Vaughan, ON L4H 0K8  
 T: 905-856-0065 F: 905-856-0025

## SITE LOCATION PLAN

Scale:  
~1:11,700

Date:  
October 2011

Project:  
943-1101

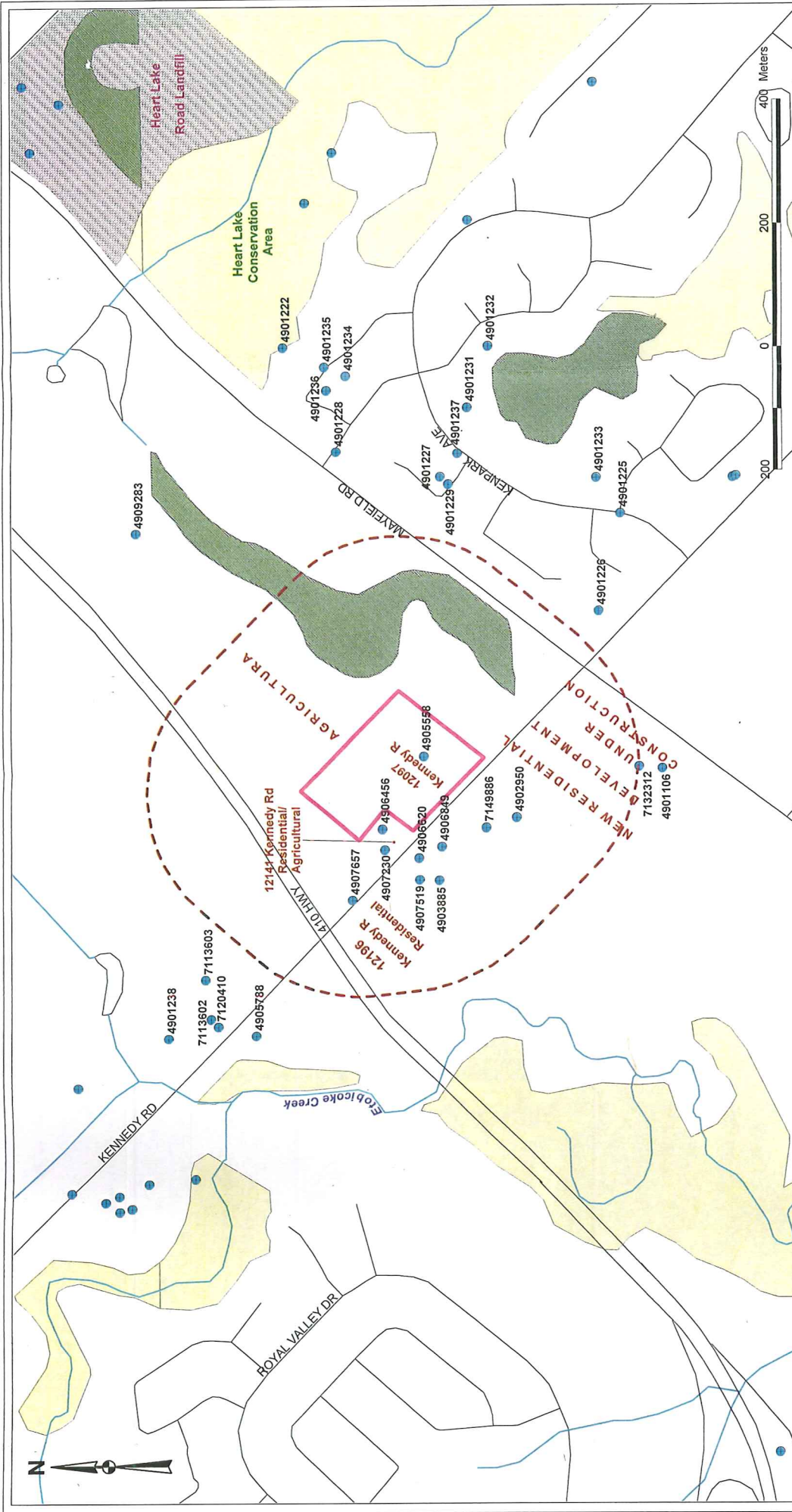
**PHASE ONE ENVIRONMENTAL  
 SITE ASSESSMENT  
 12097 KENNEDY ROAD  
 CALEDON, ONTARIO**

Prepared For: Fortune Development  
 International Corporation

Prepared By:  
TM

Reviewed By:  
WDL

Drawing No.  
**1**



Source: Golden Horseshoe GIS Database 2002

**LEGEND**









- Subject Site
- Study Area
- Road
- Stream
- MOE Water Well
- Vegetation
- Wetland

Note: This drawing should be read in conjunction with the phase one report

Client: Fortune Development International Corporation		Project No: 943-1101	Drawing No: 2
Drawn: NS	Approved: DL	Title: CONCEPTUAL SITE MODEL	
Date: October 2011	Scale: see scale bar	Project: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 12097 Kennedy Rd, Caledon, Ontario	
Original Size: Tabloid	Rev: 0	 6221 Highway 7, Unit 16 Vaughan, ON L4H 0K8 T: 905-856-0065 F: 905-856-0025	

C:\PROJECTS\943-1101 (12097 Kennedy Rd, Caledon, Ontario)\FIGURE 2.APR



<b>Client:</b> FORTUNE DEVELOPMENT INTERNATIONAL CORPORATION		Project No.:	943-1101	Drawing No.:	3
<b>Drawn:</b> IG	<b>Approved:</b> TM	<b>Title:</b> CURRENT BUILDING LOCATION PLAN			
<b>Date:</b> October, 2011	<b>Scale:</b> As Show	<b>Project:</b> PHASE 1 ENVIRONMENTAL SITE ASSESSMENT 12097 KENNEDY RD, CALEDON, ON			
<b>Original Size:</b> Letter	<b>Rev:</b> 0	 6221 Highway 7, Unit 16 Vaughan, ON L4H 0K8 T: 905-856-0065 F: 905-856-0025			
<b>LEGEND:</b> <ul style="list-style-type: none"> <li> Subject Site</li> <li> Current Building</li> <li> AST</li> <li> Vent And Fill Pipes</li> <li> Drain</li> <li> Catch Basin</li> <li> Water Well</li> </ul>					

**APPENDIX A  
REGULATORY INQUIRY**

## Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester  <b>Tijana Medencevic</b> <b>SPL Consultants Limited</b> <b>6221 Highway 7, Unit 16</b> <b>Vaughan, Ontario</b> <b>L4H 0K8</b>  Email Address: <b>tmedencevic@splconsultants.ca</b>			FOI Request No.	Date Request Received
			Fee Paid \$  ~ ACCT ~ CHQ ~ VISA/MC ~ CASH	
Telephone/Fax Nos.	Your Project/Reference No.	Signature of Requester	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Tel <b>905-856-0065</b>	No. <b>943-1101</b>	<i>T. Medencevic</i>		
Fax <b>905-856-0025</b>				

Request Parameters	
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)	
<b>12097 Kennedy Road, Caledon, ON</b>	
Present Property Owner(s) and Date(s) of Ownership	
<b>Stuart Keyes (1976 to present)</b>	
Previous Property Owner(s) and Date(s) of Ownership	
<b>Albert Knapper (1967-1976)</b>	
Present/Previous Tenant(s), (if applicable)	
<b>N/A</b>	

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

Certificates of Approval ▶ Proponent information must be provided		
1987 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). <b>If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.</b>		
	SD	Specify Year(s) Requested
air - emissions	X	<i>all years</i>
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)	X	<i>all years</i>
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations	X	<i>all years</i>
waste water - industrial discharge	X	<i>all years</i>
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites	X	<i>all years</i>
waste systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction	X	<i>all years</i>
pesticides - licenses	X	<i>all years</i>

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

**APPENDIX B  
AERIAL PHOTOGRAPHY**



© National Archives



**SPL Beatty**

A Division of SPL Consultants Limited

6221 Highway 7 West, Unit 16  
Vaughan, ON L4H 0K8

T: 905-856-0065 F: 905-856-0025

**AERIAL PHOTOGRAPH: 1954**

Scale:  
~1:16,800

Date:  
October 2011

Project:  
943-1101

**PHASE ONE ENVIRONMENTAL  
SITE ASSESSMENT  
12097 KENNEDY ROAD  
CALEDON, ONTARIO**

Prepared For: Fortune Development  
International Corporation

Prepared By:  
TM

Reviewed By:  
WDL

Drawing No.  
**B-1**



©National Archives



**SPL Beatty**

A Division of SPL Consultants Limited

6221 Highway 7 West, Unit 16  
Vaughan, ON L4H 0K8

T: 905-856-0065 F: 905-856-0025

**AERIAL PHOTOGRAPH: 1978**

Scale:  
~1:10,200

Date:  
October 2011

Project:  
943-1101

**PHASE ONE ENVIRONMENTAL  
SITE ASSESSMENT  
12097 KENNEDY ROAD  
CALEDON, ONTARIO**

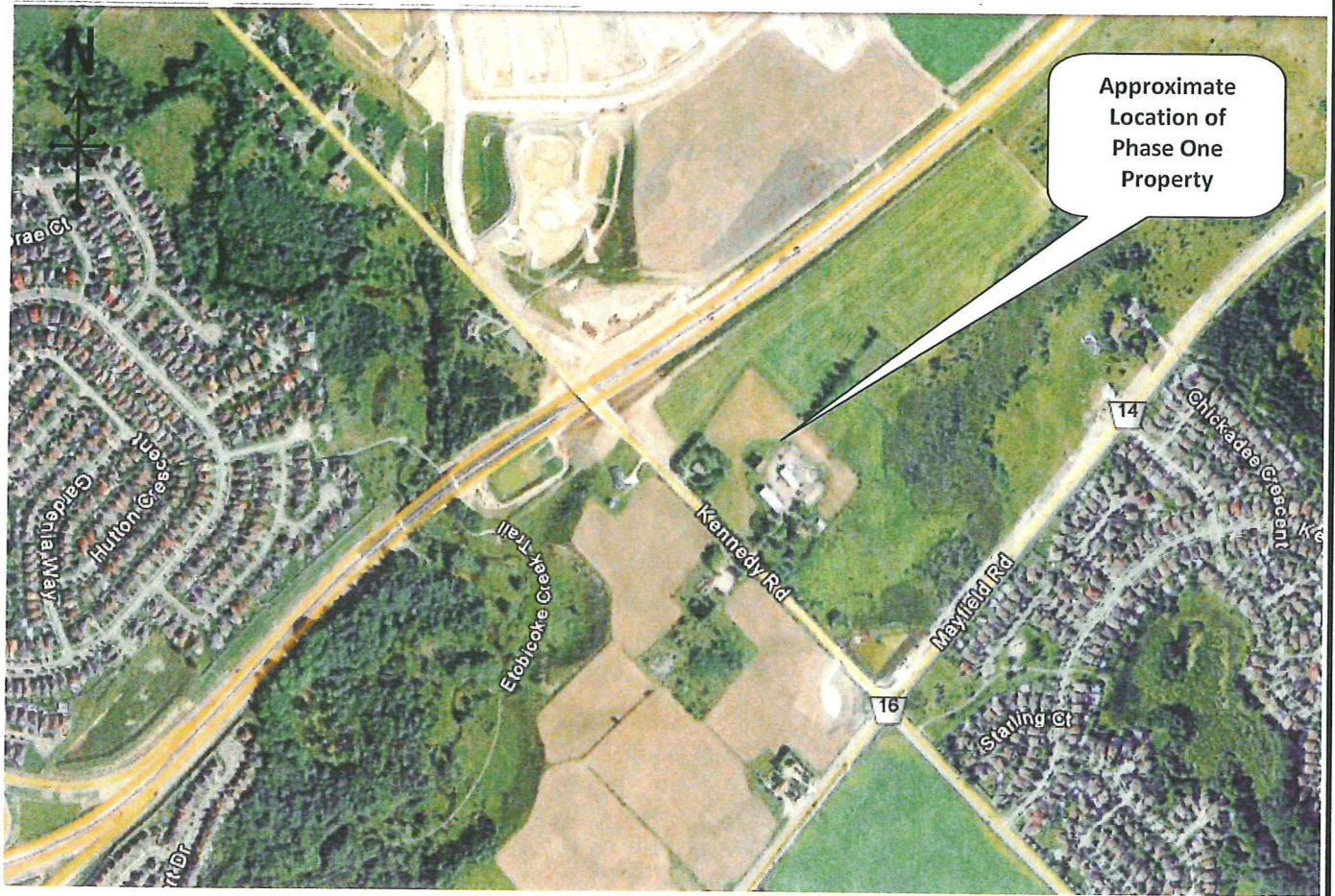
Prepared For: Fortune Development  
International Corporation

Prepared By:  
TM

Reviewed By:  
WDL

Drawing No.  
**B-2**





Approximate  
Location of  
Phase One  
Property

© Google Earth



6221 Highway 7 West, Unit 16  
Vaughan, ON L4H 0K8  
T: 905-856-0065 F: 905-856-0025

**SATELLITE IMAGE: 2009**

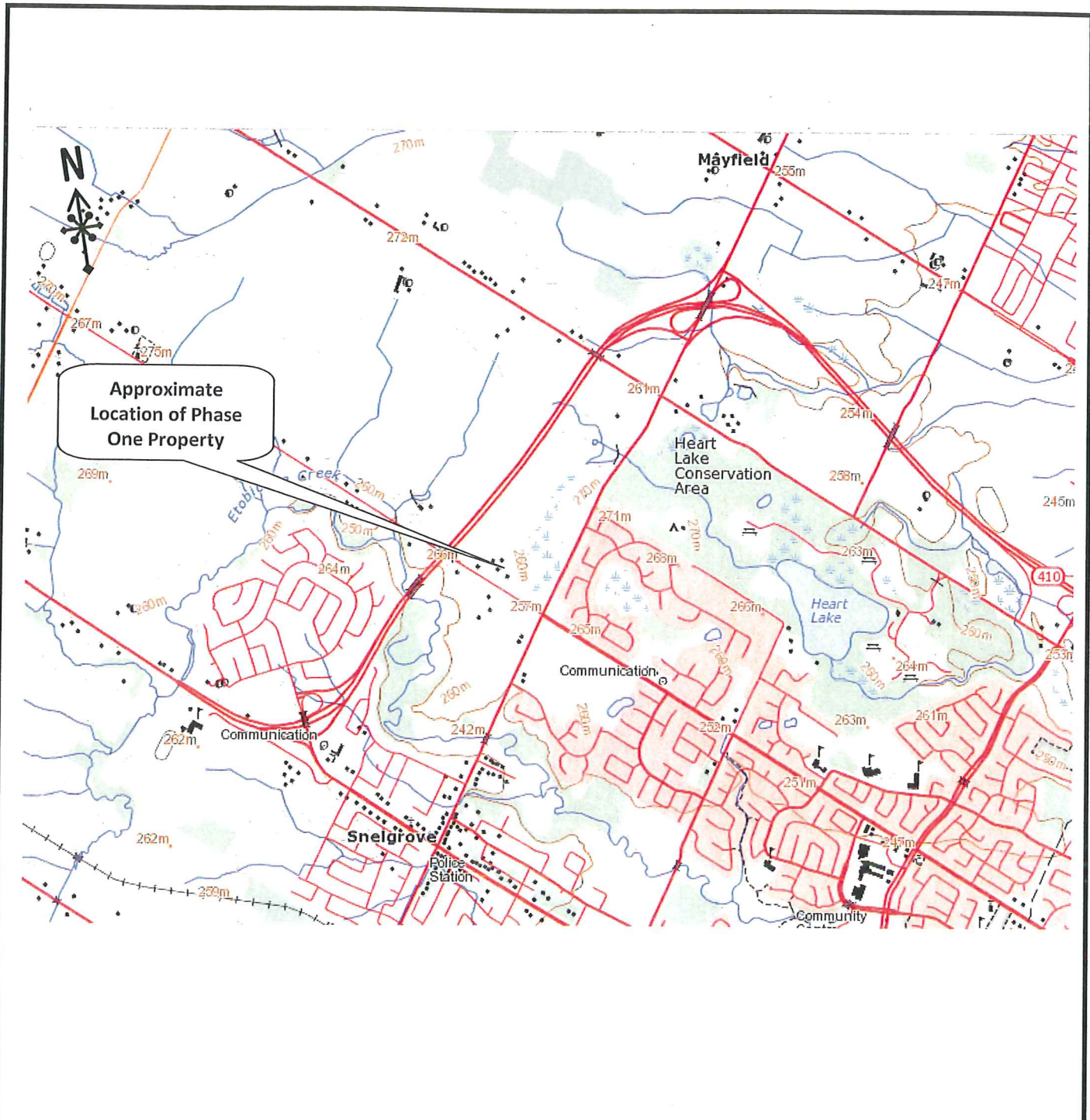
Scale:  
~1:10,400  
Date:  
October 2011  
Project:  
943-1101

**PHASE ONE ENVIRONMENTAL  
SITE ASSESSMENT  
12097 KENNEDY ROAD  
CALEDON, ONTARIO**


Prepared For: Fortune Development  
International Corporation

Prepared By:  
TM  
Reviewed By:  
WDL  
Drawing No.  
**B-4**

**APPENDIX C  
TOPOGRAPHIC MAP**



© The Atlas of Canada

 <p><b>SPL Beatty</b> A Division of SPL Consultants Limited</p> <p>6221 Highway 7 West, Unit 16 Vaughan, ON L4H 0K8 T: 905-856-0065 F: 905-856-0025</p>	<b>TOPOGRAPHIC MAP</b>		
	Scale: ~1:32,400	<b>PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 12097 KENNEDY ROAD CALEDON, ONTARIO</b>	Prepared By: TM
	Date: October 2011		Reviewed By: WDL
	Project: 943-1101	Prepared For: Fortune Development International Corporation	Drawing No. <b>C-1</b>

**APPENDIX D  
SITE PHOTOGRAPHS**



1. Interior view of the phase one property facing west.



2. View of the fuel oil AST located in the basement facing north.



3. Interior view of the hoist in the most eastern shed facing northwest.



4. View of the second shed (facing north).



5. View of the diesel ASTs located on the phase one property (facing south).



6. View of the water well on the phase one property (facing northwest).



7. Interior view of the barn facing northwest.



8. View of the south adjoining property towards Mayfield Road facing southeast.



9. View of the east adjoining property facing northeast.



10. View of the north adjoining property facing east.



11. View of west adjoining property under development facing southwest.

**APPENDIX E  
LEGAL SURVEY**

REGISTERED UNDER THE LAND SURVEY ACT  
 PLAN 43R-31608  
 RECORD AND EXHIBIT  
 DATE NOVEMBER 19, 2006  
 DATE July 10, 2007  
 ACCY. OF PEEL  
 LAND TITLES DIVISION OF PEEL

UNIT	LIST #	CON	RELATION
1	PART OF WEST HALF LOT 18	16223-0646	16223-0646
2	CON 2 PLS	16223-0646	16223-0646

PLAN OF SURVEY OF  
 PART OF WEST HALF LOT 18  
 CONCESSION 2  
 EAST OF HURONTARIO STREET  
 GEOGRAPHIC TOWNSHIP OF CHINGACOUSY  
 TOWN OF CALEDON  
 REGIONAL MUNICIPALITY OF PEEL  
 SCALE 1:750  
 TED VAN LANNEVELD, O.L.S.

METRIC DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CM  
 TO CORRELATE TO FEET BY DIVISION BY 30.48

NOTES  
 1. BEARING AND DISTANCE AND ARE REFERRED TO THE NORTHPOINT  
 480-3375, BEARING 28 DEGREES 00' 00" W 70.70'  
 2. THE SURVEY WAS COMPLETED ON OCTOBER 2, 2006  
 3. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
 WITH THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEREIN.  
 4. THE SURVEY WAS COMPLETED ON OCTOBER 2, 2006  
 5. THE SURVEY WAS COMPLETED ON OCTOBER 2, 2006

SURVEYOR'S CERTIFICATE  
 I CERTIFY THAT  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
 WITH THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEREIN.  
 2. THE SURVEY WAS COMPLETED ON OCTOBER 2, 2006  
 3. THE SURVEY WAS COMPLETED ON OCTOBER 2, 2006

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