



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

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HAMILTON
TEL: (905) 777-7956
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October 26, 2023

Reference No. 2308-E116

Page 1 of 8

Format Lakeshore Limited Partnership
5050 Dufferin Street, Unit 120
City of Toronto, ON
M3H 5T5

Attention: Mr. Babak Sarshar

**Re: Phase One Environmental Site Assessment Update
Proposed Residential Development
42 Lakeshore Road West and 96 Chisholm Street
Town of Oakville**

Dear Sir:

Soil Engineers Ltd. (SEL) was retained to carry out a Phase One Environmental Site Assessment Update (Phase One ESA Update) for properties located at the south side of Lakeshore Road West and Chisholm Street intersection, in the Town of Oakville (hereafter referred to as the “subject site”). The purpose of the Phase One ESA Update is to provide updated information further to our original Phase One Environmental Site Assessment (Phase One ESA, Reference No. 1512-E088, dated February 1, 2016). This Phase One ESA Update should be read in conjunction with the original Phase One ESA.

The following sections of the original Phase One ESA are updated through the additional information gathered from further records review and site reconnaissance:

Section 2.1 – Phase One Property Information

The subject site, as shown on the Site Location Plan, Drawing No. 1, is located at the south side of Lakeshore Road West and Chisholm Street intersection, in the Town of Oakville. The subject site consists of one (1) parcel of land. The municipal addresses of 42 Lakeshore Road West and 96 Chisholm Street, Town of Oakville are assigned to the subject site.

This letter/report/certification was prepared by Soil Engineers Ltd. for the account of the captioned clients and may be relied upon by regulatory agencies. The material in it reflects the writer's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this letter/report/certification, or any reliance on or decisions to be made based upon it, are the responsibility of such third parties. Soil Engineers Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this letter/report/certification.



The Property Identification Number (PIN) of the subject site is 24778-0252 (LT). A Property Index Map indicating the current PIN of the subject site is shown on Drawing No. 2. Copies of updated ownership history are included in Appendix 'A'.

Section 4.1 (v) **Previous Reports**

The following previous reports completed by SEL were reviewed:

- Phase One Environmental Site Assessment, Existing Commercial Building, 42 Lakeshore Road West and 96 Chisholm Street, Town of Oakville, Reference No. 1512-E088, dated February 1, 2016 (Phase One ESA).
- Phase Two Environmental Site Assessment, Proposed Residential Development, 42 Lakeshore Road West and 96 Chisholm Street, Town of Oakville, Reference No. 1512-E088, dated November 28, 2017 (Phase Two ESA).
- Phase One Environmental Site Assessment Update, Proposed Residential Development, 42 Lakeshore Road West and 96 Chisholm Street, Town of Oakville, Reference No. 1512-E088, dated October 30, 2017 (Phase One ESA Update).
- Phase Two Environmental Site Assessment Update, Proposed Residential Development, 42 Lakeshore Road West and 96 Chisholm Street, Town of Oakville, Reference No. 1512-E088, dated July 5, 2018 (Phase Two ESA Update).

A brief summary of the reports is provided below:

Phase One ESA

The subject site consisted of one (1) parcel of land, has been used for commercial and residential purposes with vacant lands located at the west section of the subject site. The Phase One ESA had revealed the following items of potential environmental concern attendant to the subject site.

- Former buildings were heated with oil.
- The environmental quality of the fill material at the locations of the former buildings is



unknown.

- An auto service station with an underground fuel storage tank (UST) was located east of the subject site, across Chisholm Street.
- A dry-cleaning facility is located approximately 20 m southwest of the subject site.
- An auto repair shop was located at the adjacent property, southeast of the subject site.
- There are records for a textile production mill, screen printing and sign manufacturing business at a property located approximately 45 m south of the subject site.
- There is a service station approximately 41 m west of the subject site.

A Phase Two Environmental Site Assessment (Phase Two ESA) was recommended to address the areas of potential environmental concern (APECs) associated with the above PCAs.

Phase Two ESA

- The field investigation for the Phase Two ESA consisted of drilling ten (10) boreholes to depths ranging from 1.4 to 7.6 m below ground surface (mbgs), placed within the identified APECs at the subject site. Eight (8) of the boreholes were completed as monitoring wells for groundwater monitoring, sampling and testing.
- Selected soil samples and groundwater samples, including quality assurance/quality control (QA/QC) samples were analyzed for Metals and/or inorganic parameters, Petroleum Hydrocarbon (PHCs), and/or Volatile Organic Compounds (VOCs).
- The analytical results were reviewed using the Table 3 Standards for Residential/Parkland/Institutional Property Use and for medium-fine textured soil.
- The analytical test results indicated that the tested soil samples at the test locations meet the Table 3 Standards for the tested parameters.
- The analytical test results indicated that the tested groundwater samples at the test locations meet the Table 3 Standards for the tested parameters, with the exception of Trichloroethylene (TCE) exceeding Table 3 Standards, at the location of BH/MW3 placed at the southern corner of the subject site related to the isolated spill of waste in the area during the former auto repair activity at the adjacent property to the south/southeast.
- Subsequently, the impacted groundwater from the excavation was pumped out and



disposed off-site using a vacuum truck.

- A review of the analytical results of the confirmatory groundwater testing program for the Phase Two ESA indicates the confirmatory groundwater samples meet the Table 3 Standards.

Phase One ESA Update

- The Phase One ESA Update has been completed in support of filing a RSC for the subject site.

Phase Two ESA Update

- Additional two (2) consecutive quarterly groundwater purging and sampling were conducted in BH/MW3 and has been tested for VOCs in support of filing a RSC for the subject site. The analytical results found to meet the Table 3 Standards.

Based on the findings of the Phase Two ESA and Phase Two ESA Update, no further investigation was recommended.

Section 4.2 - Environmental Source Information

MECP Waste Generator

The Ministry of the Environment, Conservation and Parks (MECP) Waste Generator Registration database files, dated 2015, 2018, and 2020 were reviewed. The subject site is not registered as a waste generator site under the Ontario Regulation (O. Reg.) 347 of the EPA. However, there are records of waste generators registered for properties within the Phase One Study Area as shown below:

Generator Number	Address Distance	Type of Business	Waste Codes and Classes
ONF023800 (2015, 18, 20)	56 Lakeshore West Neighbouring property to the west- southwest	Trillium Funeral Services Corporation	312: Pathological wastes



Generator Number	Address Distance	Type of Business	Waste Codes and Classes
ONF054100 (2015, 18, 20)	64 Lakeshore West 70 m to the southwest	Kopriva Taylor Community Funral Home	312: Pathological wastes
ON9055314 (2015)	67 Lakeshore West 95 m to the southwest	Hollanna Investments Inc.	221 L - Light fuels
ON3010146 (2015, 18, 20)	152 Wilson Street 235 m to the west	Dog Guides Canada	312: Pathological wastes

Records of Site Condition (RSC)

The MECP Brownfields Environmental Site Registry database was reviewed to determine whether any RSC had been filed for the subject site or any of the surrounding properties within the Phase One Study Area. RSC records were found for the subject site and properties within the Phase One Study Area as follows.

RSC #	Year	Location and Distance	RSC Summary	Intended Use
224910	2018	96 Chisholm Street Subject Site	The RSC has been filed using a Phase One and a Phase Two ESAs. No CPU was issued for the RSC.	Residential
225853	2019	79 Wilson Street 35 m to the south	The RSC has been filed using a Phase One ESA. No CPU was issued for the RSC.	Residential
227472	2020	152 Wilson Street 235 m to the west-southwest	The RSC has been filed using a Phase One ESA. No CPU was issued for the RSC.	Residential
234311	2022	110 Chisholm Street 50 m to the northwest	The RSC has been filed using a Phase One and a Phase Two ESAs. No CPU was issued for the RSC.	Residential

MECP Freedom of Information (FOI)

A request for documented environmental concerns and citations pertaining to the subject site was forwarded to the MECP FOI Office on September 1, 2023. No response has been received at the time of writing this report. In the event that their response suggests cause for concern, it will be forwarded together with an assessment of its significance.



Municipal Freedom of Information (FOI)

A request for documented environmental concerns and citations pertaining to the subject site was forwarded to the Town of Oakville FOI Office on September 5, 2023. No response has been received at the time of writing this report. In the event that their response suggests cause for concern, it will be forwarded together with an assessment of its significance.

Section 4.3 – Physical Setting Sources

Aerial Photographs

Aerial photographs dated 2013, 2019, and 2022 showing the subject site and surrounding area were found on the Google Earth. Copies of the aerial photographs are presented in Appendix ‘B’.

A review of the aerial photographs indicates that there is one structure located at the western portion of the subject site. The remaining portions of the subject site include tree areas and vacant vegetated land at the west half and east half portions of the subject site. No changes were observed within the neighbouring properties.

Section 5.0 – Interviews

On August 31, 2023, an Environmental Site Assessment Questionnaire regarding the subject site was completed by Mr. Babak Sarshar, our client and the owner of the property.

Mr. Babak Sarshar was not aware of any activities bringing a potential environmental concern to the subject site. A copy of the completed questionnaire is included in Appendix ‘C’.

Section 6.1 – Site Reconnaissance (General)

A visual inspection of the subject site and the publicly accessible areas of the Phase One Study Area was conducted by our representative, Ms. Paula Cifuentes, PgDE.T., on September 5, 2023, to determine the general environmental condition of the subject site. The conditions and timing of the site visit are presented in the table below:



Date	Weather Condition	Temperature	Duration of Visit	Precipitation Conditions
September 5, 2023	Sunny	23 ° C	1.5 hour 8: to 9:30 am	No Precipitation

Site photographs taken during the inspection are presented in Appendix ‘D’.

At the time of inspection, the subject site comprised of an abandoned residential building located at the western portion of the subject site with the associated vacant grass covered land. No aboveground/underground storage tank (AST/UST) was noted during our site inspection.

The neighbouring properties consist of commercial properties to the north, west, and east, and residential properties to the south.

The ground surface at the subject site is relatively flat with minor undulations. There was no visible sign of any underground tank, excavated pit, or sump at the subject site. There was no noticeable nuisance odour, stained soil or stressed vegetation observed in any area of the subject site. There was no evidence to suggest that materials of environmental concern are disposed at the subject site. However, construction material was noted inside the abandoned house and to the south of the house. No material of environmental concern was observed within the stored construction material. Four (4) monitoring wells were observed at the time of site inspection. Two drums contain cutting soil resulted from drilling and one drum of water were observed at the subject site.

Section 7.3 – Areas of Potential Environmental Concern (APECs)

During the original Phase One ESA and Phase One ESA Update, six (6) areas of potential environmental concern (APECs), were identified. The APECs were assessed during the Phase Two ESA and Phase Two ESA Update.

There is no new APEC identified during this Phase One ESA Update.

Conclusions

This Phase One ESA Update did not reveal any new APEC. Therefore, no further environmental investigation is recommended at this time.



LIMITATIONS OF LIABILITY

This report was prepared by Soil Engineers Ltd. for the account of Format Lakeshore Limited Partnership and for review by its designated agents, financial institutions and government agencies. Use of the report is subject to the conditions and limitations of the contractual agreement. The material in it reflects the judgment of Hamid Rezaei, M.Sc., P.Geo. and Eleni Girma Beyene, P.Eng., QPESA, in light of the information available at the time of preparation. Any uses which a Third Party makes of this report, and/or any reliance on decisions to be made based on it are the responsibility of such Third Parties. Soil Engineers Ltd. accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

One must understand that the mandate of Soil Engineers Ltd. is to obtain readily available past and present information pertinent to the subject site for a Phase One Environmental Site Assessment Update only. No other warranty or representation, expressed or implied, as to the accuracy of the information is included or intended by this assessment. Site conditions, environmental or otherwise, are not static, and this report documents site conditions observed at the time of the site reconnaissance.

It should be noted that the information supplied in this report is not sufficient to obtain approval for disposal of excess soil or materials generated during construction.

Yours very truly,

SOIL ENGINEERS LTD.

Hamid Rezaei, M.Sc., P.Geo.

Eleni Girma Beyene, P.Eng., QPESA

HR/EGB:hr

Encl.





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DRAWINGS

REFERNCE NO. 2308-E116



Subject Site



Soil Engineers Ltd.

Title

Site Location Plan

Project

Proposed Residential
Development
42 Lakeshore Road West and
96 Chisholm Street
Town of Oakville

Reference No.

2308-E116

Date

September 05, 2023

Scale

Refer to Plan

Drawing No.

1



Source: Ministry of Natural Resources and Forestry
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APPENDIX 'A'

OWNERSHIP HISTORY

REFERNCE NO. 2308-E116



Ontario ServiceOntario

LAND REGISTRY OFFICE #20

24778-0230 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

ONLAND

PAGE 1 OF 3
PREPARED FOR Nicolet
ON 2023/09/01 AT 15:56:30

PROPERTY DESCRIPTION: LOIS 10, 12 & 13, BLOCK 68, PLAN 1; TOWN OF OAKVILLE

RECENTLY CONSOLIDATION FROM 24778-0027, 24778-0191, 24778-0193, 24778-0194

PROPERTY REMARKS:
ESTATE/QUALIFIER:
FREE SIMPLE
LT CONVERSION QUALIFIED

PIN CREATION DATE:
2013/04/22

OWNERS' NAMES:
FORMAT LAKESHORE INC.

CAPACITY SHARE:
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT **		INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2013/04/22 **				
** SUBJECT **		IN FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO				
** **		SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES AND ESCHEATS OR FORFEITURE TO THE CROWN.				
** **		THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.				
** **		ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
** DATE OF CONVERSION TO LAND TITLES: 1996/02/26 **						
NOTE: THIS PROPERTY WAS RETIRED ON 2022/08/18 THIS PROPERTY IS NOW RE-ENTERED INTO THE FOLLOWING PROPERTY: 24778-0232						
834730	1995/02/09	AGREEMENT		... DELETED AGAINST THIS PROPERTY ...	THE CORPORATION OF THE TOWN OF OAKVILLE	
HR774469	2009/08/07	BYLAW		THE CORPORATION OF THE TOWN OF OAKVILLE		
REMARKS: BY-LAW 2009-074 - A BY-LAW TO DESIGNATE THE MCCRAMEY-ROBERTSON HOUSE AT 42 LAKESHORE ROAD WEST AS A PROPERTY OF ARCHITECTURAL HISTORICAL AND/OR CONTEXTUAL SIGNIFICANCE						C
HR956596	2011/08/29	TRANS POWER SALE		... DELETED AGAINST THIS PROPERTY ... OCHSHORN HOLDINGS LIMITED OCHSHORN, DENA WINDSOR BANCORP INC. WINDSOR BANCORP LIMITED PARTNERSHIP	DFL RIDGE (WEST HARBOUR) INC.	
REMARKS: HR956443- PLANNING ACT STATEMENTS						
HR998391	2012/02/29	CHARGE		... DELETED AGAINST THIS PROPERTY ... DEL RIDGE (WEST HARBOUR) INC.	SMITH, BERNARD JOSEPH	

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.

24778-0230 (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
HR1094187	2013/04/18	APL CONSOLIDATE		DEL RIDGE (WEST HARBOUR) INC.		C
HR1143184	2013/10/28	CHARGE		*** COMPLETELY DELETED *** DEL RIDGE (WEST HARBOUR) INC.	SMITH, BERNARD JOSEPH	
HR1143185	2013/10/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** SMITH, BERNARD JOSEPH		
		<i>REMARKS: HR1094187</i>				
HR1345033	2016/03/23	CHARGE		*** COMPLETELY DELETED *** DEL RIDGE (WEST HARBOUR) INC.	SMITH, BERNARD JOSEPH	
HR1446568	2017/04/13	CER I AX ARREARS		*** COMPLETELY DELETED *** THE CORPORATION OF THE TOWN OF OAKVILLE		
HR1461029	2017/06/07	CHARGE		*** COMPLETELY DELETED *** DEL RIDGE (WEST HARBOUR) INC.		
HR1461030	2017/06/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** SMITH, BERNARD JOSEPH	SMITH, BERNARD JOSEPH	
		<i>REMARKS: HR1461029</i>				
HR1461034	2017/06/07	DISCH OF CHARGE		*** COMPLETELY DELETED *** SMITH, BERNARD JOSEPH		
		<i>REMARKS: HR1345033</i>				
HR1465082	2017/06/22	CT TAX ARREAR CANC		*** COMPLETELY DELETED *** THE CORPORATION OF THE TOWN OF OAKVILLE		
		<i>REMARKS: HR1446568</i>				
HR1587416	2018/11/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** SMITH, BERNARD JOSEPH		
		<i>REMARKS: HR1461029</i>				
HR1587417	2018/11/22	TRANSFER		*** COMPLETELY DELETED *** DEL RIDGE (WEST HARBOUR) INC.	42 LAKESHORE ROAD WEST GP INC.	
		<i>REMARKS: PLANNING ACT STATEMENTS</i>				
HR1600370	2019/01/28	APL (GENERAL)		*** COMPLETELY DELETED *** 42 LAKESHORE ROAD WEST GP INC.		
		<i>REMARKS: DELETES 834730</i>				
HR1646700	2019/08/26	CHARGE		*** COMPLETELY DELETED ***		

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

LAND
REGISTRY
OFFICE #20

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 3 OF 3

PREPARED FOR Nicole
ON 2023/09/01 AT 15:56:30

ONLAND

24778-0230 (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
HR1646701	2019/08/26	RESTRICTION-GH		42 LAKESHORE ROAD WEST GP INC., RHIZOMA INC.	RHIZOMA INC.	
		REMARKS, HR1646700 A RESTRICTION OF THE LANDS DESCRIBED ABOVE PROHIBITING THE TRANSFER OR CHARGE OF SUCH LANDS WITHOUT THE WRITTEN CONSENT OF RHIZOMA INC.		*** COMPLETELY DELETED *** RHIZOMA INC.		
HR1872838	2022/03/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** RHIZOMA INC.		
		REMARKS, HR1646700		*** COMPLETELY DELETED *** RHIZOMA INC.		
HR1872839	2022/03/03	APL DELETE REST		*** COMPLETELY DELETED *** RHIZOMA INC.		
		REMARKS, HR1646701				
HR1872870	2022/03/03	TRANSFER	\$2	42 LAKESHORE ROAD WEST GP INC.	FORMAT LAKESHORE INC.	C
		REMARKS, PLANNING ACT STATEMENTS				
HR1872936	2022/03/04	CHARGE	\$5,500,000	FORMAT LAKESHORE INC.	LAURENTIAN BANK OF CANADA	C
HR1872937	2022/03/04	NO ASSGN RENT GLEN		FORMAT LAKESHORE INC.	LAURENTIAN BANK OF CANADA	C
		REMARKS HR1872936				
HR1905963	2022/07/11	NO APL ABSOLUTE		FORMAT LAKESHORE INC.		C
20R22219	2022/08/18	PLAN REFERENCE				C
HR1915647	2022/08/18	APL ABSOLUTE TITLE		FORMAT LAKESHORE INC.		C
		REMARKS, HR1905963				

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.

Properties

PIN 24778 - 0230 LT Interest/Estate Fee Simple
 Description LOTS 10, 12 & 13, BLOCK 68, PLAN 1; TOWN OF OAKVILLE
 Address OAKVILLE

Consideration

Consideration \$2.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name 42 LAKESHORE ROAD WEST GP INC.
 Address for Service 16 Harbour Street, Suite 5105
 Toronto, ON M5J 2Z7

A person or persons with authority to bind the corporation has/have consented to the registration of this document.
 This document is not authorized under Power of Attorney by this party.

Transferee(s)**Capacity****Share**

Name FORMAT LAKESHORE INC. Registered Owner
 Address for Service 120-5050 Dufferin Street
 Toronto, ON M3H 5T5

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Aleksandra Belz Finelli 3400-1 First Canadian Place acting for Signed 2022 03 03
 Toronto Transferor(s)
 M5X 1A4

Tel 416-863-1200

Fax 416-863-1716

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Eli Gutstadt 19073 Hurontario Street acting for Signed 2022 03 03
 Caledon Transferee(s)
 L7K 1X3

Tel 289-843-7500

Fax 289-843-7501

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

SEON, GUTSTADT, LASH LLP 19073 Hurontario Street 2022 03 03
 Caledon
 L7K 1X3

Tel 289-843-7500

Fax 289-843-7501

Fees/Taxes/Payment

Statutory Registration Fee	\$66.30
Provincial Land Transfer Tax	\$0.00
Total Paid	\$66.30

File Number

Transferor Client File Number : 78399.7

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 24778 - 0230 LOTS 10, 12 & 13, BLOCK 68, PLAN 1; TOWN OF OAKVILLE

BY: 42 LAKESHORE ROAD WEST GP INC.

TO: FORMAT LAKESHORE INC.

Registered Owner

1. ALI MOHTASHAMI

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for FORMAT LAKESHORE INC. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$2.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$2.00

4.

Explanation for nominal considerations:

b) trustee to trustee (evidence required to be submitted)

The land is subject to an encumbrance which has been paid in full, but for which a discharge has not yet been registered.

6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 20 Registration No. HR1872870 Date: 2022/03/03

B. Property(s): PIN 24778 - 0230 Address OAKVILLE Assessment -
Roll No

C. Address for Service: 120-5050 Dufferin Street
Toronto, ON M3H 5T5

D. (i) Last Conveyance(s): PIN 24778 - 0230 Registration No. HR1587417
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Eli Gutstadt
19073 Hurontario Street
Caledon L7K 1X3



Soil Engineers Ltd.

CONSULTING ENGINEERS

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BARRIE	MISSISSAUGA	OSHAWA	NEWMARKET	MUSKOKA	HAMILTON
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 642-2769	FAX: (905) 725-1315	FAX: (905) 881-8335	FAX: (705) 684-8522	FAX: (905) 542-2769

APPENDIX 'B'

AERIAL PHOTOGRAPHS

REFERNCE NO. 2308-E116



Subject Site



Soil Engineers Ltd.

Title 2013 Aerial Photograph

Project

Proposed Residential Development
96 Chisholm Street and 42
Lakeshore Road West
Town of Oakville

Reference No.
2308-E116

Date
September 05, 2023

Scale
Refer to map

Appendix 'B'

1



Source: Google Earth
© 2023 Maxar Technologies





Subject Site



Soit Engineers Ltd.

Title 2019 Aerial Photograph

Project

Proposed Residential Development
96 Chisholm Street and 42
Lakeshore Road West
Town of Oakville

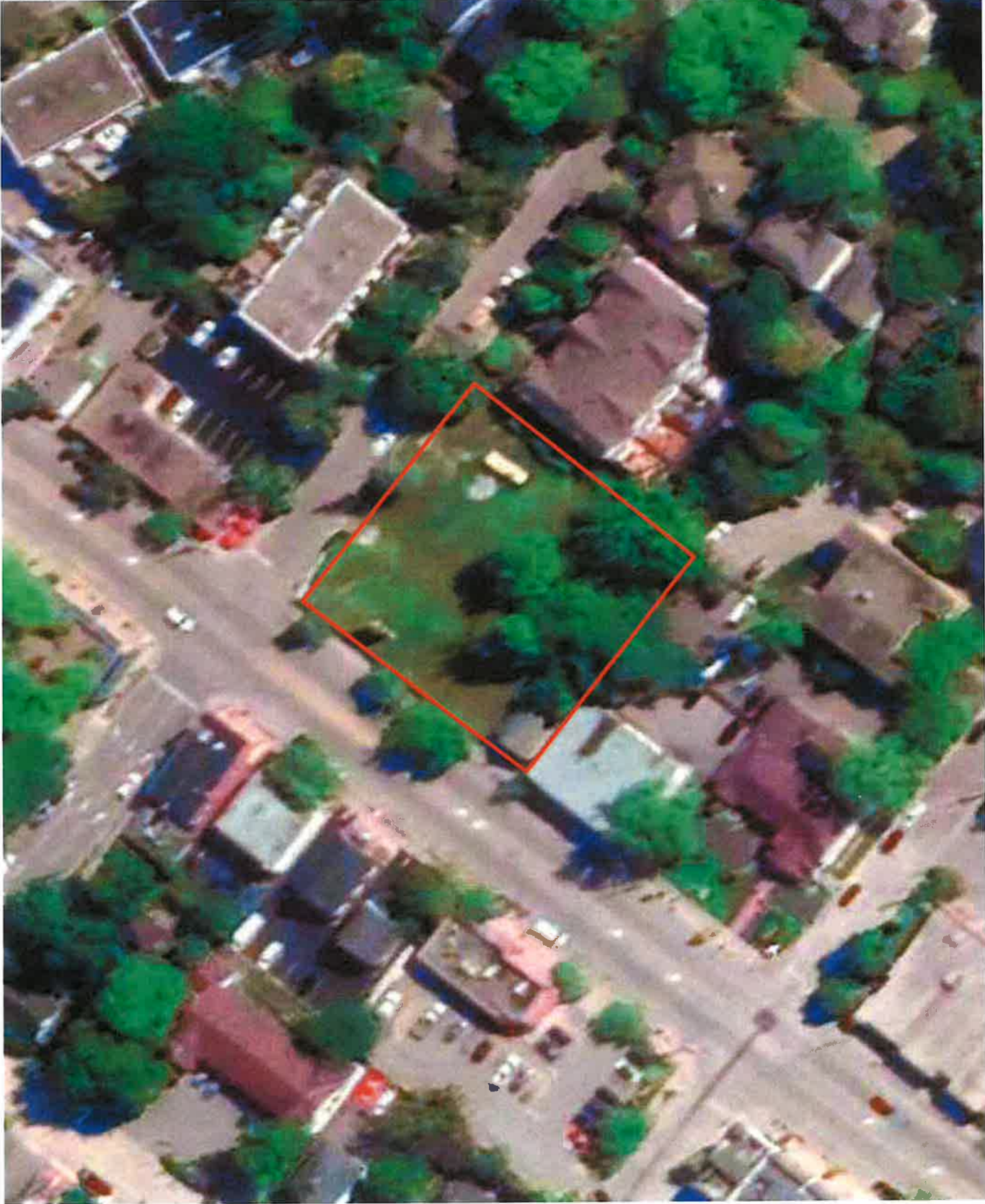
Reference No.
2308-E116

Date
September 05, 2023

Scale
Refer to map

Appendix 'B'

2



Source: Google Earth
© 2023 Maxar Technologies





Subject Site



Soil Engineers Ltd.

Title 2022 Aerial Photograph

Project

Proposed Residential Development
96 Chisholm Street and 42
Lakeshore Road West
Town of Oakville

Reference No.
2308-E116

Date
September 05, 2023

Scale
Refer to map

Appendix 'B'
3



Source: Google Earth
© 2023 Maxar Technologies





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HAMILTON
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FAX: (905) 542-2769

APPENDIX 'C'

ANDOWNER/TENANT/OCCUPANT QUESTIONNAIRE

REFERNCE NO. 2308-E116

PHASE I: ENVIRONMENTAL SITE ASSESSMENT
Landowner/Tenant/Occupant Questionnaire

Address of Site: 42 Lakeshore Rd. W., Oakville
Person Interviewed: BABAK SARSHAR Relationship to Site: Owner Ref.
Interviewer: _____ Method of Interview: _____
Project No.: _____ Date of Interview: _____

General Questions:

1. How long have you lived/worked at this address?

vacant lot for development.

2. What are the main operations that occur on this site?

None

3. What activities were previously performed on this site?

None

To the best of your knowledge, have any of the following occurred, or is presently occurring on the property:

4. Foul odours or stained surfaces (such as soil, concrete, asphalt, surrounding stormwater stains, etc)?

No

5. Spills, leaks or hazardous materials activities?

No

6. Above ground or underground storage tanks (such as those used for utility, fuel or chemical)?

No

7. Specific chemicals located or stored on site in drums, tanks, barrels or sacks?

No

8. Previous environmental site assessments completed? If yes what were the results? Was there an environmental cleanup?

No cleanup. There is an existing RSC from Soil Eng

9. If the property is served by a well or septic system and heating system? Please specify the location and age.

NA



Soil Engineers Ltd.

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APPENDIX 'D'

SITE PHOTOGRAPHS


REFERNCE NO. 2308-E116



General view of west entrance to the subject site (looking South)



General view of southwest house located at the western portion of the subject site (looking West)


	Title	Project	Reference No.	Date	Appendix 'D'
	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-E116	September 5, 2023	I



General view of the neighboring properties to the northwest (looking West)



General view of adjacent road to the northwest (looking North)


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'D'
	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-E116	September 5, 2023	2



General view of adjacent road to the northwest (looking South)

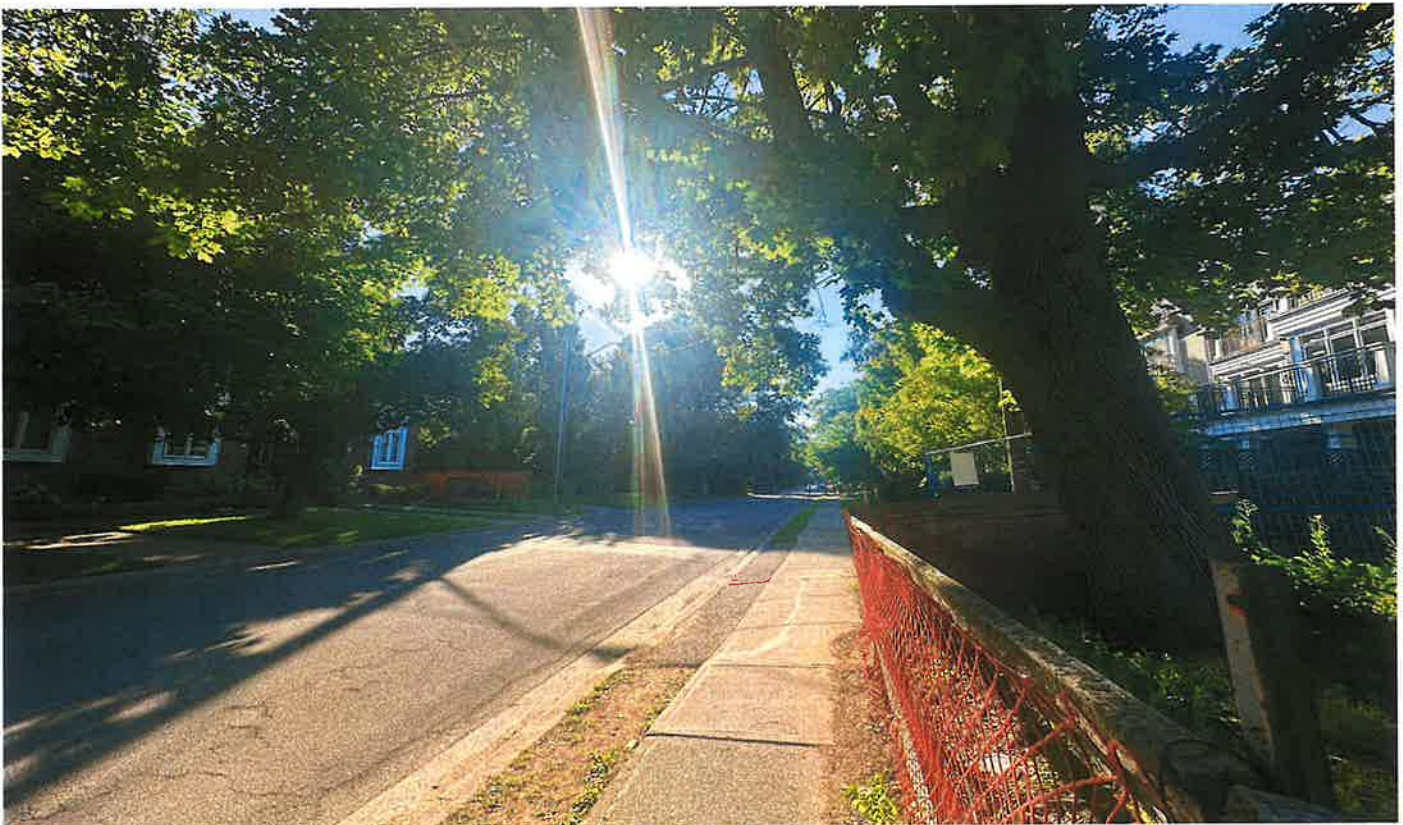


General view of the adjacent road to the northeast (looking West)


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix "D"
	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-J-116	September 5, 2023	3



General view of the neighboring properties to the northeast (looking East)



General view of the adjacent road to the northeast (looking South)

	Title	Project	Reference No.	Date	Appendix 'D'
 Soil Engineers Ltd.	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-E116	September 5, 2023	4

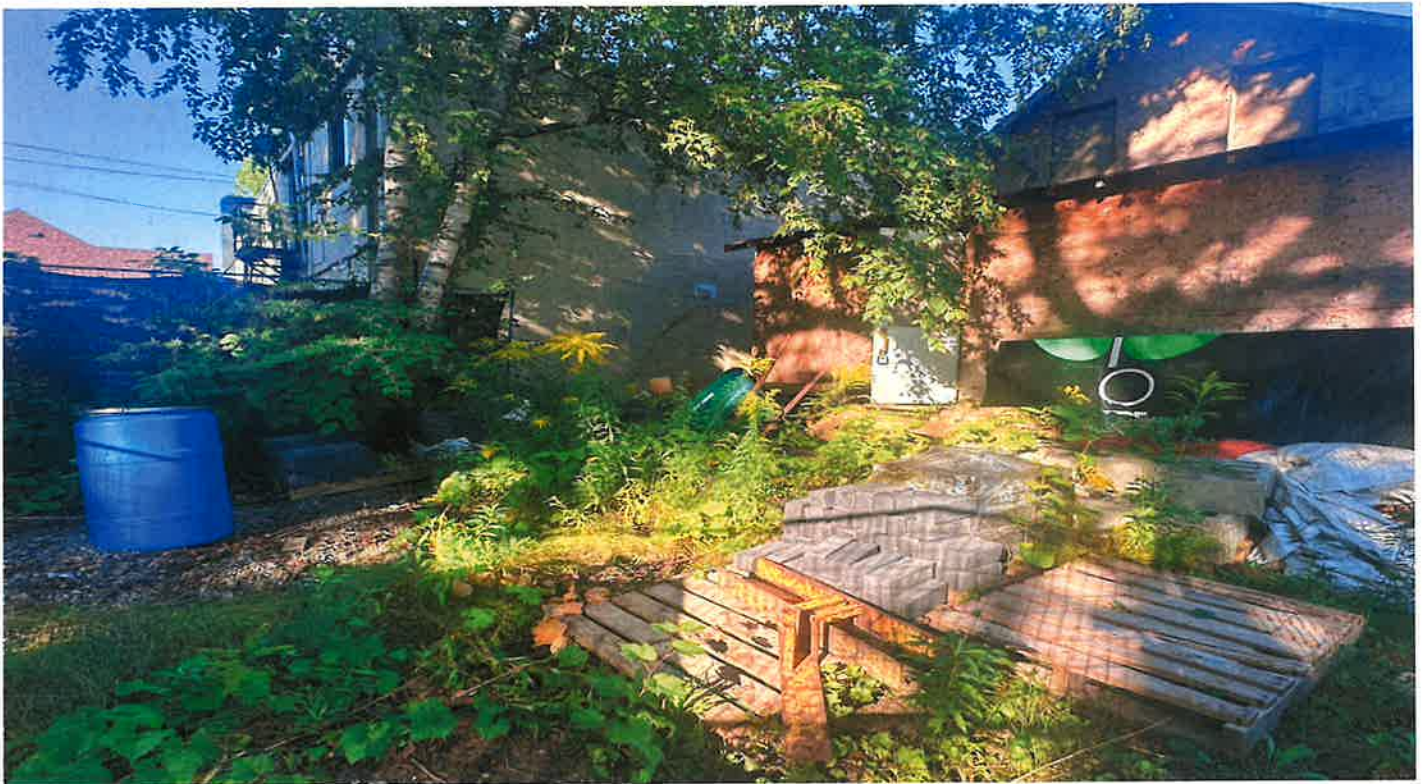


General view of west house located at the subject site (looking South)



General view of south entrance to the house at the subject site (looking North)


Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'D'
	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-E116	September 5, 2023	5



General view of construction material located to the south portion of the house at the subject site (looking West)



General view of northwest portion of the subject site (looking North)

 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'D'
	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-E:116	September 5, 2023	6



General view of southwest portion of the subject site (looking South)



General view of southeast portion of the subject site (looking East)

Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix "D"
	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-E116	September 5, 2023	7



General view of south portion of the subject site (looking South)



General view of north corner of the subject site (looking North)


Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'D'
	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-116	September 5, 2023	8



General view of east corner of the subject site (looking East)



General view of east portion of the subject site (looking South)

 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'D'
	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-E116	September 5, 2023	9



General view of west portion of the subject site (looking North)



General view of south corner of the subject site (looking South)


Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'D'
	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-E116	September 5, 2023	10



General view of northeast portion of the subject site (looking North)



General view of east portion of the subject site (looking East)

 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'D'
	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-E116	September 5, 2023	11



General view of east portion of the house located at the west portion of the subject site (looking South)



General view of drum located at the southwest portion of the subject site (looking West)

Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'D'
	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-E116	September 5, 2023	12



General view of southwest corner of the house (looking South)



General view of the house located at the western portion of the subject site (looking North)

Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'D'
	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-E116	September 5, 2023	13



General view of construction material located inside the house (looking East)



General view of the house located at the western portion of the subject site (looking East)


Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'D'
	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-E116	September 5, 2023	14



General view of south portion of the house (looking South)



General view of upper floor of the house (looking West)


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'D'
	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-E116	September 5, 2023	15



General view of upper floor of the house (looking North)



General view of the house (looking East)

 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'D'
	Site Photographs	Proposed Residential Development 96 Chisholm Street and 42 Lakeshore Road West, Town of Oakville	2308-E116	September 5, 2023	16