



- **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**Part of Lot 10, Concession 1  
(North of Dundas St. E., east of Eighth Line)  
Oakville, ON**

**Client**

2259229 Ontario Inc.  
c/o Royal Ready-Mix Inc.  
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Attn: Mr. Leo Capobianco

**Project Number**

HAM-00800615-A0

**Prepared By:**

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**Date Submitted**

May 26, 2014

## Executive Summary

**Exp Services Inc. (exp)** was retained by 2259229 Ontario Inc. c/o Royal Ready-Mix Inc. (client) to complete a Phase I Environmental Site Assessment (ESA) of the property located north of Dundas Street East and east of Eighth Line Road at Part of Lot 10, Concession 1, in Oakville, Ontario, hereinafter referred to as the 'Site'.

**Exp** understands that the client requires this Phase I ESA for due diligence purposes in support of financing of the property and that a Record of Site Condition is not required. Authorization to proceed with the Phase I ESA was provided by Mr. Leo Capobianco of 2259229 Ontario Inc.

A Phase I ESA is a systematic qualitative process to assess the environmental condition of a Site based on its historical and current uses. The Phase I ESA was completed in general accordance to CSA Standard Z768-01, November 2001. Subject to this standard of care, **exp** makes no express or implied warranties regarding its services and no third party beneficiaries are intended. Limitation of liability, scope of report and third party reliance are outlined in Section 10 of this report.

The Site is located on the north side of Dundas Street East and east of Eighth Line Road in Oakville, Ontario (Figures 1 and 2). The Site measures approximately 20 hectares (49 acres) in area and is comprised of 45.0 acres of agricultural land and approximately 4.0 acres for commercial use. The south portion of the Site consists of a gravel area with large stockpiles of soil partially covered in vegetation. The large stockpiles consist of topsoil and clay/silt and according to the Site representative this material originates from on-Site. A residential home with the municipal address of 3053 Eighth Line Road is situated on the southwest portion of the property and has been excluded from the Phase I ESA. The western boundary of the Site is situated west of the small concrete block structure at the southwest corner of the Site. However, it does not include the shipping container along the western boundary of the property.

The exterior areas of the Site consist of agricultural land on the north portion of the Site and gravel on the south portion of the Site at the location of the stockpiled soil.

Based on the Phase I ESA findings, no significant environmental issues were identified. **Exp's** observations are summarized in the following table:

Areas of Potential Environmental Concern	Media and Potential Contaminants of Concern	Comments
<b>Subject Property</b>		
Presence of waste materials	Soil and Groundwater <b>Metals</b>	Construction debris including asphalt, granular material as well as household refuse was observed on the south portion of the Site. It appears that the debris has been dumped illegally.  In addition, several containers labelled as "Durock" (Exterior Insulation Finish Systems- EIFS) were observed at the southeast portion of the Site in the

Areas of Potential Environmental Concern	Media and Potential Contaminants of Concern	Comments
		vicinity of the storage container and abandoned truck. A cursory examination of the containers did not indicate leakage or spills. Old railway ties were also observed on the south portion of the Site.
<b>Surrounding Properties</b>		
None	None	None

Based on the Phase I ESA conclusions, no recommendations for further investigations are warranted at this time. However, the following recommendation is provided for best management practices:

Issue Identified	Recommendation	Rationale
Presence of waste materials	Solid waste materials should be disposed off-Site to a licensed waste facility	To comply with waste management regulations

*This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety. Limitation of liability, scope of report and third party reliance are outlined in Section 10 of this report.*

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# 1 Introduction

**Exp** Services Inc. (**exp**) was retained by 2259229 Ontario Inc. c/o Royal Ready-Mix Inc. (client) to complete a Phase I Environmental Site Assessment (ESA) of the property the property located north of Dundas Street East and east of Eighth Line Road at Part of Lot 10, Concession 1, in Oakville, Ontario, hereinafter referred to as the 'Site'. **Exp** understands that the client requires this Phase I ESA for due diligence purposes in support of a financing of the property and that a Record of Site Condition is not required. Authorization to proceed with the Phase I ESA was provided by Mr. Leo Capobianco of 2259229 Ontario Inc.

## 1.1 Objective

The objective of this Phase I ESA is to identify potential sources of environmental concern to the Site.

A Phase I ESA is a systematic qualitative process to assess the environmental condition of a Site based on its historical and current uses. The Phase I ESA was completed in general accordance to CSA Standard Z768-01, November 2001. Subject to this standard of care, **exp** makes no express or implied warranties regarding its services and no third party beneficiaries are intended. Limitation of liability, scope of report and third party reliance are outlined in Section 9 of this report.

## 1.2 Site Description

The Site is located on the north side of Dundas Street East and east of Eighth Line Road in Oakville, Ontario (Figures 1 and 2). The Site measures approximately 20 hectares (49 acres) in area and is comprised of 45.0 acres of agricultural land and approximately 4.0 acres for commercial use. The south portion of the Site consists of a gravel area with large stockpiles of soil partially covered in vegetation. The large stockpiles consist of topsoil and clay/silt and according to the Site representative this material originates from on-Site. A residential home with the municipal address of 3053 Eighth Line Road is situated on the southwest portion of the property and has been excluded from the Phase I ESA. The western boundary of the Site is situated west of the small concrete block structure at the southwest corner of the Site. However, it does not include the shipping container along the western boundary of the property.

The exterior areas of the Site consist of agricultural land on the north portion of the Site and gravel on the south portion of the Site at the location of the stockpiled soil.

Photographs of the Site are included in Appendix A.

## 2 Scope of Investigation

The scope of work for the Phase I ESA consisted of the following activities:

- Reviewing the historical occupancy of the Site through the use of available archived and relevant municipal and business directories, fire insurance plans (FIPs), topographical maps, and aerial photographs;
- Contacting provincial agencies to determine the existence of records of environmental regulatory non-compliance;
- Reviewing available topographic and geological maps for the vicinity of the Site;
- Conducting a Site reconnaissance of the Site and Site infrastructure in order to identify the presence of actual and/or potential environmental contaminants or concerns of significance;
- Conducting interviews with designated Site representative(s) as a resource for current and historical Site information, as well as to provide **exp** staff with unrestricted access to all areas of the Site and Site buildings;
- Reviewing the current uses of the Site and any land use practices that may have impacted the environmental conditions at the Site;
- From the Site and publically accessible areas, reviewing the current use of the surrounding properties and any land use practices that may have impacted the environmental condition of the Site; and,
- Preparing a report to document the findings.

In completing the scope of work, **exp** did not conduct any intrusive investigations, including sampling, analyses or monitoring of materials. In addition, general environmental management and housekeeping practices were reviewed as part of this assessment insofar as they could impact the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of this investigation.

**Exp** personnel who conducted assessment work for this project included Ms. Stephanie Hsia, B.Sc. and Mr. Jon Charles, P.Geo. (Limited). An outline of their qualifications is provided in Section 8.

## 3 Records Review

### 3.1 General

The Phase I ESA study area is bounded by Part of Lot 10, Concession 1 to the north, Part of Lot 11, Concession 1 to the west, Part of Lot 10, Concession 1 to the east, Agram Drive to the south. Lake Ontario is located approximately 179 m north of the Site.

Based on a review of historical aerial photographs, historical maps, and other records review, there has been some commercial activity on the southern portion of the Site since at least 1988.

The records review is summarized below.

### 3.2 Aerial Photographs

Aerial photographs for the Site dated 1954/55, 1962, 1988, 2002 and 2012 were obtained in order to review the development and land use history of the Site as well as determine major developments at and in the immediate vicinity of the Site. The development and land use history of the Site and adjacent properties as depicted on the reviewed aerial photographs are summarized below with copies of the aerial photographs included in Appendix B.

Aerial Photograph	Details
1954/55	<ul style="list-style-type: none"> <li>• The Site and surrounding lands appear to consist predominantly of agricultural land.</li> </ul>
1962	<ul style="list-style-type: none"> <li>• The Site appears similar to the 1955 aerial photograph. A small path can be seen on the south portion of the Site.</li> <li>• Residential properties can be seen south of the Site, beyond Dundas Street East along Eighth Line Road.</li> </ul>
1988	<ul style="list-style-type: none"> <li>• The Site appears to be similar to the 1962 aerial photograph. The south portion of the Site appears to be cleared of vegetation.</li> <li>• A residential development can be seen south of the Site along Eighth Line Road.</li> </ul>
2002	<ul style="list-style-type: none"> <li>• The Site appears similar to the 1988 aerial photograph.</li> <li>• A residential home can be seen on the south adjacent property.</li> <li>• Further residential development can be seen south of Dundas Street East.</li> </ul>
2012	<ul style="list-style-type: none"> <li>• The Site appears similar to the 2002 aerial photograph.</li> <li>• Further residential development can be seen south of Dundas Street East.</li> <li>• Commercial development can be seen at the intersection of Trafalgar Road and Dundas Street East.</li> </ul>

### 3.3 Fire Insurance Plans

A search of Canadian Underwriter's Association Fire Insurance Plans (FIPs) for historic maps of the Site and surrounding area indicated that no FIPs were available for the Site and surrounding properties.



### 3.4 City Directories

Occupancy records for the Site and surrounding properties were not available for review.

### 3.5 Previous Reports

No prior environmental or geotechnical reports were available for review during **exp's** Phase I ESA.

### 3.6 Chain of Title

A chain of title was completed for the Site by an independent researcher from the land registry office in Oakville.

Based on the information provided, the list of owners since 1955 is as follows:

- Dec 1955 (Grant)- Hugh Salvin Calverley to David B. Nightingale, Joseph Manes and Harry Goldenberg;
- June 1980 (Executor's Deed)- to Antonio Capobianco, in trust;
- Nov 2010 (Transfer)- to Antonio Capobianco, in trust to 2259229 Ontario Inc.

The current owner of the Site is listed as 2259229 Ontario Inc.

### 3.7 Regulatory Requests

The appropriate regulatory agencies at the provincial level was contacted to obtain information regarding environmental permits, past or pending environmental control orders or complaints, outstanding environmental regulatory non-compliance issues and Sewer Use By-Law infractions. **Exp** did not identify the need to contact any federal agencies.

#### 3.7.1 Ministry of the Environment

On May 16, 2014, a request for information was submitted to the Ontario Ministry of the Environment (MOE) Freedom of Information, Protection of Privacy Office for information in their files regarding the Site that pertain to any Environmental Concerns, Orders and Spills. A copy of the request letter is included in Appendix C.

A written response from the MOE typically requires several months. If upon receipt of the response from the MOE, any significant environmental issues are identified, **exp** will forward their response to the client as an addendum to this report.

#### 3.7.2 Technical Standards and Safety Authority

The Technical Standards and Safety Authority (TSSA) is the Provincial regulatory agency responsible for overseeing the storage of fuels in Ontario. As such, the TSSA maintains a database (approximately 1987 to present) of all registered fuel storage tanks in Ontario.

On May 16, 2014, Ms. Sarah Quibell, a Customer Service Representative for the TSSA, was contacted by email and requested to search the TSSA database for records of fuel storage at the Site and surrounding properties. A search of their database indicated no records of fuel storage tanks for the Site or surrounding properties.

### 3.8 Topographic, Geological and Soil Maps

The following maps were reviewed:

- "Toporama"; Natural Resources Canada. Scale 1:15,000. 2008.
- Quaternary Geology of Ontario - geology\_II.shp [computer file], Ontario: Ontario Geological Survey, 2000.
- Bedrock Geology of Ontario - geology\_II.shp [computer file], Ontario: Ontario Geological Survey, 2000.

The review of these maps indicated the following:

- The Site is approximately 179 m above sea level.
- Lake Ontario is located approximately 6.8 km southeast of the Site.
- Based on the information provided on the topographic map, regional groundwater is expected to flow to the southeast towards Lake Ontario.
- The Site and surrounding areas are expected to be Halton Till, predominantly silt to silty clay matrix, high in matrix carbonate content and clast poor.
- The review of the bedrock in the general area is part of a group belonging to the Queenston Formation, consisting of shale, limestone, dolostone and / or siltstone.

### 3.9 Company Records

No company records, such as drawings, Material Safety Data Sheets (MSDS), or Certificate of Approval were made available to **exp** at the time of this Phase I ESA.

### 3.10 Environmental Source Information

Environmental source information includes documents published by the MOE and online databases maintained by the MOE. These documents and databases were reviewed to determine if waste disposal, coal gasification, PCB storage sites or sites that generate hazardous wastes were located on or in the immediate vicinity of the Site. The review of the Environmental source information is provided below.

### 3.10.1 Waste Disposal Sites

The MOE maintains an inventory of all known active and closed waste disposal sites in Ontario. The review of Waste Disposal Site Inventory published by the MOE indicated the following:

- The Site and surrounding properties within the Phase I ESA study area were not identified as an active or closed waste disposal facility.

### 3.10.2 Inventory of Coal Gasification Plant Waste Sites in Ontario

- The review of the Inventory of Coal Gasification Plant Waste Sites in Ontario did not indicate the presence of any coal gasification sites within the Phase I ESA study area.

### 3.10.3 Ontario Inventory of PCB Storage Sites

- A review of the Ontario MOE Inventory of PCB Storage Sites in Ontario (1999 – 2004) indicated that the Site was not a registered PCB storage Site or surrounding properties within the Phase I ESA study area.

### 3.10.4 Hazardous Waste Information Network (HWIN)

- The review of the Ontario Regulation 347 Waste Generators Summary (HWIN) identifies companies listed as waste generators and/or receivers.
- A review of the database indicated that the Site and surrounding properties within the Phase I ESA study area were not identified as registered waste generators and/or receivers.

### 3.10.5 Record of Site Condition

A Record of Site Condition (RSC) summarizes the environmental conditions of a property as determined by a qualified person (QP) by conducting a Phase I ESA, and where necessary a Phase II ESA and, confirmatory sampling and risk assessment. Upon completion of the necessary environmental Site assessments, a RSC for an assessed property can be filed with the MOE and added to the Environmental Brownfields Site Registry database. This online, publically available database can be searched to identify properties which may have potential environmental concerns.

- A search of the MOE Brownfields Environmental Site Registry was conducted for the Site and surrounding properties. The Site and surrounding properties were not listed in the MOE Brownfields Environmental Site Registry.

## 3.11 Utility Company Records

No utility company records were reviewed at the time of **exp's** Phase I ESA.

### **3.12 Public Health Concerns**

No public health concerns were identified at the time of **exp**'s Phase I ESA.

## 4 Interviews

Interviews were conducted by **exp** with the individuals identified to be the most knowledgeable with respect to both the current and historical Site uses. The interviews were conducted in order to obtain information to assist in identifying areas of potential environmental concern and identify details of potentially contaminating activities or potential contaminant pathways, in, on or below the Site.

During the completion of this Phase I ESA, the following individuals were interviewed:

1. Mr. Leo Capobianco, one of the owners of the Site, was interviewed during the Site visit on May 20, 2014. Mr. Capobianco provided information regarding the historic and current operations on-Site.

## 5 Site Reconnaissance

On May 20, 2014, Ms. Stephanie Hsia of **exp** conducted the Site visit in accordance with **exp**'s internal health and safety protocols and with the Ministry of Labour health and safety regulations. The purpose of the Site visit was to assess the current conditions of the Site.

The general environmental management and housekeeping practices at the Site were reviewed as part of this assessment insofar as they could impact the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of **exp**'s investigation.

The Site and the adjoining properties were observed from the Site and/or publically accessible areas. Photographs documenting the Site visit are included in Appendix A.

### 5.1 Site

#### 5.1.1 Property Use

The north portion of the Site is used for agricultural purposes.

Large stockpiles comprised of top soil and clay/silt from the Site are situated on the south portion of the Site. According to the Site representative, the area was rented by a landscaping company for the storage of landscaping materials.

#### 5.1.2 Buildings and Structures

The Site is located on the north side of Dundas Street East and east of Eighth Line Road in Oakville, Ontario (Figures 1 and 2). The Site measures approximately 20 hectares (49 acres) in area is comprised of 45.0 acres of agricultural land and approximately 4.0 acres for commercial use. The south portion of the Site consists of a gravel area with large stockpiles of soil partially covered in vegetation. The large stockpiles consist of topsoil and clay/silt and according to the Site representative this material originates from on-Site. A residential home with the municipal address of 3053 Eighth Line Road is situated on the southwest portion of the property and has been excluded from the Phase I ESA. The western boundary of the Site is situated west of the small concrete block structure at the southwest corner of the Site. However, it does not include the shipping container along the western boundary of the property.

The exterior areas of the Site consist of agricultural land on the north portion of the Site and gravel on the south portion of the Site at the location of the stockpiled soil.

The Site is not equipped with a municipal water distribution system or sanitary wastewater system. The residential home situated south adjacent of the Site is served with a potable well and septic system.

The Site is not equipped with electrical services.

### 5.1.3 Limitations at the Site

At the time of the Site visit, access into the storage container at the southeast portion of the Site was not possible.

No interior observations were made in concealed spaces such as above ceilings, or behind walls in the subject building.

### 5.1.4 Chemical Inventory, Storage and Handling

Several 20 L pails of “Durock” (Exterior Insulation Finish Systems- EIFS) were observed at the southeast portion of the Site in the vicinity of the storage container and abandoned truck. The contents of the pails were not known.

No evidence of spillage or leaks was noted from the pails at the time of the Site visit. No other significant chemical inventory, storage or evidence of chemical handling was observed or reported at the time of the Site visit.

### 5.1.5 Storage Tanks and Containers

The presence/absence and condition (if present) of Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs) at the Site were assessed during the Site visit.

Two aboveground storage tanks were observed on the west adjacent property (west of the shed located at 3043 Dundas Street East. No staining was observed on the gravel surface in the vicinity of the tanks.

No other evidence of the presence of USTs (i.e. fill and vent pipes) or ASTs were identified at the Site.

### 5.1.6 Special Attention Substances

#### 5.1.6.1 Polychlorinated Biphenyls (PCBs)

The manufacture of PCBs in North America was prohibited under the Toxic Substances Control Act (1977). Their use as a constituent of new products manufactured in or imported into Canada was prohibited by regulations in 1977 and 1980. As such, sites developed or significantly renovated after 1980 are unlikely to have PCBs-containing equipment on the Site. Potential equipment, which could contain PCBs include fluorescent mercury and sodium vapour light ballasts, oil filled capacitors and transformers. A review of the Site was conducted to evaluate the potential presence of PCBs-containing equipment in use or stored at the Site.

Any electrical equipment containing PCBs must be disposed in accordance with Ontario Regulation 362 when it is removed from service. Ongoing operation of equipment containing PCBs is permissible.

The Site is vacant with no building structures. PCB-containing equipment was not observed on-Site at the time of **exp**'s Site visit.

#### 5.1.6.2 Asbestos-Containing Materials (ACMs)

Asbestos-containing materials (ACMs) are fibrous hydrated silicates, and can be found in building materials as either "unbound" or "bound" asbestos. Friable asbestos refers to materials where the asbestos fibres can be separated from the material with which it is associated. Non-Friable asbestos refers to asbestos, which is associated with a binding agent (such as tar or cement). Friable asbestos is commonly found in boiler and pipe insulation. Non-Friable asbestos is typically found in roofing tars, floor and ceiling tiles, and asbestos-containing cement.

ACMs in the workplace are defined as a Designated Substance under the Ontario Occupational Health and Safety Act (OHSA). Under OHSA, persons in the workplace are required to be notified of the presence of ACMs once they are suspected to be present, and if there is a potential for workers to be exposed. The use of ACMs was discontinued in Canada in the late 1970s/early 1980s, although friable asbestos can still be found in recently constructed buildings.

The Site is vacant with no building structures. No suspected ACMs were observed on-Site at the time of the Site visit.

#### 5.1.6.3 Ozone Depleting Substances (ODSs)

Chlorofluorocarbons (CFCs) often referred to as Freons, ceased production in Canada in 1993 as a result of their ozone-depleting characteristics. Importation of CFCs into Canada ceased in 1997 and a total ban on their use is proposed for 2020. The use of these materials is still permitted in existing equipment, but equipment must be serviced by a licensed contractor such that CFCs are contained and not released to the environment during servicing or operation.

The use of the hydrochlorofluorocarbon HCFC (R-22), commonly found in air conditioning and refrigeration equipment, is not currently regulated, however strict controls over the manufacture and supply of this compound are in place. The Environmental Protection Act specifies various re-fill restrictions for chillers and large refrigeration equipment (compressors with a total capacity greater than 22kW) with certain exceptions (see Appendix C).

The Site building is cooled by cooled by a roof-mounted natural gas fired HVAC units. The refrigerant in the units may contain chloro-fluorocarbon (CFC) or hydrochlorofluorocarbons (HCFC), both of which are recognized as Ozone Depleting Substances (ODSs).

The Site is vacant with no building structures. ODSs were not observed on-Site at the time of **exp**'s Site visit.

#### 5.1.6.4 Lead

Lead has frequently been used in oil-based paints, roofing materials, cornices, tank linings, electrical conduits and soft solders for tinsplate and plumbing. The use of lead-based paints (LBPs) was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts



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

Lead-containing materials were not observed on-Site at the time of **exp's** Site visit.

#### 5.1.6.5 Urea Formaldehyde Foam Insulation (UFFI)

UFFI was formerly sprayed into cavities of walls and above ceilings as an insulating material. UFFI has been discontinued from commercial use since the early 1980s.

As there were no building structures on the Site at the time of the Site visit, this item is not applicable to the Site.

#### 5.1.6.6 Mercury

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

Mercury-containing materials were not observed on-Site at the time of **exp's** Site visit.

#### 5.1.6.7 Mould

Mould is found in the natural environment and is required for the breakdown of plant debris such as leaves and wood. Mould spores are found in the air in both the indoor and outdoor environments. In order for mould to grow it requires a food source (i.e. gypsum wallboard, carpets, wallpaper, wood, etc.) and moist conditions. Mould can have an impact on human health depending on the species and concentration of the mould. Health effects can include allergies and mucous membrane irritation.

Currently there are no regulations governing mould; however, there are several guidelines addressing mould assessments and abatement. At the moment the industry standards include the Canadian Construction Association (CCA) document 82-2004 titled "Mould guidelines for the Canadian construction industry" and the Environmental Abatement Council of Ontario (EACO) guidelines titled "EACO Mould Abatement Guidelines, Edition 2 (2010)".

It is important to note that the Ontario Ministry of Labour (MOL) has governed protecting workers under the Occupational Health and Safety Act, which states that employers are required to take every precaution reasonable to protect their workers. This includes protecting workers from mould within workplace buildings.

As there were no building structures on the Site at the time of the Site visit, structural mould is not applicable to the Site.

#### 5.1.6.8 Other Substances

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

#### 5.1.7 Unidentified Substances

The contents of the 20 L pails labelled “Durock” (Exterior Insulation Finish Systems- EIFS) could not be confirmed.

#### 5.1.8 Drains and Sumps

No drains or sumps were observed at the time of this Phase I ESA.

#### 5.1.9 Building Heating and Cooling Systems

As no building structures are present at the Site, this item is not applicable to the Site.

#### 5.1.10 Mechanical Equipment

An abandoned truck was observed on the south portion of the Site.

#### 5.1.11 Air Emissions

Air emissions in Ontario are regulated under the Environmental Protection Act (EPA) and its Regulations (O.Reg. 419/05, O.Reg. 245/11). Owners and operators of activities that may discharge a contaminant into the natural environment must seek approval from the Ministry of the Environment (ministry) to carry out these activities. As of October 31, 2011 amendments to the EPA resulted in a two path environmental approval process, the Environmental Compliance Approval (ECA) and Environmental Activity and Sector Registry (EASR). The EASR allows businesses to register certain activities with the ministry, rather than apply for approvals. The EASR is for common systems and processes, currently for heating systems, standby power systems and automotive refinishing, to which preset rules of operation can be applied. Unless explicitly exempted, most industrial processes or modification to industrial processes and equipment require an ECA, formerly a Certificate of Approval (Air and Noise). Retroactive approval should be sought for equipment installed and unchanged between 1972 and June 29th, 1988 when the requirement for a Certificate of Approval was added to the EPA. The EPA provides a list of specific equipment and conditions, which are exempt from approval requirements (i.e. fuel burning equipment for comfort heating in a building using natural gas or number 2 fuel oil at a rate of less than 1.5 million British Thermal Units per hour [BTU/hour]).

Based on the Site visit, no operations were observed on-Site that would require MOE approval for air emissions.

### **5.1.12 Odour and Noise**

No odour or excessive noise was noted at the Site during the Site visit.

### **5.1.13 Sewage and Wastewater Disposal**

The Site is not serviced by municipal sanitary and storm sewer systems. The surrounding properties located south of Dundas Street East are serviced by the municipal systems.

The residential home located south of Dundas Street East has a potable water well and septic system.

### **5.1.14 Liquid Chemical Waste Generation, Storage & Disposal**

At the time of the Site visit, no liquid waste was generated.

### **5.1.15 Solid Waste Generation, Storage & Disposal**

At the time of the Site visit, no solid waste was generated.

The south portion of the Site was previously occupied by a landscaping company. Landscaping rocks and paving slabs were observed on the south portion of the Site. Old railway ties and metal pieces were also observed. This waste material will be removed prior to development of the Site.

Wooden planks were observed in the vicinity of the trailer and truck located along the eastern boundary of the Site.

A chain link fence was previously located at the entrance of the Site. The fence was removed when a section of the south portion of the Site along Dundas Street East has been severed from the Site for the work completed by the Region of Halton for municipal water / road expansion. As such, some material has been left on the south portion of the Site including wood cuttings, small fill piles of construction materials / soil.

### **5.1.16 Topographic, Geologic and Hydrogeologic Conditions**

Based on the information provided on the topographic map, regional groundwater is expected to flow to the southeast towards Lake Ontario. The actual groundwater flow direction can only be determined by a long term groundwater elevation investigation in the area.

The Site and surrounding areas are expected to be Halton Till, predominantly silt to silty clay matrix, high in matrix carbonate content and clast poor underlain by shale, limestone, dolostone and / or siltstone of the Queenston Formation.

### **5.1.17 Water Courses, Ditches and Site Drainage**

Drainage ditches are located along the eastern boundary of the Site.

### **5.1.18 Abandoned and Existing Wells**

No abandoned or existing potable water wells were observed on the Site during the Site visit.

The residential home situated on the south adjacent property is equipped with a potable well.

### **5.1.19 Potable Water Sources**

The Site is not equipped with the municipal water system.

### **5.1.20 Fill Materials**

.Large stockpiles of soil partially covered in vegetation consisting of top soil and clay/silt were observed on the south portion of the Site. According to the Site representative, this material originates from on-Site.

A few small piles of construction material / fill material were observed on the south portion of the Site. According to the Site representative, the material has been illegally dumped on the Site and will be removed prior to development.

### **5.1.21 Stained Materials**

A minor oil stain was observed in front of the concrete structure (landscape material storage).

No other staining was observed at the time of the Site visit.

### **5.1.22 Stressed Vegetation**

No stressed vegetation was observed at the time of the Site visit.

### **5.1.23 Roads, Parking Facilities and Right of Ways**

The Site is bound Dundas Street East to the south which provides access to the Site.

### **5.1.24 Pits and Lagoons**

No pits or lagoons were observed on the Site at the time of the Phase I ESA.

### **5.1.25 Other Issues**

No other issues were identified during this Phase I ESA.

## **5.2 Neighbouring Properties**

The condition of the adjoining and neighbouring properties was observed at the time of **exp's** Site visit. The findings of the visual reconnaissance of the adjacent properties indicated residential homes west adjacent of the south portion of the Site and vacant / agricultural land on the north, west and east adjacent properties. A residential development is situated south of Dundas Street East.

Two aboveground storage tanks were observed on the west adjacent property (west of the shed located at 3043 Dundas Street East. No evidence of spills or staining was observed on the gravel surface in the vicinity of the tanks at the time of the Site visit.

No other activities were observed on the adjacent properties located directly north, south, east and west of the Site that would be of environmental concern at the time of **exp's** Site visit.

## 6 Conclusions

Based on the Phase I ESA findings, no significant environmental issues were identified. Exp's observations are summarized in the following table:

Areas of Potential Environmental Concern	Media and Potential Contaminants of Concern	Comments
<b>Subject Property</b>		
Presence of waste materials	Soil and Groundwater <b>Metals</b>	<p>Construction debris including asphalt, granular material as well as household refuse was observed on the south portion of the Site. It appears that the debris has been dumped illegally.</p> <p>In addition, several containers labelled as "Durock" (Exterior Insulation Finish Systems- EIFS) were observed at the southeast portion of the Site in the vicinity of the storage container and abandoned truck. A cursory examination of the containers did not indicate leakage or spills.</p> <p>Old railway ties were also observed on the south portion of the Site.</p>
<b>Surrounding Properties</b>		
None	None	None

## 7 Recommendations

Based on the Phase I ESA conclusions, no recommendations for further investigations are warranted at this time. However, the following recommendation is provided for best management practices:

Issue Identified	Recommendation	Rationale
Presence of waste materials	Solid waste materials should be disposed off-Site to a licensed waste facility	To comply with waste management regulations

## 8 Qualifications of Assessors

The records review and Site visit for this assessment were conducted by Ms. Stephanie Hsia who has been trained to conduct Phase I ESAs in accordance with the CSA Standard. She has conducted numerous Phase I ESAs for commercial/industrial/residential clients and is routinely engaged in this field.

The report was reviewed by Mr. Jon Charles, P.Geo. (Limited) who is a Senior Environmental Scientist at **exp** (*the new identity of Trow Associates Inc.*) with over eighteen years environmental consulting experience in Canada. Mr. Charles has managed and conducted numerous Phase I and Phase II Environmental Site Assessments as well as numerous other due diligence projects and is a "Qualified Person" registered with the Ontario Ministry of the Environment.

**Exp** Associates Inc. is a full service consulting and engineering firm and provides a full range of environmental services through the Environmental Services Group. **Exp's** Environmental Services Group has developed a strong working relationship with clients in both the private and public sectors and has developed a positive relationship with the Ontario Ministry of the Environment. Personnel in the numerous branch offices form part of a large network of full-time dedicated environmental professionals in the **exp** organization.



## 9 References

- 1 Canadian Standards Association. November 2001. *Z768-0 Phase I Environmental Site Assessment*.
- 2 *Occupational Health and Safety Act* - Ministry of Labour (MOL).
- 3 Toporama"; Map 30M04, Natural Resources Canada. Scale 1:50,000. 2008.
- 4 Quaternary Geology of Ontario - geology\_II.shp [computer file], Ontario: Ontario Geological Survey, 2000.
- 5 Bedrock Geology of Ontario - geology\_II.shp [computer file], Ontario: Ontario Geological Survey, 2000.
- 6 Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.
- 7 Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario. Ontario Ministry of the Environment, November 1988.
- 8 Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.
- 9 Ontario Inventory of PCB Storage Sites. Ontario Ministry of the Environment, 1993- 2003-2004.
- 10 Hazardous Waste Information Network (HWIN, 1986-2009).

## 10 Limitations and Use of Report

### BASIS OF REPORT

This report ("Report") is based on site conditions known or inferred by the investigation undertaken as of the date of the Report. Should changes occur which potentially impact the condition of the site the recommendations of **exp** may require re-evaluation. Where special concerns exist, or the Client has special considerations or requirements, these should be disclosed to **exp** to allow for additional or special investigations to be undertaken not otherwise within the scope of investigation conducted for the purpose of the Report.

Where applicable, recommended field services are the minimum necessary to ascertain that construction is being carried out in general conformity with building code guidelines, generally accepted practices and **exp**'s recommendations. Any reduction in the level of services recommended will result in **exp** providing qualified opinions regarding the adequacy of the work. **Exp** can assist design professionals or contractors retained by the Client to review applicable plans, drawings, and specifications as they relate to the Report or to conduct field reviews during construction.

### RELIANCE ON INFORMATION PROVIDED

The evaluation and conclusions contained in the Report are based on conditions in evidence at the time of site inspections and information provided to **exp** by the Client and others. The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose as communicated by the Client. **Exp** has relied in good faith upon such representations, information and instructions and accepts no responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of any misstatements, omissions, misrepresentation or fraudulent acts of persons providing information. Unless specifically stated otherwise, the applicability and reliability of the findings, recommendations, suggestions or opinions expressed in the Report are only valid to the extent that there has been no material alteration to or variation from any of the information provided to **exp**. If new information about the environmental conditions at the Site is found, the information should be provided to **exp** so that it can be reviewed and revisions to the conclusions and/or recommendations can be made, if warranted.

### STANDARD OF CARE

The Report has been prepared in a manner consistent with the degree of care and skill exercised by engineering consultants currently practicing under similar circumstances and locale. No other warranty, expressed or implied, is made. Unless specifically stated otherwise, the Report does not contain environmental consulting advice.

### COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment form part of the Report. This material includes, but is not limited to, the terms of reference given to **exp** by the Client, communications between **exp** and the Client, other reports, proposals or documents prepared by **exp** for the Client in connection with the site described in the Report. In order to properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety. **Exp** is not responsible for use by any party of portions of the Report.

### USE OF REPORT

The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client. No other party may use or rely upon the Report in whole or in part without the written consent of **exp**. Any use of the Report, or any portion of the Report, by a third party are the sole responsibility of

such third party. Exp is not responsible for damages suffered by any third party resulting from unauthorised use of the Report.

#### REPORT FORMAT

Where **exp** has submitted both electronic file and a hard copy of the Report, or any document forming part of the Report, only the signed and sealed hard copy shall be the original documents for record and working purposes. In the event of a dispute or discrepancy, the hard copy shall govern. Electronic files transmitted by **exp** utilize specific software and hardware systems. Exp makes no representation about the compatibility of these files with the Client's current or future software and hardware systems. Regardless of format, the documents described herein are **exp's** instruments of professional service and shall not be altered without the written consent of **exp**.

We trust this report satisfies your immediate requirements. If you have any questions regarding the information in this report, please do not hesitate to contact this office.

#### exp Services Inc.

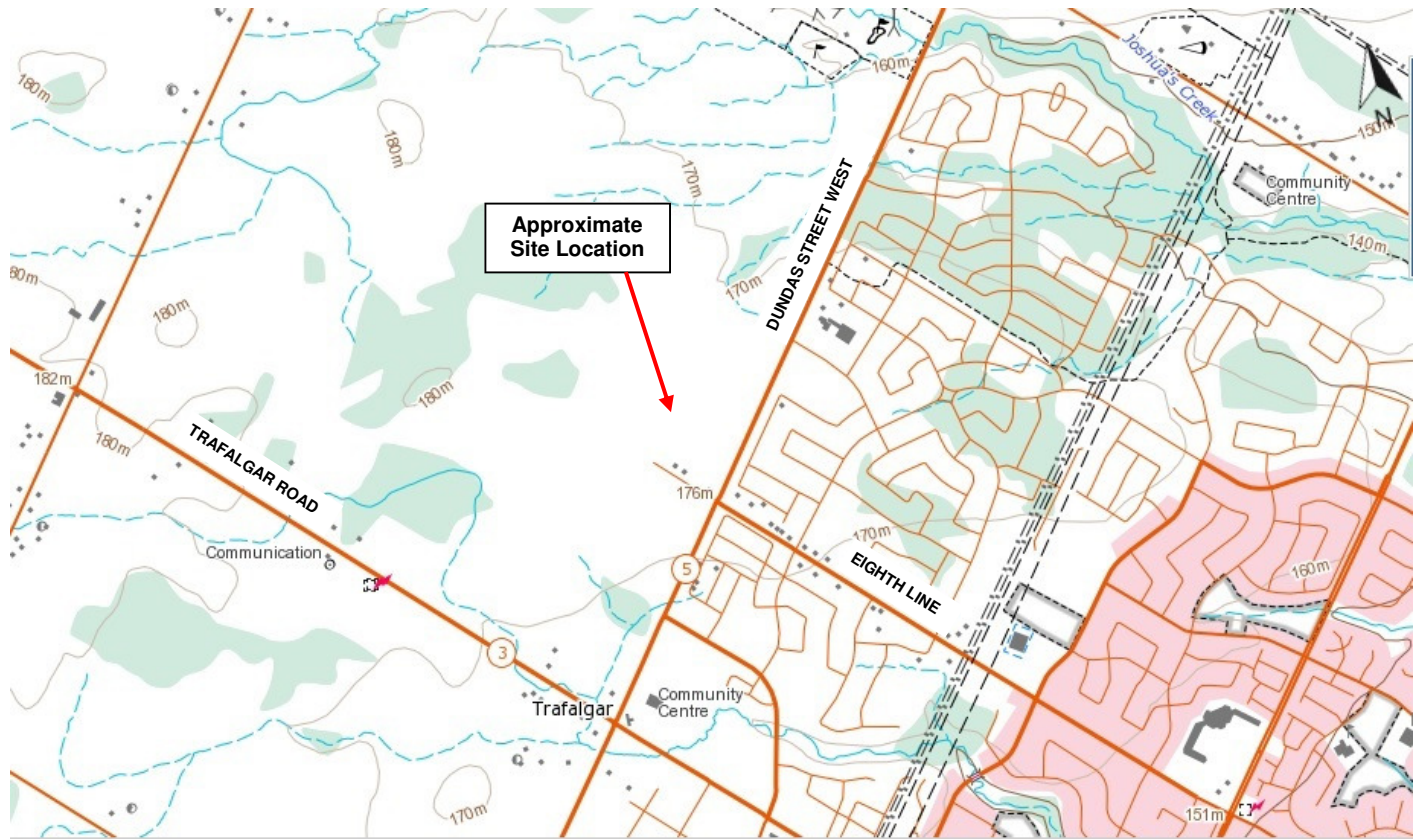


Stephanie Hsia, B.Sc.  
Environmental Scientist  
Earth & Environment

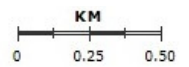


Jon Charles, P.Geo. (Limited) QP<sub>ESA</sub>  
Senior Environmental Scientist  
Earth & Environment

## Figures



APPROXIMATE SCALE



exp Services Inc.  
80 Bancroft Street  
Hamilton, Ontario  
L8E 2W5  
T: 905-573-4000  
F: 905-573-9693

**SITE LOCATION  
PLAN**

PROJ. NO: HAM-00800615-A0

Phase I ESA  
Part of Lot 10, Concession 1  
Oakville, Ontario

SCALE: AS SHOWN

DRAWN: SH

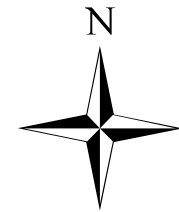
CHECKED: JC

FIGURE

1

MAY 2014





**Legend**

- Site Boundary (approximate)
- Phase I ESA Study Area

0 70 140 280 420 560 700  
Metres

 **exp Services Inc.**  
80 BANCROFT STREET  
HAMILTON, ONTARIO  
L8E 2W5  
T - (905) 573-4000  
F - (905) 573-9693

PROJECT TITLE: PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
PART LOT 10, CONCESSION 1  
NORTH OF DUNDAS ST E,  
EAST OF EIGHTH LINE RD  
OAKVILLE, ON

DRAWING TITLE:  
  
SITE PLAN

PROJECT No:	HAM-0080615-A0	DWN:	MS
SCALE:	AS NOTED	CHKD:	JC
DATE:	MAY 2014	FIG. No.:	2

Appendix A:  
Site Photographs





Photo 1: View of stockpiles on the south portion of the Site (facing south).



Photo 2: View of the road allowance (facing west).



Photo 3: View of the concrete structure containing landscaping material.



Photo 4: View of the small fill piles on the south portion of the Site.



Photo 5: View of the north portion of the Site (agricultural land) (facing north).



Photo 6: View of the eastern boundary of the Site (facing northeast).



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**SITE  
PHOTOGRAPHS**

PROJ. NO: HAM-00800615-A0

Phase I ESA  
Part of Lot 10, Concession 1  
Oakville, Ontario

SCALE: AS SHOWN

DRAWN: SH

CHECKED: JC

FIGURE

A1

MAY 2014





Photo 7: View of storage container, truck and wooden skids on the southeast portion of the Site.



Photo 8: View of 20 L containers in the vicinity of Trailer (refer to Section 5.1.4).



Photo 9: View of old railway ties on the south portion of the Site.



Photo 10: View of the aboveground storage tanks (ASTs) on the west adjacent property.



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**SITE  
PHOTOGRAPHS**

PROJ. NO: HAM-00800615-A0

Phase I ESA  
Part of Lot 10, Concession 1  
Oakville, Ontario

SCALE: AS SHOWN

DRAWN: SH

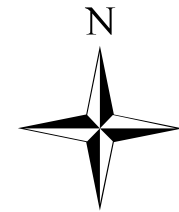
CHECKED: JC

FIGURE


A2

MAY 2014

Appendix B:  
Aerial Photographs



**Legend**

 Site Boundary (approximate)

0 75 150 300 450 600 750 Metres

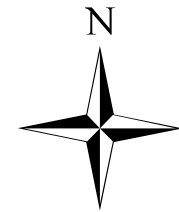

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PROJECT TITLE: PHASE I  
 ENVIRONMENTAL SITE ASSESSMENT  
 PART LOT 10, CONCESSION 1  
 NORTH OF DUNDAS ST E,  
 EAST OF EIGHTH LINE RD  
 OAKVILLE, ON

DRAWING TITLE:  
 1954/55 AERIAL PHOTOGRAPH

PROJECT No:	HAM-0080615-A0	DWN:	MS
SCALE:	AS NOTED	CHKD:	JC
DATE:	MAY 2014	FIG. No.:	B1





**Legend**

Site Boundary (approximate)

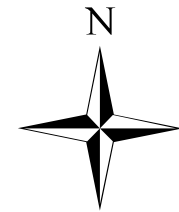
0 75 150 300 450 600 750 Metres


**exp Services Inc.**  
 80 BANCROFT STREET  
 HAMILTON, ONTARIO  
 L8E 2W5  
 T - (905) 573-4000  
 F - (905) 573-9693


PROJECT TITLE:  
 PHASE I  
 ENVIRONMENTAL SITE ASSESSMENT  
 PART LOT 10, CONCESSION 1  
 NORTH OF DUNDAS ST E,  
 EAST OF EIGHTH LINE RD  
 OAKVILLE, ON

DRAWING TITLE:  
 1962 AERIAL PHOTOGRAPH

PROJECT No.:	HAM-0080615-A0	DWN:	MS
SCALE:	AS NOTED	CHKD:	JC
DATE:	MAY 2014	FIG. No.:	B2



**Legend**

 Site Boundary (approximate)

0 130 260 520 780 1,040 1,300  
Metres

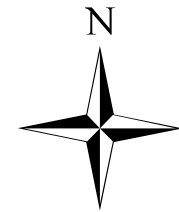
 **exp Services Inc.**  
80 BANCROFT STREET  
HAMILTON, ONTARIO  
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T - (905) 573-4000  
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PROJECT TITLE: PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
PART LOT 10, CONCESSION 1  
NORTH OF DUNDAS ST E,  
EAST OF EIGHTH LINE RD  
OAKVILLE, ON


DRAWING TITLE:  
  
1988 AERIAL PHOTOGRAPH

PROJECT No:	HAM-0080615-A0	DWN:	MS
SCALE:	AS NOTED	CHKD:	JC
DATE:	MAY 2014	FIG. No:	B3





**Legend**

 Site Boundary (approximate)

0 130 260 520 780 1,040 1,300  
Metres

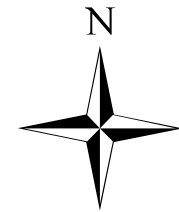
 **exp Services Inc.**  
80 BANCROFT STREET  
HAMILTON, ONTARIO  
L8E 2W5  
T - (905) 573-4000  
F - (905) 573-9693

PROJECT TITLE: PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
PART LOT 10, CONCESSION 1  
NORTH OF DUNDAS ST E,  
EAST OF EIGHTH LINE RD  
OAKVILLE, ON

DRAWING TITLE:  
  
2002 AERIAL PHOTOGRAPH

PROJECT No:	HAM-0080615-A0	DWN:	MS
SCALE:	AS NOTED	CHKD:	JC
DATE:	MAY 2014	FIG. No.:	B4





**Legend**

Site Boundary (approximate)

0 130 260 520 780 1,040 1,300  
Metres

 **exp Services Inc.**  
80 BANCROFT STREET  
HAMILTON, ONTARIO  
L8E 2W5  
T - (905) 573-4000  
F - (905) 573-9693

PROJECT TITLE:  
PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
PART LOT 10, CONCESSION 1  
NORTH OF DUNDAS ST E,  
EAST OF EIGHTH LINE RD  
OAKVILLE, ON

DRAWING TITLE:  
  
2012 AERIAL PHOTOGRAPH

PROJECT No.:	HAM-0080615-A0	DWN:	MS
SCALE:	AS NOTED	CHKD:	JC
DATE:	MAY 2014	FIG. No.:	B5


Appendix C:  
Regulatory Correspondence



Ministry of the Environment  
 Freedom of Information and Protection of Privacy Office  
 40 St. Clair Avenue West, 12<sup>th</sup> Floor  
 Toronto, ON M4V 1M2  
 Tel: 416-314-4075  
 Fax: 416-314-4285



Use this form to request records that 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  Ms. Stephanie Hsia Environmental Scientist exp Services Inc. 80 Bancroft Street Hamilton, Ontario L8E 2W5      Email: stephanie.hsia@exp.com			FOI Request No.		Date Request Received		
			Fee Paid				
Tel: (905) 573-4000      Your Project/ Reference No. HAM-00800615-A0 Fax: (905) 573-9693			Signature of Requester 		CHQ ORDER	VISA/MC/AMEX	CASH/MONEY
			CNR	ER	NOR	SWR	WCR
			IEB	EAA	EMR	SCB	SDW
Request Parameters							
Municipal Address/Lot, Concession, Geographic Township (Municipal address mandatory for cities, towns or regions) Part of Lot 10, Concession 1, NDS (Parts 4, 5 & 6, HR892156), Trafalgar, ON (PIN 24930-0014) and 3053 Eighth Line Road, Oakville							
Present Property Owner(s) and Date(s) of Ownership 2259229 Ontario Inc.							
Previous Property Owner(s) and Date(s) of Ownership							
Present/Previous Tenant(s) (if applicable)							
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)						1900-present	
Orders						1900-present	
Spills						1900-present	
Investigations/prosecutions ▶ <i>Owner and tenant information must be provided</i>						1900-present	
Waste Generator number/classes						1900-present	
<b>Certificates of Approval</b> ▶ Proponent information must be provided and Certificates of Approval number(s) (if known). 1985 and prior records are searched manually. Search fees in excess of \$300.00 may be incurred, depending on the types and years of records to be searched. If supporting documents are also required, mark SD box.							
						SD	Specify Year(s) Requested
Air - emissions							All years
Renewable Energy							All years
Water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)							All years
Sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations							All years
Waste water - industrial discharge							All years
Waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites							All years
Waste systems		- haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction					All years

## Stephanie Hsia

---

**From:** squibell@tssa.org on behalf of Public Information Services  
<publicinformationsservices@tssa.org>  
**Sent:** May-16-14 1:14 PM  
**To:** Stephanie Hsia  
**Subject:** Re: Tank Search

Hi Stephanie,

Thank you for your inquiry.

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

For a further search in our archives please submit your request in writing to Public Information Services via e-mail ([publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY  
"Putting Public Safety First"  
14th Floor, Centre Tower  
3300 Bloor Street West  
Toronto, ON M8X 2X4

[www.tssa.org](http://www.tssa.org)

Toll-Free: 1-877-682-8772

On Fri, May 16, 2014 at 1:10 PM, Stephanie Hsia <[stephanie.hsia@exp.com](mailto:stephanie.hsia@exp.com)> wrote:

Good day,

Could you please complete a tank search for the following properties in Oakville:

- 3053 Eighth Line
- 3043 Eighth Line
- 3033 Eighth Line
- 1005 Dundas Street East

Thanks.

Regards,  
Stephanie



*The new identity of **Trow Associates Inc.***

**Stephanie Hsia, B.Sc.**

Environmental Scientist

**exp** Services Inc.

t: [905-573-4000 x.5019](tel:905-573-4000) | f: [905-573-9693](tel:905-573-9693)

80 Bancroft Street

Hamilton, ON L8E 2W5

Appendix D:  
Land Title Search

**CHAIN OF TITLE RE PIN 24930-0158:**

(FROM 1955 TO DATE)

45254 Grant 12 Dec./55 Hugh Salvin Calverley to David B. Nightingale, Joseph Manes and Harry Goldenberg;

523860 Executor's Deed 27 June/80 David B. Nightingale, Joseph Manes and Estate of Harry Goldenberg to Antonio Capobianco, in trust;

HR888672 Transfer 2010/11/10 ...Capobianco, in trust to 2259229 Ontario Inc.

LAND  
REGISTRY  
OFFICE #20

24930-0158 (LT)

PAGE 1 OF 1  
PREPARED FOR H  
ON 2014/05/16 AT 13:54:25

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

**PROPERTY DESCRIPTION:** PT LT 10, CON 1 TRAF, NDS, BEING PT 1 20R4830 S & E PT 6 HR892156; S/T TEMPORARY EASEMENT OVER PTS 4 & 5 HR892156; TOWN OF OAKVILLE

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**

FEE SIMPLE  
LT CONVERSION QUALIFIED

**RECENTLY:**

DIVISION FROM 24930-0014

**PIN CREATION DATE:**

2010/11/29

**OWNERS' NAMES**

2259229 ONTARIO INC.

**CAPACITY SHARE**

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2010/11/29 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
**		SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *				
**		AND ESCHEATS OR FORFEITURE TO THE CROWN.				
**		THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF				
**		IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY				
**		CONVENTION.				
**		ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
**DATE OF CONVERSION TO LAND TITLES: 1996/03/25 **						
NOTE: THE NO DEALINGS INDICATOR IS IN EFFECT ON THIS PROPERTY						
20R4830	1980/06/25	PLAN REFERENCE				C
20R18231	2009/04/21	PLAN REFERENCE				C
HR888672	2010/11/10	TRANSFER (SEE ATTACHED)	\$2,617,000	CAPOBIANCO, ANTONIO	2259229 ONTARIO INC.	C
HR911404	2011/03/02	CAUTION-LAND	\$2	2259229 ONTARIO INC.	CAPOBIANCO, BESERA CAPOBIANCO, STANLEY	C
HR911405	2011/03/02	CAUTION-LAND	\$1	2259229 ONTARIO INC.	2011155 ONTARIO INC.	C



24930-0014 (LT)

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

PROPERTY DESCRIPTION: PT LT 10, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET, PART 1, 20R4830.; TOWN OF OAKVILLE

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1996/03/25

OWNERS' NAMES

2259229 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p><b>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/03/25 ON THIS PIN**</b></p> <p><b>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/03/25**</b></p> <p><b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1996/03/22 **</b></p> <p><b>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</b></p> <p><b>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</b></p> <p><b>** 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.</b></p> <p><b>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</b></p> <p><b>**DATE OF CONVERSION TO LAND TITLES: 1996/03/25 **</b></p> <p><b>NOTE: THIS PROPERTY WAS RETIRED ON 2010/11/29. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 24930-0157 TO 24930-0158</b></p>						
20R4830	1980/06/25	PLAN REFERENCE				
523860	1980/06/27	TRANSFER		*** COMPLETELY DELETED ***	CAPOBIANCO, ANTONIO	
709027	1988/12/21	CHARGE		*** COMPLETELY DELETED ***	ROYNAT INC.	
831851	1994/11/28	CHARGE		*** COMPLETELY DELETED ***	WELLINGTON INSURANCE COMPANY	
H639216	1996/07/30	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** WELLINGTON INSURANCE COMPANY	WELLINGTON INSURANCE COMPANY	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: 831851			LONDON GUARANTEE INSURANCE COMPANY	
H689151	1997/07/18	LIEN		*** COMPLETELY DELETED *** ROCKETT LUMBER & BUILDING SUPPLIES LIMITED		
H697415	1997/08/29	CERTIFICATE		*** COMPLETELY DELETED *** ROCKETT LUMBER & BUILDING SUPPLIES LIMITED		
		REMARKS: H689151				
H731899	1998/04/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** WELLINGTON INSURANCE COMPANY LONDON GUARANTEE INSURANCE COMPANY		
		REMARKS: RE: 831851				
H735425	1998/05/14	APL COURT ORDER		*** COMPLETELY DELETED *** CAPOBIANCO, ANTONIO	ROCKETT LUMBER & BUILDING SUPPLIES LIMITED	
		REMARKS: H689151, H697415				
H735426	1998/05/14	CHARGE		*** COMPLETELY DELETED *** CAPOBIANCO, ANTONIO	BANCA COMMERCIALE ITALIANA OF CANADA	
H751075	1998/08/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYNAT INC.		
		REMARKS: RE: 709027				
HR711260	2008/10/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** HSBC BANK CANADA		
		REMARKS: RE: H735426				
20R18231	2009/04/21	PLAN REFERENCE				C
HR888672	2010/11/10	TRANSFER	\$2,617,000	CAPOBIANCO, ANTONIO	2259229 ONTARIO INC.	C
HR892156	2010/11/26	PLAN EXPROPRIATION	(SEE ATTACHED)		THE REGIONAL MUNICIPALITY OF HALTON	C
		REMARKS: 4, 5, 6				