

ENVIRONMENTAL SITE ASSESSMENT — HALLEX ENVIRONMENTAL

**PHASE ONE
ENVIRONMENTAL SITE ASSESSMENT**

of

3085 Dominion Road, Fort Erie, ON

For:

Michele Demartino



May 30, 2022
Project: E-22-22-1

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of:

3085 Dominion Road, Fort Erie, ON

Prepared by **Hallex Environmental Ltd.** on behalf of:

Michele Demartino

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EXECUTIVE SUMMARY

Hallex Environmental Ltd. was retained by Michele Demartino, to conduct a Phase One Environmental Site Assessment (ESA) of the property located at 3085 Dominion Road, Fort Erie, ON. The objectives of the Phase One ESA were an investigation of the subject property and adjacent lands conducted in accordance with O. Reg. 153/04 as amended, and under the supervision of a Qualified Person in order to determine the likelihood that one or more contaminants may have affected any land and/or water on, in or under the property.

Potentially Contaminating Activities (PCAs), and contaminants or materials of potential concern, if revealed on-site, or at properties located within a 250 m radius of the site, were evaluated as to whether they generated 'Areas of Potential Environmental Concern' (APECs). PCAs are itemized in Schedule D Table 2 of O. Reg 511/09. APECs, if identified, were individually evaluated whether they were triggers for additional investigation via a Phase Two ESA. Additionally, building materials were documented and evaluated regarding the potential need for a Designated Substance and Hazardous Materials Survey.

PHASE ONE ESA SCOPE OF INVESTIGATION

The Phase One ESA scope of investigation includes review of historical background information via examination of:

- Fire Insurance Plans;
- Chain of Title;
- Environmental Risk Information System (EcoLog ERIS);
- Mapping resources including: Niagara Navigator Thematic, MNR Heritage Area, Topographic, Quaternary, Bedrock and Geology;
- Aerial photographs; and
- Water well records from Ontario Oil, Gas & Salt Resources Library & Ministry of the Environment, Conservation and Parks.

A site reconnaissance is completed to observe site grounds, on-site structures (if applicable), and adjacent properties in order to identify PCAs and APECs. This information is utilized to formulate a preliminary Conceptual Site Model regarding potential contaminants, contaminant migration pathways, and human and/or ecological receptors at the site.

SITE DESCRIPTION

The study site is located approximately 1.1km north of Lake Erie in the Town of Fort Erie. The site is currently vacant, however, was historically utilized for residential purposes and commercially as a diner. The diner portion of the site was the first building to be built on the study site prior to 1954,

the residential dwelling located on the southern portion of the site was constructed by 1980s and finally, a detached garage was constructed to the northwest of the residential structure between 1982 and 2000. The commercial building occupies approximately 81.9 m², the residential dwelling occupies approximately 106.2 m² and the garage occupies 85.3 m² of the total 2, 793.2 m² property. The site is fully serviced with municipal sewer and water.

PHASE ONE ESA FINDINGS

The Phase One ESA findings revealed the following:

- Potential designated substances and hazardous materials ie: lead-based paints, and asbestos-containing materials were observed within the residential building structure and commercial building structure; and
- No Potentially Contaminating Activities resulting of Areas of Potential Environmental Concern with the potential to have impacted the study sites soil and/or groundwater. However, due to the age of the diner, an underground storage tank (UST), utilized for heating oil, may be present. Any tank uncovered during demolition *must* be remediated prior to construction.
- One (1) additional PCA was noted within 250 m of the Study Site, however it is unlikely that any contaminants migrating off-site would present an on-site APEC at the study site due to the distance to the site and interpreted groundwater flow direction away from the site.

RECOMMENDATIONS

Based on the above-noted findings Hallex therefore recommends:

- 1) **A designated substance and hazardous material survey to identify and quantify potential asbestos-containing material, and lead-based paint within the building structures located on-site prior to any renovation/demolition.**

CONCLUSIONS

Based on the Phase One ESA research, and within the definition of O. Reg 153/04 as amended, no potentially contaminating activities were identified on-site. Therefore, Hallex concludes that no additional environmental site assessment work is considered necessary and as of May 20th, 2022, and filing a Record of Site Condition with the MECP is justified to be filed to change the current land use from mixed residential/commercial to fully residential

LIST OF ACRONYMS

ACM	Asbestos Containing Materials
APEC	Area of Potential Environmental Concern
AST	Aboveground Storage Tank
BH	Borehole
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
CSM	Conceptual Site Model
DSS	Designated Substance Survey
EC	Electrical Conductivity
EPA	Environmental Protection Act
ESA	Environmental Site Assessment
ERIS	Environmental Risk Information Services
FIP	Fire Insurance Plans
GPR	Ground Penetrating Radar
masl	Metres above sea level
mbgs	Metres below ground surface
MECP	Ministry of the Environment, Conservation and Parks
MOECC	Ministry of the Environment and Climate Change
MNR	Ministry of Natural Resources
MW	Monitoring Well
NPCA	Niagara Peninsula Conservation Authority
NPRI	National Pollutant Release Inventory
OC/OCP	Organochlorine Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCA	Potentially Contaminating Activity
PCB	Polychlorinated Biphenyl
PCE	Perchloroethylene (tetrachloroethylene)
pH	Power of Hydrogen
PHC	Petroleum Hydrocarbons
QA/QC	Quality Assurance/Quality Control
QP	Qualified Person
RA	Risk Assessment
RSC	Record of Site Condition
SAR	Specific Absorption Rate
SCS	Site Condition Standard
SVOC	Semi-Volatile Organic Compounds
TP	Test Pit
UST	Underground Storage Tank
VOC	Volatile Organic Compounds

Potentially Contaminating Activities (PCAs)
Schedule D Table 2 of O. Reg 511/09



PCA#	Description	PCA#	Description
1	Acid and Alkali Manufacturing, Processing and Bulk Storage	31	Ink Manufacturing, Processing and Bulk Storage
2	Adhesives and Resins Manufacturing, Processing and Bulk Storage	32	Iron and Steel Manufacturing and Processing
3	Airstrips and Hangars Operation	33	Metal Treatment, Coating, Plating and Finishing
4	Antifreeze and De-icing Manufacturing and Bulk Storage	34	Metal Fabrication
5	Asphalt and Bitumen Manufacturing	35	Mining, Smelting and Refining; Ore Processing; Tailings Storage
6	Battery Manufacturing, Recycling and Bulk Storage	36	Oil Production
7	Boat Manufacturing	37	Operation of Dry-Cleaning Equipment (where chemicals are used)
8	Chemical Manufacturing, Processing and Bulk Storage	38	Ordnance Use
9	Coal Gasification	39	Paints Manufacturing, Processing and Bulk Storage
10	Commercial Autobody Shops	40	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
11	Commercial Trucking and Container Terminals	41	Petroleum-derived Gas Refining, Manufacturing, Processing and Bulk Storage
12	Concrete, Cement and Lime Manufacturing	42	Pharmaceutical Manufacturing and Processing
13	Cosmetics Manufacturing, Processing and Bulk Storage	43	Plastics (including Fibreglass) Manufacturing and Processing
14	Crude Oil Refining, Processing and Bulk Storage	44	Port Activities, including Operation and Maintenance of Wharves and Docks
15	Discharge of Brine related to oil and gas production	45	Pulp, Paper and Paperboard Manufacturing and Processing
16	Drum and Barrel and Tank Reconditioning and Recycling	46	Rail Yards, Tracks and Spurs
17	Dye Manufacturing, Processing and Bulk Storage	47	Rubber Manufacturing and Processing
18	Electricity Generation, Transformation and Power Stations	48	Salt Manufacturing, Processing and Bulk Storage
19	Electronic and Computer Equipment Manufacturing	49	Salvage Yard, including automobile wrecking
20	Explosives and Ammunition Manufacturing, Production and Bulk Storage	50	Soap and Detergent Manufacturing, Processing and Bulk Storage
21	Explosives and Firing Range	51	Solvent Manufacturing, Processing and Bulk Storage
22	Fertilizer Manufacturing, Processing and Bulk Storage	52	Storage, maintenance, fueling and repair of equipment, vehicles, and material used to maintain transportation systems
23	Fire Retardant Manufacturing, Processing and Bulk Storage	53	Tannery
24	Fire Training	54	Textile Manufacturing and Processing
25	Flocculants Manufacturing, Processing and Bulk Storage	55	Transformer Manufacturing, Processing and Use
26	Foam and Expanded Foam Manufacturing and Processing	56	Treatment of Sewage equal to or greater than 10,000 litres per day
27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	57	Vehicles and Associated Parts Manufacturing
28	Gasoline and Associated Products Storage in Fixed Tanks	58	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners
29	Glass Manufacturing	59	Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products
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- Appendix C: Vernon's City Directory
- Appendix D: Ministry of Natural Resources Natural Heritage Map
- Appendix E: EcoLog ERIS
- Appendix F: Aerial Photographs
- Appendix G: Ontario Oil, Gas & Salt Resources Library as well as the Ministry of the Environment, Conservation and Parks Water Well Records
- Appendix H: Record of Interview
- Appendix I: Site Photograph Log

1.0 INTRODUCTION

Hallex Environmental Ltd. was retained by Michele Demartino to conduct a Phase One Environmental Site Assessment (ESA) of the property located at 3085 Dominion Road, Fort Erie, ON (study site). The environmental work was requested for due diligence purposes for the sale of lands. As future plans may include site re-development the Phase One ESA was completed in accordance with O. Reg. 153/04 as amended, for future use in submission of a Record of Site Condition with the Ministry of the Environment, Conservation and Parks (MECP), if required. The site location is shown on Figure 1 and the site layout and adjacent land uses are depicted on Figure 2.

1.1 Phase One Property Information

Municipal address:	3085 Dominion Road, Fort Erie, ON
Property Identifier Number (PIN)	64198-0018 (LT)
Client(s):	Michele Demartino
UTM co-ordinates:	17T 4,749,930.85m N, 660,875.91m E
Elevation:	179.84 m
Approx. site area:	2,874.1 m ²

1.2 Limitations and Exceptions of Report

Hallex Environmental Ltd. prepared this report for the account of: Michele Demartino. The material in it reflects Hallex Environmental Ltd.'s best judgement based on the information discovered at the time of preparation, within the Phase One ESA scope of work. The investigative procedures and format of this report generally follow the guidelines established in: Part XV.1 of the Environmental Protection Act, per O. Reg. 153/04, as amended. Any information presented concerning materials at the site is based on information gathered during historical document search and site reconnaissance only. There may be materials and/or subsurface soil and/or groundwater conditions on-site, which are not represented by these non-invasive investigations. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Hallex Environmental 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.

Declaration: Hallex Environmental Ltd., and its' Officers and Directors, declare no conflicting business or interests with the client or the subject property.

2.0 SCOPE OF INVESTIGATION

The objectives of the Phase One ESA were an investigation of the subject property and adjacent lands conducted in accordance with O. Reg. 153/04 as amended, and under the supervision of a Qualified Person in order to determine the likelihood that one or more contaminants may have affected any land and/or water on, in or under the property. Potentially Contaminating Activities (PCAs), and contaminants or materials of potential concern, if revealed on-site, or at properties located within a 250 m radius of the site, were evaluated as to whether they generated 'Areas of Potential Environmental Concern' (APECs). PCAs are itemized in Schedule D Table 2 of O. Reg 511/09. APECs if identified were individually evaluated whether they were triggers for additional investigation via a Phase Two ESA. Additionally, building materials were documented and evaluated regarding the potential need for a Designated Substance and Hazardous Materials Survey.

2.1 Procedures

The Phase One ESA scope of investigation includes review of historical background information via examination of:

- Fire Insurance Plans;
- Chain of Title;
- Vernon's City Directory Search;
- Environmental Risk Information System (EcoLog ERIS);
- Mapping resources including: Niagara Navigator Thematic, MNR Heritage Area, Topographic, Quaternary, Bedrock and Geology;
- Aerial photographs; and
- Water well records from Ontario Oil, Gas & Salt Resources Library & Ministry of the Environment, Conservation and Parks.

A site reconnaissance was completed to observe site grounds, on-site structures (if applicable), and adjacent properties in order to identify PCAs and APECs. This information is utilized to formulate a preliminary Conceptual Site Model regarding potential contaminants, contaminant migration pathways, and human and/or ecological receptors at the site.

3.0 RECORDS REVIEW

3.1 General

3.1.1 Phase One Study Area Determination

Interpretation of the results of the Vernon's City Directory Search (Vernon's), review of Fire Insurance Plans (FIPs), EcoLog ERIS data-based information, air photograph interpretation, and other historic environmental documents, in addition to the site investigation, revealed that it was not necessary to expand the data search beyond a 250 m radius of the property, the minimum area of study.

3.1.2 First Developed Use Determination

The first developed land use, as determined through historical documents research and aerial photographs dating to 1934, was Agriculture or Other land use (undeveloped wooded lot).

3.1.3 Fire Insurance Plans

One (1) FIP was available for review from EnviroScan; however, it did not depict the study site and only encapsulated the most southern corner of the study area. The FIP was dated 1939 and depicted the "Canadian National Railway" located approximately 194.5 m south of the study site. A railway is considered a PCA; however, due to the distance from the site and inferred groundwater flow direction, it does not result in an on-site APEC. The FIPs are located in Appendix A.

3.1.4 Chain of Title

A chain of title was obtained from *Terranet Express* for the study site known as Property Identifier Number (PIN) 64198-0018 (LT). The chain of title covers the period from 1981 to present. Landownership was confirmed as belonging to 1000050145 Ontario Inc, 2320539 Ontario Ltd., and 1000052392 Ontario Inc., dating from December 2021 to current. The parcel was transferred to various owners, which included: Mitchell and Marie Leduc and Gerry and Renee Marie Terbraak. A copy of the Chain of Title is included in Appendix B.

3.1.4.1 City Directory Search

The Vernon's City Directories were reviewed for the study site and study area with records available from 1973 – 2005/06 for the Town of Fort Erie but only available for the study area from 1993 – 2005/06. The study site was not listed from 1973 - 1982, and listed from 1993 – 2005/06 as Thunder Bay Snack Bar. The west and south adjacent sites were listed from 1988/89-

2006 and were always listed as residential. A summary table of the Vernon's research is provided in Appendix C.

3.1.5 Environmental Reports

No existing environmental reports were provided to Hallex Environmental Ltd. to review concerning the Study Site.

3.2 Environmental Source Information

The following agency databases and documents were reviewed where available and discussed further where necessary, for information regarding the study site and the surrounding area to determine the presence of any activity or material of potential environmental concern.

Source	Description of Data Analysis
National Pollutant Release Inventory (NPRI)	No pertinent information was gleaned from NPRI database regarding the subject site or adjacent properties. Several sites were listed in Fort Erie; however, they were not within the Study Area (250 m).
PCB Waste Storage Inventory	A review of the "Ontario Inventory of PCB Storage Sites" (MOE July 2000) indicated the Study Site was not a registered PCB storage site. Adjacent sites were also not listed in the PCB Inventory. Multiple sites were listed in Fort Erie outside of the study area.
Environmental Registry of Ontario	A search was conducted on the Environmental Registry database relating to policy, regulation, act, instrument, bulletin, and appeal. Special attention was taken for Environmental Compliance Approvals (ECAs), Permits to Take Water, and Certificates of Property Use (CPU). No records were found relating to the Study Site or adjacent sites.
Coal Gasification Plants	A review of the "Inventory of Coal Gasification Plant Waste Sites" (MOE, April 1989) did not identify any former coal gasification plants for the Study Site or within the Study Area. Only one plant was listed within the Niagara Region, located in St. Catharines.
Waste Disposal Site Inventory	Review of the MOE Waste Disposal Site Inventory, June 1991 did not indicate any historic waste disposal sites in the Study Area. Closed waste disposal sites were associated with numerous industrial sites in Fort Erie, as well as municipal waste disposal sites; however, these sites were outside the Study Area and were not expected to impact the Study Site.
Waste Management Records	No waste management records were available for the Study Site.
Record of Site Condition (RSC)	Hallex searched the Brownfield Environmental Site Registry and no RSCs were identified for the Study Site or adjacent sites.
Ministry of Natural Resources (MNR)	No Areas of Natural Significance (ANSIs) were identified at the subject site according to MNR on-line records. A map showing the MNR Natural Heritage Areas is provided in Appendix D.
Historic Topographic Maps of Niagara (1910-2010)	Historic Topographic Maps of Niagara revealed the Canadian National Railway was identified inside of the study area approximately 178.2m south of the study site in the location of the present-day Friendship Trail.

3.2.1 EcoLog ERIS Database

The EcoLog ERIS report returned three (3) environmental records. However, none of the records were affiliated with the study site however, three (3) records were available from within 0.25 km of the study site. Records of significance have been summarized below, with the full EcoLog ERIS report located in Appendix E.

Municipal Address	Company	EcoLog ERIS Record	Description	Distance (m) from Study Site	PCA and/or APEC to Study Site
Bernard Avenue/ Dominion Road	R.M. of Niagara	CA	Compliance approval in 1996 for municipal water	36.0m NE	No PCA or APEC

CA = Compliance Approval

3.3 Physical Setting

3.3.1 Aerial Photographs

Aerial photographs from 1934, 1954-55, 1965, 1976, 1982, 2000, 2010 and 2020 were examined and revealed that the Study Site was undeveloped in 1934 until approximately between 1934 and 1954-55, when the first building was constructed on-site. The Study Area was a mix of residential, and agricultural, with mainly vacant lots scattered throughout the study area. Aerial photographs are contained in Appendix F, with brief summaries provided below.

Date	Comments
1934	The study site is portrayed as a vacant plot of land. The study area consists of mainly agricultural farms or vacant lots with some residential dwellings scattered throughout the study area. Dominion Road and Bernard Avenue are established roads.
1954-55	Development has occurred on the study site in the form of a residential dwelling or small commercial building. Two (2) driveways, one (1) entrance from Dominion Road, and one (1) entrance off of Bernard Avenue. The west adjacent property remains undeveloped. The study area is increasing in residential development.
1965	The study site is heavily wooded and therefore it is difficult to determine any details. The southwest adjacent site appears to be an agricultural farm with three (3) structures. The south adjacent land use is heavily wooded however, a driveway appears to be located off of Bernard Avenue. Residential development has increased in the area.
1976	It is difficult to determine any details on-site due to the poor quality of the aerial photograph. It appears that the heavily forested area affecting the study site has been cleared. No other significant change was noted for the study area.
1982	Residential development has increased on the study site and one (1) additional dwelling appears to be present in the southern corner of the study site. Residential development has increased significantly in the southern portion of the study area.
2000	A third structure (personal garage or shed) is present on-site located in the southwest area adjacent to the residential dwelling. The west adjacent property has been developed and has one (1) residential structure. Residential development has increased in all areas of the study area.
2010 & 2020	No significant changes were noted to the study site or study area

3.3.2 Topography, Hydrology, Geology

Topography

Ontario Base Map was reviewed for the Phase One study area. The geodetic ground surface elevation of the site is approximately 179.84 meters (m). The study site had a slight slope from the west to the east of the property. The overall study area slope is approximately 0.97% south.

Geology and Physiography

The Phase One property and area is generally characterized as limestone plains (Chapman and Putnam, 1984. Map: P.2715). Review of the maps “*Quaternary Geology of Ontario – Southern Sheet*” (Ontario Geological Survey Map 2556), and *Bedrock Geology of Ontario* (Ontario Geological Survey Map 2544) indicated that the subject site overburden was underlain by bedrock noted as part of the Lower Devonian Formation. The approximate depth to bedrock, as documented from surrounding well records is at 9.45 mbgs (metres below ground surface) and consisted of limestone.

Hydrology:

The depth to the water table is not specifically known for the site. Surface water drainage would be into the onsite swale and municipal sewers along Dominion and Bernard Avenue. The overall groundwater flow for the area is inferred as south towards Lake Erie. The site is noted to be within the Thunder Bay Watershed.

3.3.3 Fill Materials

No fill materials were identified during the site reconnaissance or during historical records review.

3.3.4 Water Bodies and Areas of Natural Significance

No water bodies and/or areas of natural significance are located on or adjacent to the study site. Lake Erie is located approximately 1.15 km south.

3.3.5 Well Records

A review of the water well records from Ontario Oil, Gas & Salt Resources Library as well as the Ministry of the Environment, Conservation and Parks (MECP) well records revealed that there was no relevant data pertaining to the study site, however, eleven (11) records were available from within the study area (250 m radius). Each record can contain information pertaining to date of installation, well use, type of stratigraphy encountered and groundwater levels. The stratigraphy within the well record was described as follows:

Well ID:	
Location: Approximately 306.3 m from study site	
Depth (mbgs)	Stratigraphy
0-9.45	Clay
9.45 – 12.2	Limestone

Mbgs = meters below ground surface

Details of the well records are located in Appendix G.

3.4 Site Operating Records

There were no applicable site operating records available for review.

4.0 INTERVIEW

On May 18th 2022, during site reconnaissance, an interview was conducted with Mr. Mike and Mr. Frank, current owners of the Phase One ESA property. The information gathered from the interviewed party is considered accurate and is consistent with the historical records review for the Phase One ESA property and adjacent sites. The following is a summary of the information provided to Hallex:

- The site is currently owned by Mr. Mike and Mr. Frank who intend to sever the residential dwelling and storage garage from the commercial property, and demolish the commercial structure.
- The commercial structure served as a small diner which had been its sole use until its closure in 2021.
- The current owners reassured that no USTs or ASTs are located on-site.
- There have not been any previous environmental studies conducted at the study site (Phase One ESA, Phase Two ESA, Remediation, Designated Substance Survey, etc.).

The full record of interview is located in Appendix H.

5.0 SITE RECONNAISSANCE

5.1 General Requirements

The site investigation took place on Wednesday, May 18th, 2022 at approximately 3:00 pm and was conducted by Hallex staff member Jiosey Caputo, *Environmental Technician*. The Phase One property is not considered an Enhanced Investigation Property (EIP). The weather conditions during site reconnaissance were overcast, approximately 11 °C and most areas of the Phase One property were accessible with the exception of the garage on-site.

5.2 Specific Observations at Phase One Property

The purpose of the site reconnaissance was to identify any PCAs and/or APECs that could present the potential for contaminant sources available for migration via air, surface drainage, soil, and/or groundwater flow to human and/or ecological receptors. A photo log highlights the site in addition to surrounding land uses and is provided in Appendix I. Findings are summarized below and discussed further where necessary. Site layout is illustrated in Figure 3, including annotation to the photographs taken during site reconnaissance.

5.2.1 Exterior Observations

- There are currently three (3) structures on site (Photos 1, & 4).
- No ASTs/USTs were found on-site.
- Below-ground structures and utilities were unknown at the time of site reconnaissance, including the type and locations of water, sewer, electrical, gas, etc.
- A swale was observed on the southeast property line (Photo 7).
- The ground cover at the Site consisted of gravel and grass (Photos 1, 4, & 7).
- The site occupies an area of approximately 0.69 acres of land.

Exterior Focus Items	Exterior Location / Description
Storage tanks (AST/UST)	None observed
Wells	None observed
Wastewater	Municipal
Pits and lagoons	None observed
Stained materials	None observed
Stressed vegetation	None observed
Fill	None observed
Surface Water	None observed
Watercourses, ditches	Swale on southeast property line
Equipment	None observed
Debris	None observed
Chemical storage	None observed

5.2.2 Interior Observations

The commercial building consists of one (1) main floor on grade. The main room consists of the diners former dining area and small kitchen equipped with a commercial range hood. The commercial building occupies approximately 93.9 m² of the 2,874.1 m² site area. The residential dwelling consists of a single-story bungalow which occupies 110 m² of the 2,874.1 m² site area and the garage which occupies 83.5m² of the 2,874.1 m² site area.

Floor	Surface	Construction Materials	Notes
Commercial building	• Walls	• Painted drywall, ceramic tile around kitchen area, some areas with wallpaper.	None.
	• Floors	• Vinyl or hardwood flooring.	
	• Ceilings	• Ceiling board, drywall	
Residential Dwelling	• Walls	• Painted drywall. • Some walls with wood paneling (going down the stairs)	None.
	• Floors	• Laminate/vinyl flooring	
	• Ceilings	• Drywall	
Residential Basement	• Walls	• Painted drywall, unfinished in furnace room.	Mould noted on furnace room wall.
	• Floors	• Poured concrete (furnace room), ceramic tile in some rooms, laminate/vinyl flooring.	
	• Ceilings	• Exposed wood beams (furnace room), drywall in most rooms, one room with ceiling tile.	

Interior Focus Items	Interior Location & Description
UFFI (urea-formaldehyde foam insulation)	None observed
PCBs (polychlorinated biphenyl)	None observed.
Ozone Depleting Substances	None observed
Designated Substances under O. Reg 490/09 of the Occupational Health and Safety Act, including:	
<i>Acrylonitrile</i>	None observed
<i>Isocyanates</i>	None observed
<i>Arsenic</i>	None observed
<i>Lead (Paint)</i>	The presence of lead-based paint could exist given the age of the original building.
<i>Asbestos Containing Materials (ACM)</i>	Potential ACM was noted on materials: parging, ceiling board, drywall joint compound, laminate flooring, ceiling tile, drywall coating, and shingles.
<i>Mercury</i>	None observed
<i>Benzene</i>	None observed
<i>Silica</i>	Building materials
<i>Ethylene Oxide</i>	None observed
<i>Vinyl Chloride</i>	None observed
<i>Radon</i>	Survey not conducted
Mould	In basement furnace room on wall and on some of the insulation.
Noise	None observed

Interior Focus Items	Interior Location & Description
Electromagnetic field sources	None observed
Heating and cooling systems	Natural gas
Drains and sumps	None observed
Hydraulic equipment	None observed
Chemical storage	None observed
Odours	None observed
Other	None observed

5.2.3 Potential Designated Substance and Hazardous Materials

5.2.3.1 Asbestos Containing Material (ACM)

Potential Asbestos Containing Materials were observed as the parging, ceiling board, drywall joint compound, laminate flooring, ceiling tile and board, drywall coating, and shingles. Asbestos is classified as a Designated Substance under the Occupational Health and Safety Act, and regulated under O. Reg. 490/09.

5.2.3.2 Lead

The potential for the presence of lead-based paint was documented due to the age of the original buildings (pre-1960's). Lead is classified as a Designated Substance under O. Reg. 843 of the Occupational Health and Safety Act.

5.2.3.2 Mould

Mould was also noted throughout the dwelling.

The interior condition of the residence appears in Photos 8-15 in Appendix I: Site Photograph Log. A tabulated summary of the interior observations can be seen below.

5.3 Surrounding Properties in the Phase One ESA Study Area

The surrounding land uses consisted of residential dwellings (as seen in photos 16-19), with some vacant and undeveloped lots located within the Study Area. Further descriptions of surrounding property uses are presented below.

Description	Current Use	Past Use	Source used
Adjacent/ Surrounding Properties:	North: Dominion Road/ Commercial (hair salon) South: Residential East: Bernard Road / residential West: Residential	North: Dominion Road South: Agricultural East: Bernard Road / agricultural West: Agricultural or other (vacant wooded lot)	Historical document research, aerial photos and site investigation (May 2022).

6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Current and Past Uses – Subject Site

The historic documents research and the site reconnaissance revealed the Study Site had been developed for commercial and/or residential purposes by 1950s and remained so until approximately April 2021, then vacant until present day.

6.2 Potentially Contaminating Activities

Analysis of the historical research, and information gathered during site reconnaissance, was used to determine if there were any PCAs, current or historic, found on-site and/or within the Study Area that may have resulted in creating an on-site APEC. PCAs within the study area are depicted in Figure 4.

6.2.1 Historical On-site PCAs

No historical PCAs were identified at the study site.

6.2.2 Recent On-site PCAs

No recent on-site PCAs were identified at the study site.

6.2.3 Adjacent Sites PCAs

No PCAs were identified at adjacent sites to the Phase One property.

6.2.4 Study Area PCAs

One (1) additional PCA was noted within 250 m of the study site, however, it is unlikely that any contaminants migrating off-site would present an on-site APEC at the study site due to the distance to the site and interpreted groundwater flow direction. Further details regarding these properties are provided below.

Business Type	PCA (Schedule D)	Address	Reason for discounting
Railway	PCA-1: #46 Rail Yards, Tracks and Spurs	-	<ul style="list-style-type: none"> • 194.5 m South of the study site • Inferred south groundwater flow direction for study area • Down-gradient from the study site, and lower elevation

Other land uses within the study area North, South, East, and West of the study site did not exhibit visible items of concern that would constitute PCAs relevant to the subject site regarding the potential for impact to soil and/or groundwater.

6.3 Areas of Potential Environmental Concern

No previously described PCAs were determined to create on-site APECs. The Phase One research is considered valid with no absence of information and was completed in full and considered accurate in determining the APECs located on-site.

6.4 Phase One Conceptual Site Model

The conceptual site model qualitatively considers the potential interaction of primary sources of environmental concern, with suspected contaminants of concern, and the pathway(s) and exposure route(s) to the receptors. As of May 2022, no target contaminants were identified with potential migration pathways to human and/or biota receptors.

7.0 CONCLUSIONS & RECOMMENDATIONS

Hallex Environmental Ltd. was retained by Michele Demartino, to conduct a Phase One Environmental Site Assessment (ESA) of the property located at 3085 Dominion Road, Fort Erie, ON. The objectives of the Phase One ESA were an investigation of the subject property and adjacent lands conducted in accordance with O. Reg. 153/04 as amended, and under the supervision of a Qualified Person in order to determine the likelihood that one or more contaminants may have affected any land and/or water on, in or under the property.

Potentially Contaminating Activities (PCAs), and contaminants or materials of potential concern, if revealed on-site, or at properties located within a 250 m radius of the site, were evaluated as to whether they generated 'Areas of Potential Environmental Concern' (APECs). PCAs are itemized in Schedule D Table 2 of O. Reg 511/09. APECs, if identified, were individually evaluated whether they were triggers for additional investigation via a Phase Two ESA. Additionally, building materials were documented and evaluated regarding the potential need for a Designated Substance and Hazardous Materials Survey.

PHASE ONE ESA SCOPE OF INVESTIGATION

The Phase One ESA scope of investigation included review of historical background information via examination of:

- Fire Insurance Plans;
- Chain of Title;
- Vernon's City Directory Search;
- Environmental Risk Information System (EcoLog ERIS);
- Mapping resources including: Niagara Navigator Thematic, MNR Heritage Area, Topographic, Quaternary, Bedrock and Geology;
- Aerial photographs; and
- Water well records from Ontario Oil, Gas & Salt Resources Library & Ministry of the Environment, Conservation and Parks.

A site reconnaissance was completed to observe site grounds, on-site structures (if applicable), and adjacent properties in order to identify PCAs and APECs. This information was utilized to formulate a preliminary Conceptual Site Model regarding potential contaminants, contaminant migration pathways, and human and/or ecological receptors at the site.

PHASE ONE ESA FINDINGS

The Phase One ESA findings revealed the following:

- Potential designated substances and hazardous materials ie: lead-based paints, and asbestos-containing materials were observed within the residential building structure and commercial building structure; and
- No Potentially Contaminating Activities resulting of Areas of Potential Environmental Concern with the potential to have impacted the study sites soil and/or groundwater. However, due to the age of the diner, an underground storage tank (UST), utilized for heating oil, may be present. Any tank uncovered during demolition *must* be remediated prior to construction.
- One (1) additional PCA was noted within 250 m of the Study Site, however it is unlikely that any contaminants migrating off-site would present an on-site APEC at the study site due to the distance to the site and interpreted groundwater flow direction away from the site.

RECOMMENDATIONS

Based on the above-noted findings Hallex therefore recommends:

- 1) **A designated substance and hazardous material survey to identify and quantify potential asbestos-containing material, and lead-based paint within the building structures located on-site prior to any renovation/demolition.**

CONCLUSIONS

Based on the Phase One ESA research, and within the definition of O. Reg 153/04 as amended, no potentially contaminating activities were identified on-site. **Therefore, Hallex concludes that no additional environmental site assessment work is considered necessary and as of May 20th, 2022, and filing a Record of Site Condition with the MECP is justified filed to change the current land use from mixed residential/commercial to fully residential**

8.0 AUTHOR

Hallex Environmental Ltd. has conducted this Phase One Environmental Site Assessment as permitted by Hallex Certificate of Authorization (#90252). The following employees authored the report:

Jiosey Caputo - Ms. Jiosey Caputo, ETDP (Scholar Distinction), was the Environmental Technician for the project with one year of experience in the environmental consulting field. Related project work includes Phase One & Phase Two Environmental Site Assessments, Designated Substances & Hazardous Material Surveys, and groundwater, surface water and soil sampling.

Nicole Metz - Ms. Nicole Metz, ETPD, ERPC, was the Project Coordinator for the project with over six years of experience in the environmental consulting field. Some projects Mrs. Metz have worked on included: Phase One & Two Environmental Site Assessments, Site Remediation, groundwater and surface water sampling, underground or aboveground storage tank decommissioning, Designated Substance Surveys, Records of Site Condition Filing, Environmental Compliance Approvals, National Pollutant Release Inventory, and Hazardous Waste Information Network training.

Kevin Christian - Mr. Kevin Christian, M.Sc., P.Geo., a Professional Geoscientist (#0387) registered with the Association of Professional Geoscientists of Ontario, and a Qualified Person (Environmental Site Assessment & Risk Assessment) as per Ontario Regulations 153/04 and 511/09, has thirty years of experience in the environmental geoscience consulting industry conducting Phase One and Two ESA's, remedial planning, and site remediation supervision.

9.0 **REFERENCES**

The following reports, documents and databases were reviewed for the completion of this Phase One ESA.

- EcoLog ERIS
- Brock University Map Library
- City of Niagara Falls Fire Insurance Plans
- City of Niagara Falls Vernon's City Directories
- Brock University Special Collections Library
- National Pollutant Release Inventory (NPRI) database www.ec.gc.ca.
- Ontario Inventory of PCB Storage Site October 1991, Ministry of the Environment, January 1992.
- Technical Safety and Standards Authority (TSSA) Fuel Storage Information
- Inventory of Coal Gasification Plant Waste Sites in Ontario, Volume II; MOE, 1987
- Ontario Oil, Gas, and Salt Resources Library, www.ogsrlibrary.com.
- Waste Disposal Site Inventory, Ministry of the Environment, 1991.
- Niagara Peninsula Conservation Authority (NPCA) Watershed Explorer;
<https://npca.ca/conservation#conservation-watershed>
- Search Record of Site Condition, Ontario Ministry of Environment, Conservations and Parks;
https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/searchFiledRsc_search?request_locale=en
- Environmental Registry: Search Certificate of Property Use; <https://www.ebr.gov.on.ca/ERS-WEB-External/searchNotice.do>
- Ministry of Natural Resources (ANSIs) mapping;
https://www.gisapplication.lrc.gov.on.ca/matm/Index.html?viewer=Make_A_Topographic_Map.MATM&locale=en-US
- Search Access Environment for Environmental Compliance Approvals;
<http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action?search=basic&lang=en>
- Historic Topographic Maps of Niagara through Brock University Maps, Data & GIS;
<https://www.arcgis.com/apps/MapSeries/index.html?appid=17d511332d5e40a499bcc8209846cba0>

FIGURES

- Figure 1: Site Location**
- Figure 2: Adjacent Land Uses**
- Figure 3: Site Layout**
- Figure 4: Potentially Contaminating Activities within Study Area**



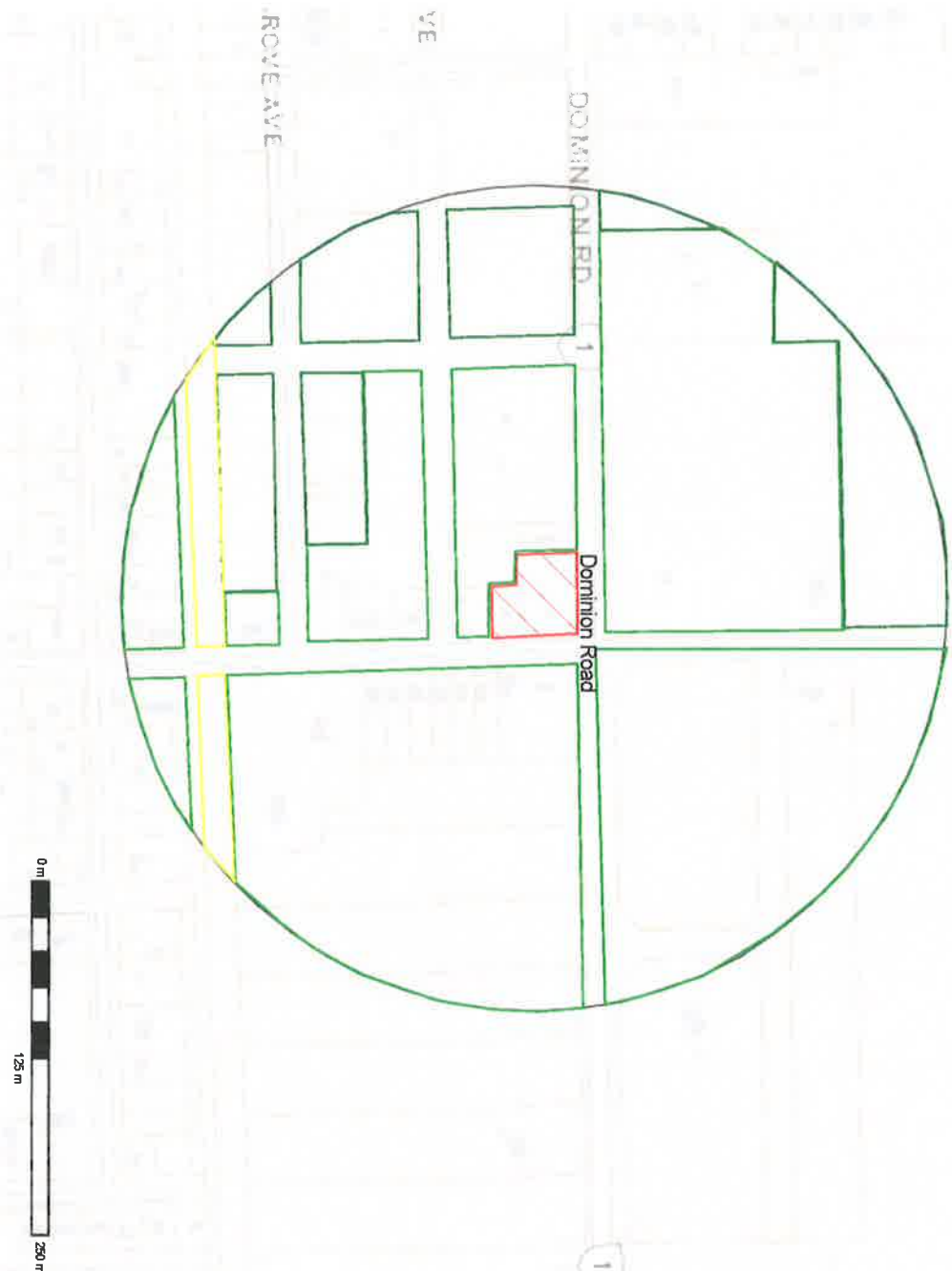
Legend
Study Site

Client
Michelle Demarino

Project
Phase One ESA
3048 Dominion Road,
Fort Erie, ON

Figure Name
Site Location

Project
E22-23-1
Date July 2022
Drawn JC
Reviewed JDC
Figure
1



Legend

-  Phase One Property
-  Residential Use
-  Agricultural or Other (Vacant Ld)
-  Community Use

Client
Michelle Demarino

Project
Phase One ESA
3085 Dominion Road,
Fort Erie, ON

Figure Name
Site Layout and
Adjacent Land
Use

Project: E-25-22-1
Date: May 2022
Prepared By: [Name]
Figure 2



Legend

Phase One Property

Photo Log Reference

Arrow point indicates direction of photo taken

Client:

Michele Demarino

Project:

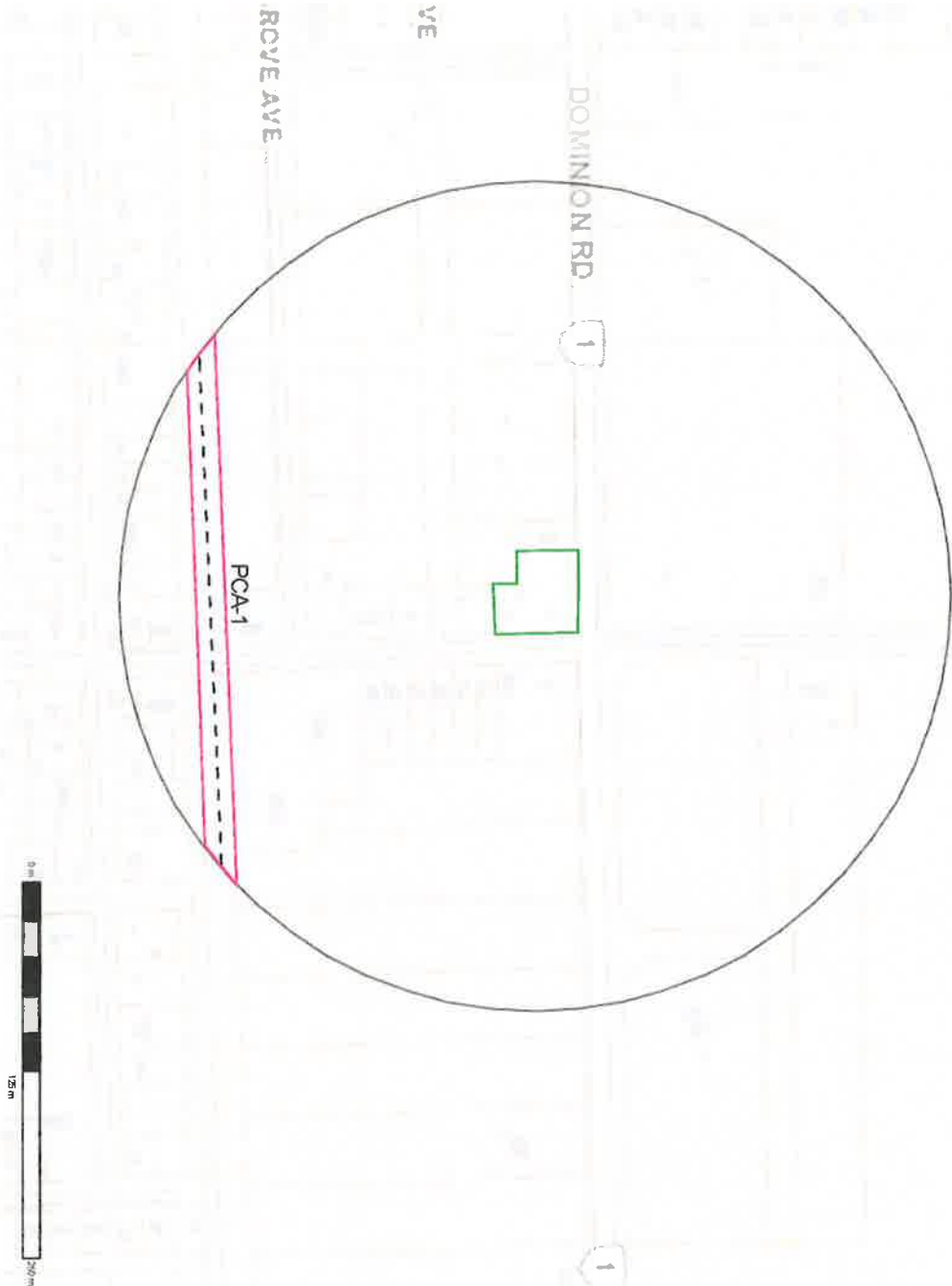
Phase One ESA
3085 Dominion Road,
Fort Erie, ON

Figure Name

Site Layout

Project E22-22-1	Figure 3
Date May 2022	
Drawn by Barnes & Mc	

Inferred
Groundwater
Flow Direction



Legend
○ Study Area
□ Phase One Property
□ PCA #
PCA-1: Historic Railway

--- Historic/Current Railway and Siding

Client
Michele Demarino

Project
Phase One ESA
3066 Dominion Road,
Fort Erie, ON

Figure Name
Potentially
Contaminating
Activities

Project: E22-22-1
Date: May 2022
Created: JC
Reviewed: KC

Figure
4

Appendix A:
Fire Insurance Plans



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Midori

Site Address:

3085 Dominion Road, Fort Erie, ON

Project No:

22050401103

Opta Order ID:

109026

Requested by:

Eleanor Goolab
ERIS

Date Completed:

5/11/2022 7:09:57 AM

Project Name: Phase One ESA
of 3085 Dominion Road Fort Erie
ON

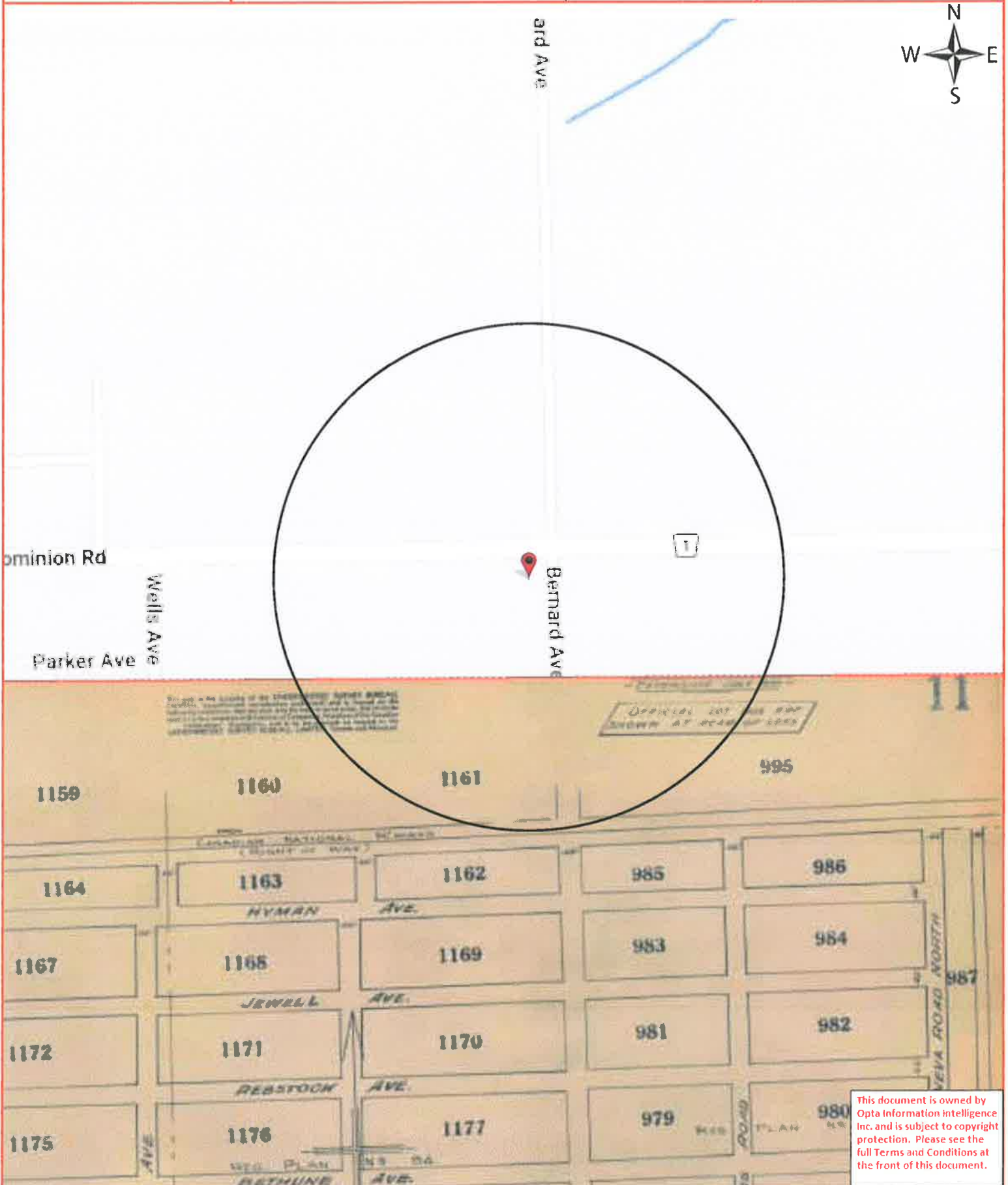
Search Area: 3085 Dominion Road, Fort Erie, ON

Requested by:
Eleanor Goolab

OPTA INFORMATION INTELLIGENCE

Project #: 22050401103
P.O. #: E22221

Date Completed: 05/11/2022 07:09:57



ominion Rd

ard Ave



Parker Ave

Wells Ave

Bernard Ave

OFFICIAL 201 1/15/2015
SHOWN AT 2000 1/15/2015

1159

1160

1161

995

1164

1163

1162

985

986

HYMAN AVE

1167

1168

1169

983

984

JEWELL AVE

1172

1171

1170

981

982

REBSTOCK AVE

1175

1176

1177

979

980

BETHUNE AVE

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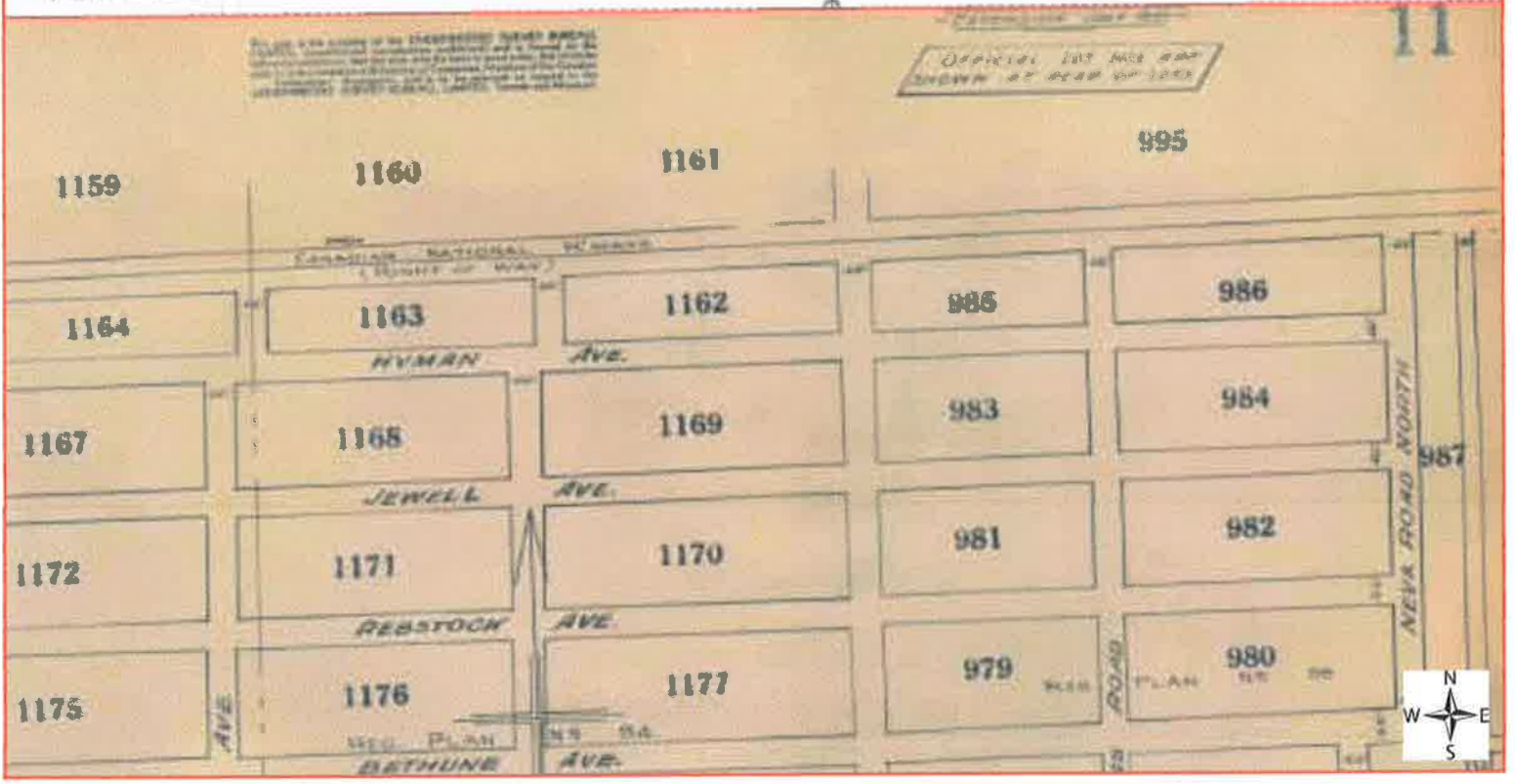
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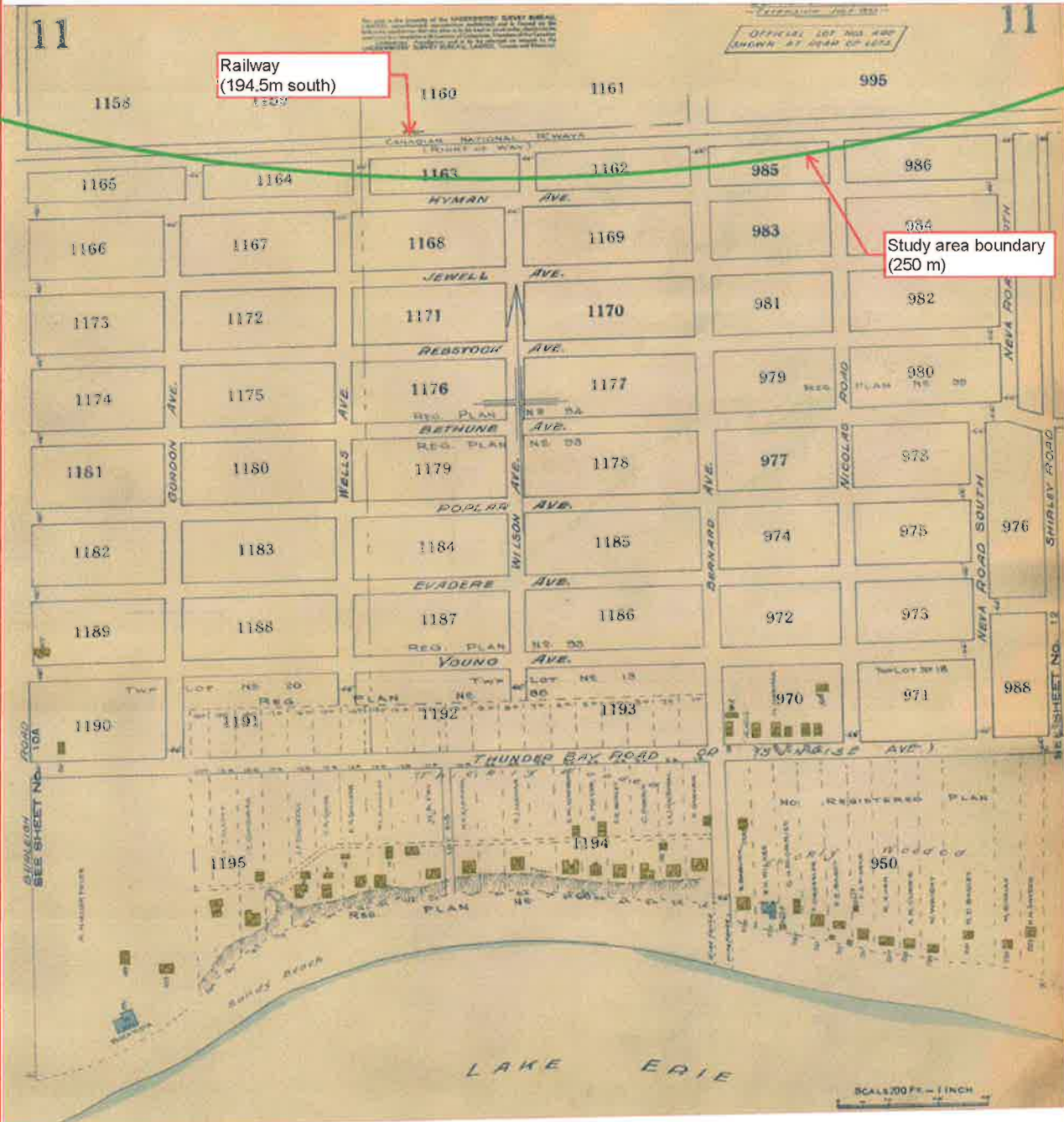
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Appendix B:
Chain of Title



Ontario ServiceOntario

LAND
REGISTRY
OFFICE #59

64198-0018 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 2
PREPARED FOR NM
ON 2022/05/19 AT 09:14:44

letta press

PROPERTY DESCRIPTION: LT 1295 PL 437 BERTIE; LT 1296 PL 437 BERTIE; LT 1297 PL 437 BERTIE; LT 1298 PL 437 BERTIE; LT 1299 PL 437 BERTIE; LT 1184 PL 437 BERTIE; FORT ERIE

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2000/11/20

OWNERS' NAMES
1000050145 ONTARIO INC.
2320539 ONTARIO LTD.
1000052392 ONTARIO INC.

CAPACITY SHARE
TOOM 1/3 SHARE
TOOM 1/3 SHARE
TOOM 1/3 SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ COND
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2000/11/17 **						
** SUBJECT		ON 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: 2000/11/20 **						
R0257210	1976/04/14	BYLAW DEEM PLNP				
R0369607	1981/04/01	TRANSFER		*** COMPLETELY DELETED ***	LEDOC, MITCHELL LEDOC, MARIE	
R0639073	1992/09/16	CHARGE		*** COMPLETELY DELETED ***	CIBC MORTGAGE CORPORATION	
R0768920	2000/03/29	CHARGE		*** COMPLETELY DELETED ***	MINKUKA, ANNA	
SNI76929	2007/08/16	DISCH OF CHARGE		*** COMPLETELY DELETED ***		
REMARKS: RE: R0768920						

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LAND
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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

PAGE 2 OF 2
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teranet express

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
SN319863	2011/07/22	APL OF SURV-LAND		*** COMPLETELY DELETED *** IEDUC, MITCHELL	IEDUC, MARIE	
SN319872	2011/07/22	CHARGE		*** COMPLETELY DELETED *** IEDUC, MARIE	MURACA, FILOMENA	
SN328019	2011/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
REMARKS: R0639073.						
SN559125	2018/07/20	TRANSFER		*** COMPLETELY DELETED *** IEDUC, MARIE	TERBRAAK, GERRY TERBRAAK, RENEE MARIE	
REMARKS: PLANNING ACT STATEMENTS.						
SN559144	2018/07/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** MURACA, FILOMENA		
REMARKS: SN319872.						
SN695619	2021/10/07	CHARGE		*** COMPLETELY DELETED *** TERBRAAK, GERRY TERBRAAK, RENEE MARIE	MERIDIAN CREDIT UNION LIMITED	
SN705538	2021/12/15	TRANSFER	\$1,100,000	TERBRAAK, GERRY TERBRAAK, RENEE MARIE	1000050145 ONTARIO INC. 2320539 ONTARIO LTD. 1000052392 ONTARIO INC.	
REMARKS: PLANNING ACT STATEMENTS.						
SN710708	2022/01/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
REMARKS: SN695619.						

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