



Phase One Environmental Site Assessment

13030 Lundy's Lane, Thorold, Ontario

Client:

Rudanco Hospitality Corporation
4728 Dorchester Road, Unit 11B, 2nd Floor
Niagara Falls, ON
L2E 7H9

Attention: Mr. Peter Horn

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FINAL

Project Name:

Phase One Environmental Site Assessment

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1. Executive Summary

EXP Services Inc. (EXP) was retained by Rudanco Hospitality Corporation ("Client") to complete a Phase One Environmental Site Assessment (ESA) of the property municipally addressed as 13030 Lundy's Lane, Thorold, ON. This parcel of land is hereinafter referred to as the 'Site'.

The Site is located on the northwest corner of the intersection at Lundy's Lane and Thorold Townline Road and is currently developed for commercial and residential/agricultural land uses. The Site has an area of approximately 23.07 hectares (57.02 acres) and contains four (4) associated structures, one (1) motel, one (1) night club, one (1) residential house (with an office addition), and a Quonset hut. An inground pool was situated southwest of the motel. The Site buildings are described as follows:

- Motel: a single storey building with a partial basement beneath the west portion of the building. The motel has a footprint of approximately 1,361.68 square metres (m²), (14,657 square feet [ft²]) and was reportedly first constructed in 1954.
- Night Club: a single storey building with no basement and a footprint of approximately 1,062.96 m² (11,441.6 ft²). The building was reportedly constructed between 1965 and 1970.
- Residential dwelling (with office addition): a two (2)-storey building with a basement and a footprint of approximately 293.83 m² (3,162.75 ft²). The building was reportedly first constructed prior to 1934.
- Quonset hut: a single storey, slab on grade structure with a footprint of approximately 547.39 m² (5,892.05 ft²). The structure was reportedly constructed circa 2006, and is used for the storage of furniture and items associated with the motel.

The Site buildings were surrounded by manicured lawns in all directions, with paved parking lots to the south of the motel and east of the nightclub. Two (2) driveways were located off Lundy's Lane that service the nightclub and the motel. The footprint of the buildings are located on the southeast portion of the Site, with the remainder of the Site in-use for agricultural purposes.

According to a review of the aerial photographs and historical documents, the Site was first developed for residential/agricultural land use prior to 1934, with what appears to be the current residential dwelling observed at the time of the Site visit, and agricultural structures formerly located north of the current motel.

It is EXP's understanding that the Phase One ESA is required in support of the proposed redevelopment of the Site for mixed-use purposes (residential/commercial/employment lands), and as such, a Record of Site Condition (RSC) is required.

A Phase One ESA is a systematic qualitative process to assess the environmental condition of a site based on its historical and current uses. This Phase One ESA was conducted in accordance with the Phase One ESA standard as defined by O.Reg.153/04, and in accordance with generally accepted professional practices. 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 Appendix A.

It is noted that 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 our investigation. This Phase One ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards.

Based on the Phase One ESA findings, the following information is provided in Table 1-1 in support of the Phase One Qualified Person's (QP's) conclusion:

Table 1-1: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ¹	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Historic orchards (PCA Identifier 1a)	Southwest portion of Site	PCA#40 – Pesticides (including herbicides, fungicides, and anti-fouling agents) manufacturing, processing, bulk-storage, and large-scale applications	On-Site	Organochlorine Pesticides	Soil
APEC 2: Transformer (PCA Identifier 1b)	South-central portion of Site	PCA#55 – Transformer Manufacturing, Processing, and Use	On-Site	Polychlorinated Biphenyls (PCBs), and Petroleum Hydrocarbons (PHCs), Including Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX)	Soil
APEC 3: Automotive Repair Facility (PCA Identifier 3)	South portion of Site	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Off-Site	Petroleum Hydrocarbons (PHCs), Including Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), and Metals	Groundwater

(1) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg.153/04, as amended) that is occurring or has occurred in a phase one Study area.

Based on the findings of the Phase One ESA and conclusions, a Phase Two ESA is required to assess the soil and groundwater conditions at the Site prior to submitting an RSC.

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety.

2 Introduction

EXP Services Inc. (EXP) was retained by Rudanco Hospitality Corporation ("Client") to complete a Phase One Environmental Site Assessment (ESA) of the property municipally addressed as 13030 Lundy's Lane, Thorold, ON. This parcel of land is hereinafter referred to as the 'Site'.

The Site is located on the northwest corner of the intersection at Lundy's Lane and Thorold Townline Road, and is currently developed for commercial and residential/agricultural land use. The Site has an area of approximately 23.07 hectares (57.02 acres) and contains four (4) associated structures, one (1) motel, one (1) night club, one (1) residential house (with an office addition), and a Quonset hut. An inground pool was situated southwest of the motel. The Site buildings are described as follows:

- Motel: a single storey building with a partial basement beneath the west portion of the building. The motel has a footprint of approximately 1,361.68 square metres (m²), (14,657 square feet [ft²]) and was reportedly first constructed in 1954.
- Night Club: a single storey building with no basement and a footprint of approximately 1,062.96 m² (11,441.6 ft²). The building was reportedly constructed between 1965 and 1970.
- Residential dwelling (with office addition): a two (2)-storey building with a basement and a footprint of approximately 293.83 m² (3,162.75 ft²). The building was reportedly first constructed prior to 1934.
- Quonset hut: a single storey, slab on grade structure with a footprint of approximately 547.39 m² (5,892.05 ft²). The structure was reportedly constructed circa 2006.

The Site buildings were surrounded by manicured lawns in all directions, with paved parking lots to the south of the motel and east of the nightclub. Two (2) driveways were located off Lundy's Lane that service the nightclub and the motel. The footprint of the buildings are located on the southeast portion of the Site, with the remainder of the Site in-use for agricultural purposes.

According to a review of the aerial photographs and historical documents, the Site was first developed for residential/agricultural land use prior to 1934, with what appears to be the current residential dwelling observed at the time of the Site visit, and agricultural structures formerly located north of the current motel.

It is EXP's understanding that the Phase One ESA is required in support of the proposed redevelopment of the Site for mixed-use purposes (residential/commercial/employment lands), and as such, a Record of Site Condition (RSC) is required.

A Phase One ESA is a systematic qualitative process to assess the environmental condition of a site based on its historical and current uses. This Phase One ESA was conducted in accordance with the Phase One ESA standard as defined by O.Reg.153/04, and in accordance with generally accepted professional practices. 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 Appendix A.

It should be noted that the objective of this review was to identify any environmental concerns associated with the Site.

2.1 Phase One Property Information

Details of the Site are as follows:

*Phase One Environmental Site Assessment
13030 Lundy's Lane, Thorold, Ontario
GTR-21019405-A0
July 14, 2022*

Municipal Address	13030 Lundy's Lane, Thorold, ON
Current Land Use	Residential/Agricultural/Commercial
Proposed Land Use	Residential
Legal Description	Part Twp lot 89 Thorold in RO718059 lying S of Hydro Lands Part Twp lot 89 Thorold as Parts 1&2, 59R-4846 Part Twp lot 89 Thorold in RO718059 lying N of Hydro Lands Part Twp lot 89 Thorold as Part 2, 59R-9203
Property Identification Number (PIN)	64057-0049(LT) 64057-0050(LT) 64057-0058(LT) 64057-0070(LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17T 648283 m E 4771669 m N
Accuracy Estimate of UTM	10-15 m
Measurement Method	Google Earth
Site Area	23.07 hectares (57.02 acres)
Property Owner	Rudanco Hospitality Corporation and Zeljko Holdings Limited
Name of Any Other Person Who Engaged the Qualified Person	Mr. Jeremia Rudan Rudanco Hospitality Corporation 4728 Dorchester Road, Unit 11B, 2 nd Floor Niagara Falls, ON L2E 7H9

3 Scope of Investigation

The scope of work for the Phase One 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 municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records where available;
- Obtaining an Environmental Risk Information Services Ltd. (ERIS) report for the Site and surrounding properties within a 250 metre radius of the Site;
- Reviewing available geological maps, well records and utility maps for the vicinity of the Site;
- Obtaining and reviewing a chain of title and assessment rolls for the Site;
- Reviewing available reports previously completed at the Site;
- 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 (as required by O.Reg. 153/04, as amended);
- Conducting a Site reconnaissance in order to identify any land use practices that may have impacted the environmental condition of the Site;
- Conducting a reconnaissance of the surrounding properties from the Site and publicly accessible areas in order to identify any land use practices that may have impacted the environmental condition of the Site; and,
- Preparing a report to document the findings.

The following sections summarize the information gathered by EXP during the Phase One ESA and identifies Potentially Contaminating Activities (PCAs) on the Phase One property and in the Phase One study area, and Areas of Potential Environmental Concern (APECs) associated with the Site. APECs and PCAs are defined in the O. Reg 153/04, as amended.

In completing the scope of work, EXP did not conduct any intrusive investigations, including sampling, analyses or monitoring.

EXP has confirmed neither the completeness nor the accuracy of any of the records that were obtained or any of the statements made by others.

EXP personnel who conducted assessment work for this project included Mr. Martin Hluchaniuk, B.A. and Ms. Jennifer Hayman, P.Geo. An outline of their qualifications is provided in Appendix C.

4 Record Review

4.1 General

4.1.1 Phase One Study Area Determination

The Phase One Study Area consists of properties within a distance of approximately 250 metres from the Site boundaries. The Phase One Study Area is bound by commercial land use to the south, agricultural land use to the north, community and agricultural lands to the east, and residential land use to the west. The Phase One Study Area and a Surrounding Land Use Plan are shown on Figure 2.

4.1.2 First Developed Use Determination

Based on information provided at the time of the Site visit, the Site was first developed for residential/agricultural land use prior to 1934. According to a review of aerial photographs, chain of title information, historical maps, and information provided at the time of the Site visit, the current residential structure and agricultural operations have occupied the Site prior to 1934.

4.1.3 Insurance Products

Fire Insurance Plans (FIPs) for the Site and properties within the Phase One Study Area were searched for by OPTA Information Intelligence. The search did not identify any FIPs that provided coverage of the Site or the Phase One Study Area, however; the following insurance report was available for review:

1. "Multi-Risk Report, 13030 Lundy's Lane, Allanburg, ON" dated September 17th, 1987 and was completed by MultiPak Inspection Services for Leunam Holdings/Detroit Motor Inn. The following pertinent information was noted:
 - The motel was noted to have 38 units, with a restaurant/tavern and a small dance floor, bar, and kitchen.
 - The motel was noted to be constructed in 1965, with additions in 1970.
 - The heating type within the building was noted to be hot water and hot air units, fueled by natural gas and electricity.

4.1.4 Chain of Title

The search for the historic chain of titles that comprise of the Site was completed by Dominic Bertucci, an independent title searcher.

Based on the review of the chain of title, no owners of the Site were identified with a PCA as defined in Table 2 of Schedule D, based on the land use at the given time. The following summary is provided:

- Prior to 1829 – Crown Land
- 1829-1968 – Agricultural
- 1968 – present – Residential, Commercial (motel, nightclub)

The completed chain of title is provided in Appendix D, and a list of previous owners and lessors of the Site are summarized in Table II through V.

4.1.5 Environmental Reports

The following environmental reports were made available for review at the time of this Phase One ESA:

1. "Phase One Environmental Site Assessment, 13030 Lundy's Lane, Thorold, Ontario" dated February 4th, 2020 and prepared by BAE Environmental (BAE) for Zeljko Holdings Limited. The following pertinent information was noted:
 - The Site consists of 3.04 ha (7.5 acres) of land and is surrounded by undeveloped agricultural lands.
 - It is noted that the current Site includes the entirety of the property assessed during this report.
 - The Site was historically used for agricultural purposes until the 1960s, and then was redeveloped as a commercial motel and restaurant since the 1960's/70s.
 - As part of the investigation, BAE reviewed city directories, fire insurance maps, documented data, and aerial photographs. No environmental concerns were identified with regard to the current or previous land use.
 - Four structures were observed on Site at the time of the Site visit – vacant motel, an office building, a banquet hall and a Quonset hut.
 - Based on the Phase One ESA findings, it was noted that no environmental concerns were identified for the Site or near the subject property. No further environmental investigations were recommended at the time.
2. "Phase One Environmental Site Assessment, PIN-0049: PT Twp Lt 899, THLD, as in RO718059, Lying S Hydro Lands, T/W RO718059: Thorold, PIN-0058: PT Twp Lt 89, THLD, as in RO718059, Lying N Hydro Lands, T/W RO718059: Thorold" dated February 7th, 2020 and prepared by BAE Environmental for Rudanco Hospitality Corporation. The following pertinent information was noted:
 - The Site consists of 19 ha (47 acres) of vacant agricultural land and is surrounded by undeveloped agricultural lands.
 - It is noted that the current Site includes the entirety of the property assessed during this report.
 - As part of the investigation, BAE reviewed city directories, fire insurance maps, documented data, and aerial photographs. No environmental concerns were identified with regard to the current or previous land use.
 - Based on the Phase One ESA findings, it was noted that no environmental concerns were identified for the Site or near the subject property. No further environmental investigations were recommended at the time.
3. "Phase One Environmental Site Assessment, Pt Township Lot 89, Thorold, Part 2 59R-9206; Thorold. All of PIN 64057-0070" dated February 3rd, 2020 and prepared by BAE Environmental for Zeljko Holdings Limited. The following pertinent information was noted:
 - The Site consists of 0.878 ha (2.17 acres) of vacant agricultural land and is surrounded by undeveloped agricultural lands.
 - It is noted that the current Site includes the entirety of the property assessed during this report.
 - As part of the investigation, BAE reviewed city directories, fire insurance maps, documented data, and aerial photographs. No environmental concerns were identified with regard to the current or previous land use.
 - Based on the Phase One ESA findings, it was noted that no environmental concerns were identified for the Site or near the subject property. No further environmental investigations were recommended at the time.
4. "Preliminary Geotechnical Investigation: Proposed Residential Development, 13030 Lundy's Lane, Allanburg, Ontario" dated July 23rd, 2021 and prepared by Soil-Mat Engineers & Consultants Ltd. for Rudanco Hospitality Corporation. The following pertinent information was noted:

- The purpose of the geotechnical investigation was to assess the subsurface soil and groundwater conditions, and to provide comments and recommendations for the design and construction of the proposed development.
- On May 28th, 2021 a total of ten (10) boreholes were advanced on the property to a maximum depth of 12.2 metres below ground surface (m bgs).
- Four (4) of the boreholes were advanced as monitoring wells to allow for the future measurements of groundwater levels.
- The general stratigraphy observed in the boreholes consisted of topsoil, underlain by native reddish-brown clayey silt. Bedrock was inferred at depths ranging between 10.9 and 12.2 m bgs. Bedrock consisted of limestone and dolostone.
- Groundwater levels taken at the property between May 31st and July 1st, 2021 indicated groundwater at approximately 1.5 to 2 m bgs.

4.2 Environmental Source Information

4.2.1 Federal and Provincial Database Search

A search of provincial, federal and private environmental databases for records pertaining to the Site and properties within the Phase One Study Area was completed by Environmental Risk Information Services (ERIS) on October 15th, 2021. EXP has confirmed neither the completeness nor the accuracy of the records that were provided.

A summary of the significant findings is provided below:

Address	Description	Database	Associated PCA(s)
Site			
13030 Lundy's Lane	N/A	N/A	N/A
Surrounding Properties			
Intersection of Lundy's Lane and Thorold Townline Road (southeast adjacent)	A spill was reported in 1997 after a vehicle spilled 22.5L of diesel to the shoulder of the road. Soil contamination was noted to be possible. Azurix North America Services noted a spill in 2000 after 455L of digester sludge was spilled to the drainage ditch on the side of the road. Soil contamination was confirmed. Terratec Environmental Ltd. reported a spill in 2002 after an unknown quantity of biosolids was spilled to the drainage ditch on the side of the road. Soil contamination was noted to be possible.	SPL	PCA 'Other' – Spills
13058 Lundy's Lane (west adjacent)	Glen Gordon was issued a Record of Site Condition (RSC) for the property in 2005. The Property use was agricultural, and the intended use was to be residential.	RSC	No, based on a review of the RSC documents, no

Address	Description	Database	Associated PCA(s)
			remedial activities were necessary.
Various locations within Phase One Study Area	Five (5) domestic water supply well records/observation wells were noted on Site and eight (8) within the Phase One Study Area. These records indicate that the stratigraphy of the surrounding area generally consists of topsoil and gravel over brown and red clay, followed by limestone bedrock to a maximum depth of 83 feet below ground surface (bgs).	WWIS	N/A

Databases:

RSC – Record of Site Condition

SPL – Ontario Spills

WWIS – Water Well Information System

4.2.2 Municipal Records

4.2.2.1 Municipal Directories

Due to constraints resulting from the Covid-19 pandemic, combined with the rural location of the Site, City Directories for the Site and surrounding Phase One Study Area were not available for review during the preparation of this report. Sufficient historical resources such as land titles and aerial photographs were reviewed. A search inaccessible document can be found in Appendix F.

4.2.3 Ontario Ministry of the Environment Records

4.2.3.1 Ministry of the Environment, Conservation and Parks (MECP)

The MECP was contacted through the Freedom of Information and Protection of Privacy Act (FOI) for copies of any records they had pertaining to the Site on October 13th, 2021.

A written response from the MECP typically requires several months. Upon receipt of the response from the MECP, any significant environmental issues identified will be summarized in the report.

Copy of the request and response is provided in Appendix G.

4.2.3.1 Ministry of the Environment and Climate Change Databases

The ERIS report summarized in the Federal and Provincial Database Search section of the report included a summary of MECP databases (see section 4.2.1). The databases include the following: Environmental Bill of Rights (EBR), Brownfields Environmental Site Registry, Hazardous Waste Information Network (HWIN) and Waste Disposal Sites.

4.2.4 Technical Standards and Safety Authority

A request was made to the TSSA by email on October 18th, 2021 for information regarding fuel storage at the Site and adjacent properties.

Written responses for the TSSA were received on October 19th, 2021. According to a search of their database, no records for were found for the Site or adjacent properties.

A copy of the e-mail correspondence with the TSSA is provided in Appendix G.

4.3 Physical Setting Sources

4.3.1 Aerial Photographs

Aerial photographs dated 1934, 1948, 1954, 1965, 1975, 1983, 1995, 2006 and 2020 were obtained in order to review the development and land use history of the Site, as well as to the land 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 photography is summarized in the table below. Copies of the aerial photographs are included in Appendix H.

Aerial Photography Year	Observations
1934	- The south-central portion of the Site appears to be developed with farmstead with associated barn structure. The residential house associated with the farmstead appears to be similar orientation to the residence observed at the time of the Site visit. Orchards can be seen on the southwest portion of the Site, and the remainder of the Site is utilized for agricultural purposes. Access to the Site is provided from Lundy's Lane, situated south adjacent to the Site. - Lundy's Lane and Thorold Townline Road can be seen constructed in a similar orientation to that of present day. - A railway line can be seen south of the Site, and runs in a northeast/southwest configuration. - The surrounding properties appear to be vacant agricultural land, with a farmstead constructed to the west of the Site.
1948	- The Site appears similar to that observed in the 1934 aerial photograph. - Additional residential structures appear to have been constructed south of the Site, on the south side of Lundy's Lane. - The remaining portions of the Phase One Study Area appear similar to that observed in the 1934 aerial photograph.
1954	- One (1) of the structures formerly observed north of the residential house on Site appears to have been demolished, and a long rectangular building appears to be constructed in its place. This building appears similar in configuration to the motel that was observed at the time of the Site visit, however; the east portion of the motel has yet to be constructed. - Residential development has occurred throughout that Phase One Study Area. - The remaining portions of the Phase One Study Area appear similar to that observed in the 1948 aerial photograph.
1965	- The east portion of the motel appears to have been constructed and adjoined to the west portion of the Site building. The residential building on the south-central portion of the Site appears to be re-configured with additions on the north and west portions of the building. The remainder of the Site appears similar to that observed in the 1954 aerial photograph. - Commercial/industrial development has occurred southwest of the Site, on the south side of Lundy's Lane. - The remaining portions of the Phase One Study Area appear similar to that observed in the 1954 aerial photograph.

Aerial Photography Year	Observations
1975	- Due to the poor resolution of the aerial photograph, fine details are difficult to discern. - The motel structure appears to have been expanded further, with additions on the east and west portion of the Site building. A potential parking lot appears to have been constructed east of the Site building. - The remaining portions of the Phase One Study Area appear similar to that observed in the 1965 aerial photograph.
1983	- The former inferred barn structure associated with the former on-Site farmstead and located north of the motel has been demolished. What is inferred to be the swimming pool observed at the time of the Site visit, has been constructed southwest of the motel. The orchard formerly located on the southwest portion of the Site is no longer present. The nightclub portion of the Site building observed at the time of the Site visit has been constructed, and is adjoined to the east portion of the motel. - Additional development has occurred south and southwest of the Site. - The remaining portions of the Phase One Study Area appear similar to that observed in the 1975 aerial photograph.
1995	The Site and surrounding Phase One Study Area appear similar to that observed in the 1983 aerial photograph, with the exception of a commercial development south of the Site, and south of Lundy's Lane.
2006	- The Site appears similar to that observed in the 1995 aerial photograph; however, the Quonset hut observed at the time of the Site visit appears to be constructed northwest of the motel. - A commercial/residential structure can be seen constructed east of the Site. - The remainder of the Phase One Study Area appear similar to that observed in the 1995 aerial photograph.
2020	The Site and Phase One Study Area appear similar to that observed in the 2006 aerial photograph.

Based on the reviewed aerial photographs, the following PCAs were identified for the Site and Phase One Study Area:

- The orchard formerly located on the southwest portion of the Site is associated with PCA#40 – Pesticides (including herbicides, fungicides, and anti-fouling agents) manufacturing, processing, bulk storage, and large-scale applications; and,
- The rail line situated south of the Site is associated with PCA#46 – Rail Yards, Tracks, and Spurs.

4.3.2 Topography, Hydrology and Geology

The following physiographic, geological and soil maps were reviewed:

- "Toporama"; Natural Resources Canada. Scale 1:17,500. 2008.
- "Quaternary Geology, Seamless coverage of the Province of Ontario"; Data Set 14 – Revised, Scale 1: 1,000,000 Issued 2000.

- “Bedrock Geology of Ontario, Southern Sheet,” Ontario Geological Survey, MDR126-REV1. Scale 1:250,000. Issued 2011.

Based on the review of the above maps, the following information was obtained:

- The elevation of the Site is 185 m above sea level and is relatively flat.
- An unnamed tributary is located approximately 125 m west of the Site, and flows west towards the Welland Canal, located approximately 2.32 km west of the Site. Based on local topography, the anticipated groundwater flow direction is to the northwest.
- The Site is expected to consist of Glaciolacustrine deposits that predominantly consist of silt and clay, minor sand, basin and quiet water deposits from the Pleistocene era.
- The bedrock in the general area of the Site is part of a group belonging to the Guelph Formation consisting of sandstone, shale, dolostone and siltstone.

4.3.3 Fill Materials

Fill material is typically brought to a property as a base for buildings and pavement areas. Fill can also be used to re-grade a property, and to backfill excavations.

Based on a review of aerial photographs, the Site was first developed for residential/agricultural land use prior to 1934, with several farm structures residing on the south-central portion of the Site. It appears the existing residence on Site is the same as the original dwelling associated with the former farmstead on Site, and based on the observations made at the time of the Site visit, the basement area was characteristic of the original structure. Based on the age of development (prior to 1934), it is unlikely that a basement existed beneath the former associated farm structures on Site, thus; it is unlikely that demolition and/or backfill material of unknown quality exists on Site.

Based on the observations at the time of the Site visit, fill was not identified to be present on Site.

4.3.4 Areas of Natural Significance

Based on the review of available resources from the Ministry of Natural Resources and Forestry website on October 20th, 2021, the Site and areas within 30 m of the Site were identified for a woodland was noted on the western boarder of the Site.

4.3.5 Well Records

4.3.5.1 Water Wells

A search of the water well database was conducted by ERIS and a search of the Ontario Well Records database was conducted by EXP to identify water wells on the Site and within the Phase One Study Area.

Three (3) abandoned domestic water wells and one (1) active domestic water well were noted on Site. The active well, observed at the time of the Site visit, was installed in 2013 to a maximum depth of 25.3 m below ground surface (m bgs). An additional eleven (11) domestic and observational water wells were noted within the Phase One Study Area.

Additionally, four (4) monitoring wells, assumed to have been installed during the geotechnical investigation, were observed during the Site visit.

4.3.5.2 Oil, Gas, and Salt Wells

A search of the Oil, Gas & Salt Resources Library (2014) was completed by ERIS. According to the findings of the ERIS search, no oil, gas or salt wells are located on-Site or within the Phase One Study Area.

4.4 Site Operating Records

In general, a request is usually made to the property representative for copies of any operating records pertaining to the environmental conditions at the Site. Records would include: regulatory permits; Material Safety Data Sheets (MSDS) for all chemicals that were handled on-Site; underground utility drawings; inventories of chemicals, chemical usage, and chemical storage areas; inventory of aboveground storage tanks (ASTs) and underground storage tanks (USTs); environmental monitoring data; correspondence pertaining to an order or request by the MECP or TSSA; waste management records; process, production, and maintenance documents; records of spills and records of discharges of chemicals; emergency response and contingency plans, including spill prevention and contingency plans; environmental audit reports; and site plans of the facility showing areas of production and manufacturing.

There were no records of environmental significance available for review at the time of this Phase One ESA.

5. Interviews

Interviews were conducted by EXP staff with the individuals identified to be the most knowledgeable with respect to both the current and historical Site uses. The interviews were conducted during the Site reconnaissance in order to obtain information to assist in identifying details of potentially contaminating activities, potential contaminant pathways in, on, or below the Site, and areas of potential environmental concern. Any information provided during the interviews is presented alongside information from the Site reconnaissance in Section 6.

During the completion of this Phase One ESA, the following individual was interviewed:

1. Mr. Darryl Werner, the maintenance manager of the Site, was interviewed in person during the Site visit. Mr. Werner has been associated with the Site for the last six (6) years, and provided information regarding the current and historical on-Site operations.

Information collected from the Site representative was used in the completion of Section 6.0.

6. Site Reconnaissance

6.1 General Requirements

The Phase One Site reconnaissance was conducted on October 19th, 2021, between 10:45 am and 12:45 pm by Mr. Martin Hluchaniuk under the supervision of Ms. Jennifer Hayman, QP^{ESA}, a Qualified Person as defined by O.Reg. 153/04, as amended. On the day of the Site reconnaissance, the weather was sunny and approximately 18°C.

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

6.2 Specific Observations at Phase One ESA Property

6.2.1 Site Description and Buildings

The Site is located on the northwest corner of the intersection at Lundy's Lane and Thorold Townline Road, and is currently developed for commercial and residential/agricultural land use. The Site has an area of approximately 23.07 hectares (57.02 acres) and contains four (4) associated structures, one (1) motel, one (1) night club, one (1) residential house (with an office addition), and a Quonset hut. An inground pool was situated southwest of the motel. The Site buildings are described as follows:

- Motel: a single storey building with a partial basement beneath the west portion of the building. The motel has a footprint of approximately 1,361.68 square metres (m²), (14,657 square feet [ft²]) and was reportedly first constructed in 1954.
- Night Club: a single storey building with no basement and a footprint of approximately 1,062.96 m² (11,441.6 ft²). The building was reportedly constructed between 1965 and 1970.
- Residential dwelling (and office addition): a two (2)-storey building with a basement and a footprint of approximately 293.83 m² (3,162.75 ft²). The building was reportedly first constructed prior to 1934.
- Quonset hut: a single storey, slab on grade structure with a footprint of approximately 547.39 m² (5,892.05 ft²). The structure was reportedly constructed circa 2006, and is used for the storage of furniture and items associated with the motel.

The Site buildings were surrounded by manicured lawns in all directions with paved parking lots south of the motel and east of the nightclub. Two (2) driveways were located off Lundy's lane, and serviced the nightclub and the motel. The footprint of the buildings comprises the southeast portion of the Site, with the remainder of the Site being utilized for agricultural purposes.

No other buildings or structures were observed at the time of the Site visit.

6.2.2 Heating and Cooling Systems

Based on information collected from the Site representative, the nightclub is heated and cooled through the use of five (5) heating and ventilation air conditioning rooftop units (HVAC). The motel and residential building are heated through the use of a natural gas fired furnace and electric baseboard heaters. The motel and residential house are cooled through the use of several window-mounted air conditioning units, which were observed throughout the buildings. The Quonset hut is not heated or cooled.

6.2.3 Site Utilities and Services

The Site utilities and services were identified at the Site based on information provided in environmental records, relevant utility infrastructure observed during the Site reconnaissance. The Site utilities are summarized in the table below and noted on Figure

3, where available. It is noted that the precise underground location of the utilities cannot be determined without professional locate services.

Utility	Source	Location	Site Entry
Natural Gas	Union Gas	Underground	Enters the Site via Lundy's Lane
Sanitary Sewer	Niagara Region	Underground	Unknown
Storm Sewer	Unknown	Underground	Several catch basins observed in parking lot south of the motel
Water	N/A	Underground	Potable Water Well and Cistern
Electricity	Alectra Utilities	Overhead	Enters Site buildings via the south, along Lundy's Lane
Telecommunications	Unknown	Unknown	Unknown

6.2.4 Sewage and Wastewater Disposal

The Site and surrounding area are served by municipal sanitary and storm sewer systems.

6.2.5 Potable Water Sources

According to the Site representative, the Site was serviced by a domestic water well located to the north of the motel. In addition, a cistern was located on the northwest corner of the nightclub. According to the Site representative, the cistern is filled with potable water by a private contractor on a regular basis.

6.2.6 Abandoned and Existing Wells

At the time of the Site visit, four (4) monitoring wells were observed within each corner of the agricultural field. According to the Site representative, the wells were drilled in May 2021 for a previous Geotechnical Investigation (refer to Section 4.1.5).

One (1) domestic water well was observed north of the motel.

6.2.7 Site Production and Manufacturing

There are no on-Site production or manufacturing activities.

6.2.8 Drains, Pits and Sumps

At the time of the Site visit, a sump pit and associated pump was observed within the basement of the residential house and within the basement of the motel. Both pumps appeared to be in good working condition, with no visible product in the pit.

In addition, a grease pit was observed within the kitchen area of the night club. A strong odor of grease was noticeable at the time of the Site visit.

6.2.9 Storage Tanks

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.

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

6.2.10 Water Wells

According to the Site representative, one (1) domestic water well was located north of the motel and one (1) cistern was located on the northwest corner of the nightclub.

No other potable water wells were observed at the time of the Site visit. See section 6.2.6 for abandoned and existing wells.

6.2.11 Site Housekeeping

The Site was well maintained, with no evidence of misplaced/excessive waste or spills being observed at the time of the Site visit.

6.2.12 Chemical Storage and Handling and Floor Condition

A small quantity of chemicals, such as cleaning agents and paints, were observed within the storage rooms of the motel and the nightclub. The floor in the vicinity of the chemical storage areas appeared to be in good condition with no evidence of staining.

6.2.13 Areas of Stained Soil, Pavement or Stressed Vegetation

No evidence of staining or stressed vegetation was observed.

6.2.14 Fill and Debris

Fill material is typically brought to a property as a base for buildings and pavement areas. Fill can also be used to re-grade a property and to backfill excavations.

Fill material is not expected to be present on-Site.

For a discussion on possible fill materials located beneath the surface at the Site refer to Section 4.3.3.

6.2.15 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, O. Reg. 1/17). Owners and operators of activities that may discharge a contaminant into the natural environment must seek permissions from the Ministry of Environment, Conservation and Parks (MECP) 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, initially for heating systems, standby power systems and automotive refinishing, to which preset rules of operation can be applied. Effective January 3, 2017 additional activities were allowed through the EASR process based on the facility's North American Industry Classification System (NAICS) code but required full assessment for compliance of emissions under O. Reg. 419/05. Unless explicitly exempted, most industrial processes or modification to industrial processes and equipment require an ECA, formerly a Certificate of Approval (Air and Noise).

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

6.2.16 Polychlorinated Biphenyls (PCBs)

At the time of the Site visit, fluorescent light ballasts were observed within the motel and night club. Based on the age of the Site buildings (residential house: prior to 1934 and motel nightclub between 1954 and 1970), there is a potential for PCBs to be present on-Site in the form of fluorescent light ballasts and window caulking.

Additionally, one (1) pad-mounted transformer was located northeast of the residential dwelling. The concrete pad beneath the transformer appeared to be in good condition, with no visible cracks or staining.

This transformer located on Site is associated with PCA#55 – Transformer Manufacturing, Processing, and Use.

6.3 Enhanced Investigation Property Observations

An Enhanced Investigation Property is “(i) a property used, or has ever been used, in whole or part, for an industrial purpose, or (ii) a commercial property used as a garage, a bulk liquid dispensing facility, including a gasoline outlet or for the operation of dry-cleaning equipment” (O.Reg. 153/04).

Based on the current and historical use of the Site (agricultural/residential/commercial), the Site is not classified as an Enhanced Investigation Property.

6.4 Adjacent and Surrounding Properties

A visual reconnaissance of the adjacent properties, and properties within the Phase One Study Area was conducted from publicly accessible areas to identify the occupants; and document any PCAs that may be contributing to an APEC at the Site.

Based on the visual reconnaissance of adjacent and surrounding properties within the Phase One Study Area, the following table describes the operations and tenants observed at the time of the Site visit. Properties that have operations that contribute towards a PCA as defined in Table 2 of Schedule D are indicated;

Direction	Address	Occupants	Associated PCA
North	2561 Thorold Townline Road	Agricultural field	NA
East	Thorold Townline Road	NA	NA
South (approximately 35 m)	Lundy's Lane 13011 Lundy's Lane	Marty's Auto Repair	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
West	13058 Lundy's Lane	Agricultural field	NA

6.5 Written Description of Investigation

A reconnaissance of the Site was conducted by EXP to examine the exterior and interior of on-Site buildings and structures, and to examine the exterior portions of the Site. Mechanical equipment within the residential buildings (including heating and cooling systems) were documented and characterized, as was any evidence of USTs and ASTs. The exterior portions of the Site were examined for evidence of utilities and related infrastructure, water wells, Site drainage and related infrastructure, stained areas, stressed vegetation, and evidence of fill material.

The reconnaissance of the Site included an examination of all properties within the Phase One Study Area from public access ways to document and characterize PCAs, water bodies and areas of natural significance.

7. Review and Evaluation of Information

7.1 Current and Past Uses

Based on information provided at the time of the Site visit, the Site was first developed for residential/agricultural land use prior to 1934. According to a review of aerial photographs, chain of title information, historical maps, and information provided at the time of the Site visit, the current residential structure and agricultural operations have occupied the Site prior to 1934.

The current and past ownership of the Site is summarized in Table II.

7.2 Potentially Contaminating Activities (PCAs)

A list of all the PCAs identified at the Site and within the Phase One Study Area are listed in the CSM Appendix J and shown on Figure 2.

7.3 Areas of Potential Environmental Concern (APECs)

As the inferred groundwater flow direction is inferred to be to the northwest, the properties within the Phase One Study Area northwest of the Site were considered to be hydraulically down-gradient of the Site; and the properties north, southwest and northwest of the Site were considered to be hydraulically trans-gradient to the Site. Furthermore, any PCAs located significantly distant from the Site (>100 m) were considered to be too distant to be contributing to an APEC on the Site.

The following PCAs were considered to contribute to an APEC:

- PCAs identified at the Site; and
- PCAs located on immediately adjacent properties (off-Site) or situated up-gradient to the Site with respect to the anticipated groundwater flow direction;

The APECs identified at the Site are summarized in the CSM (Appendix J) and on Figure 4.

8. Conclusions

8.1 Whether Phase Two ESA Required Before RSC Submitted

Based on the results and findings of the Phase One ESA, a Phase Two ESA is required before an RSC may be submitted to investigate the following APECs identified on the Phase One Property:

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ¹	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Historic orchards (PCA Identifier 1a)	Southwest Portion, with the exception of the area occupied by the Quonset hut, motel, and parking areas.	PCA#40 – Pesticides (including herbicides, fungicides, and anti-fouling agents) manufacturing, processing, bulk-storage, and large-scale applications	On-Site	Organochlorine Pesticides	Soil
APEC 2: Transformer (PCA Identifier 1b)	South-central portion of Site	PCA#55 – Transformer Manufacturing, Processing, and Use	On-Site	Polychlorinated Biphenyls (PCBs), Petroleum Hydrocarbons (PHCs), Including Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX)	Soil
APEC 3: Automotive Repair Facility (PCA Identifier 3)	South portion of Site	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Off-Site	Petroleum Hydrocarbons (PHCs), Including Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), and Metals	Groundwater

(1) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg.153/04, as amended) that is occurring or has occurred in a phase one Study area.

8.2 RSC Based on Phase One ESA Alone

As such, an RSC cannot be filed based on the Phase One ESA alone.

A Phase Two ESA is required to assess the soil and groundwater conditions at the Site prior to submitting an RSC. Please note that the Site is intended to be re-developed for industrial purposes, which will not require a Record of Site Condition (RSC) to be filed, as the Site is not being changed to a more sensitive land use.

*Phase One Environmental Site Assessment
13030 Lundy's Lane, Thorold, Ontario
GTR-21019405-A0
July 14, 2022*

9 Closure

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

Yours truly,

EXP Services Inc.



Martin Hluchaniuk, B.A.
Environmental Technician
Environmental Services

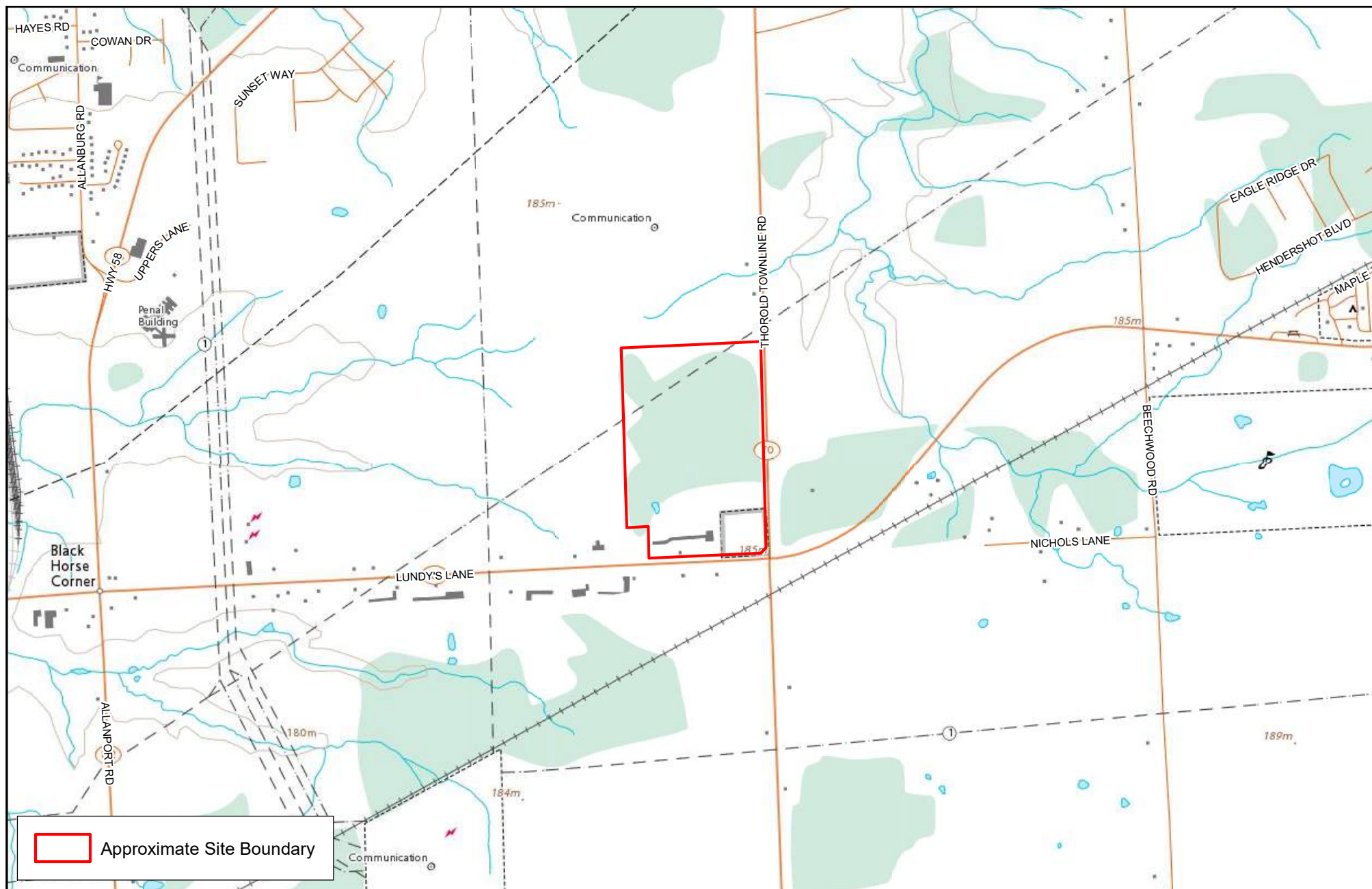


Jennifer Hayman, P.Geo.
Senior Project Manager
Environmental Services

10 References

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- Occupational Health and Safety Act - Ministry of Labour (MOL)
- "Toporama"; Natural Resources Canada. Map 030M04 – STONEY CREEK. Scale 1:17,500. 2008.
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- Catalogue of Canadian Fire Insurance Plans 1875 – 1975
- Ontario Ministry of the Environment, Brownfields Registry website (www.ene.gov.on.ca/environet/BESR/index.htm)
- Ontario Ministry of the Environment, Environmental Registry website (www.ene.gov.on.ca/envision/env_reg/ebr/english/index.htm)
- Ontario Ministry of Natural Resources, Natural Heritage website (www.mnr.gov.on.ca/MNR/nhic/areas.cfm)
- Oil, Gas & Salt Resources Library website (www.ogsrlibrary.com)
- Technical Standards and Safety Authority, Environmental Management Protocol for Fuel Handling Sites in Ontario, May 2007.
- Database Report. 13030 Lundy's Lane, Thorold, ON, L2E 6S4. Environmental Risk Information Services Ltd. (ERIS Ltd.) Order Number: 21101200484 dated October 15th, 2021.
- EnviroScan Report. 13030 Lundy's Lane, Allanburg, ON. OPTA Information Intelligence (OPTA) Order Number: 98325, dated October 20th, 2021.
- Phase One Environmental Site Assessment, 13030 Lundy's Lane, Thorold, Ontario. February 4th, 2020. Prepared by BAE Environmental (BAE).
- Phase One Environmental Site Assessment, PIN-0049: PT Twp Lt 899, THLD, as in RO718059, Lying S Hydro Lands, T/W RO718059: Thorold, PIN-0058: PT Twp Lt 89, THLD, as in RO718059, Lying N Hydro Lands, T/W RO718059: Thorold. February 7th, 2020. Prepared by BAE Environmental.
- Phase One Environmental Site Assessment, Pt Township Lot 89, Thorold, Part 2 59R-9206; Thorold. All of PIN 64057-0070. February 3rd, 2020. Prepared by BAE Environmental.
- Preliminary Geotechnical Investigation: Proposed Residential Development, 13030 Lundy's Lane, Allanburg, Ontario. July 23rd, 2021. Prepared by Soil-Mat Engineers & Consultants Ltd.

Figures



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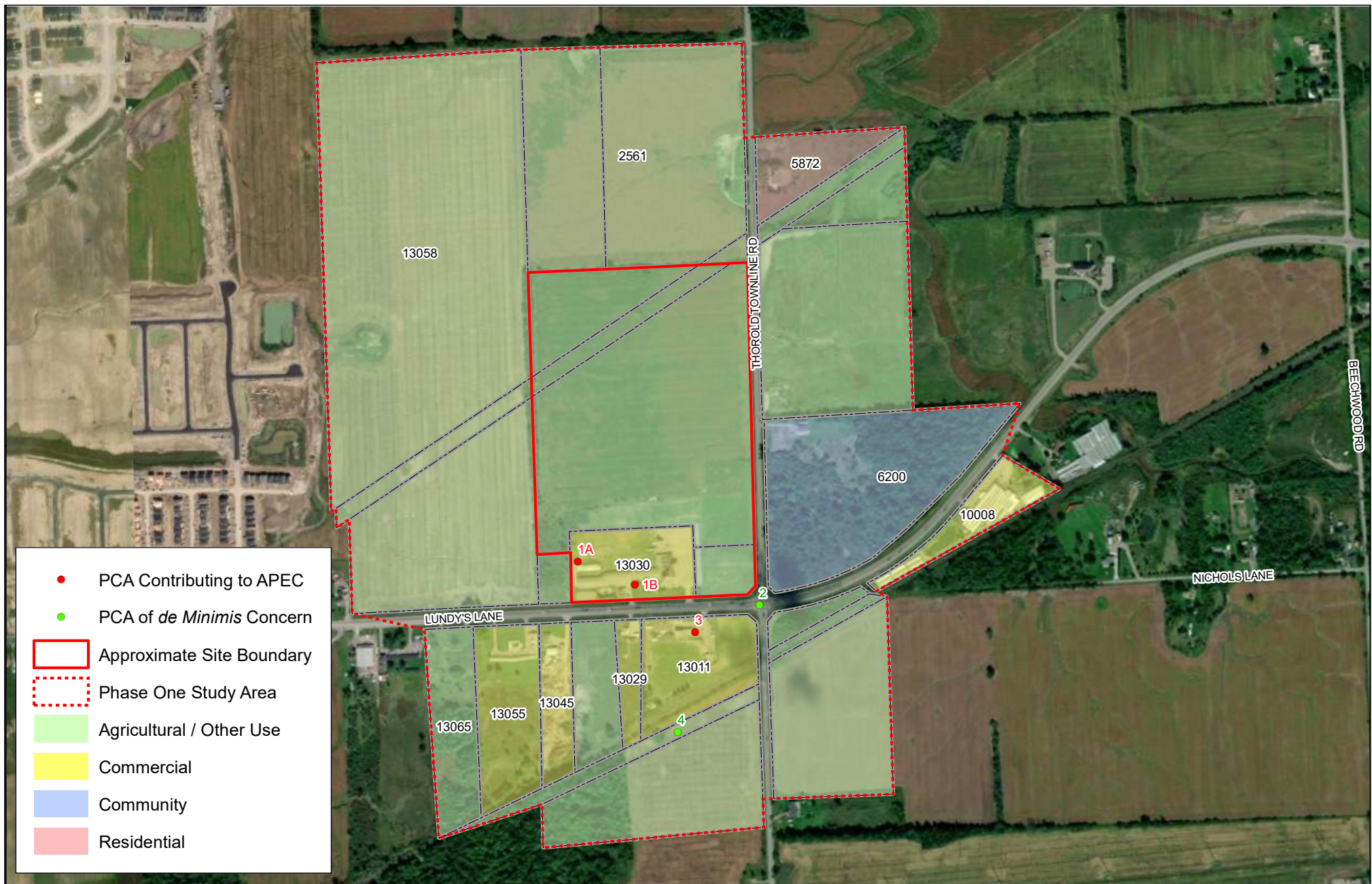


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TITLE AND LOCATION:

SITE LOCATION PLAN
Phase One Environmental Site Assessment
13030 Lundy's Lane
Thorold, Ontario

PROJECT No:	GTR-21019405-A0	OWN:	AC
SCALE:	AS NOTED	CHKD:	LE
DATE:	NOVEMBER 2021	FIG. No.:	1



- PCA Contributing to APEC
- PCA of *de Minimis* Concern
- Approximate Site Boundary
- Phase One Study Area
- Agricultural / Other Use
- Commercial
- Community
- Residential

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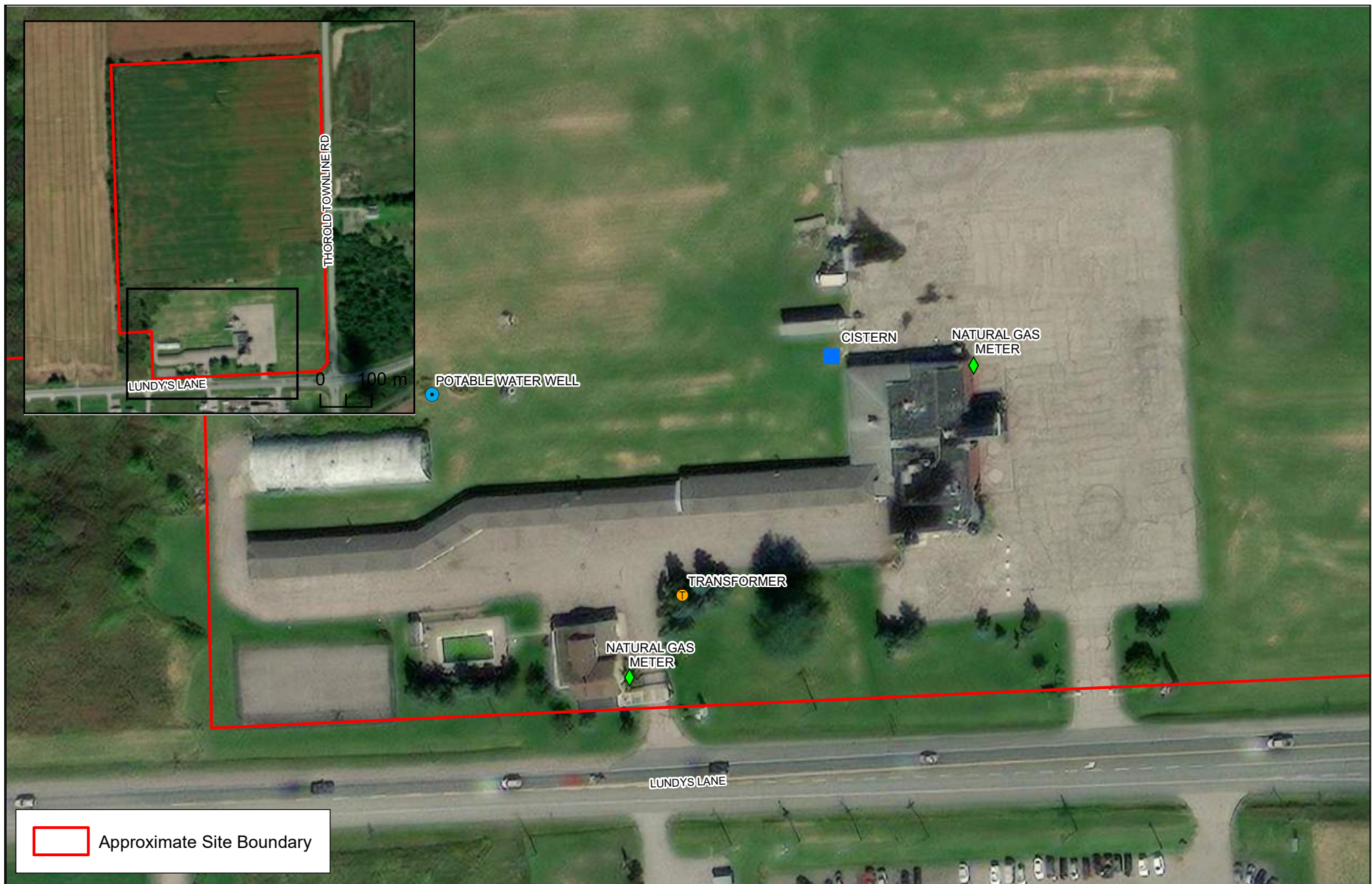
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TITLE AND LOCATION:

PHASE ONE STUDY AREA, LAND USE PLAN, AND
 POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)
 Phase One Environmental Site Assessment
 13030 Lundy's Lane
 Thorold, Ontario

PROJECT No.:	GTR-21019405-A0	OWN:	AC
SCALE:	AS NOTED	CHKD:	LE
DATE:	NOVEMBER 2021	FIG. No.:	2



Approximate Site Boundary

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TITLE AND LOCATION:

SITE PLAN AND UTILITIES
Phase One Environmental Site Assessment
13030 Lundy's Lane
Thorold, Ontario

PROJECT No.:

GTR-21019405-A0

OWN:

AC

SCALE:

AS NOTED

CHKD:

LE

DATE:

NOVEMBER 2021

FIG. No.:

3



APEC 1

APEC 2

APEC 3

Approximate Site Boundary

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N

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TITLE AND LOCATION:

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN (APECs)

Phase One Environmental Site Assessment

13030 Lundy's Lane

Thorold, Ontario

PROJECT No.:	GTR-21019405-A0	OWN:	AC
SCALE:	AS NOTED	CHKD:	LE
DATE:	NOVEMBER 2021	FIG. No.:	4

EXP Services Inc.

*Phase One Environmental Site Assessment
13030 Lundy's Lane, Thorold, Ontario
HAM-21019405-A0
July 14, 2022*

Tables

TABLE I

SITE ENVIRONMENTAL SETTING DATA

13030 Lundy's Lane, Thorold, Ontario

NATIVE SOIL AND BEDROCK

Type: Glaciolacustrine deposits that predominantly consist of silt and clay,
minor sand, basin and quiet water deposits from the Pleistocene era

Hydraulic Conductivity: Unknown

Percent Sand: Unknown

Depth to Bedrock: 10.9 m bgs to 12.2 m bgs

Bedrock Type: Guelph Formation consisting of sandstone, shale, dolostone and
siltstone

GROUND WATER

Depth to Water Table: Measured between approximately 1.5 to 2.0 m bgs

Estimated or Measured: Measured

Direction of Flow: Northwest

Estimated or Measured: Estimated

POTABLE WATER AND SEWERS

Potable Water Source: On-Site

Municipal Water Source: Lake Ontario (surrounding area)

Distance to Nearest Municipal Water Well: Unknown

Distance to Nearest Private Water Well: Unknown

Sanitary Sewage System: Town of Thorold

Storm Water System: Town of Thorold

SURFACE WATER

Name of Nearest Water Body: unnamed tributary

Distance from Site: 125 m west

Elevation Drop from Site: Unknown

Direct Drainage from Site: Infiltration and catch basins

TABLE II

TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY				
(Refer to clause 16(2)(b), Schedule D, O.Reg. 153/04) 13030 Lundy's Lane, Thorold, Ontario				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
Part Twp lot 89 Thorold in R0718059 lying S of Hydro Lands 64057-0049(LT)				
1829	Jacob Upper	Agricultural	Agricultural	Based on the historical atlas and the name of owner, it is likely that the Site was utilized for agricultural purposes
1840	Aaron Upper			
1852	Edwin Smith			
1852	Aaron Upper			
1870	Alexander Fraser			
1870	James Sidney Upper			
1883	William Allison			
1896	John Allison			
1938	Roy G. Moote			
1947	Charles Whitehead			
1948	Cecil J. Whitehead			
1950	Michael Uteson			
1968	Detroit Motel Limited	Motel	Commercial	Based on the historical atlas and the name of owner, it is likely that the Site was utilized for commercial purposes.
1989	Manuel Fancisco & Emilia Francisco	Residential/Motel	Residential/Commercial	Based on the historical atlas and the name of owner, it is likely that the Site was utilized for residential/commercial purposes.
1989	Ashak Merani			
1996	Faisal Merani			
2004	Rudanco Hospitality Corporation			
EXP Services Inc. GTR-21019405-A0				
Notes:				
1 - for each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies:				
Agriculture or other use				
Commercial use				
Community use				
Industrial use				
Institutional use				
Parkland use				
Residential use				
2 - when submitting a record of site condition for filing, a copy of this table must be attached				
français, veuillez communiquer avec le ministère de l'Environnement au 1-800-461-6290				

TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY					TABLE III
(Refer to clause 16(2)(b), Schedule D, O.Reg. 153/04)					
13030 Lundy's Lane, Thorold, Ontario					
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.	
Part Twp lot 89 Thorold as Parts 1&2, 59R-4846 64057-0050(LT)					
1829	Jacob Upper	Agricultural	Agricultural	Based on the historical atlas and the name of owner, it is likely that the Site was utilized for agricultural purposes	
1840	Aaron Upper				
1852	Edwin Smith				
1852	Aaron Upper				
1870	Alexander Fraser				
1870	James Sidney Upper				
1883	William Allison				
1896	John Allison				
1938	Roy G. Moote				
1947	Charles Whitehead				
1948	Cecil J. Whitehead				
1950	Michael Uteson				
1968	Detroit Motel Limited	Motel	Commercial	Based on the historical atlas and the name of owner, it is likely that the Site was utilized for commercial purposes.	
1986	Tabbycroft Glen Enterprises Ltd.	Residential/Motel/Nightclub	Residential/Commercial	Based on the historical atlas and the name of owner, it is likely that the Site was utilized for residential/commercial purposes.	
1987	Leunam Holdings Inc.				
1989	Nicola Zappatelli & Dora Zappatelli				
1996	Malmer Holdings Ltd				
1998	Zeljko Holdings Ltd				
EXP Services Inc.					GTR-21019405-A0
Notes:					
1 - for each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies:					
Agriculture or other use					
Commercial use					
Community use					
Industrial use					
Institutional use					
Parkland use					
Residential use					
2 - when submitting a record of site condition for filing, a copy of this table must be attached					
français, veuillez communiquer avec le ministère de l'Environnement au 1-800-461-6290					

TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY					TABLE IV
(Refer to clause 16(2)(b), Schedule D, O.Reg. 153/04) 13030 Lundy's Lane, Thorold, Ontario					
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.	
Part Twp lot 89 Thorold in RO718059 lying N of Hydro Lands 64057-0058(LT)					
1829	Jacob Upper	Agricultural	Agricultural	Based on the historical atlas and the name of owner, it is likely that the Site was utilized for agricultural purposes	
1840	Aaron Upper				
1852	Edwin Smith				
1852	Aaron Upper				
1870	Alexander Fraser				
1870	James Sidney Upper				
1883	William Allison				
1896	John Allison				
1938	Roy G. Moote				
1947	Charles Whitehead				
1948	Cecil J. Whitehead				
1950	Michael Uteson				
1968	Detroit Motel Limited	Motel	Commercial	Based on the historical atlas and the name of owner, it is likely that the Site was utilized for commercial purposes.	
1989	Manuel Fancisco & Emilia Francisco	Residential/Motel/Nightclub	Residential/Commercial	Based on the historical atlas and the name of owner, it is likely that the Site was utilized for residential/commercial purposes.	
1989	Ashak Merani				
1996	Faisal Merani				
2004	Rudanco Hospitality Corporation				
EXP Services Inc.					GTR-21019405-A0
Notes:					
1 - for each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies:					
Agriculture or other use					
Commercial use					
Community use					
Industrial use					
Institutional use					
Parkland use					
Residential use					
2 - when submitting a record of site condition for filing, a copy of this table must be attached					
veuillez communiquer avec le ministère de l'Environnement au 1-800-461-6290					

TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY					TABLE V
(Refer to clause 16(2)(b), Schedule D, O.Reg. 153/04) 13030 Lundy's Lane, Thorold, Ontario					
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.	
Part Twp lot 89 Thorold as Part 2, 59R-9203 64057-0070(LT)					
1829	Jacob Upper	Agricultural	Agricultural	Based on the historical atlas and the name of owner, it is likely that the Site was utilized for agricultural purposes	
1840	Aaron Upper				
1852	Edwin Smith				
1852	Aaron Upper				
1870	Alexander Fraser				
1870	James Sidney Upper				
1883	William Allison				
1896	John Allison				
1938	Roy G. Moote				
1947	Charles Whitehead				
1948	Cecil J. Whitehead				
1950	Michael Uteson				
1968	Detroit Motel Limited	Motel	Commercial	Based on the historical atlas and the name of owner, it is likely that the Site was utilized for commercial purposes.	
1989	Manuel Fancisco & Emilia Francisco	Residential/Motel/Nightclub	Residential/Commercial	Based on the historical atlas and the name of owner, it is likely that the Site was utilized for residential/commercial purposes.	
1989	Ashak Merani				
1996	Salima Merani				
1998	Zeljko Holdings Ltd				
EXP Services Inc.					GTR-21019405-A0
Notes:					
1 - for each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies:					
Agriculture or other use					
Commercial use					
Community use					
Industrial use					
Institutional use					
Parkland use					
Residential use					
2 - when submitting a record of site condition for filing, a copy of this table must be attached					
veuillez communiquer avec le ministère de l'Environnement au 1-800-461-6290					

EXP Services Inc.

*Phase One Environmental Site Assessment
13030 Lundy's Lane, Thorold, Ontario
HAM-21019405-A0
July 14, 2022*

Appendix A – Liability

LIMITATIONS AND USE OF REPORT

BASIS OF REPORT

The 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.

STANDARD OF CARE

This report ("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.

EXP Services Inc.

*Phase One Environmental Site Assessment
13030 Lundy's Lane, Thorold, Ontario
HAM-21019405-A0
July 14, 2022*

Appendix B – Survey Plan

EXP Services Inc.

*Phase One Environmental Site Assessment
13030 Lundy's Lane, Thorold, Ontario
HAM-21019405-A0
July 14, 2022*

Appendix C – Qualifications

Qualifications of Assessors

The records review and Site visit were conducted by Mr. Martin Hluchaniuk, B.A., who has been trained to conduct Phase I and II Environmental Site Assessments (in accordance with the applicable CSA Standards and O.Reg. 153/04). Mr. Hluchaniuk completed a Bachelor of Arts in Geography and Environmental Studies from McMaster University and a post graduate certificate in Environmental Management and Assessment from Niagara College.

Ms. Jennifer Hayman, P.Geo conducted the senior review of the Phase One Environmental Site Assessment. Jennifer is a Senior Project Manager at EXP with 18 years of environmental consulting experience in Canada. Ms. Hayman has managed and conducted numerous Phase I/One and Phase II/Two Environmental Site Assessments and Record of Site Condition as well as other due diligence and regulatory projects. She is a Qualified Person for Environmental Site Assessment.

EXP Services 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.

EXP Services Inc.

*Phase One Environmental Site Assessment
13030 Lundy's Lane, Thorold, Ontario
HAM-21019405-A0
July 14, 2022*

Appendix D – Chain of Title

LAND
REGISTRY
OFFICE #59

64057-0049 (LT)

PAGE 1 OF 3
PREPARED FOR bertucci
ON 2021/10/31 AT 17:34:54

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

PROPERTY DESCRIPTION: PT TWP LT 89, THLD, AS IN RO718059, LYING S HYDRO LANDS, T/W RO718059 ; THOROLD

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1998/08/24

OWNERS' NAMES

RUDANCO HOSPITALITY CORPORATION

CAPACITY

SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/08/24 ON THIS PIN **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/08/24** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/08/21 ** **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: 1998/08/24 ** RO6757941994/08/04CHARGE*** COMPLETELY DELETED ***AMERI-CANA MOTEL LIMITED RO7180591996/12/20TRANSFER*** COMPLETELY DELETED ***MERANI, FAISAL LT1682332000/10/23APL CH NAME OWNER*** COMPLETELY DELETED ***AMERI-CANA MOTEL LIMITEDGLAVEX CORPORATION LT1682352000/10/23DISCH OF CHARGE*** COMPLETELY DELETED ***GLAVEX CORPORATION REMARKS: RE: RO675794 SN327252004/05/10LR'S ORDER*** COMPLETELY DELETED ***LAND REGISTRAR REMARKS: RE: LT168233						

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
SN33778	2004/05/18	TRANSFER	\$150,000	MERANI, FAISAL	RUDANCO HOSPITALITY CORPORATION	C
		REMARKS: PLANNING ACT STATEMENT				
SN33779	2004/05/18	CHARGE		*** COMPLETELY DELETED *** RUDANCO HOSPITALITY CORPORATION	1174757 ONTARIO INC.	
SN60337	2004/12/10	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 1174757 ONTARIO INC.	ALIBERTI ENTERPRISES INC.	
		REMARKS: SN33779				
SN185849	2007/10/19	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** ALIBERTI ENTERPRISES INC.	1174757 ONTARIO INC.	
SN186130	2007/10/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1174757 ONTARIO INC.		
		REMARKS: RE: SN33779				
SN253164	2009/07/31	CHARGE	\$1,750,000	RUDANCO HOSPITALITY CORPORATION	EPIREON CAPITAL LIMITED PENSION MORTGAGE INC. 2088043 ONTARIO INC.	C
SN253173	2009/07/31	NO ASSGN RENT GEN		RUDANCO HOSPITALITY CORPORATION	EPIREON CAPITAL LIMITED PENSION MORTGAGE INC. 2088043 ONTARIO INC.	C
		REMARKS: SN253164				
SN256831	2009/09/02	NOTICE		EPIREON CAPITAL LIMITED PENSION MORTGAGE INC. 2088043 ONTARIO INC.	RUDANCO HOSPITALITY CORPORATION	C
		REMARKS: SN253164				
59R16622	2020/01/30	PLAN REFERENCE				C
SN667584	2021/03/31	CHARGE	\$1,750,000	RUDANCO HOSPITALITY CORPORATION	BARRETT KUDLOW CAPITAL MANAGEMENT INC. EPIREON CAPITAL LIMITED PENSION MORTGAGE INC.	C
SN667585	2021/03/31	NO ASSGN RENT GEN		RUDANCO HOSPITALITY CORPORATION	BARRETT KUDLOW CAPITAL MANAGEMENT INC. EPIREON CAPITAL LIMITED PENSION MORTGAGE INC.	C
		REMARKS: SN667584				

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
SN672254	2021/05/04	NOTICE		BARRETT KUDLOW CAPITAL MANAGEMENT INC. EPIREON CAPITAL LIMITED PENSION MORTGAGE INC.		C
REMARKS: AMENDS SN667584						

LAND
REGISTRY
OFFICE #59

64057-0050 (LT)

PAGE 1 OF 4
PREPARED FOR bertucci
ON 2021/10/31 AT 17:38:00

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

PROPERTY DESCRIPTION: PT TWP LT 89, THLD, PTS 1 & 2 59R4846 ; THOROLD

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1998/08/24

OWNERS' NAMES

ZELJKO HOLDINGS LIMITED

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/08/24 ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/08/21 ** **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: 1998/08/24 ** RO450256 1985/06/05 BYLAW *** DELETED AGAINST THIS PROPERTY *** 59R4846 1986/04/21 PLAN REFERENCE RO472260 1986/05/15 CHARGE *** COMPLETELY DELETED *** DETROIT MOTEL LTD. RO623048 1991/12/19 TRANSFER OF CHARGE *** COMPLETELY DELETED *** SUNWEST INVESTMENTS INC. REMARKS: RO472260 RO718057 1996/12/20 TRANSFER *** COMPLETELY DELETED *** MALMER HOLDINGS LTD. RO743204 1998/03/27 CHARGE *** COMPLETELY DELETED ***						

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
RO743205	1998/03/27	CHARGE		*** COMPLETELY DELETED ***	NIACAN LTD.	
LT128342	1998/10/16	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** JACOB, BENNETT COB FX FIREPLACE CENTRE	MERANI, ASHAK	
LT128367	1998/10/19	NOTICE OF LEASE		*** COMPLETELY DELETED *** MALMER HOLDINGS LTD.	SOANS, STELLA	
LT128633	1998/10/29	DIS CONSTRUCT LIEN		*** COMPLETELY DELETED ***	JACOB, BENNETT COB FX FIREPLACE CENTRE	
REMARKS: RE: LT128342						
LT128635	1998/10/29	APL (GENERAL)		*** COMPLETELY DELETED *** MALMER HOLDINGS LTD.	SOANS, STELLA	
REMARKS: LT128367						
LT128890	1998/11/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** SUNWEST INVESTMENTS INC.		
REMARKS: RE: RO472260						
LT128891	1998/11/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** NIACAN LTD.		
REMARKS: RE: RO743204						
LT128892	1998/11/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERANI, ASHAK		
REMARKS: RE: RO743205						
LT128893	1998/11/03	TRANSFER	\$625,000	MALMER HOLDINGS LTD.	ZELJKO HOLDINGS LIMITED	C
LT128895	1998/11/03	CHARGE		*** COMPLETELY DELETED *** ZELJKO HOLDINGS LIMITED	MALMER HOLDINGS LTD.	
LT134338	1999/04/23	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** MALMER HOLDINGS LTD.	ALIBERTI ENTERPRISES INC.	
LT168234	2000/10/23	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** ALIBERTI ENTERPRISES INC.	MALMER HOLDINGS LTD.	
REMARKS: LT128895						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REGISTRY
OFFICE #59

64057-0050 (LT)

PAGE 3 OF 4
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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
LT171380	2000/12/04	APL (GENERAL)		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF THOROLD		
	REMARKS: RO450256					
LT178569	2001/04/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** MALMER HOLDINGS LTD.		
	REMARKS: RE: LT128895					
SN37575	2004/06/17	CERT TAX ARREARS		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF THOROLD		
SN64741	2005/01/25	CT TAX ARREAR CANC		*** COMPLETELY DELETED ***	THE CORPORATION OF THE CITY OF THOROLD	
	REMARKS: RE: SN37575					
SN253163	2009/07/31	CHARGE	\$1,750,000	ZELJKO HOLDINGS LIMITED	EPIREON CAPITAL LIMITED PENSION MORTGAGE INC. 2088043 ONTARIO INC.	C
SN253172	2009/07/31	NO ASSGN RENT GEN		ZELJKO HOLDINGS LIMITED	EPIREON CAPITAL LIMITED PENSION MORTGAGE INC. 2088043 ONTARIO INC.	C
	REMARKS: SN253163					
SN256833	2009/09/02	NOTICE		EPIREON CAPITAL LIMITED PENSION MORTGAGE INC. 2088043 ONTARIO INC.	ZELJKO HOLDINGS LIMITED	C
	REMARKS: SN253163					
SN432104	2015/04/22	CHARGE		*** COMPLETELY DELETED *** ZELJKO HOLDINGS LIMITED	COMMUNITY TRUST COMPANY	
SN496121	2017/01/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** COMMUNITY TRUST COMPANY		
	REMARKS: SN432104.					
59R16622	2020/01/30	PLAN REFERENCE				C
SN667582	2021/03/31	CHARGE	\$1,750,000	ZELJKO HOLDINGS LIMITED	BARRETT KUDLOW CAPITAL MANAGEMENT INC. EPIREON CAPITAL LIMITED PENSION MORTGAGE INC.	C
SN667583	2021/03/31	NO ASSGN RENT GEN		ZELJKO HOLDINGS LIMITED	BARRETT KUDLOW CAPITAL MANAGEMENT INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REGISTRY
OFFICE #59

64057-0050 (LT)

PAGE 4 OF 4
PREPARED FOR bertucci
ON 2021/10/31 AT 17:38:00

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SN672253	2021/05/04	NOTICE		BARRETT KUDLOW CAPITAL MANAGEMENT INC. EPIREON CAPITAL LIMITED PENSION MORTGAGE INC.	EPIREON CAPITAL LIMITED PENSION MORTGAGE INC.	C

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

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REGISTRY
OFFICE #59

64057-0058 (LT)

PAGE 1 OF 2
PREPARED FOR bertucci
ON 2021/10/31 AT 17:42:14

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

PROPERTY DESCRIPTION: PT TWP LT 89, THLD, AS IN RO718059 LYING N HYDRO LANDS, T/W RO718059 ; THOROLD

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1998/08/24

OWNERS' NAMES

RUDANCO HOSPITALITY CORPORATION

CAPACITY

SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/08/24 ON THIS PIN **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/08/24** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/08/21 ** **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: 1998/08/24 **						
RO675794	1994/08/04	CHARGE		*** COMPLETELY DELETED ***	AMERI-CANA MOTEL LIMITED	
RO718059	1996/12/20	TRANSFER		*** COMPLETELY DELETED ***	MERANI, FAISAL	
LT168235	2000/10/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLAVEX CORPORATION		
SN33778	2004/05/18	TRANSFER	\$150,000	MERANI, FAISAL	RUDANCO HOSPITALITY CORPORATION	C
SN33779	2004/05/18	CHARGE		*** COMPLETELY DELETED *** RUDANCO HOSPITALITY CORPORATION	1174757 ONTARIO INC.	

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SN60337	2004/12/10	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 1174757 ONTARIO INC.	ALIBERTI ENTERPRISES INC.	
REMARKS: SN33779						
SN185849	2007/10/19	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** ALIBERTI ENTERPRISES INC.	1174757 ONTARIO INC.	
SN186130	2007/10/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1174757 ONTARIO INC.		
REMARKS: RE: SN33779						
SN253164	2009/07/31	CHARGE	\$1,750,000	RUDANCO HOSPITALITY CORPORATION	EPIREON CAPITAL LIMITED PENSION MORTGAGE INC. 2088043 ONTARIO INC.	C
SN253173	2009/07/31	NO ASSGN RENT GEN		RUDANCO HOSPITALITY CORPORATION	EPIREON CAPITAL LIMITED PENSION MORTGAGE INC. 2088043 ONTARIO INC.	C
REMARKS: SN253164						
SN256831	2009/09/02	NOTICE		EPIREON CAPITAL LIMITED PENSION MORTGAGE INC. 2088043 ONTARIO INC.	RUDANCO HOSPITALITY CORPORATION	C
REMARKS: SN253164						
59R16622	2020/01/30	PLAN REFERENCE				C
SN667584	2021/03/31	CHARGE	\$1,750,000	RUDANCO HOSPITALITY CORPORATION	BARRETT KUDLOW CAPITAL MANAGEMENT INC. EPIREON CAPITAL LIMITED PENSION MORTGAGE INC.	C
SN667585	2021/03/31	NO ASSGN RENT GEN		RUDANCO HOSPITALITY CORPORATION	BARRETT KUDLOW CAPITAL MANAGEMENT INC. EPIREON CAPITAL LIMITED PENSION MORTGAGE INC.	C
REMARKS: SN667584						
SN672254	2021/05/04	NOTICE		BARRETT KUDLOW CAPITAL MANAGEMENT INC. EPIREON CAPITAL LIMITED PENSION MORTGAGE INC.		C
REMARKS: AMENDS SN667584						

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.

PROPERTY DESCRIPTION: PT TWP LT 89, THLD, PT 2 59R9206 ; THOROLD

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1998/08/24

OWNERS' NAMES

ZELJKO HOLDINGS LIMITED

CAPACITY

SHARE

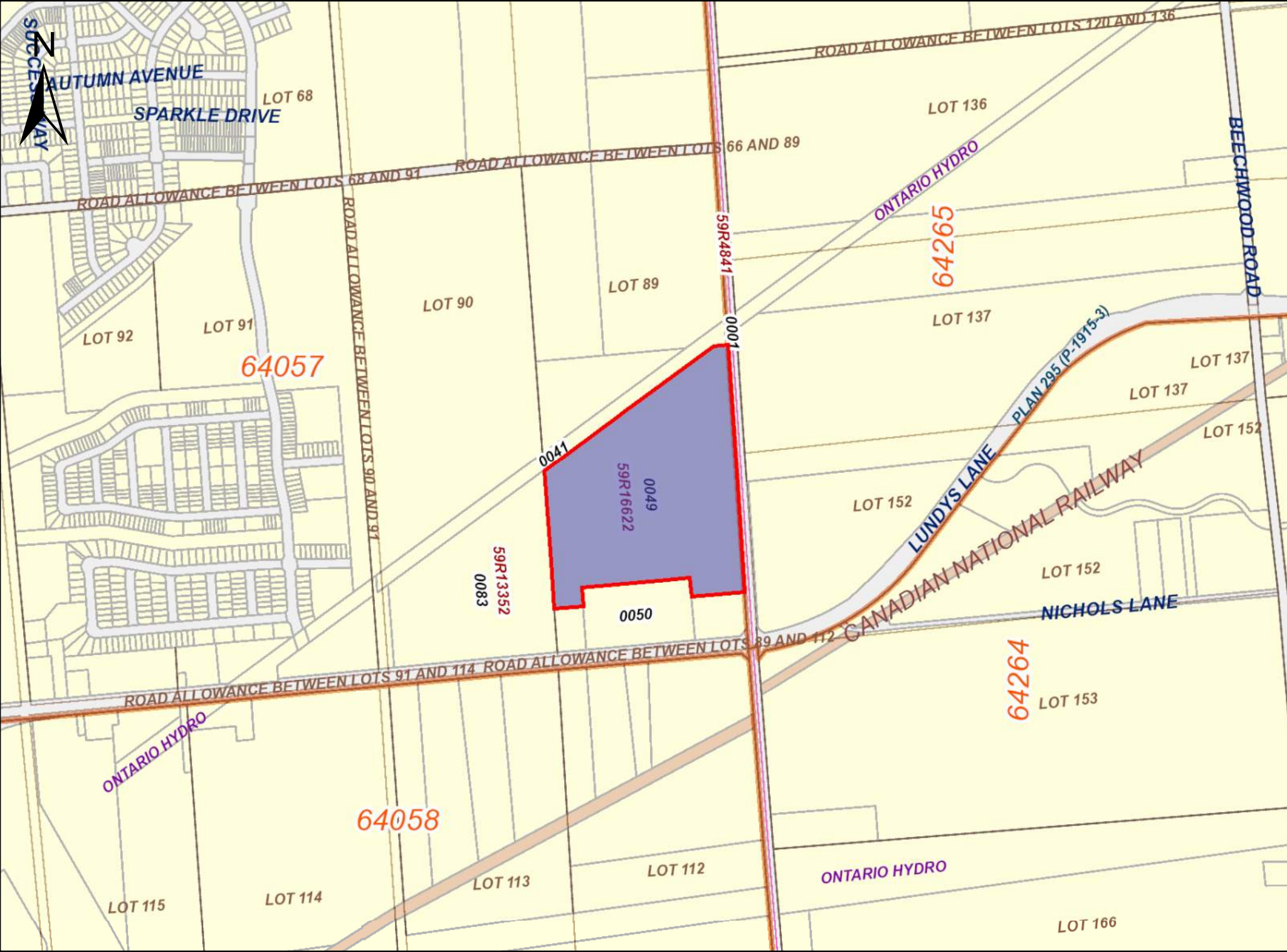
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/08/24 ON THIS PIN **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/08/24** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/08/21 ** **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: 1998/08/24 **						
RO450256	1985/06/05	BYLAW		*** DELETED AGAINST THIS PROPERTY ***		
RO675794	1994/08/04	CHARGE		*** COMPLETELY DELETED ***	AMERI-CANA MOTEL LIMITED	
59R9206	1995/06/07	PLAN REFERENCE				C
RO718058	1996/12/20	TRANSFER		*** COMPLETELY DELETED ***	MERANI, SALIMA	
LT128894	1998/11/03	TRANSFER	\$75,000	MERANI, SALIMA	ZELJKO HOLDINGS LIMITED	C
LT128895	1998/11/03	CHARGE		*** COMPLETELY DELETED *** ZELJKO HOLDINGS LIMITED	MALMER HOLDINGS LTD.	

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.

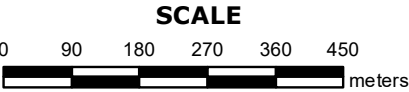
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
LT134338	1999/04/23	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** MALMER HOLDINGS LTD.	ALIBERTI ENTERPRISES INC.	
LT168234	2000/10/23	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** ALIBERTI ENTERPRISES INC.	MALMER HOLDINGS LTD.	
LT168235	2000/10/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** GLAVEX CORPORATION		
LT171380	2000/12/04	APL (GENERAL)		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF THOROLD		
LT178569	2001/04/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** MALMER HOLDINGS LTD.		
59R16622	2020/01/30	PLAN REFERENCE				C

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

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PROPERTY INDEX MAP
NIAGARA SOUTH(No. 59)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

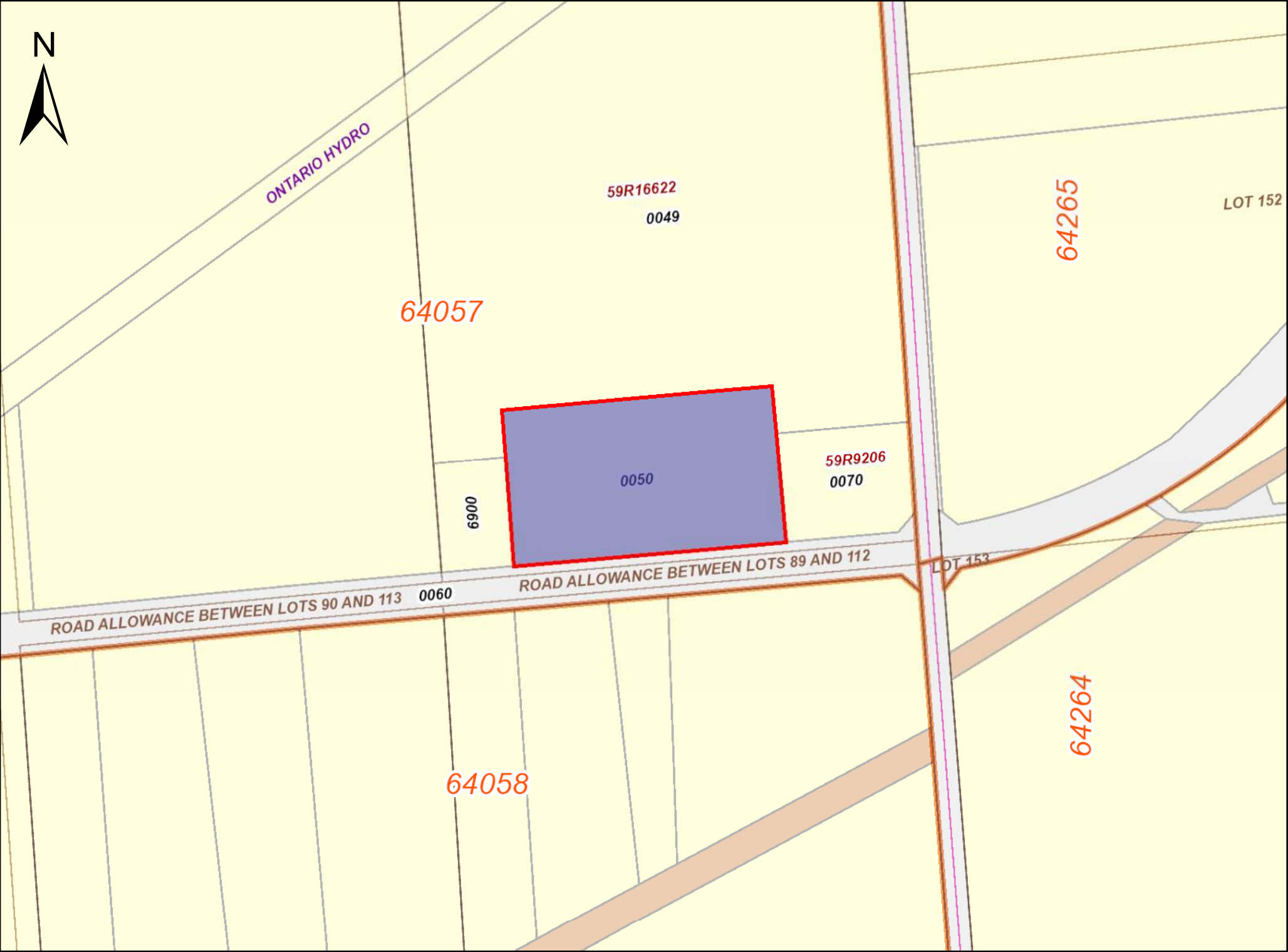
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PROPERTY INFORMATION AS THIS MAP MAY
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DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

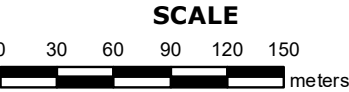
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

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REFERENCE PLANS ARE NOT ILLUSTRATED



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PROPERTY INDEX MAP
NIAGARA SOUTH(No. 59)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

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PROPERTY INFORMATION AS THIS MAP MAY
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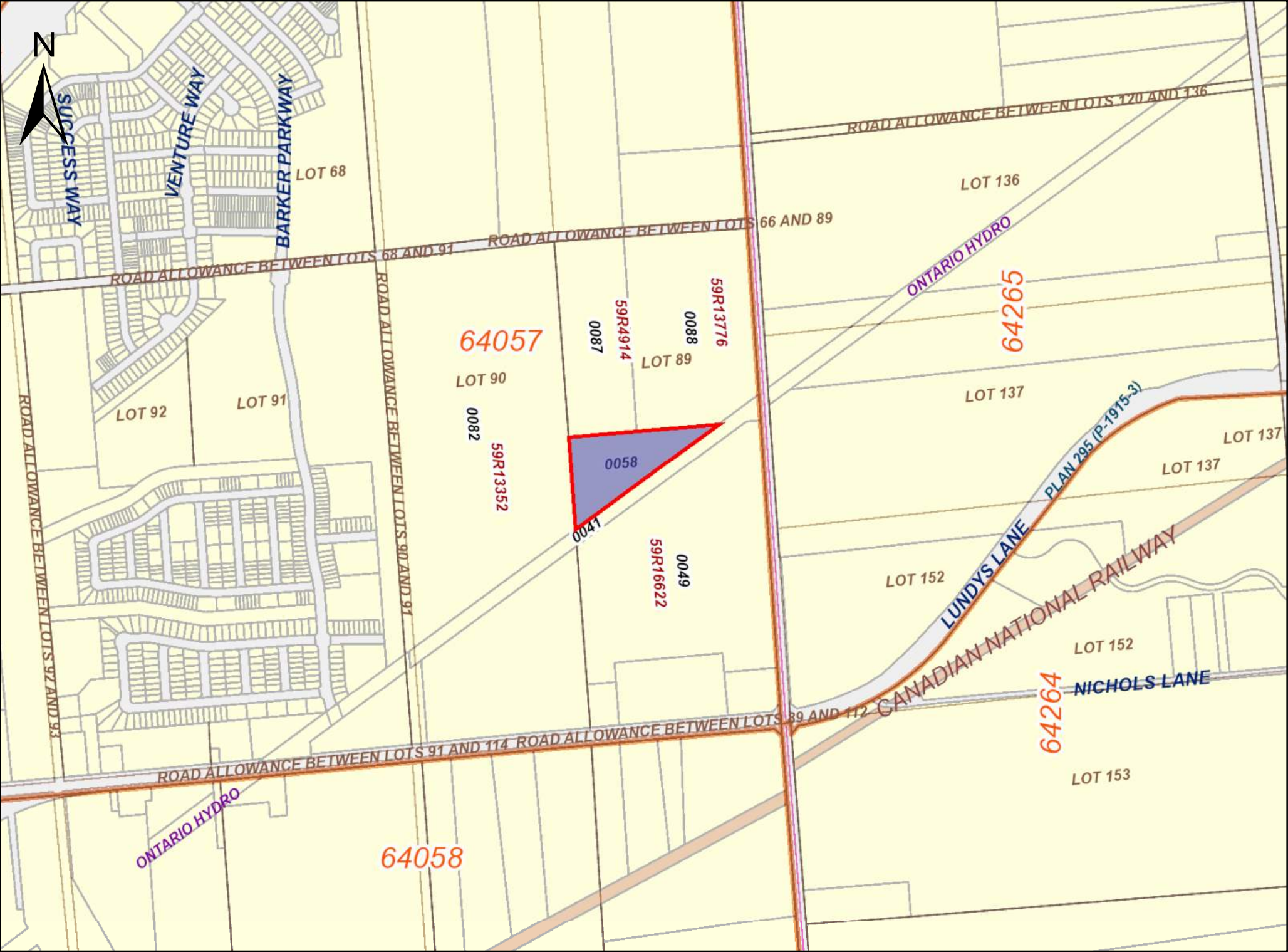
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RECORDED PLANS AND DOCUMENTS

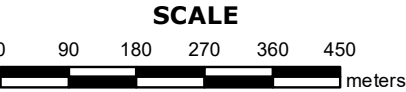
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REFERENCE PLANS ARE NOT ILLUSTRATED





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PROPERTY INDEX MAP
NIAGARA SOUTH(No. 59)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

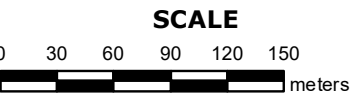
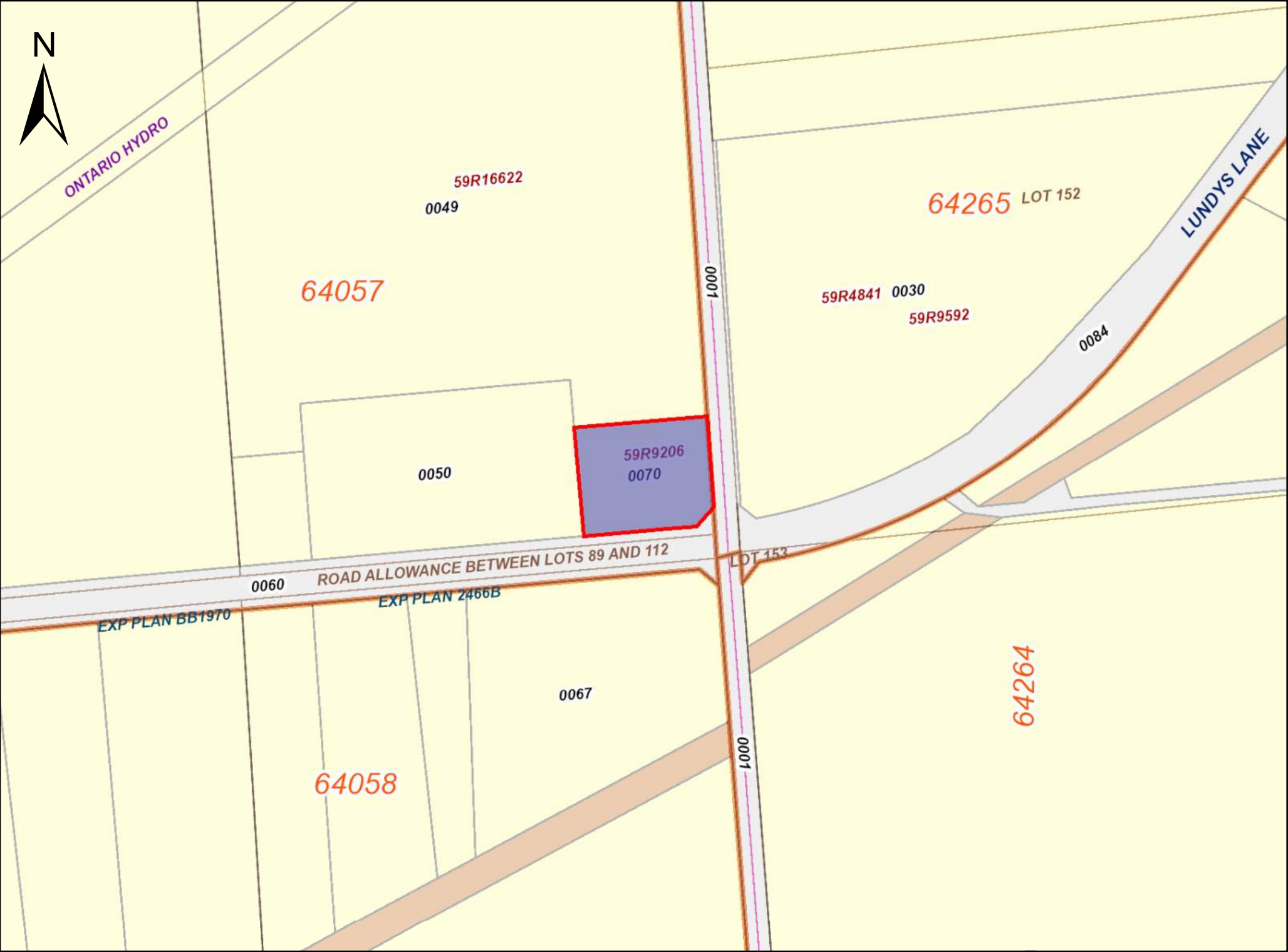
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RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



PROPERTY INDEX MAP
NIAGARA SOUTH(No. 59)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
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FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

CHAIN OF TITLE REPORT

Project #: GTR-21019405-AO
Address: w/s Thorold Townline Rd., Thorold
Legal Pt Twp lot 89, Thorold
Description: as Part 2, 59R-9203

Searched at: St. Catharines
LRO #: 59

Page 1

PIN #: 64057-0070(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (100 acres)	10 08 1801	Crown	George UPPER
7650	Will	28 11 1815	George Upper - estate	John UPPER
7460	Deed	06 01 1829	John Upper	Jacob UPPER
12887	Deed	11 04 1840	Jacob Upper	Aaron UPPER
266	Deed	13 07 1852	Aaron Upper	Edwin SMITH
267	Deed	13 07 1852	Edwin Smith	Aaron UPPER
1731	Mortgage	21 03 1854	Aaron Upper	Baruch TUCKER (Mortgagee)
437	Deed	24 12 1870	Baruch Tucker (equity of redemption in Mtg 1731)	Alexander FRASER
439	Deed	24 12 1870	Alexander Fraser	James Sidney UPPER

Cont'd on page 2

CHAIN OF TITLE REPORT

Project #: GTR-21019405-AO
Address: w/s Thorold Townline Rd., Thorold
Legal Pt Twp lot 89, Thorold
Description: as Part 2, 59R-9203

Searched at: St. Catharines
LRO #: 59

Page 2

PIN #: 64057-0070(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
2404	Deed	14 03 1883	James Sidney Upper	William ALLISON
4192	Deed	17 01 1896	William Allison	John ALLISON
4724	Will	10 09 1900	John Allison - estate	James WILSON
13843	Deed	16 04 1938	James Wilson	Roy G. MOOTE
17138	Deed	01 08 1947	Roy G. Moote	Cecil J. WHITEHEAD Charles WHITEHEAD c.o.b. as Whiteheads Market
17917	Deed	28 07 1948	Charles Whitehead	Cecil J. Whitehead
18849	Deed	26 04 1950	Cecil J. Whitehead	Michael UTESON
94097B	Deed	11 12 1968	Michael Uteson	Detroit Motel Limited
557593	Deed	28 06 1989	Detroit Motel Limited	Manuel FRANCISCO & Emilia FRANCISCO

Cont'd on page 3

CHAIN OF TITLE REPORT

Project #: GTR-21019405-AO
Address: w/s Thorold Townline Rd., Thorold
Legal Pt twp lot 89, Thorold
Description: as Part 2, 59R-9203

Searched at: St. Catharines
LRO #: 59

Page 3

PIN #: 64057-0070(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
558237	Deed	30 06 1989	Manuel & Emilia Francisco	Ashak MERANI
RO718058	Deed	20 12 1996	Ashak Merani	Salima MERANI
LT128894	Deed (Present Owner)	03 11 1998	Salima Merani	Zeljko Holdings Limited

CHAIN OF TITLE REPORT

Project #: GTR-21019405-AO
Address: 13030 Lundy's Lane, Thorold
Legal Description: Part Twp lot 89 Thorold
in RO718059 lying S of Hydro Lands

PIN #: 64057-0049(LT)

Searched at: St. Catharines
LRO #: 59

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (100 acres)	10 08 1801	Crown	George UPPER
7650	Will	28 11 1815	George Upper - estate	John UPPER
7460	Deed	06 01 1829	John Upper	Jacob UPPER
12887	Deed	11 04 1840	Jacob Upper	Aaron UPPER
266	Deed	13 07 1852	Aaron Upper	Edwin SMITH
267	Deed	13 07 1852	Edwin Smith	Aaron UPPER
1731	Mortgage	21 03 1854	Aaron Upper	Baruch TUCKER (Mortgagee)
437	Deed	24 12 1870	Baruch Tucker (equity of redemption in Mtg 1731)	Alexander FRASER
439	Deed	24 12 1870	Alexander Fraser	James Sidney UPPER

Cont'd on page 2

CHAIN OF TITLE REPORT

Project #: GTR-21019405-AO
Address: 13030 Lundy's Lane, Thorold
Legal Description: Part Twp lot 89 Thorold
as in RO718059

Searched at: St. Catharines
LRO #: 59

Page 2

PIN #: 64057-0049(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
2404	Deed	14 03 1883	James Sidney Upper	William ALLISON
4192	Deed	17 01 1896	William Allison	John ALLISON
4724	Will	10 09 1900	John Allison - estate	James WILSON
13843	Deed	16 04 1938	James Wilson	Roy G. MOOTE
17138	Deed	01 08 1947	Roy G. Moote	Cecil J. WHITEHEAD Charles WHITEHEAD c.o.b. as Whiteheads Market
17917	Deed	28 07 1948	Charles Whitehead	Cecil J. Whitehead
18849	Deed	26 04 1950	Cecil J. Whitehead	Michael UTESON
94097B	Deed	11 12 1968	Michael Uteson	Detroit Motel Limited
557593	Deed	28 06 1989	Detroit Motel Limited	Manuel FRANCISCO & Emilia FRANCISCO

Cont'd on page 3

CHAIN OF TITLE REPORT

Project #: GTR-21019405-AO
Address: 13030 Lundy's Lane, Thorold
Legal Part Twp lot 89 Thorold
Description: in RO718059 lying S of Hydro Lands

Searched at: St. Catharines
LRO #: 59

Page 3

PIN #: 64057-0049(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
559237	Deed	30 06 1989	Manuel & Emilia Francisco	Ashak MERANI
RO718059	Deed	20 12 1996	Ashak Merani	Faisal MERANI
SN33778	Deed (Present Owner)	18 05 2004	Faisal Merani	Rudanco Hospitality Corporation

CHAIN OF TITLE REPORT

Project #: GTR-21019405-AO
Address: 13030 Lundy's Lane, Thorold
Legal: Pt Twp lot 89, Thorold
Description: as Parts 1 & 2, 59R-4846

Searched at: St. Catharines
LRO #: 59

Page 1

PIN #: 64057-0050(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (100 acres)	10 08 1801	Crown	George UPPER
7650	Will	28 11 1815	George Upper - estate	John UPPER
7460	Deed	06 01 1829	John Upper	Jacob UPPER
12887	Deed	11 04 1840	Jacob Upper	Aaron UPPER
266	Deed	13 07 1852	Aaron Upper	Edwin SMITH
267	Deed	13 07 1852	Edwin Smith	Aaron UPPER
1731	Mortgage	21 03 1854	Aaron Upper	Baruch TUCKER (Mortgagee)
437	Deed	24 12 1870	Baruch Tucker (equity of redemption in Mtg 1731)	Alexander FRASER
439	Deed	24 12 1870	Alexander Fraser	James Sidney UPPER

Cont'd on page 2

CHAIN OF TITLE REPORT

Project #: GTR-21019405-AO
Address: 13030 Lundy's Lane, Thorold
Legal Pt Twp lot 89, Thorold
Description: as Parts 1 & 2, 59R-4846

Searched at: St. Catharines
LRO #: 59

Page 2

PIN #: 64057-0050(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
2404	Deed	14 03 1883	James Sidney Upper	William ALLISON
4192	Deed	17 01 1896	William Allison	John ALLISON
4724	Will	10 09 1900	John Allison - estate	James WILSON
13843	Deed	16 04 1938	James Wilson	Roy G. MOOTE
17138	Deed	01 08 1947	Roy G. Moote	Cecil J. WHITEHEAD Charles WHITEHEAD c.o.b. as Whiteheads Market
17917	Deed	28 07 1948	Charles Whitehead	Cecil J. Whitehead
18849	Deed	26 04 1950	Cecil J. Whitehead	Michael UTESON
94097B	Deed	11 12 1968	Michael Uteson	Detroit Motel Limited
472259	Deed	15 05 1986	Detroit Motel Limited	Tabbycroft Glen Enterprises Limited

Cont'd on page 3

CHAIN OF TITLE REPORT

Project #: GTR-21019405-AO
Address: 13030 Lundy's Lane, Thorold
Legal: Pt Twp lot 89, Thorold
Description: as Parts 1 & 2, 59R-4846

Searched at: St. Catharines
LRO #: 59

Page 3

PIN #: 64057-0050(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
497086	Deed	21 04 1987	Tabbycroft Glen Enterprises Ltd	Leunam Holdings Inc.
558256	Deed	30 06 1989	Leunam Holdings Inc.	Nicola ZAPPATELLI & Dora Zappatelli
558444	Mortgage	05 07 1989	Nicola & Dora Zappatelli	J.M. Barich Realty Limited (Mortgagee)
569248	Assigns Mortgage # 558444	10 11 1989	J.M. Barich Realty Limited	Merani Enterprises Inc.
630402	Foreclosure	29 04 1992	Ontario General Court (Nicola & Dora Zappatelli defaulted)	Merani Enterprises Inc.
RO718057	Deed	20 12 1996	Merani Enterprises Inc.	Malmer Holdings Limited
LT128893	Deed (Present Owner)	03 11 1998	Malmer Holdings Limited	Zeljko Holdings Limited

CHAIN OF TITLE REPORT

Project #: GTR-21019405-AO
Address: 13030 Lundy's Lane, Thorold
Legal Description: Part Twp lot 89 Thorold
in RO718059 lying N of Hydro Lands

Searched at: St. Catharines
LRO #: 59

Page 1

PIN #: 64057-0058(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (100 acres)	10 08 1801	Crown	George UPPER
7650	Will	28 11 1815	George Upper - estate	John UPPER
7460	Deed	06 01 1829	John Upper	Jacob UPPER
12887	Deed	11 04 1840	Jacob Upper	Aaron UPPER
266	Deed	13 07 1852	Aaron Upper	Edwin SMITH
267	Deed	13 07 1852	Edwin Smith	Aaron UPPER
1731	Mortgage	21 03 1854	Aaron Upper	Baruch TUCKER (Mortgagee)
437	Deed	24 12 1870	Baruch Tucker (equity of redemption in Mtg 1731)	Alexander FRASER
439	Deed	24 12 1870	Alexander Fraser	James Sidney UPPER

Cont'd on page 2

CHAIN OF TITLE REPORT

Project #: GTR-21019405-AO
 Address: 13030 Lundy's Lane, Thorold
 Legal Description: Part Twp lot 89 Thorold
in RO718059 lying N of Hydro Lands

Searched at: St. Catharines
 LRO #: 59

Page 2

PIN #: 64057-0058(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
2404	Deed	14 03 1883	James Sidney Upper	William ALLISON
4192	Deed	17 01 1896	William Allison	John ALLISON
4724	Will	10 09 1900	John Allison - estate	James WILSON
13843	Deed	16 04 1938	James Wilson	Roy G. MOOTE
17138	Deed	01 08 1947	Roy G. Moote	Cecil J. WHITEHEAD Charles WHITEHEAD c.o.b. as Whiteheads Market
17917	Deed	28 07 1948	Charles Whitehead	Cecil J. Whitehead
18849	Deed	26 04 1950	Cecil J. Whitehead	Michael UTESON
94097B	Deed	11 12 1968	Michael Uteson	Detroit Motel Limited
557593	Deed	28 06 1989	Detroit Motel Limited	Manuel FRANCISCO & Emilia FRANCISCO

Cont'd on page 3

CHAIN OF TITLE REPORT

Project #: GTR-21019405-AO
Address: 13030 Lundy's Lane, Thorold
Legal: Part Twp lot 89 Thorold
Description: in RO718059 lying N of Hydro Lands

Searched at: St. Catharines
LRO #: 59

Page 3

PIN #: 64057-0058(LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
559237	Deed	30 06 1989	Manuel & Emilia Francisco	Ashak MERANI
RO718059	Deed	20 12 1996	Ashak Merani	Faisal MERANI
SN33778	Deed (Present Owner)	18 05 2004	Faisal Merani	Rudanco Hospitality Corporation

EXP Services Inc.

*Phase One Environmental Site Assessment
13030 Lundy's Lane, Thorold, Ontario
HAM-21019405-A0
July 14, 2022*

Appendix E – ERIS Report



DATABASE REPORT

Project Property:	<i>Phase One ESA 13030 Lundy's Lane Thorold ON L2E 6S4</i>
Project No:	<i>GTR-21019405-A0</i>
Report Type:	<i>RSC Report - Quote</i>
Order No:	<i>21101200484</i>
Requested by:	<i>exp Services Inc.</i>
Date Completed:	<i>October 15, 2021</i>

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Executive Summary

Property Information:

Project Property: *Phase One ESA
13030 Lundy's Lane Thorold ON L2E 6S4*

Project No: *GTR-21019405-A0*

Order Information:

Order No: *21101200484*
Date Requested: *October 12, 2021*
Requested by: *exp Services Inc.*
Report Type: *RSC Report - Quote*

Historical/Products:

Topographic Map *RSC Maps*

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	2	2
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	1	1
ECA	Environmental Compliance Approval	Y	0	1	1
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	7	6	13
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	Fuel Oil Spills and Leaks	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	1	1
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	3	3
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	5	8	13
Total:			12	22	34

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
<u>1</u>	WWIS		lot 89 ON <i>Well ID:</i> 6604437	N/0.0	0.00	<u>18</u>
<u>2</u>	EHS		13030 Lundys Lane Niagara Falls ON L2J 6S4	SSW/0.0	0.00	<u>21</u>
<u>3</u>	WWIS		13030 LUNDY'S LANE Niagara Falls ON <i>Well ID:</i> 7206054	SSW/0.0	0.00	<u>21</u>
<u>4</u>	WWIS		lot 89 ON <i>Well ID:</i> 6601684	S/0.0	0.00	<u>28</u>
<u>5</u>	WWIS		lot 89 ON <i>Well ID:</i> 6601686	SSW/0.0	0.00	<u>31</u>
<u>6</u>	EHS		13030 Lundy's Ln Allanburg ON L0S 1A0	SSW/0.0	0.00	<u>33</u>
<u>6</u>	EHS		13030 Lundy's Ln Allanburg ON L0S 1A0	SSW/0.0	0.00	<u>34</u>
<u>6</u>	EHS		13030 Lundy's Ln Allanburg ON L0S 1A0	SSW/0.0	0.00	<u>34</u>

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
<u>6</u>	EHS		13030 Lundy's Ln Allanburg ON L0S 1A0	SSW/0.0	0.00	<u>34</u>
<u>6</u>	EHS		13030 Lundy's Ln Allanburg ON L0S 1A0	SSW/0.0	0.00	<u>34</u>
<u>6</u>	EHS		13030 Lundy's Ln Allanburg ON L0S 1A0	SSW/0.0	0.00	<u>34</u>
<u>7</u>	WWIS		lot 89 ON <i>Well ID:</i> 6601685	S/0.0	0.00	<u>35</u>

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
8	WWIS		ON Well ID: 7283873	NNW/8.0	0.00	38
9	SPL	TRANSPORT TRUCK	HWY 20 AND THOROLD TOWNLINE RD. MOTOR VEHICLE (OPERATING FLUID) THOROLD CITY ON	SE/8.5	0.00	39
9	SPL	AZURIX NORTH AMERICA SERVICES	HWY 20 & TOWNLINE RD TANKER TRUCK NIAGARA ON	SE/8.5	0.00	39
9	SPL	TERRATEC ENVIRONMENTAL LTD.	CORNER LUNDY'S LANE AND TOWNLINE, THOROLD. TANK TRUCK (CARGO) THOROLD CITY ON	SE/8.5	0.00	40
10	EHS		13020 Highway 20 Thorold ON L0S 1A0	SW/31.8	0.00	40
10	EHS		13020 Highway 20 Thorold ON L0S 1A0	SW/31.8	0.00	40
10	EHS		13020 Highway 20 Thorold ON L0S 1A0	SW/31.8	0.00	40
10	EHS		13020 Highway 20 Thorold ON L0S 1A0	SW/31.8	0.00	41
10	EHS		13020 Highway 20 Thorold ON L0S 1A0	SW/31.8	0.00	41
11	WWIS		lot 112 ON Well ID: 6601716	SSE/35.6	0.00	41
12	WWIS		lot 112 ON Well ID: 6601714	SW/56.0	0.00	44

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>13</u>	WWIS		lot 112 ON Well ID: 6601715	SSE/80.3	0.00	<u>47</u>
<u>14</u>	EHS		Hwy 20 Niagara Falls ON	SSW/134.5	0.00	<u>49</u>
<u>15</u>	RSC	Glen Gordon	Multiple - 13058 Lundys Lane, and Vacant Land (no municipal address) THOROLD ON	SW/135.3	-1.00	<u>50</u>
<u>16</u>	CA	PHILIP WIEBE	5872 THOROLD TOWNLINE ROAD NIAGARA FALLS CITY ON	NE/139.2	-4.46	<u>50</u>
<u>16</u>	EBR	Philip Wiebe	5872 Thorold Townline Road CITY OF NIAGARA FALLS ON	NE/139.2	-4.46	<u>51</u>
<u>17</u>	WWIS		lot 113 ON Well ID: 6601719	SW/152.9	-1.00	<u>51</u>
<u>18</u>	WWIS		lot 113 ON Well ID: 6602549	SW/207.4	-2.00	<u>54</u>
<u>19</u>	WWIS		lot 113 ON Well ID: 6601720	SW/210.9	-1.38	<u>57</u>
<u>20</u>	WWIS		lot 113 ON Well ID: 6601721	SW/213.3	-2.00	<u>60</u>
<u>21</u>	CA	R&D Construction (Niagara) Ltd.	13045 Lundy's Lane RR #1 Niagara Falls ON L2E 6S4	SSW/225.2	0.00	<u>63</u>
<u>21</u>	ECA	R&D Construction (Niagara) Ltd.	13045 Lundy's Lane RR #1 Niagara Falls ON	SSW/225.2	0.00	<u>63</u>

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 2 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
PHILIP WIEBE	5872 THOROLD TOWNLINE ROAD NIAGARA FALLS CITY ON	139.2	<u>16</u>
R&D Construction (Niagara) Ltd.	13045 Lundy's Lane RR #1 Niagara Falls ON L2E 6S4	225.2	<u>21</u>

EBR - Environmental Registry

A search of the EBR database, dated 1994- Aug 31, 2021 has found that there are 1 EBR site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Philip Wiebe	5872 Thorold Townline Road CITY OF NIAGARA FALLS ON	139.2	<u>16</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011- Aug 31, 2021 has found that there are 1 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
R&D Construction (Niagara) Ltd.	13045 Lundy's Lane RR #1 Niagara Falls ON	225.2	<u>21</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jun 30, 2021 has found that there are 13 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	13030 Lundys Lane Niagara Falls ON L2J 6S4	0.0	<u>2</u>
	13030 Lundy's Ln Allanburg ON L0S 1A0	0.0	<u>6</u>
	13030 Lundy's Ln Allanburg ON L0S 1A0	0.0	<u>6</u>
	13030 Lundy's Ln Allanburg ON L0S 1A0	0.0	<u>6</u>
	13030 Lundy's Ln Allanburg ON L0S 1A0	0.0	<u>6</u>
	13030 Lundy's Ln Allanburg ON L0S 1A0	0.0	<u>6</u>
	13030 Lundy's Ln Allanburg ON L0S 1A0	0.0	<u>6</u>
	13020 Highway 20 Thorold ON L0S 1A0	31.8	<u>10</u>
	13020 Highway 20 Thorold ON L0S 1A0	31.8	<u>10</u>
	13020 Highway 20 Thorold ON L0S 1A0	31.8	<u>10</u>
	13020 Highway 20 Thorold ON L0S 1A0	31.8	<u>10</u>
	13020 Highway 20 Thorold ON L0S 1A0	31.8	<u>10</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	Hwy 20 Niagara Falls ON	134.5	<u>14</u>

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Aug 2021 has found that there are 1 RSC site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Glen Gordon	Multiple - 13058 Lundys Lane, and Vacant Land (no municipal address) THOROLD ON	135.3	<u>15</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Aug 2020 has found that there are 3 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
TRANSPORT TRUCK	HWY 20 AND THOROLD TOWNLINE RD. MOTOR VEHICLE (OPERATING FLUID) THOROLD CITY ON	8.5	<u>9</u>
AZURIX NORTH AMERICA SERVICES	HWY 20 &&TOWNLINE RD TANKER TRUCK NIAGARA ON	8.5	<u>9</u>
TERRATEC ENVIRONMENTAL LTD.	CORNER LUNDY'S LANE AND TOWNLINE, THOROLD. TANK TRUCK (CARGO) THOROLD CITY ON	8.5	<u>9</u>

WWIS - Water Well Information System

A search of the WWIS database, dated Apr 30, 2021 has found that there are 13 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 89 ON	0.0	<u>1</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	Well ID: 6604437		
	13030 LUNDY'S LANE Niagara Falls ON	0.0	<u>3</u>
	Well ID: 7206054		
	lot 89 ON	0.0	<u>4</u>
	Well ID: 6601684		
	lot 89 ON	0.0	<u>5</u>
	Well ID: 6601686		
	lot 89 ON	0.0	<u>7</u>
	Well ID: 6601685		
	ON	8.0	<u>8</u>
	Well ID: 7283873		
	lot 112 ON	35.6	<u>11</u>
	Well ID: 6601716		
	lot 112 ON	56.0	<u>12</u>
	Well ID: 6601714		
	lot 112 ON	80.3	<u>13</u>
	Well ID: 6601715		
	lot 113 ON	152.9	<u>17</u>
	Well ID: 6601719		
	lot 113 ON	207.4	<u>18</u>
	Well ID: 6602549		
	lot 113 ON	210.9	<u>19</u>
	Well ID: 6601720		

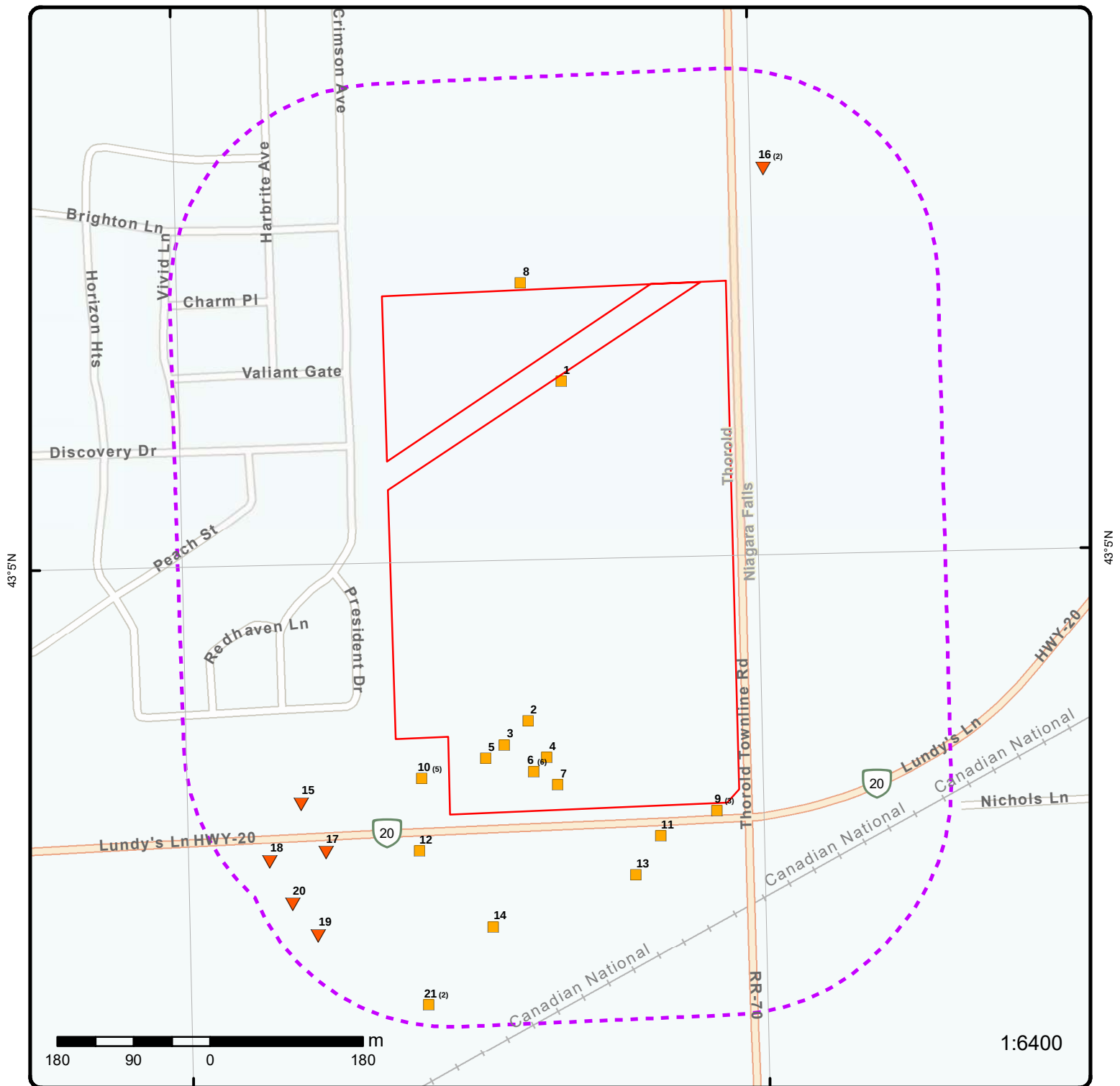
Site**Address****Distance (m)****Map Key**

lot 113
ON

213.3

[20](#)

Well ID: 6601721



Map: 0.25 Kilometer Radius

Order Number: 21101200484

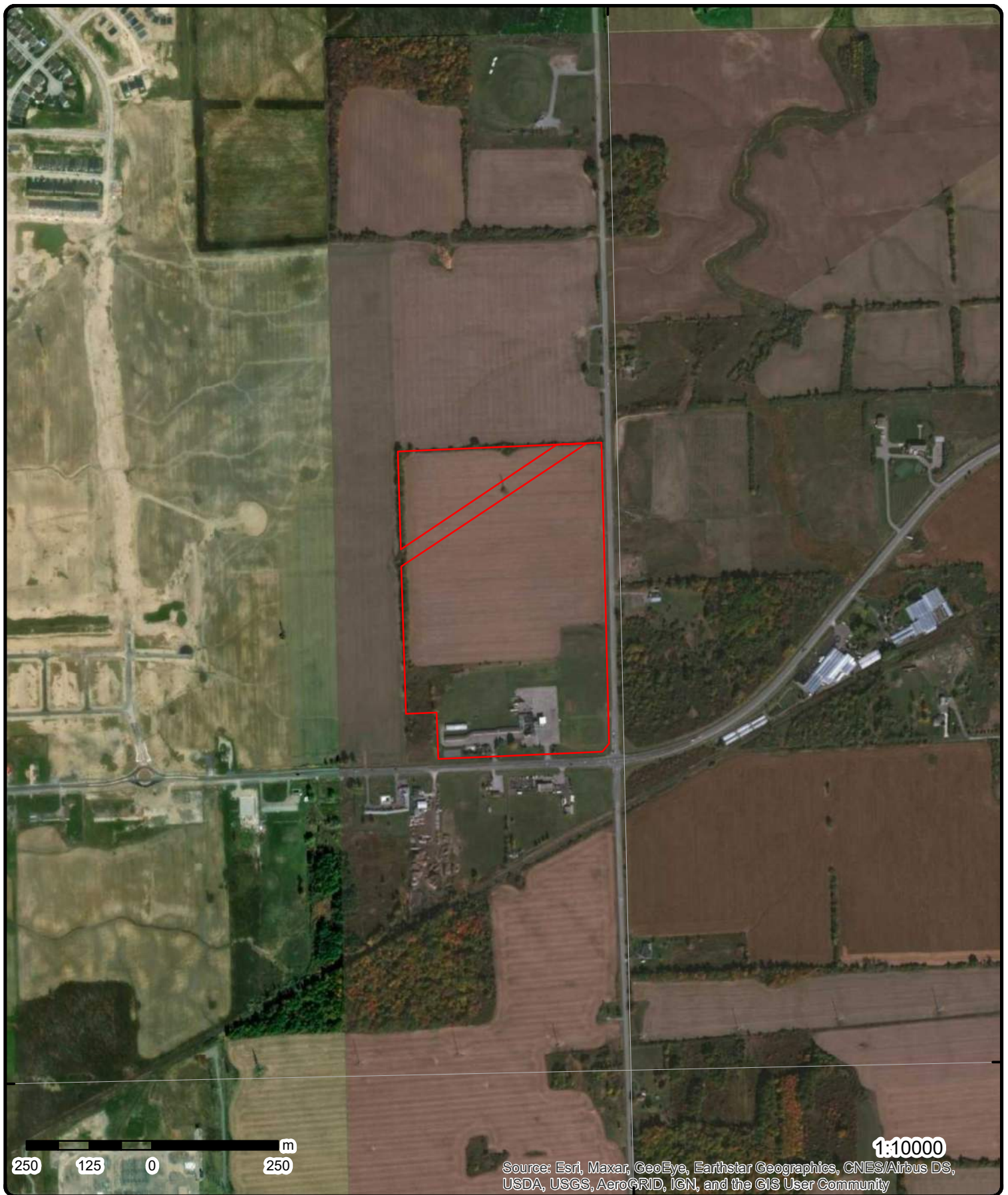
Address: 13030 Lundy's Lane, Thorold, ON



Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Parkt (National)
Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	

79°10'30"W

43°4'30"N



43°4'30"N

250 125 0 250 m

1:10000

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Aerial Year: 2020

Order Number: 21101200484

Address: 13030 Lundy's Lane, Thorold, ON



Source: ESRI World Imagery

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79°12'W

79°10'30"W

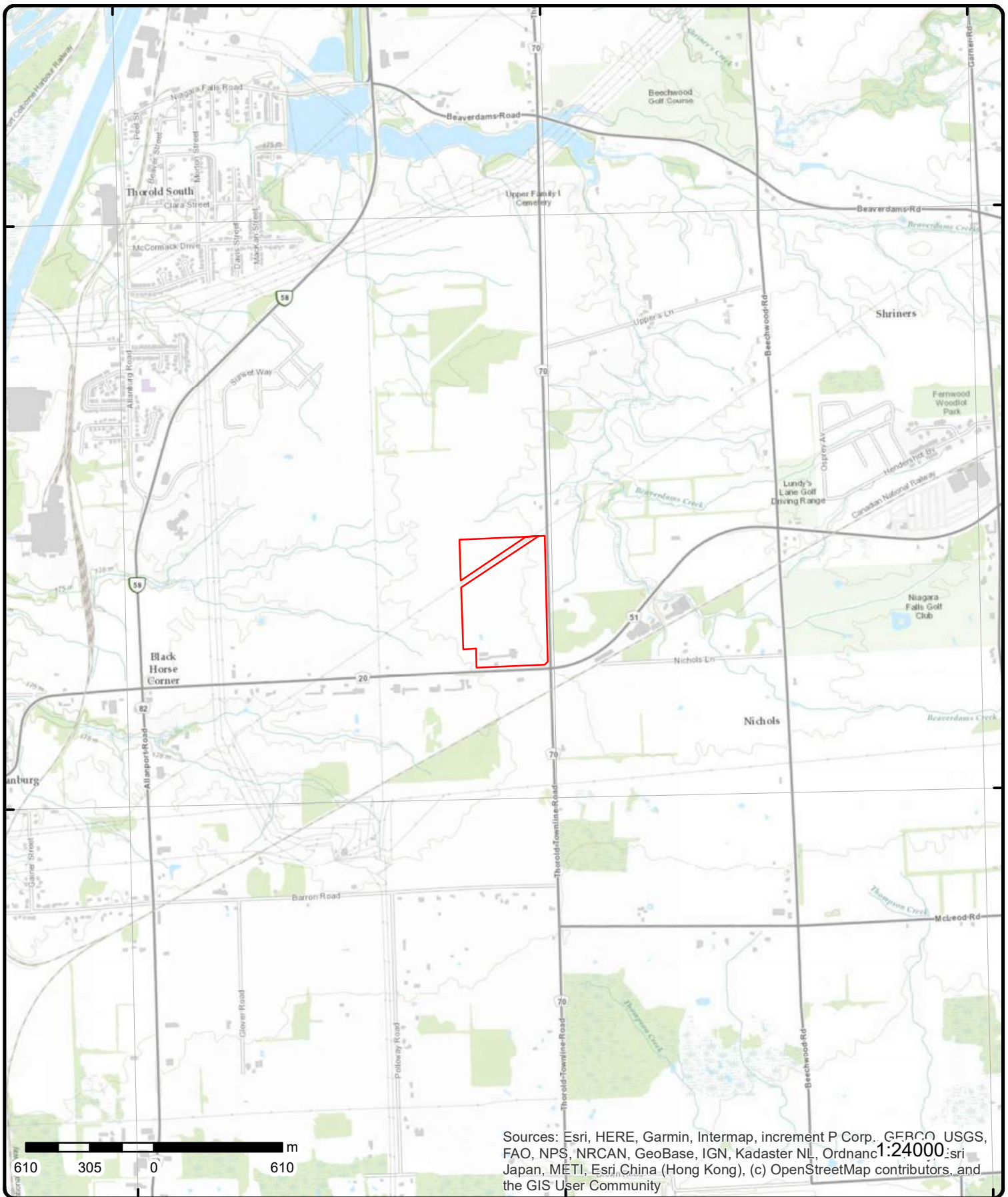
79°9'W

43°6'N

43°6'N

43°4'30"N

43°4'30"N



Topographic Map

Address: 13030 Lundy's Lane, ON

Source: ESRI World Topographic Map

Order Number: 21101200484



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	N/0.0	184.8 / 0.00	lot 89 ON	WWIS
Well ID:		6604437	Data Entry Status:		
Construction Date:			Data Src: 1		
Primary Water Use:		Public	Date Received: 6/5/2000		
Sec. Water Use:			Selected Flag: True		
Final Well Status:		Water Supply	Abandonment Rec:		
Water Type:			Contractor: 2123		
Casing Material:			Form Version: 1		
Audit No:		210927	Owner:		
Tag:			Street Name:		
Construction Method:			County: NIAGARA		
Elevation (m):			Municipality: THOROLD TOWN (THOROLD)		
Elevation Reliability:			Site Info:		
Depth to Bedrock:			Lot: 089		
Well Depth:			Concession:		
Overburden/Bedrock:			Concession Name:		
Pump Rate:			Easting NAD83:		
Static Water Level:			Northing NAD83:		
Flowing (Y/N):			Zone:		
Flow Rate:			UTM Reliability:		
Clear/Cloudy:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6604437.pdf			
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:		2000/05/11			
Year Completed:		2000			
Depth (m):		14.6304			
Latitude:		43.0852135663584			
Longitude:		-79.1778358689983			
Path:		660\6604437.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:		10464034	Elevation:		186.091690
DP2BR:		34.00	Elevrc:		
Spatial Status:			Zone:		17
Code OB:		r	East83:		648317.90
Code OB Desc:		Bedrock	North83:		4771889.00
Open Hole:			Org CS:		
Cluster Kind:			UTMRC:		9
Date Completed:		11-May-2000 00:00:00	UTMRC Desc:		unknown UTM
Remarks:			Location Method:		lot
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932602700			
Layer:		3			
Color:		7			
General Color:		RED			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		15.0			
Formation End Depth:		26.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932602699			
Layer:		2			
Color:		2			
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		1.0			
Formation End Depth:		15.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932602702			
Layer:		5			
Color:					
General Color:					
Mat1:		26			
Most Common Material:		ROCK			
Mat2:		15			
Mat2 Desc:		LIMESTONE			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		34.0			
Formation End Depth:		48.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932602701			
Layer:		4			
Color:		7			
General Color:		RED			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		13			
Mat2 Desc:		BOULDERS			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Mat3:					
Mat3 Desc:					
Formation Top Depth:		26.0			
Formation End Depth:		34.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932602698			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		1.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well</u>					
<u>Use</u>					
Method Construction ID:		966604437			
Method Construction Code:		4			
Method Construction:		Rotary (Air)			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11012604			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930753774			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		48			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		996604437			
Pump Set At:					
Static Level:					
Final Level After Pumping:					
Recommended Pump Depth:					
Pumping Rate:		35.0			
Flowing Rate:					
Recommended Pump Rate:		10.0			
Levels UOM:		ft			
Rate UOM:		GPM			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Water State After Test Code: 2 Water State After Test: CLOUDY Pumping Test Method: Pumping Duration HR: 1 Pumping Duration MIN: 0 Flowing: No					
<u>Water Details</u>					
Water ID: 933951816 Layer: 1 Kind Code: 1 Kind: FRESH Water Found Depth: 43.0 Water Found Depth UOM: ft					
2	1 of 1	SSW/0.0	184.8 / 0.00	13030 Lundys Lane Niagara Falls ON L2J 6S4	EHS
Order No: 20071122010 Status: C Report Type: CAN - Complete Report Report Date: 12/3/2007 Date Received: 11/22/2007 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps And /or Site Plans					
Nearest Intersection: Thorold Town Line & HWY 20 Municipality: Niagara Client Prov/State: Search Radius (km): 0.25 X: -79.178422 Y: 43.081623					
3	1 of 1	SSW/0.0	184.8 / 0.00	13030 LUNDY'S LANE Niagara Falls ON	WWIS
Well ID: 7206054 Construction Date: Primary Water Use: Sec. Water Use: Final Well Status: 0 Water Type: Casing Material: Audit No: Z162140 Tag: A141382 Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy:					
Data Entry Status: Data Src: Date Received: 8/8/2013 Selected Flag: True Abandonment Rec: Contractor: 7179 Form Version: 7 Owner: Street Name: 13030 LUNDY'S LANE County: NIAGARA Municipality: THOROLD TOWN (THOROLD) Site Info: Lot: Concession: Concession Name: Easting NAD83: Northing NAD83: Zone: UTM Reliability:					
PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/720\7206054.pdf					
<u>Additional Detail(s) (Map)</u>					
Well Completed Date: 2013/07/31 Year Completed: 2013 Depth (m): 25.2984 Latitude: 43.081374476705					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Longitude:		-79.1787715131731			
Path:		720\7206054.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:	1004496486			Elevation:	185.097045
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	648251.00
Code OB Desc:				North83:	4771461.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	31-Jul-2013 00:00:00			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	1004974442				
Layer:	1				
Color:	6				
General Color:	BROWN				
Mat1:	05				
Most Common Material:	CLAY				
Mat2:	12				
Mat2 Desc:	STONES				
Mat3:					
Mat3 Desc:					
Formation Top Depth:	0.0				
Formation End Depth:	37.0				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	1004974443				
Layer:	2				
Color:	8				
General Color:	BLACK				
Mat1:	26				
Most Common Material:	ROCK				
Mat2:					
Mat2 Desc:					
Mat3:	71				
Mat3 Desc:	FRACTURED				
Formation Top Depth:	37.0				
Formation End Depth:	83.0				
Formation End Depth UOM:	ft				
<u>Annular Space/Abandonment</u>					
<u>Sealing Record</u>					
Plug ID:	1004974478				
Layer:	1				
Plug From:	0				
Plug To:	20				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1004974477			
Method Construction Code:		5			
Method Construction:		Air Percussion			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1004974440			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1004974448			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:		-1.5			
Depth To:		37			
Casing Diameter:		6.25			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Casing</u>					
Casing ID:		1004974449			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:		37			
Depth To:		83			
Casing Diameter:		6.25			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Screen</u>					
Screen ID:		1004974450			
Layer:					
Slot:					
Screen Top Depth:					
Screen End Depth:					
Screen Material:					
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:					
<u>Results of Well Yield Testing</u>					
Pump Test ID:		1004974441			
Pump Set At:		75.0			
Static Level:		43.0			
Final Level After Pumping:		52.0			
Recommended Pump Depth:		75.0			
Pumping Rate:		10.0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Flowing Rate:					
Recommended Pump Rate:		30.0			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		0			
Pumping Duration HR:		1			
Pumping Duration MIN:					
Flowing:					
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974454			
Test Type:		Recovery			
Test Duration:		2			
Test Level:		49.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974461			
Test Type:		Draw Down			
Test Duration:		10			
Test Level:		47.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974463			
Test Type:		Draw Down			
Test Duration:		15			
Test Level:		49.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974468			
Test Type:		Recovery			
Test Duration:		25			
Test Level:		43.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974470			
Test Type:		Recovery			
Test Duration:		30			
Test Level:		43.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974472			
Test Type:		Recovery			
Test Duration:		40			
Test Level:		43.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Pump Test Detail ID:		1004974453			
Test Type:		Draw Down			
Test Duration:		2			
Test Level:		44.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974456			
Test Type:		Recovery			
Test Duration:		3			
Test Level:		47.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974459			
Test Type:		Draw Down			
Test Duration:		5			
Test Level:		45.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974466			
Test Type:		Recovery			
Test Duration:		20			
Test Level:		43.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974458			
Test Type:		Recovery			
Test Duration:		4			
Test Level:		44.5			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974473			
Test Type:		Draw Down			
Test Duration:		50			
Test Level:		52.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974476			
Test Type:		Recovery			
Test Duration:		60			
Test Level:		43.0			
Test Level UOM:		ft			
 <u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974464			
Test Type:		Recovery			
Test Duration:		15			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Test Level:		43.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974469			
Test Type:		Draw Down			
Test Duration:		30			
Test Level:		52.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974451			
Test Type:		Draw Down			
Test Duration:		1			
Test Level:		43.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974457			
Test Type:		Draw Down			
Test Duration:		4			
Test Level:		44.5			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974462			
Test Type:		Recovery			
Test Duration:		10			
Test Level:		43.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974474			
Test Type:		Recovery			
Test Duration:		50			
Test Level:		43.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974475			
Test Type:		Draw Down			
Test Duration:		60			
Test Level:		52.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974452			
Test Type:		Recovery			
Test Duration:		1			
Test Level:		51.0			
Test Level UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974460			
Test Type:		Recovery			
Test Duration:		5			
Test Level:		43.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974471			
Test Type:		Draw Down			
Test Duration:		40			
Test Level:		52.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974455			
Test Type:		Draw Down			
Test Duration:		3			
Test Level:		44.5			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974465			
Test Type:		Draw Down			
Test Duration:		20			
Test Level:		51.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		1004974467			
Test Type:		Draw Down			
Test Duration:		25			
Test Level:		52.0			
Test Level UOM:		ft			
<u>Water Details</u>					
Water ID:		1004974445			
Layer:		1			
Kind Code:		8			
Kind:		Untested			
Water Found Depth:		43.0			
Water Found Depth UOM:		ft			
<u>Water Details</u>					
Water ID:		1004974446			
Layer:		2			
Kind Code:		8			
Kind:		Untested			
Water Found Depth:		61.0			
Water Found Depth UOM:		ft			
<u>Water Details</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Water ID: 1004974447 Layer: 3 Kind Code: 8 Kind: Untested Water Found Depth: 78.0 Water Found Depth UOM: ft					
Hole Diameter					
Hole ID: 1004974444 Diameter: Depth From: Depth To: Hole Depth UOM: ft Hole Diameter UOM: inch					
4	1 of 1	S/0.0	184.8 / 0.00	lot 89 ON	WWIS
Well ID: 6601684 Construction Date: Primary Water Use: Commerical Sec. Water Use: 0 Final Well Status: Water Supply Water Type: Casing Material: Audit No: Tag: Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy: Data Entry Status: Data Src: 1 Date Received: 5/17/1955 Selected Flag: True Abandonment Rec: Contractor: 4720 Form Version: 1 Owner: Street Name: County: NIAGARA Municipality: THOROLD TOWN (THOROLD) Site Info: Lot: 089 Concession: Concession Name: Easting NAD83: Northing NAD83: Zone: UTM Reliability:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6601684.pdf			
Additional Detail(s) (Map)					
Well Completed Date: 1955/04/06 Year Completed: 1955 Depth (m): 14.9352 Latitude: 43.0812297147578 Longitude: -79.178162808266 Path: 660\6601684.pdf					
Bore Hole Information					
Bore Hole ID: 10461418 DP2BR: 44.00 Spatial Status: Code OB: r Code OB Desc: Bedrock Open Hole: Cluster Kind: Date Completed: 06-Apr-1955 00:00:00 Elevation: 185.057144 Elevrc: Zone: 17 East83: 648300.90 North83: 4771446.00 Org CS: UTMRC: 9 UTMRC Desc: unknown UTM					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Remarks:			Location Method: p9		
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932592741			
Layer:		3			
Color:					
General Color:					
Mat1:		15			
Most Common Material:		LIMESTONE			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		44.0			
Formation End Depth:		49.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932592739			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		18.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932592740			
Layer:		2			
Color:					
General Color:					
Mat1:		09			
Most Common Material:		MEDIUM SAND			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		18.0			
Formation End Depth:		44.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well</u>					
Use					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Method Construction ID:		966601684			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
 <u>Pipe Information</u>					
Pipe ID:		11009988			
Casing No:		1			
Comment:					
Alt Name:					
 <u>Construction Record - Casing</u>					
Casing ID:		930749562			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		49			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Construction Record - Casing</u>					
Casing ID:		930749561			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		44			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Results of Well Yield Testing</u>					
Pump Test ID:		996601684			
Pump Set At:					
Static Level:		22.0			
Final Level After Pumping:		22.0			
Recommended Pump Depth:					
Pumping Rate:		3.0			
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		0			
Pumping Duration MIN:		30			
Flowing:		No			
 <u>Water Details</u>					
Water ID:		933948972			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		48.0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Water Found Depth UOM:		ft			
5	1 of 1	SSW/0.0	184.8 / 0.00	lot 89 ON	WWIS
Well ID: 6601686		Data Entry Status:			
Construction Date:		Data Src: 1			
Primary Water Use: Commerical		Date Received: 8/8/1962			
Sec. Water Use: 0		Selected Flag: True			
Final Well Status: Water Supply		Abandonment Rec:			
Water Type:		Contractor: 3409			
Casing Material:		Form Version: 1			
Audit No:		Owner:			
Tag:		Street Name:			
Construction		County: NIAGARA			
Method:		Municipality: THOROLD TOWN (THOROLD)			
Elevation (m):		Site Info:			
Elevation Reliability:		Lot: 089			
Depth to Bedrock:		Concession:			
Well Depth:		Concession Name:			
Overburden/Bedrock:		Easting NAD83:			
Pump Rate:		Northing NAD83:			
Static Water Level:		Zone:			
Flowing (Y/N):		UTM Reliability:			
Flow Rate:					
Clear/Cloudy:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6601686.pdf			
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:		1962/03/13			
Year Completed:		1962			
Depth (m):		18.288			
Latitude:		43.0812347899198			
Longitude:		-79.1790471383843			
Path:		660\6601686.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:		10461420		Elevation: 185.063720	
DP2BR:		44.00		Elevrc:	
Spatial Status:				Zone: 17	
Code OB:		r		East83: 648228.90	
Code OB Desc:		Bedrock		North83: 4771445.00	
Open Hole:				Org CS:	
Cluster Kind:				UTMRC: 5	
Date Completed:		13-Mar-1962 00:00:00		UTMRC Desc: margin of error : 100 m - 300 m	
Remarks:				Location Method: p5	
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932592748			
Layer:		3			
Color:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
General Color:					
Mat1:		15			
Most Common Material:		LIMESTONE			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		44.0			
Formation End Depth:		60.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932592746			
Layer:		1			
Color:					
General Color:					
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		37.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932592747			
Layer:		2			
Color:					
General Color:					
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		12			
Mat2 Desc:		STONES			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		37.0			
Formation End Depth:		44.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		966601686			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11009990			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Casing ID: 930749566					
Layer: 2					
Material: 4					
Open Hole or Material: OPEN HOLE					
Depth From:					
Depth To: 60					
Casing Diameter: 6					
Casing Diameter UOM: inch					
Casing Depth UOM: ft					
<u>Construction Record - Casing</u>					
Casing ID: 930749565					
Layer: 1					
Material: 1					
Open Hole or Material: STEEL					
Depth From:					
Depth To: 44					
Casing Diameter: 7					
Casing Diameter UOM: inch					
Casing Depth UOM: ft					
<u>Results of Well Yield Testing</u>					
Pump Test ID: 996601686					
Pump Set At:					
Static Level:					
Final Level After Pumping: 60.0					
Recommended Pump Depth: 60.0					
Pumping Rate: 2.0					
Flowing Rate:					
Recommended Pump Rate: 2.0					
Levels UOM: ft					
Rate UOM: GPM					
Water State After Test Code: 2					
Water State After Test: CLOUDY					
Pumping Test Method: 1					
Pumping Duration HR: 2					
Pumping Duration MIN: 0					
Flowing: No					
<u>Water Details</u>					
Water ID: 933948974					
Layer: 1					
Kind Code: 3					
Kind: SULPHUR					
Water Found Depth: 60.0					
Water Found Depth UOM: ft					

<u>6</u>	1 of 6	SSW/0.0	184.8 / 0.00	13030 Lundy's Ln Allanburg ON L0S 1A0	EHS
Order No: 20200115258					
Status: C					
Report Type: Standard Express Report					
Report Date: 15-JAN-20					
Date Received: 15-JAN-20					
Previous Site Name: Express Inn					
Lot/Building Size: 50 Acres					
Additional Info Ordered:					
				Nearest Intersection:	
				Municipality:	Thorold
				Client Prov/State:	ON
				Search Radius (km):	.25
				X:	-79.1783548
				Y:	43.0810856

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
6	2 of 6	SSW/0.0	184.8 / 0.00	13030 Lundy's Ln Allanburg ON L0S 1A0	EHS
Order No: 20200115258 Status: C Report Type: Standard Express Report Report Date: 15-JAN-20 Date Received: 15-JAN-20 Previous Site Name: Express Inn Lot/Building Size: 50 Acres Additional Info Ordered:		Nearest Intersection: Municipality: Thorold Client Prov/State: ON Search Radius (km): .25 X: -79.1783548 Y: 43.0810856			
6	3 of 6	SSW/0.0	184.8 / 0.00	13030 Lundy's Ln Allanburg ON L0S 1A0	EHS
Order No: 20200115258 Status: C Report Type: Standard Express Report Report Date: 15-JAN-20 Date Received: 15-JAN-20 Previous Site Name: Express Inn Lot/Building Size: 50 Acres Additional Info Ordered:		Nearest Intersection: Municipality: Thorold Client Prov/State: ON Search Radius (km): .25 X: -79.1783548 Y: 43.0810856			
6	4 of 6	SSW/0.0	184.8 / 0.00	13030 Lundy's Ln Allanburg ON L0S 1A0	EHS
Order No: 20200115258 Status: C Report Type: Standard Express Report Report Date: 15-JAN-20 Date Received: 15-JAN-20 Previous Site Name: Express Inn Lot/Building Size: 50 Acres Additional Info Ordered:		Nearest Intersection: Municipality: Thorold Client Prov/State: ON Search Radius (km): .25 X: -79.1783548 Y: 43.0810856			
6	5 of 6	SSW/0.0	184.8 / 0.00	13030 Lundy's Ln Allanburg ON L0S 1A0	EHS
Order No: 20200115258 Status: C Report Type: Standard Express Report Report Date: 15-JAN-20 Date Received: 15-JAN-20 Previous Site Name: Express Inn Lot/Building Size: 50 Acres Additional Info Ordered:		Nearest Intersection: Municipality: Thorold Client Prov/State: ON Search Radius (km): .25 X: -79.1783548 Y: 43.0810856			
6	6 of 6	SSW/0.0	184.8 / 0.00	13030 Lundy's Ln Allanburg ON L0S 1A0	EHS
Order No: 20200115258 Status: C Report Type: Standard Express Report Report Date: 15-JAN-20 Date Received: 15-JAN-20		Nearest Intersection: Municipality: Thorold Client Prov/State: ON Search Radius (km): .25 X: -79.1783548			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Previous Site Name:		Express Inn		Y:	43.0810856
Lot/Building Size:		50 Acres			
Additional Info Ordered:					
7	1 of 1	S/0.0	184.8 / 0.00	lot 89 ON	WWIS
Well ID:		6601685		Data Entry Status:	
Construction Date:				Data Src:	1
Primary Water Use:		Commerical		Date Received:	2/18/1958
Sec. Water Use:		Domestic		Selected Flag:	True
Final Well Status:		Water Supply		Abandonment Rec:	
Water Type:				Contractor:	3409
Casing Material:				Form Version:	1
Audit No:				Owner:	
Tag:				Street Name:	
Construction				County:	NIAGARA
Method:				Municipality:	THOROLD TOWN (THOROLD)
Elevation (m):				Site Info:	
Elevation Reliability:				Lot:	089
Depth to Bedrock:				Concession:	
Well Depth:				Concession Name:	
Overburden/Bedrock:				Easting NAD83:	
Pump Rate:				Northing NAD83:	
Static Water Level:				Zone:	
Flowing (Y/N):				UTM Reliability:	
Flow Rate:					
Clear/Cloudy:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6601685.pdf			
Additional Detail(s) (Map)					
Well Completed Date:		1957/10/23			
Year Completed:		1957			
Depth (m):		21.0312			
Latitude:		43.0809391597694			
Longitude:		-79.1780117229006			
Path:		660\6601685.pdf			
Bore Hole Information					
Bore Hole ID:		10461419		Elevation:	185.160079
DP2BR:		50.00		Elevrc:	
Spatial Status:				Zone:	17
Code OB:		r		East83:	648313.90
Code OB Desc:		Bedrock		North83:	4771414.00
Open Hole:				Org CS:	
Cluster Kind:				UTMRC:	9
Date Completed:		23-Oct-1957 00:00:00		UTMRC Desc:	unknown UTM
Remarks:				Location Method:	p9
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
Overburden and Bedrock					
Materials Interval					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Formation ID:		932592742			
Layer:		1			
Color:					
General Color:					
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		12			
Mat2 Desc:		STONES			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		7.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932592744			
Layer:		3			
Color:					
General Color:					
Mat1:		14			
Most Common Material:		HARDPAN			
Mat2:		12			
Mat2 Desc:		STONES			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		37.0			
Formation End Depth:		50.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932592745			
Layer:		4			
Color:					
General Color:					
Mat1:		15			
Most Common Material:		LIMESTONE			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		50.0			
Formation End Depth:		69.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932592743			
Layer:		2			
Color:					
General Color:					
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		7.0			
Formation End Depth:		37.0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		966601685			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11009989			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930749564			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		69			
Casing Diameter:		7			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Casing</u>					
Casing ID:		930749563			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		50			
Casing Diameter:		7			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		996601685			
Pump Set At:					
Static Level:		28.0			
Final Level After Pumping:		65.0			
Recommended Pump Depth:					
Pumping Rate:		5.0			
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		24			
Pumping Duration MIN:		0			
Flowing:		No			
<u>Water Details</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Water ID:		933948973			
Layer:		1			
Kind Code:		3			
Kind:		SULPHUR			
Water Found Depth:		61.0			
Water Found Depth UOM:		ft			
8	1 of 1	NNW/8.0	184.8 / 0.00	ON	WWIS
Well ID:	7283873			Data Entry Status:	Yes
Construction Date:				Data Src:	
Primary Water Use:				Date Received:	3/28/2017
Sec. Water Use:				Selected Flag:	True
Final Well Status:				Abandonment Rec:	
Water Type:				Contractor:	6809
Casing Material:				Form Version:	3
Audit No:	Z35223			Owner:	
Tag:	A212840			Street Name:	
Construction Method:				County:	NIAGARA
Elevation (m):				Municipality:	THOROLD TOWN (THOROLD)
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):					
 <u>Additional Detail(s) (Map)</u>					
Well Completed Date:	2016/11/28				
Year Completed:	2016				
Depth (m):					
Latitude:	43.0862669795717				
Longitude:	-79.1783931093605				
Path:					
 <u>Bore Hole Information</u>					
Bore Hole ID:	1006372162			Elevation:	187.016448
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	648270.00
Code OB Desc:				North83:	4772005.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	28-Nov-2016 00:00:00			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
9	1 of 3	SE/8.5	184.8 / 0.00	TRANSPORT TRUCK HWY 20 AND THOROLD TOWNLINE RD. MOTOR VEHICLE (OPERATING FLUID) THOROLD CITY ON	SPL
Ref No: 149376 Site No: Incident Dt: 11/17/1997 Year: Incident Cause: TRUCK/TRAILER OVERTURN Incident Event: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: POSSIBLE Nature of Impact: Soil contamination Receiving Medium: LAND Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: 11/17/1997 Dt Document Closed: Incident Reason: UNKNOWN Site Name: Site County/District: Site Geo Ref Meth: Incident Summary: UNKNOWN OWNER - 22.5 L DIESEL TO SHOULDER OF ROAD. OPP/MTO. Contaminant Qty: Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Agency Involved: Nearest Watercourse: Site Address: Site District Office: Site Postal Code: Site Region: Site Municipality: 18105 Site Lot: Site Conc: Northing: Easting: OPP/REG. POLICE/MTO Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type:					
9	2 of 3	SE/8.5	184.8 / 0.00	AZURIX NORTH AMERICA SERVICES HWY 20 & TOWNLINE RD TANKER TRUCK NIAGARA ON	SPL
Ref No: 184083 Site No: Incident Dt: 7/26/2000 Year: Incident Cause: PIPE/HOSE LEAK Incident Event: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: CONFIRMED Nature of Impact: Soil contamination Receiving Medium: LAND Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: 7/26/2000 Dt Document Closed: Incident Reason: OVERSTRESS/OVERPRESSURE Site Name: Site County/District: Site Geo Ref Meth: Incident Summary: AZURIX-455L DIGESTER SLUDGE TO DRY DITCH. TANKER HOSE RUPTURED. CLEANING. Contaminant Qty: Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Agency Involved: Nearest Watercourse: Site Address: Site District Office: Site Postal Code: Site Region: Site Municipality: 18000 Site Lot: Site Conc: Northing: Easting: REGION OF NIAGARA Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
9	3 of 3	SE/8.5	184.8 / 0.00	TERRATEC ENVIRONMENTAL LTD. CORNER LUNDY'S LANE AND TOWNLINE, THOROLD. TANK TRUCK (CARGO) THOROLD CITY ON	SPL
Ref No: 238893 Site No: Incident Dt: 9/10/2002 Year: Incident Cause: OTHER CONTAINER LEAK Incident Event: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: POSSIBLE Nature of Impact: Soil contamination Receiving Medium: LAND Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: 9/10/2002 Dt Document Closed: Incident Reason: ERROR Site Name: Site County/District: Site Geo Ref Meth: Incident Summary: Contaminant Qty: Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Agency Involved: OPP,FD,REGION Nearest Watercourse: Site Address: Site District Office: Site Postal Code: Site Region: Site Municipality: 18105 Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type: TERRATEC-UNKNOWN QUANTITYBIOSOLIDS TO DITCH,TRUCK ROLLOVER,OPP,FD,REGION.					
10	1 of 5	SW/31.8	184.8 / 0.00	13020 Highway 20 Thorold ON L0S 1A0	EHS
Order No: 20200219128 Status: C Report Type: Standard Report Report Date: 24-FEB-20 Date Received: 19-FEB-20 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Aerial Photos Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.1799728 Y: 43.0810381					
10	2 of 5	SW/31.8	184.8 / 0.00	13020 Highway 20 Thorold ON L0S 1A0	EHS
Order No: 20200219128 Status: C Report Type: Standard Report Report Date: 24-FEB-20 Date Received: 19-FEB-20 Previous Site Name: Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Aerial Photos Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.1799728 Y: 43.0810381					
10	3 of 5	SW/31.8	184.8 / 0.00	13020 Highway 20 Thorold ON L0S 1A0	EHS
Order No: 20200219128 Status: C Report Type: Standard Report Nearest Intersection: Municipality: Client Prov/State: ON					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Report Date: 24-FEB-20 Search Radius (km): .25 Date Received: 19-FEB-20 X: -79.1799728 Previous Site Name: Y: 43.0810381 Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Aerial Photos					
10	4 of 5	SW/31.8	184.8 / 0.00	13020 Highway 20 Thorold ON L0S 1A0	EHS
Order No: 20200219128 Nearest Intersection: Status: C Municipality: Report Type: Standard Report Client Prov/State: ON Report Date: 24-FEB-20 Search Radius (km): .25 Date Received: 19-FEB-20 X: -79.1799728 Previous Site Name: Y: 43.0810381 Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Aerial Photos					
10	5 of 5	SW/31.8	184.8 / 0.00	13020 Highway 20 Thorold ON L0S 1A0	EHS
Order No: 20200219128 Nearest Intersection: Status: C Municipality: Report Type: Standard Report Client Prov/State: ON Report Date: 24-FEB-20 Search Radius (km): .25 Date Received: 19-FEB-20 X: -79.1799728 Previous Site Name: Y: 43.0810381 Lot/Building Size: Additional Info Ordered: Fire Insur. Maps and/or Site Plans; Aerial Photos					
11	1 of 1	SSE/35.6	184.8 / 0.00	lot 112 ON	WWIS
Well ID: 6601716 Data Entry Status: Construction Date: Data Src: 1 Primary Water Use: Domestic Date Received: 10/14/1953 Sec. Water Use: 0 Selected Flag: True Final Well Status: Water Supply Abandonment Rec: Water Type: Contractor: 5425 Casing Material: Form Version: 1 Audit No: Owner: Tag: Street Name: Construction Method: County: NIAGARA Elevation (m): Municipality: THOROLD TOWN (THOROLD) Elevation Reliability: Site Info: Depth to Bedrock: Lot: 112 Well Depth: Concession: Overburden/Bedrock: Concession Name: Pump Rate: Easting NAD83: Static Water Level: Northing NAD83: Flowing (Y/N): Zone: Flow Rate: UTM Reliability: Clear/Cloudy:					
PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6601716.pdf					
Additional Detail(s) (Map)					
Well Completed Date: 1953/10/01 Year Completed: 1953					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Depth (m):		12.192			
Latitude:		43.0803754641142			
Longitude:		-79.1765420335163			
Path:		660\6601716.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:	10461450			Elevation:	185.185806
DP2BR:	29.00			Elevrc:	
Spatial Status:				Zone:	17
Code OB:	r			East83:	648434.90
Code OB Desc:	Bedrock			North83:	4771354.00
Open Hole:				Org CS:	
Cluster Kind:				UTMRC:	9
Date Completed:	01-Oct-1953 00:00:00			UTMRC Desc:	unknown UTM
Remarks:				Location Method:	p9
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:	932592842				
Layer:	1				
Color:	5				
General Color:	YELLOW				
Mat1:	05				
Most Common Material:	CLAY				
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:	0.0				
Formation End Depth:	7.0				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:	932592844				
Layer:	3				
Color:					
General Color:					
Mat1:	15				
Most Common Material:	LIMESTONE				
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:	29.0				
Formation End Depth:	40.0				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:	932592843				
Layer:	2				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Color:		3			
General Color:		BLUE			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		7.0			
Formation End Depth:		29.0			
Formation End Depth UOM:		ft			
 <u>Method of Construction & Well Use</u>					
Method Construction ID:		966601716			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
 <u>Pipe Information</u>					
Pipe ID:		11010020			
Casing No:		1			
Comment:					
Alt Name:					
 <u>Construction Record - Casing</u>					
Casing ID:		930749618			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		29			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Construction Record - Casing</u>					
Casing ID:		930749619			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		40			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Results of Well Yield Testing</u>					
Pump Test ID:		996601716			
Pump Set At:					
Static Level:		18.0			
Final Level After Pumping:		18.0			
Recommended Pump Depth:					
Pumping Rate:		20.0			
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Rate UOM:		GPM			
Water State After Test Code:		2			
Water State After Test:		CLOUDY			
Pumping Test Method:		2			
Pumping Duration HR:		0			
Pumping Duration MIN:		30			
Flowing:		No			
<u>Water Details</u>					
Water ID:		933949006			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		38.0			
Water Found Depth UOM:		ft			

Well ID:	6601714	Data Entry Status:	
Construction Date:		Data Src:	1
Primary Water Use:	Domestic	Date Received:	12/13/1950
Sec. Water Use:	0	Selected Flag:	True
Final Well Status:	Water Supply	Abandonment Rec:	
Water Type:		Contractor:	3409
Casing Material:		Form Version:	1
Audit No:		Owner:	
Tag:		Street Name:	
Construction Method:		County:	NIAGARA
Elevation (m):		Municipality:	THOROLD TOWN (THOROLD)
Elevation Reliability:		Site Info:	
Depth to Bedrock:		Lot:	112
Well Depth:		Concession:	
Overburden/Bedrock:		Concession Name:	
Pump Rate:		Easting NAD83:	
Static Water Level:		Northing NAD83:	
Flowing (Y/N):		Zone:	
Flow Rate:		UTM Reliability:	
Clear/Cloudy:			

Additional Detail(s) (Map)

Bore Hole Information

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Remarks:			Location Method: p9		
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932592836			
Layer:		1			
Color:					
General Color:					
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		6.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932592838			
Layer:		3			
Color:					
General Color:					
Mat1:		15			
Most Common Material:		LIMESTONE			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		37.0			
Formation End Depth:		40.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932592837			
Layer:		2			
Color:		3			
General Color:		BLUE			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		6.0			
Formation End Depth:		37.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well</u>					
Use					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Method Construction ID:		966601714			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
 <u>Pipe Information</u>					
Pipe ID:		11010018			
Casing No:		1			
Comment:					
Alt Name:					
 <u>Construction Record - Casing</u>					
Casing ID:		930749615			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		40			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Construction Record - Casing</u>					
Casing ID:		930749614			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		37			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Results of Well Yield Testing</u>					
Pump Test ID:		996601714			
Pump Set At:					
Static Level:		20.0			
Final Level After Pumping:		23.0			
Recommended Pump Depth:					
Pumping Rate:		4.0			
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		2			
Pumping Duration MIN:		0			
Flowing:		No			
 <u>Water Details</u>					
Water ID:		933949004			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		39.0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Water Found Depth UOM:		ft			
13	1 of 1	SSE/80.3	184.8 / 0.00	lot 112 ON	WWIS
Well ID: 6601715		Data Entry Status:			
Construction Date:		Data Src: 1			
Primary Water Use: Domestic		Date Received: 11/23/1951			
Sec. Water Use: 0		Selected Flag: True			
Final Well Status: Water Supply		Abandonment Rec:			
Water Type:		Contractor: 3409			
Casing Material:		Form Version: 1			
Audit No:		Owner:			
Tag:		Street Name:			
Construction Method:		County: NIAGARA			
Elevation (m):		Municipality: THOROLD TOWN (THOROLD)			
Elevation Reliability:		Site Info:			
Depth to Bedrock:		Lot: 112			
Well Depth:		Concession:			
Overburden/Bedrock:		Concession Name:			
Pump Rate:		Easting NAD83:			
Static Water Level:		Northing NAD83:			
Flowing (Y/N):		Zone:			
Flow Rate:		UTM Reliability:			
Clear/Cloudy:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6601715.pdf			
Additional Detail(s) (Map)					
Well Completed Date:		1951/06/07			
Year Completed:		1951			
Depth (m):		13.1064			
Latitude:		43.0799671209471			
Longitude:		-79.1769103884743			
Path:		660\6601715.pdf			
Bore Hole Information					
Bore Hole ID:		10461449		Elevation: 185.458068	
DP2BR:		40.00		Elevrc:	
Spatial Status:				Zone: 17	
Code OB:		r		East83: 648405.90	
Code OB Desc:		Bedrock		North83: 4771308.00	
Open Hole:				Org CS:	
Cluster Kind:				UTMRC: 9	
Date Completed:		07-Jun-1951 00:00:00		UTMRC Desc: unknown UTM	
Remarks:				Location Method: p9	
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
Overburden and Bedrock Materials Interval					
Formation ID:		932592839			
Layer:		1			
Color:					
General Color:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		10.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932592840			
Layer:		2			
Color:		3			
General Color:		BLUE			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		10.0			
Formation End Depth:		40.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932592841			
Layer:		3			
Color:					
General Color:					
Mat1:		15			
Most Common Material:		LIMESTONE			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		40.0			
Formation End Depth:		43.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		966601715			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11010019			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930749616			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		40			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Construction Record - Casing</u>					
Casing ID:		930749617			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		43			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Results of Well Yield Testing</u>					
Pump Test ID:		996601715			
Pump Set At:					
Static Level:		23.0			
Final Level After Pumping:		35.0			
Recommended Pump Depth:					
Pumping Rate:		15.0			
Flowing Rate:					
Recommended Pump Rate:					
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		2			
Pumping Duration MIN:		0			
Flowing:		No			
 <u>Water Details</u>					
Water ID:		933949005			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		43.0			
Water Found Depth UOM:		ft			
14	1 of 1	SSW/134.5	184.8 / 0.00	Hwy 20 Niagara Falls ON	EHS
Order No:	20170210014			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Standard Report			Client Prov/State:	ON
Report Date:	16-FEB-17			Search Radius (km):	.25
Date Received:	10-FEB-17			X:	-79.178991
Previous Site Name:				Y:	43.079446
Lot/Building Size:					
Additional Info Ordered:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB		
15	1 of 1	SW/135.3	183.8 / -1.00	Glen Gordon Multiple - 13058 Lundys Lane, and Vacant Land (no municipal address) THOROLD ON	RSC		
RSC ID: 2393 RA No: RSC Type: Curr Property Use: Agriculture/Other Ministry District: THOROLD Filing Date: 29-Dec-05 Date Ack: Date Returned: Restoration Type: Soil Type: Criteria: CPU Issued Sect 1686: No Asmt Roll No: Prop ID No (PIN): Property Municipal Address: Mailing Address: Latitude & Longitude: UTM Coordinates: Consultant: Legal Desc:		Cert Date: 14-Sep-05 Cert Prop Use No: No CPU Intended Prop Use: Residential Qual Person Name: Stratified (Y/N): Audit (Y/N): Entire Leg Prop. (Y/N): Yes Accuracy Estimate: 6 to 10 meters Telephone: 905-6586276 Fax: 905-6880932 Email: ggordon@telus.bkberry.net		273100002434500, 273100002600700, 273100002500400, multiple 64057-0010, 64057-0011, 64057-0015, 64057-0016, 64057-0035, 64057-0036, 64057-0040, 64057-0042 Multiple - 13058 Lundys Lane, and Vacant Land (no municipal address) 2908 CATARACT RD, RR 1, FONTHILL, ON, L0S 1E6 43.08156840N 79.19726630W (converted from UTM) NAD83 17-646745-4771450 Parcel 68-1, Section 59-Thorold, Part of Lot 68 and Part of Lot 69, Township of Thorold, designated as Parts 1,2 and 3 on Plan 59R-1251; Whole of Parcel 68-2, Section 59-Thorold, Part of Lot 68, Township of Thorold, designated as parts 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 on Plan 59R-1284; Whole of Parcel 91-1, Section 59-Thorold, Part of Lot 91, Township of Thorold, designated as Part 1, 2 and 3 on Plan 59R-1936; Remainder of Parcel 92-1, Section 69-Thorold, Part of Lot 92, Township of Thorold designated as Part 6 on Plan 59R-1935 save and except for Parts 2 and 3 on Plan 59R-5256; Remainder of Parcel 92-2, Section 59-Thorold, Part of Lot 92, Township of Thorold, designated as Part 5 and 7 on Plan 59R-1935, save and except for Part 1 on Plan 59R-5256; Whole of Parcel 92-3, Section 59-Thorold, Part of Lot 92, Township of Thorold, designated as Parts 1, 2 and 3 of Plan 59R-1935; Whole of Parcel 92-4, Section 59-Thorold, Part of Lot 92, Township of Thorold, designated as Parts 4 and 8 on Plan 59R-1935; Parcel 92-5, Section 59-Thorold, Part of Lot 92, Township of Thorold, designated as Parts 1 and 2 on Plan 59R-5256; Parcel 92-6, Section 59-Thorold, Part of Lot 92, Township of Thorold, designated as Part 3 on Plan 59R-5256; Parcel 93-3, Section 59-Thorold, Part of Lot 93, Township of Thorold, designated as Part 2 on Plan 59R-5149; and Parcel 93-4, Section 59-Thorold, Part of Lot 93, Township of Thorold, designated as Part 3 on Plan 59R-5149, in the City of Thorold, Regional Municipality of Niagara. Parcel 69-1, Section 59-Thorold, being Part Township Lot 69, Thorold, designated as Part 1 on 59R-1759 being all of the PIN 64057-0011(LT); Parcel 69-1, Section 59-Thorold, being Part Township Lot 70, Thorold, designated as Part 2 on 59R-1759 being all of PIN 64057-0015(LT); and Part of Township Lot 70, Thorold, as in R0702982 being all of the PIN 64057-0016, City of Thorold. Part Township Lot 91, Thorold as in R0682855, lying N Hydro Lands subject to TH14806, City of Thorold, Regional Municipality of Niagara. Part Township Lot 91, Thorold as in R0682855, lying S Hydro Lands subject to TH14806, City of Thorold, Regional Municipality of Niagara. Part of Lot 90 and Part of Road Allowance between Lots 90 and 91, designated as Part 1 on Plan 59R-5411, City of Thorold, Regional Municipality of Niagara; and Part of Township Lot 90, designated as Part 2 on Plan 59R-5411, City of Thorold, Regional Municipality of Niagara. Digitized from a map Full Depth Site Conditions Standard, with Potable Ground Water, Coarse Textured Soil, for Residential/Parkland/Institutional property use			
Measurement Method:							
Applicable Standards:							
RSC PDF:							
16	1 of 2	NE/139.2	180.4 / -4.46	PHILIP WIEBE 5872 THOROLD TOWNLINE ROAD NIAGARA FALLS CITY ON	CA		
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code:		8-2035-99- 99 4/16/1999 Industrial air Revised					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Project Description:		INSTALL MEAT SMOKING UNIT			
Contaminants:					
Emission Control:					
16	2 of 2	NE/139.2	180.4 / -4.46	Philip Wiebe 5872 Thorold Townline Road CITY OF NIAGARA FALLS ON	EBR
EBR Registry No:		IA9E0266		Decision Posted:	
Ministry Ref No:		8203599		Exception Posted:	
Notice Type:		Instrument Decision		Section:	
Notice Stage:				Act 1:	
Notice Date:		March 29, 1999		Act 2:	
Proposal Date:		February 26, 1999		Site Location Map:	
Year:		1999			
Instrument Type:		(EPA s. 9) - Approval for discharge into the natural environment other than water (i.e. Air)			
Off Instrument Name:					
Posted By:					
Company Name:		Philip Wiebe			
Site Address:					
Location Other:					
Proponent Name:					
Proponent Address:		5872 Thorold Townline Road, Niagara Falls Ontario, L2V 6S4			
Comment Period:					
URL:					
Site Location Details:					
5872 Thorold Townline Road CITY OF NIAGARA FALLS					
17	1 of 1	SW/152.9	183.8 / -1.00	lot 113 ON	WWIS
Well ID:		6601719		Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:		Commerical		Date Received:	
Sec. Water Use:		0		Selected Flag:	
Final Well Status:		Water Supply		Abandonment Rec:	
Water Type:				Contractor:	
Casing Material:				Form Version:	
Audit No:				Owner:	
Tag:				Street Name:	
Construction Method:				County:	
Elevation (m):				Municipality:	
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6601719.pdf			
Additional Detail(s) (Map)					
Well Completed Date:		1963/09/13			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Year Completed:		1963			
Depth (m):		16.4592			
Latitude:		43.0802724641431			
Longitude:		-79.1813850872775			
Path:		660\6601719.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:		10461453	Elevation:		184.694274
DP2BR:		34.00	Elevrc:		
Spatial Status:			Zone:		17
Code OB:		r	East83:		648040.90
Code OB Desc:		Bedrock	North83:		4771334.00
Open Hole:			Org CS:		
Cluster Kind:			UTMRC:		5
Date Completed:		13-Sep-1963 00:00:00	UTMRC Desc:		margin of error : 100 m - 300 m
Remarks:			Location Method:		p5
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932592851			
Layer:		2			
Color:					
General Color:					
Mat1:		14			
Most Common Material:		HARDPAN			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		26.0			
Formation End Depth:		34.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932592850			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		26.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932592852			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Layer:		3			
Color:					
General Color:					
Mat1:		15			
Most Common Material:		LIMESTONE			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		34.0			
Formation End Depth:		54.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		966601719			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11010023			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930749624			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		54			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Casing</u>					
Casing ID:		930749623			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		34			
Casing Diameter:		7			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		996601719			
Pump Set At:					
Static Level:		36.0			
Final Level After Pumping:		54.0			
Recommended Pump Depth:		53.0			
Pumping Rate:		10.0			
Flowing Rate:					
Recommended Pump Rate:		10.0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		1			
Pumping Duration HR:		1			
Pumping Duration MIN:		0			
Flowing:		No			
<u>Water Details</u>					
Water ID:		933949009			
Layer:		1			
Kind Code:		3			
Kind:		SULPHUR			
Water Found Depth:		52.0			
Water Found Depth UOM:		ft			
18	1 of 1	SW/207.4	182.8 / -2.00	lot 113 ON	WWIS
Well ID:		6602549		Data Entry Status:	
Construction Date:				Data Src: 1	
Primary Water Use:		Public		Date Received: 10/2/1970	
Sec. Water Use:		0		Selected Flag: True	
Final Well Status:		Water Supply		Abandonment Rec:	
Water Type:				Contractor: 3640	
Casing Material:				Form Version: 1	
Audit No:				Owner:	
Tag:				Street Name:	
Construction Method:				County: NIAGARA	
Elevation (m):				Municipality: THOROLD TOWN (THOROLD)	
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot: 113	
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6602549.pdf			
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:		1970/08/22			
Year Completed:		1970			
Depth (m):		23.1648			
Latitude:		43.0801863393028			
Longitude:		-79.1821983954239			
Path:		660\6602549.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:		10462277		Elevation: 184.067703	
DP2BR:		34.00		Elevrc:	
Spatial Status:				Zone: 17	
Code OB:		r		East83: 647974.90	
Code OB Desc:		Bedrock		North83: 4771323.00	
Open Hole:				Org CS:	
Cluster Kind:				UTMRC: 4	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Date Completed:		22-Aug-1970 00:00:00		UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	p4
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932595431			
Layer:		3			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		11			
Mat2 Desc:		GRAVEL			
Mat3:					
Mat3 Desc:					
Formation Top Depth:		29.0			
Formation End Depth:		34.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932595430			
Layer:		2			
Color:		2			
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		20.0			
Formation End Depth:		29.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932595432			
Layer:		4			
Color:		2			
General Color:		GREY			
Mat1:		15			
Most Common Material:		LIMESTONE			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		34.0			
Formation End Depth:		76.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Formation ID:		932595429			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		20.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		966602549			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11010847			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930751090			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		76			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Casing</u>					
Casing ID:		930751089			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		34			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		996602549			
Pump Set At:					
Static Level:		43.0			
Final Level After Pumping:		70.0			
Recommended Pump Depth:		75.0			
Pumping Rate:		6.0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Flowing Rate:					
Recommended Pump Rate:		5.0			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		1			
Water State After Test:		CLEAR			
Pumping Test Method:		2			
Pumping Duration HR:		1			
Pumping Duration MIN:		0			
Flowing:		No			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934341278			
Test Type:		Draw Down			
Test Duration:		15			
Test Level:		70.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934863288			
Test Type:		Draw Down			
Test Duration:		45			
Test Level:		70.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		934608640			
Test Type:		Draw Down			
Test Duration:		30			
Test Level:		70.0			
Test Level UOM:		ft			
<u>Draw Down & Recovery</u>					
Pump Test Detail ID:		935127642			
Test Type:		Draw Down			
Test Duration:		60			
Test Level:		70.0			
Test Level UOM:		ft			
<u>Water Details</u>					
Water ID:		933949859			
Layer:		1			
Kind Code:		3			
Kind:		SULPHUR			
Water Found Depth:		64.0			
Water Found Depth UOM:		ft			
19	1 of 1	SW/210.9	183.4 / -1.38	lot 113 ON	WWIS
Well ID:	6601720			Data Entry Status:	
Construction Date:				Data Src:	1
Primary Water Use:	Commerical			Date Received:	12/16/1964
Sec. Water Use:	0			Selected Flag:	True
Final Well Status:	Water Supply			Abandonment Rec:	
Water Type:				Contractor:	3409

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Materials Interval</u>					
Formation ID:		932592854			
Layer:		2			
Color:					
General Color:					
Mat1:		14			
Most Common Material:		HARDPAN			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		28.0			
Formation End Depth:		33.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:		932592855			
Layer:		3			
Color:					
General Color:					
Mat1:		15			
Most Common Material:		LIMESTONE			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		33.0			
Formation End Depth:		54.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well</u>					
<u>Use</u>					
Method Construction ID:		966601720			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11010024			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930749625			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		33			
Casing Diameter:		7			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Casing</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Casing ID:		930749626			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		54			
Casing Diameter:		7			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
 <u>Results of Well Yield Testing</u>					
Pump Test ID:		996601720			
Pump Set At:					
Static Level:		33.0			
Final Level After Pumping:		54.0			
Recommended Pump Depth:		52.0			
Pumping Rate:		17.0			
Flowing Rate:					
Recommended Pump Rate:		17.0			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		2			
Water State After Test:		CLOUDY			
Pumping Test Method:		1			
Pumping Duration HR:		2			
Pumping Duration MIN:		0			
Flowing:		No			
 <u>Water Details</u>					
Water ID:		933949010			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		54.0			
Water Found Depth UOM:		ft			
20	1 of 1	SW/213.3	182.8 / -2.00	lot 113 ON	WWIS
Well ID:	6601721			Data Entry Status:	
Construction Date:				Data Src:	1
Primary Water Use:	Commerical			Date Received:	12/16/1964
Sec. Water Use:	0			Selected Flag:	True
Final Well Status:	Water Supply			Abandonment Rec:	
Water Type:				Contractor:	3409
Casing Material:				Form Version:	1
Audit No:				Owner:	
Tag:				Street Name:	
Construction Method:				County:	NIAGARA
Elevation (m):				Municipality:	THOROLD TOWN (THOROLD)
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	113
Well Depth:				Concession:	
Overburden/Bedrock:				Concession Name:	
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					
PDF URL (Map):	https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/660\6601721.pdf				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:	1964/05/29				
Year Completed:	1964				
Depth (m):	16.4592				
Latitude:	43.0797310498812				
Longitude:	-79.1818801871263				
Path:	660\6601721.pdf				
<u>Bore Hole Information</u>					
Bore Hole ID:	10461455		Elevation:	184.022445	
DP2BR:	31.00		Elevrc:		
Spatial Status:			Zone:	17	
Code OB:	r		East83:	648001.90	
Code OB Desc:	Bedrock		North83:	4771273.00	
Open Hole:			Org CS:		
Cluster Kind:			UTMRC:	5	
Date Completed:	29-May-1964 00:00:00		UTMRC Desc:	margin of error : 100 m - 300 m	
Remarks:			Location Method:	p5	
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	932592857				
Layer:	2				
Color:					
General Color:					
Mat1:	14				
Most Common Material:	HARDPAN				
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:	25.0				
Formation End Depth:	31.0				
Formation End Depth UOM:	ft				
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	932592858				
Layer:	3				
Color:					
General Color:					
Mat1:	15				
Most Common Material:	LIMESTONE				
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:	31.0				
Formation End Depth:	54.0				
Formation End Depth UOM:	ft				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932592856			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:					
Mat2 Desc:					
Mat3:					
Mat3 Desc:					
Formation Top Depth:		0.0			
Formation End Depth:		25.0			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		966601721			
Method Construction Code:		1			
Method Construction:		Cable Tool			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		11010025			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930749628			
Layer:		2			
Material:		4			
Open Hole or Material:		OPEN HOLE			
Depth From:					
Depth To:		54			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Casing</u>					
Casing ID:		930749627			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		31			
Casing Diameter:		6			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Results of Well Yield Testing</u>					
Pump Test ID:		996601721			
Pump Set At:					
Static Level:		30.0			
Final Level After Pumping:		54.0			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Recommended Pump Depth: 52.0 Pumping Rate: 17.0 Flowing Rate: Recommended Pump Rate: 17.0 Levels UOM: ft Rate UOM: GPM Water State After Test Code: 2 Water State After Test: CLOUDY Pumping Test Method: 1 Pumping Duration HR: 2 Pumping Duration MIN: 0 Flowing: No					
<u>Water Details</u>					
Water ID: 933949011 Layer: 1 Kind Code: 1 Kind: FRESH Water Found Depth: 54.0 Water Found Depth UOM: ft					
21	1 of 2	SSW/225.2	184.8 / 0.00	R&D Construction (Niagara) Ltd. 13045 Lundy's Lane RR #1 Niagara Falls ON L2E 6S4	CA
Certificate #: 9634-8DPJS6 Application Year: 2011 Issue Date: 2/8/2011 Approval Type: Waste Management Systems Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
21	2 of 2	SSW/225.2	184.8 / 0.00	R&D Construction (Niagara) Ltd. 13045 Lundy's Lane RR #1 Niagara Falls ON	ECA
Approval No: 9634-8DPJS6 Approval Date: 2011-02-08 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Approval Type: ECA-WASTE MANAGEMENT SYSTEMS Project Type: WASTE MANAGEMENT SYSTEMS Business Name: R&D Construction (Niagara) Ltd. Address: 13045 Lundy's Lane RR #1 Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/1044-8CCQ8A-14.pdf					
MOE District: City: Longitude: Latitude: Geometry X: Geometry Y:					

Unplottable Summary

Total: **13** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CONV	AZURIX NORTH AMERICA (CANADA)		ON	
CONV	AZURIX NORTH AMERICA (CANADA)		ON	
CONV	AZURIX NORTH AMERICA (CANADA)		ON	
CONV	AZURIX NORTH AMERICA (CANADA)		ON	
CONV	TERRATEC ENVIRONMENTAL LTD.		ON	
CONV	AZURIX NORTH AMERICA (CANADA)		ON	
CONV	TERRATEC ENVIRONMENTAL LTD.		ON	
CONV	TERRATEC ENVIRONMENTAL LTD.		ON	
CONV	AZURIX NORTH AMERICA (CANADA)		ON	
GEN	CANADIAN NATIONAL RAILWAY	VARIOUS SITES WITHIN THE MOE WEST-CENTRAL REGION	(SEE SCHEDULE "B") ON	
PRT	REGIONAL MUNICIPALITY OF NIAGARA	NIAGARA RD 70 TOWNLINE & MOUNTAIN	THOROLD ON	
PRT	REGIONAL MUNICIPALITY OF NIAGARA	NIAGARA RD 70 TOWNLINE & MOUNTAIN	THOROLD ON	
SPL	CANADIAN NATIONAL RAILWAY	LUBRIZOL PLANT FROM PETRO-CANADA MISSISSAUGA PLANT TRAIN	NIAGARA FALLS CITY ON	

Unplottable Report

Site: AZURIX NORTH AMERICA (CANADA)
ON

Database:
CONV

File No:
Crown Brief No: 99-0027-0107
Court Location:
Publication City:
Publication Title:
Act:
Act(s):
First Matter:
Second Matter:
Investigation 1:
Investigation 2:
Penalty Imposed:
Description: FAILED TO CONTAIN SPILL (RAW SEWAGE) SPREADING TO STREET, GREENHOUSE AND DESJARDINS CANAL DITCH TO HAMILTON HARBOUR
Background:
URL:

Additional Details

Publication Date:
Count: 1
Act: EPA
Regulation:
Section: 14(1)
Act/Regulation/Section: EPA- -14(1)
Date of Offence:
Date of Conviction:
Date Charged: 8/2/01
Charge Disposition: SUSPENDED SENTENCE
Fine: \$80,000.00
Synopsis:

Site: AZURIX NORTH AMERICA (CANADA)
ON

Database:
CONV

File No:
Crown Brief No: 99-0016-0301
Court Location:
Publication City:
Publication Title:
Act:
Act(s):
First Matter:
Second Matter:
Investigation 1:
Investigation 2:
Penalty Imposed:
Description: FAIL TO COMPLY WITH AN APPROVAL BY FAILING TO MEET THE MONTHLY LOADING PARAMETER FOR TOTAL PHOSPHOROUS & THE MONTHLY AVERAGE FOR PHOSPHOROUS
Background:
URL:

Additional Details

Publication Date:
Count: 1
Act: OWRA
Regulation:
Section: 107(3)
Act/Regulation/Section: OWRA- -107(3)
Date of Offence:
Date of Conviction:
Date Charged: 8/2/01
Charge Disposition: SUSPENDED SENTENCE
Fine: \$4,000.00
Synopsis:

Site: AZURIX NORTH AMERICA (CANADA)
ON

Database:
CONV

File No:
Crown Brief No: 98-0203-0147
Court Location:
Publication City:
Publication Title:
Act:
Act(s):
First Matter:
Second Matter:
Investigation 1:
Investigation 2:
Penalty Imposed:
Description: PERMITTED THE DISCHARGE OF A CONTAMINANT, RAW SEWAGE, INTO A WATER COURSE DISCHARGING TO HAMILTON HARBOUR
Background:
URL:

Location:
Region: WEST CENTRAL REGION
Ministry District: HAMILTON

Additional Details

Publication Date:
Count: 1
Act: OWRA
Regulation:
Section: 30(1)
Act/Regulation/Section: OWRA- -30(1)
Date of Offence:
Date of Conviction:
Date Charged: 8/2/01
Charge Disposition: SUSPENDED SENTENCE
Fine: \$20,000.00
Synopsis:

Site: AZURIX NORTH AMERICA (CANADA)
ON

Database:
CONV

File No:
Crown Brief No: 00-0080-0210
Court Location:
Publication City:
Publication Title:
Act:
Act(s):
First Matter:
Second Matter:
Investigation 1:
Investigation 2:
Penalty Imposed:
Description: FAIL TO COMPLY WITH A CERTIFICATE OF APPROVAL BY EXCEEDING THE LIMITS OF FINAL EFFLUENT AND DAILY & MONTHLY LOADING PARAMETERS.
Background:
URL:

Location:
Region: WEST CENTRAL REGION
Ministry District: HAMILTON

Additional Details

Publication Date:
Count: 1
Act: OWRA
Regulation:
Section: 107(3)
Act/Regulation/Section: OWRA- -107(3)
Date of Offence:
Date of Conviction:
Date Charged: 8/2/01
Charge Disposition: SUSPENDED SENTENCE
Fine: \$4,000.00
Synopsis:

Site: TERRATEC ENVIRONMENTAL LTD.
ON

Database:
CONV

File No:
Crown Brief No: 98-0000-9002
Court Location:
Publication City:
Publication Title:
Act:
Act(s):
First Matter:
Second Matter:
Investigation 1:
Investigation 2:
Penalty Imposed:
Description: THIS IS THE WEST CENTRAL BRIEF FOR ALL P.O.A. TICKETS.
Background:
URL:

Location:
Region: WEST CENTRAL REGION
Ministry District:

Additional Details

Publication Date:
Count: 1
Act: EPA
Regulation:
Section: 186(3)
Act/Regulation/Section: EPA- -186(3)
Date of Offence:
Date of Conviction:
Date Charged: 6/1/98
Charge Disposition: SUSPENDED SENTENCE
Fine: \$300.00
Synopsis:

Site: AZURIX NORTH AMERICA (CANADA)
ON

Database:
CONV

File No:
Crown Brief No: 99-0214-0169
Court Location:
Publication City:
Publication Title:
Act:
Act(s):
First Matter:
Second Matter:
Investigation 1:
Investigation 2:
Penalty Imposed:
Description: OPERATING A SEWAGE & WATER TREATMENT FACILITY WITHOUT AN APPLICATION LICENCE TO THAT

Location:
Region: WEST CENTRAL REGION
Ministry District: HAMILTON

TYPE OF FACILITY AND USING UNLICENCED WORKERS.

Background:
URL:

Additional Details

Publication Date:
Count: 1
Act: OWRA
Regulation: 435/93
Section: 12(1)
Act/Regulation/Section: OWRA-435/93-12(1)
Date of Offence:
Date of Conviction:
Date Charged: 11/6/01
Charge Disposition: SUSPENDED SENTENCE
Fine: \$16,000.00
Synopsis:

Site: TERRATEC ENVIRONMENTAL LTD.
ON

Database:
CONV

File No:
Crown Brief No: 98-0000-9002
Court Location:
Publication City:
Publication Title:
Act:
Act(s):
First Matter:
Second Matter:
Investigation 1:
Investigation 2:
Penalty Imposed:
Description: THIS IS THE WEST CENTRAL BRIEF FOR ALL P.O.A. TICKETS.
Background:
URL:

Location:
Region: WEST CENTRAL REGION
Ministry District:

Additional Details

Publication Date:
Count: 1
Act: EPA
Regulation:
Section: 186(3)
Act/Regulation/Section: EPA- -186(3)
Date of Offence:
Date of Conviction:
Date Charged: 7/17/01
Charge Disposition: SUSPENDED SENTENCE
Fine: \$305.00
Synopsis:

Additional Details

Publication Date:
Count: 1
Act: EPA
Regulation:
Section: 186(3)
Act/Regulation/Section: EPA- -186(3)
Date of Offence:
Date of Conviction:
Date Charged: 8/27/01
Charge Disposition: SUSPENDED SENTENCE
Fine: \$305.00

Synopsis:

Site: TERRATEC ENVIRONMENTAL LTD.
ON

Database:
CONV

File No:
Crown Brief No: 02-0033-0325
Court Location:
Publication City:
Publication Title:
Act:
Act(s):
First Matter:
Second Matter:
Investigation 1:
Investigation 2:
Penalty Imposed:
Description: APPLY PROCESSED ORGANIC WASTE WHERE RUNOFF LIKELY AND APPLY BIOSOLIDS RESULTING IN SURFACE RUNOFF
Background:
URL:

Additional Details

Publication Date:
Count: 1
Act: EPA
Regulation:
Section: 186(3)
Act/Regulation/Section: EPA 186(3)
Date of Offence:
Date of Conviction:
Date Charged: 2/3/2003
Charge Disposition: FINED
Fine: \$5000
Synopsis:

Site: AZURIX NORTH AMERICA (CANADA)
ON

Database:
CONV

File No:
Crown Brief No: 99-0013-0318
Court Location:
Publication City:
Publication Title:
Act:
Act(s):
First Matter:
Second Matter:
Investigation 1:
Investigation 2:
Penalty Imposed:
Description: CONTRARY TO AN APPROVAL, FAIL TO MEET THE MONTHLY AVERAGE EFFLUENT FOR TOTAL PHOSPHOROUS CONC., BOD AND SUSPENDED SOLIDS CONC/LOADING
Background:
URL:

Additional Details

Publication Date:
Count: 1
Act: OWRA
Regulation:
Section: 107(3)
Act/Regulation/Section: OWRA- -107(3)
Date of Offence:

Date of Conviction:
Date Charged: 8/2/01
Charge Disposition: SUSPENDED SENTENCE
Fine: \$4,000.00
Synopsis:

Additional Details

Publication Date:
Count: 1
Act: OWRA
Regulation:
Section: 107 (3)
Act/Regulation/Section: OWRA- -107 (3)
Date of Offence:
Date of Conviction:
Date Charged: 8/2/01
Charge Disposition: SUSPENDED SENTENCE
Fine: \$4,000.00
Synopsis:

Additional Details

Publication Date:
Count: 1
Act: OWRA
Regulation:
Section: 107{3}
Act/Regulation/Section: OWRA- -107{3}
Date of Offence:
Date of Conviction:
Date Charged: 8/2/01
Charge Disposition: SUSPENDED SENTENCE
Fine: \$4,000.00
Synopsis:

Site: CANADIAN NATIONAL RAILWAY
VARIOUS SITES WITHIN THE MOE WEST-CENTRAL REGION (SEE SCHEDULE "B") ON

Database:
GEN

Generator No: ONR000702
Status:
Approval Years: 2012
Contam. Facility:
MHSW Facility:
SIC Code: 482113
SIC Description: Mainline Freight Rail Transportation
PO Box No:
Country:
Choice of Contact:
Co Admin:
Phone No Admin:

Detail(s)

Waste Class: 121
Waste Class Desc: ALKALINE WASTES - HEAVY METALS
Waste Class: 268
Waste Class Desc: AMINES
Waste Class: 269
Waste Class Desc: NON-HALOGENATED PESTICIDES
Waste Class: 222
Waste Class Desc: HEAVY FUELS
Waste Class: 241
Waste Class Desc: HALOGENATED SOLVENTS
Waste Class: 221
Waste Class Desc: LIGHT FUELS

Waste Class:	331
Waste Class Desc:	WASTE COMPRESSED GASES
Waste Class:	232
Waste Class Desc:	POLYMERIC RESINS
Waste Class:	233
Waste Class Desc:	OTHER POLYMERIC WASTES
Waste Class:	252
Waste Class Desc:	WASTE OILS & LUBRICANTS
Waste Class:	112
Waste Class Desc:	ACID WASTE - HEAVY METALS
Waste Class:	145
Waste Class Desc:	PAINT/PIGMENT/COATING RESIDUES
Waste Class:	212
Waste Class Desc:	ALIPHATIC SOLVENTS
Waste Class:	243
Waste Class Desc:	PCBS
Waste Class:	113
Waste Class Desc:	ACID WASTE - OTHER METALS
Waste Class:	266
Waste Class Desc:	PHENOLIC WASTES
Waste Class:	231
Waste Class Desc:	LATEX WASTES
Waste Class:	122
Waste Class Desc:	ALKALINE WASTES - OTHER METALS
Waste Class:	146
Waste Class Desc:	OTHER SPECIFIED INORGANICS
Waste Class:	251
Waste Class Desc:	OIL SKIMMINGS & SLUDGES
Waste Class:	254
Waste Class Desc:	TRANSFER STATION OILS WASTES
Waste Class:	213
Waste Class Desc:	PETROLEUM DISTILLATES
Waste Class:	148
Waste Class Desc:	INORGANIC LABORATORY CHEMICALS
Waste Class:	270
Waste Class Desc:	OTHER SPECIFIED ORGANICS
Waste Class:	263
Waste Class Desc:	ORGANIC LABORATORY CHEMICALS

Site: REGIONAL MUNICIPALITY OF NIAGARA
NIAGARA RD 70 TOWNLINE & MOUNTAIN THOROLD ON

Database:
PRT

Location ID: 9453
Type: retail
Expiry Date:
Capacity (L): 54552
Licence #: 0001015211

Site: REGIONAL MUNICIPALITY OF NIAGARA
NIAGARA RD 70 TOWNLINE & MOUNTAIN THOROLD ON

Database:
PRT

Location ID: 9453
Type: private
Expiry Date:
Capacity (L): 22728.00
Licence #: 0001015171

Site: CANADIAN NATIONAL RAILWAY
LUBRIZOL PLANT FROM PETRO-CANADA MISSISSAUGA PLANT TRAIN NIAGARA FALLS CITY ON

Database:
SPL

Ref No:	72639	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	6/17/1992	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	OTHER CONTAINER LEAK	Sector Type:	
Incident Event:		Agency Involved:	
Contaminant Code:		Nearest Watercourse:	
Contaminant Name:		Site Address:	
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:	NOT ANTICIPATED	Site Municipality:	18101
Nature of Impact:	Soil contamination	Site Lot:	
Receiving Medium:	LAND	Site Conc:	
Receiving Env:		Northing:	
MOE Response:		Easting:	EPS
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	6/25/1992	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	
Incident Reason:	GASKET/JOINT	Source Type:	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	CN RAIL: 70 L OIL SPILL TO TRACK BETWEEN NIAGARA FALLS AND MISSISSAUGA		
Contaminant Qty:			

Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.*

Abandoned Aggregate Inventory:

Provincial **AGGR**

The MAAP Program maintains a database of abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial **AGR**

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Sep 2020

Abandoned Mine Information System:

Provincial **AMIS**

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private **ANDR**

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial **AST**

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private **AUWR**

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Dec 31, 2020

Borehole:

Provincial **BORE**

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2018

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Chemical Manufacturers and Distributors:

Private CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Dec 31, 2020

Compressed Natural Gas Stations:

Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 -Aug 2021

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Jul 2021

Certificates of Property Use:

Provincial CPU

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994- Aug 31, 2021

Drill Hole Database:

Provincial

[DRL](#)

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Sep 2020

Delisted Fuel Tanks:

Provincial

[DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: May 31, 2021

Environmental Activity and Sector Registry:

Provincial

[EASR](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval). Please see our ECA database.

Government Publication Date: Oct 2011- Aug 31, 2021

Environmental Registry:

Provincial

[EBR](#)

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994- Aug 31, 2021

Environmental Compliance Approval:

Provincial

[ECA](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011- Aug 31, 2021

Environmental Effects Monitoring:

Federal

[EEM](#)

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

[EHS](#)

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Jun 30, 2021

Environmental Issues Inventory System:

Federal

[EIIS](#)

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

List of locations of historical occurrences of emergency events, including those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act, as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance. EMHE record details are reproduced by ERIIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial

EPAR

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land or water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2020

List of Expired Fuels Safety Facilities:

Provincial

EXP

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2020

Federal Convictions:

Federal

FCON

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Aug 2021

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal

FRST

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fuel Storage Tank:

Provincial

FST

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

Fuel Storage Tank - Historic:

Provincial

FSTH

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Apr 30, 2021

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO₂ eq).

Government Publication Date: 2013-Dec 2019

TSSA Historic Incidents:

Provincial

HINC

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Landfill Inventory Management Ontario:

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Feb 28, 2019

Canadian Mine Locations:

Private

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Dec 2020

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: Dec 31, 2019

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal

NEBP

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003***National PCB Inventory:**

Federal

NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008***National Pollutant Release Inventory:**

Federal

NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017**Oil and Gas Wells:**

Private

OGWE

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Feb 28, 2021**Ontario Oil and Gas Wells:**

Provincial

OOGW

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, and well cap date, license No., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Government Publication Date: 1800-Jan 2021**Inventory of PCB Storage Sites:**

Provincial

OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013**Orders:**

Provincial

ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994-Aug 31, 2021**Canadian Pulp and Paper:**

Private

PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014**Parks Canada Fuel Storage Tanks:**

Federal

PCFT

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.

Government Publication Date: Oct 2011- Aug 31, 2021

Pipeline Incidents:

Provincial PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing is an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Private and Retail Fuel Storage Tanks:

Provincial PRT

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994- Aug 31, 2021

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-1990, 1992-2018

Record of Site Condition:

Provincial RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.

RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-Aug 2021

Retail Fuel Storage Tanks:

Private RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Dec 31, 2020

Scott's Manufacturing Directory:

Private SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

List of spills and incidents made available the Ministry of the Environment, Conservation and Parks. This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Aug 2020

Wastewater Discharger Registration Database:

Provincial

SRDS

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Government Publication Date: 1990-Dec 31, 2018

Anderson's Storage Tanks:

Private

TANK

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970 - Dec 2020

Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness.

Government Publication Date: May 31, 2021

Waste Disposal Sites - MOE CA Inventory:

Provincial

WDS

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: Oct 2011- Aug 31, 2021

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30th, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Apr 30, 2021

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

EXP Services Inc.

*Phase One Environmental Site Assessment
13030 Lundy's Lane, Thorold, Ontario
HAM-21019405-A0
July 14, 2022*

Appendix F – City Directories

City Directory Information Source
Vernon's Niagara Falls, ON City Directory

****See Addendum Regarding Results****

Project Number: GTR-21019405-A0 Site Address: 13030 Lundy's Lane, Thorold, Ontario	
Site Listing:	-Information Inaccessible
Adjacent Properties:	
Lundy's Lane (10010-13085)	-Information Inaccessible
Thorold Townline Road	-No Civic Address Within Requested Radius

*****Due to unforeseen circumstances resulting from the Covid-19 pandemic of 2020, access to information sources has been prohibited. While all additional measures were undertaken in order to provide accurate information where possible, some project searches yielded no results*****



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:

13030 Lundys Lane, Allanburg, ON, Canada

Project No:

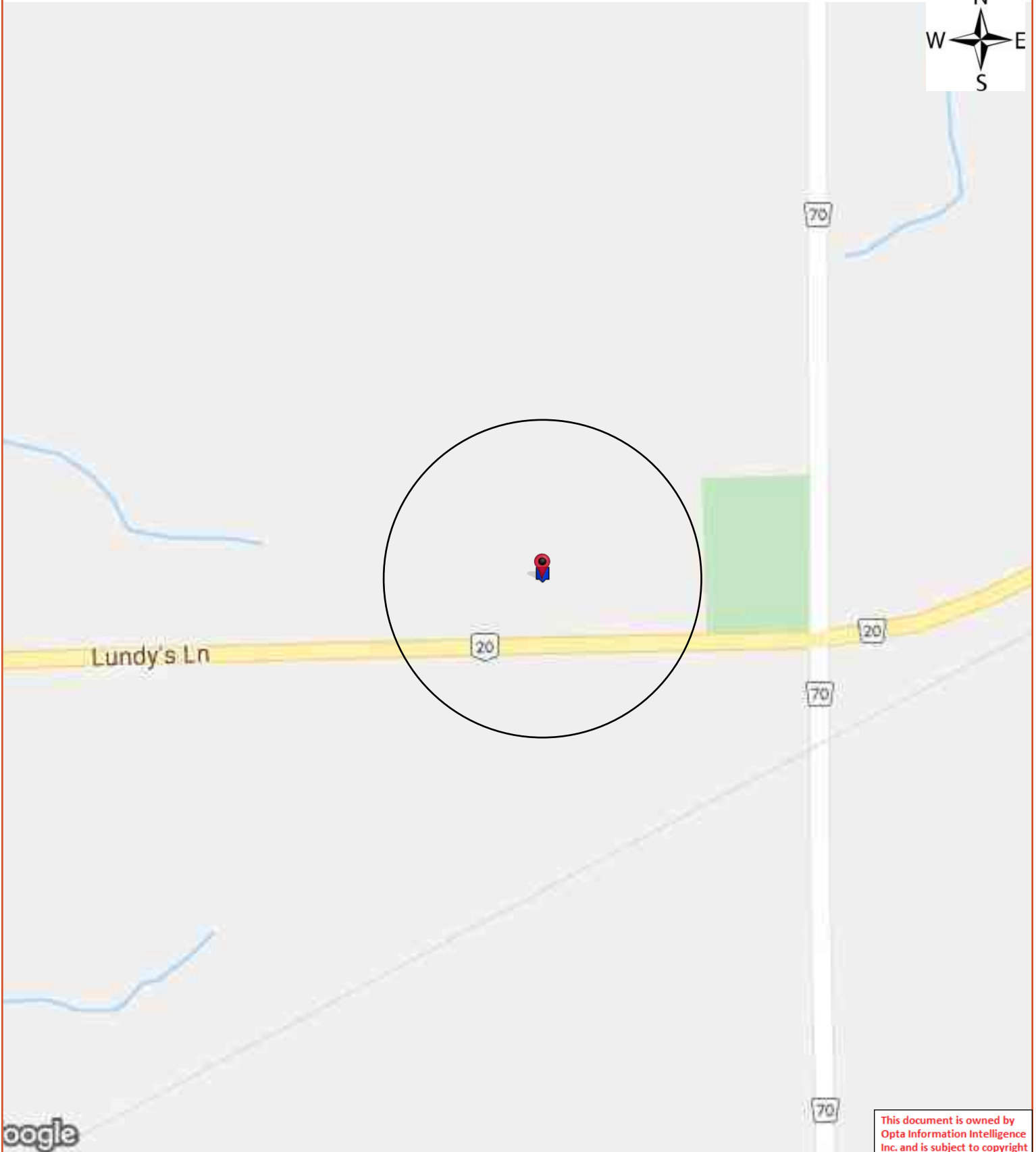
GTR21019405A0
Opta Order ID:
98325

Requested by:

Martin Hluchaniuk
EXP Services Inc.

Date Completed:

10/20/2021 10:41:32 AM



**Opta Historical Environmental Services Enviroscan
Terms and Conditions**

Requested by:

Martin Hluchaniuk

Date Completed: 10/20/2021 10:41:32



OPTA INFORMATION INTELLIGENCE

Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

Page Report Title

5 (1987) Multirisk Report - 1987 LEUNAM HOLDINGS/DETROIT MOTOR INN 13030 Lundys Lane Allanburg ON L0S1A0 (distance = 0 metres*)



**Multirisk Report - 1987 LEUNAM
HOLDINGS/DETROIT MOTOR INN 13030 Lundys
Lane Allanburg ON L0S1A0**

Requested by:

Martin Hluchaniuk

Date Completed: 10/20/2021 10:41:32



OPTA INFORMATION INTELLIGENCE

**Multirisk Report - 1987 LEUNAM
HOLDINGS/DETROIT MOTOR INN 13030
Lundys Lane Allanburg ON L0S1A0**





MultiPak

INSPECTION SERVICES

BASIC UNDERWRITING SURVEY

CONFIDENTIAL

IAO Office: Hamilton
 Date: September 17, 1987
 Representative: R. Bousfield
 Survey No.: _____

NOTE: The sole purpose of this Survey Report including supplemental reports is to provide insurance pricing and underwriting information about the particular insured and location named below. Only the person requesting this survey will receive a copy of the report, and IAO asks that it be kept strictly confidential. This survey report does not guarantee compliance with any standards or with any federal, provincial or municipal codes, ordinances or regulations. Tests of Fire Protection equipment have not been conducted or witnessed during this inspection.

Insured Name: Leunam Holdings / Detroit Motor Inn
 Address: 13030 Lundy's Lane

Thorold, Ontario
 City Province Postal Code

Building Owner: ☒ Y ☐ N
 (Lease Expires _____)

Sole Occupant? ☒ Y ☐ N
 (No. of Other Occupants _____)

NEIGHBOURHOOD:

☐ URBAN _____ % RESIDENTIAL
☐ SUBURBAN 75 % COMMERCIAL
☒ RURAL 25 % INDUSTRIAL

APPEARS TO BE

☒ STABLE
☐ CHANGING VIA ☐ EXPANSION/GROWTH
☐ RENOVATION
☐ DETERIORATION

STATISTICAL PLAN CODING

BLDG. IND. 705
 INSURED IND. 705
 TERR. 96
 CONST. 6 PROT. 5

OCCUPANCY:

(Describe operations, special hazards and any unusual features)

INSURED ☒ or MAJOR OCCUPANT ☒ AREA OCCUPIED 1530 Sq.M. Motel with 38
units and restaurant / tavern with small
dance floor, bar, kitchen (with approved system)

Note - building is 3 separate fire divisions (grouped as
one for this report)

OTHER OCCUPANTS: Nil

OPINION OF RISK: Excellent ☐; Good ☐; Average ☒; Poor ☐ (explain)

SUPPLEMENTAL REPORTS ATTACHED:

☒ Photos # 2
☐ Data Processing
☐ Boeckh Appraisal
☒ Restaurant Cooking
 Additional Coverages
☒ All-Risk
☐ Crime — Short
☐ Crime — Extended
☐ Liability
☐ Glass
☐ Diagram

NOTE: EXPLAIN CIRCLED ○ ANSWERS

1. BUILDING:

Year built 1965 Additions 1970
 Building height (storeys) One
 Exterior wall construction Wood frame & concrete block
 Floor construction Concrete & Wood
 Roof Const.: Support Wd + deck Deck Wd + Ins Cover Patent
 Area: Ground Floor 1327 Sq. M. Total 1530 Sq. M.
 (incl. basement)

Vertical openings protected? ☐ Yes ☒ No ☐ None
 Interior finish Walls & Ceilings ☐ None ☒ Non-Comb ☒ Other
 Building condition satisfactory? ☒ Yes ☐ No
 Basement in building? ☒ Yes ☐ No
☐ Finished ☒ Unfinished Area 223 Sq. Metres
 Any vacant areas? ☐ Yes ☒ No
 (1 sq. m. = 10.76 sq. ft.)

2. COMMON HAZARDS:

Heating Type hot water & hot air
 Fuel: ☒ Gas ☒ Electric ☐ Wood ☐ Coal ☐ LP Gas
☐ Oil ☐ Other: _____
 Appears safely arranged? ☒ Yes ☐ No
 Chimneys: ☒ Masonry ☒ ILC Factory Bld. ☐ Other
 Electrical type: ☐ Conduit ☒ Bx ☐ Non Met. Cable
☐ Other
 Overcurrent protection: ☒ Cct. bkr. ☐ Fuses (Type S)
☐ Fuses (Other)
 Appears safely arranged? ☒ Yes ☐ No

Are the following satisfactory?
 Housekeeping ☒ Yes ☐ No
 Maintenance ☒ Yes ☐ No
 Trash removal ☒ Yes ☐ No
 Smoking Control ☒ Yes ☐ No
 Restaurant Cooking ☒ Yes ☐ No ☐ None
 Flam./combust. liquids ☐ Yes ☐ No ☒ None noted
 Welding/hot work ☐ Yes ☐ No ☒ None noted
 Other special hazards ☐ Yes ☐ No ☒ None noted

3. MUNICIPAL PROTECTION:

FUS Municipal Protection Class: 9P
 Responding Fire Department: Thorold
☐ Paid ☐ Volunteer ☒ Combination
 Distance to fire department (Km) ☒ Under 5 ☐ Over 5
 Roads: ☒ Paved ☐ Unpaved
 Accessible year-round? ☒ Yes ☐ No
 Difficult access to build. for fire dept. ☐ Yes ☒ No
 Hydrants: ☒ Within 155 m. ☐ 156-312 m. ☐ over 312 m.
 (Number of Hydrants) (1 m = 3.28 ft.)

4. PRIVATE PROTECTION:

Adequate fire extinguishers ☒ Yes ☐ No ☐ None
 Extinguishers properly tagged and serviced? ☒ Yes ☐ No
 Standpipe and hose ☐ Yes ☐ No
 Restaurant cooking protection? ☒ Yes ☐ No
 Sprinkler System? ☐ Yes ☒ No IAO File _____
 Coverage: ☐ Full ☐ Partial
 Alarm: ☐ Local ☐ Central Station ☐ Other
 Fire Detection/alarm system? ☒ Yes ☐ No
 Watchman service? ☐ Yes ☒ No

5. EXPOSURES: Include exposures within 15 m. of risk (Omit if information provided on diagram)

Distance: Height: Construction: Occupancy:
 North: N
 South: 1
 East: L
 West: _____

6. BUSINESS INTERRUPTION:

Insured's estimated replacement time:
 Building 3-4 Months Contents 1-2 months
 Difficult to replace (e.g. Foreign)?
 Equipment ☐ Yes ☒ No Fixtures ☐ Yes ☒ No Stock ☐ Yes ☒ No
 Climatic factor effect rebuilding? ☐ Yes ☒ No
 Insured has other location(s) to conduct business? ☐ Yes ☒ No Interdependency ☐ Yes ☒ No
 Is there a single source of any stock or materials? ☐ Yes ☒ No
 Seasonal fluctuations? ☒ Yes ☐ No Local Competition? ☒ Yes ☐ No

7. EXTENDED COVERAGE:

Lightning

Unusual Features

☒ None ☐ Other

Riot Vandalism & Malicious Acts:

Explosion:

Unusual Features

☒ None ☐ Other

Access Restricted

☐ Yes ☒ No

Impact Hazards:

Aircraft

☒ None ☐ Other

Guard Supervised

☐ Yes ☒ No

Land Vehicles

☒ None ☐ Other

Yards Fenced

☐ Yes ☒ No

Watercraft

☒ None ☐ Other

Yards Lit

☒ Yes ☐ No

Smoke:

Unusual Features

☒ None ☐ Other

Leakage From Fire Protection Equipment

☒ Yes

Windstorm:

Unusual Features

☒ None ☐ Other

Not Applicable

☐ Yes ☐ No

Exterior Attachments
or Signs

☐ None ☒ Other

Stock Skidded or Shelved

☐ Yes ☐ No

Floors Drained

☐ Yes ☐ No

8. LOSS HISTORY — Fire & E.C.: ☐ Yes ☒ No ☐ Unable to ascertain

No.

COMMENTS

1.

Wood plank interior finish in restaurant section

4

Fire Alarm interconnected with burglar alarm

6

Seasonal fluctuation with Tourist season
Many other Motels in area

7.

Sign well supported on posts near road.

Cliental mostly tourists

Hours same year round except earlier opening
in summer months.

No.

RECOMMENDATIONS (Point Form)

None at this time



MultiPak

INSPECTION SERVICES

ALL RISK
SUPPLEMENT
CONFIDENTIAL

Insured: Leumann Holdings / Detroit Motor Inn

IAO Office: Hamilton

Address: 13030 Lundy's Lane
Therold, Ontario

Representative: R. Bousfield

Date: September 17, 1987

Explain all circled ☐ answers

1. COLLAPSE:

Grounds Are:

- ☒ Natural
☐ Filled Land
☐ Undetermined

Area Subject to:

- ☐ Erosion
☐ Landslide
☐ Underground Hazards
☐ Heavy Snow Belt Area
☐ _____
☒ None of the above

Roof & Floors adequately supported & not overloaded

Evidence of Sagging:

- ☐ Walls
☐ Floors
☐ Roof
☐ Structural Supports
☐ Cornice/Awning
☐ Porch
☐ Inadequate Drainage
☒ None of the above

Stock Fixtures adequately supported

- ☒ Yes ☐ No
☒ Yes ☐ No

2. WATER DAMAGE:

Type of Plumbing System:

- ☒ Copper
☒ Galvanized
☒ Plastic
☐ _____

Exposed To:

- ☐ Freezing
☐ Mechanical Damage
☒ Neither

Evidence Of:

- ☐ Leakage
☐ Corrosion
☐ Substandard Support
☐ Inside And/Or Roof Storage Tank(s) or Process Equipment
☒ None of the above

Evidence of Water Damage To:

- ☐ Floor(s)
☐ Ceiling(s)
☐ Interior Wall(s)
☐ Exterior Wall(s)
☒ None of the above

Stock Susceptibility Is:

- ☐ Slight
☐ Moderate
☐ Severe

Stock Stored:

- ☐ In Basement
☐ On _____ Floor(s)
☐ Skid And/Or Shelf Storage
☒ None

3. FLOOD:

Nearest Body of Water:

Distance

Area Subject to:

- ☐ Pond/Lake
☐ Stream/Creek
☐ River/Canal
☐ Man-made Impoundment
☐ Ocean Bay or Harbour
☐ _____
- ☐ Surface Accumulation
☐ Flooding
☐ Sewage Back-up
☐ Recent Development

- ☐ Evidence of Inadequate Drainage
☐ Special Flood Protection Provided
☐ History of Floods at Location
☒ None of the above apply

4. EARTHQUAKE:

Earthquake Zone 2

EQ Construction Class (circle) A B C D (E) (F)

Natural Gas Connections ☐ No ☒ Yes

Exposed by Adjacent Tanks Antennas, Towers etc.

☒ No ☐ Yes

Unusual Features

☒ No ☐ Yes

Any Earthquake History

☒ No ☐ Yes

5. THEFT:

Machinery or Stock attractive

☐ No ☒ Yes

Alarms: ☒ Perimeter ☒ Area

☐ None

☐ Listed Central Station

☒ Other

Alarm Company: Peninsula Communications

Locks: All Doors have dead bolts

☒ No ☐ Yes

Stock Stored in open

☒ No ☐ Yes

Yards Fenced & Well Lit

☐ No ☒ Yes

6. LOSS HISTORY:

☒ Yes ☐ No

COMMENTS

4 Natural gas fired furnace and boiler.

5. - Liquor stocks an attractive target
- Alarm connected to burglar alarm company (not ULCC central station) - Formerly this was a local alarm now monitored.

- Dead bolts and panic hardware on restaurant section Key in knob locks to Motel rooms.

6 Recent loss of a crate full of albums for disc jockey (during business hours)

RECOMMENDATIONS (Point Form)

None at this time.



MultiPak

INSPECTION SERVICES

COOKING
SUPPLEMENT
CONFIDENTIAL

Insured: Leunam Holdings / Detroit Motor Inn
Address: 13030 Lindys Lane
Thorold, Ont.

IAO Office: Hamilton
Representative: R. Boufield
Date: September 17, 1987

Explain all circled ☐ answers

1. COOKING EQUIPMENT & EXHAUST SYSTEM

(a)

Appliance Type	Number	Hoods (Yes/No)
Stove	1	Yes
Grill	1	Yes
Deep Fat Fryer	2	Yes
Other		

(b) Clearance of appliances, hoods & ducts to combustibles adequate ☒ Yes ☐ No

(c) Cleaning of equipment

Type of Equipment	Daily	Weekly	Monthly	Other	Clean at Inspection (Y/N)
Filter(s)	☒				Yes
Hood(s)			☒		Yes
Duct(s)			☒		Yes

(d) Electric wiring and fixtures in hoods suitable for usage ☒ Yes ☐ No

2. FIRE PROTECTION EQUIPMENT

(a) Areas protected by extinguishing system.

Hoods	☒ Yes	☐ No	☐ None
Ducts	☒ Yes	☐ No	☐ None
Deep Fat Fryers	☒ Yes	☐ No	☐ None
Broilers	☐ Yes	☐ No	☒ None
Grilles	☒ Yes	☐ No	☐ None
Barbecue Pits	☐ Yes	☐ No	☒ None
Ranges	☒ Yes	☐ No	☐ None
Other	☐ Yes	☐ No	☒ None

(b) Automatic Dry Chemical ☒ Automatic CO₂ ☐ Other ☐

(c) Emergency Manual Operation ☒ Yes ☐ No Auto Fuel Shut Off ☒ Yes ☐ No

(d) System ULC Approved ☒ Yes ☐ No

(e) Manufacturer: Safety First

Model No.: ARS-30A

(f) Maintenance Contract ☒ Yes ☐ No ☐ Annual ☒ Semi Annual

3. OTHER PROTECTION

- (a) Automatic Sprinklers ☐ Yes ☒ No ☐ Ceiling ☐ Hood ☐ Duct
(b) Fire Extinguisher (40 B, C) ☒ Yes ☐ No ☐ CO₂ ☒ Dry Chemical
(c) ULC Listed Grease Extraction System ☐ Yes ☒ No
(d) Manufacturer: _____ Model No.: _____
(e) Ventilating equipment installed to NFPA No. 96 ☒ Yes ☐ No

No.

COMMENTS

Steel hood surface damaged by caustic cleaning material used by last cleaning contractor. (Not serious)

RECOMMENDATIONS (Point Form)

None at this time

EXP Services Inc.

*Phase One Environmental Site Assessment
13030 Lundy's Lane, Thorold, Ontario
HAM-21019405-A0
July 14, 2022*

Appendix G – Regulatory Requests

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

Instructions

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

For Ministry Use Only

FOI Request Number	Date Request Received (yyyy/mm/dd)
Fee Paid	☐ Cheque ☐ VISA/MC ☐ Cash/Money Order
☐ CNR ☐ ER ☐ NOR ☐ SWR ☐ WCR ☐ IEB ☐ EAA ☐ EMR ☐ SCB ☐ SDW	

1. Requester Data

Last Name Hluchaniuk	First Name Martin	Middle Initial
Title Environmental Technician	Company Name EXP Services Inc.	

Mailing Address

Unit Number C1-1	Street Number 1266	Street Name South Service Road	PO Box
City/Town Stoney Creek	Province Ontario	Postal Code L8E 5R9	
Email Address martin.hluchaniuk@exp.com	Telephone Number +1 9055190105	ext.	Fax Number
Project/Reference Number GTR-21019405-A0	Signature of Requester 		

2. Request Parameters

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

Unit Number	Street Number 13030	Street Name Lundy's Lane	PO Box
Lot Number	Concession	Geographic Township	
City/Town/Village Thorold	Province Ontario	Postal Code L0S 1A0	

Present Property

1. Owner	Date of Ownership (yyyy/mm/dd)
Tenant (if applicable)	

Previous Property

1. Owner	Date of Ownership (yyyy/mm/dd)
Tenant (if applicable)	

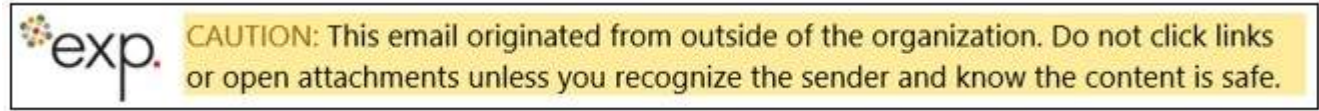
3. Search Parameters	
Search Parameters	Specify Year(s) Requested
Environmental concerns (General correspondence, occurrence reports, abatement)	All years
Orders	All years
Spills	All years
Investigations/prosecutions ► Owner and tenant information must be provided	All years
Waste Generator number/classes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

4. Environmental Compliance Approvals/Certificates of Approval		
Environmental Compliance Approvals/Certificates of Approval	SD	Specify Year(s) Requested
air - emissions	☐	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

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

Lauren Eldridge

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: Tuesday, October 19, 2021 9:07 AM
To: Martin Hluchaniuk
Subject: RE: Tank Search - Thorold, ON



Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

NO RECORD FOUND

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationsservices@tssa.org along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

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.

Kind regards,

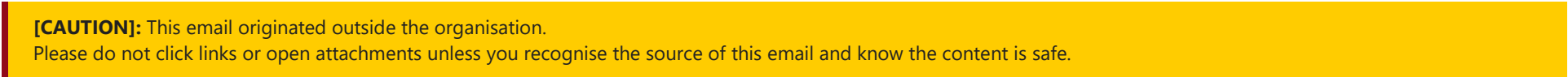
Mariah



Public Information Agent
Facilities and Business Services
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationsservices@tssa.org
www.tssa.org



From: Martin Hluchaniuk <Martin.Hluchaniuk@exp.com>
Sent: October 18, 2021 4:26 PM
To: Public Information Services
<publicinformationsservices@tssa.org>
Subject: Tank Search - Thorold, ON



Could you please perform a tank search for the following properties in Thorold, ON:

- 13030 Lundys Lane
- 9941 Lundys Lane
- 13011 Lundys Lane
- 13029 Lundys Lane
- 13045 Lundys Lane
- 13055 Lundys Lane
- 2561 Thorold Townline Road
- 13065 Lundys Lane
- 13084 Lundys Lane
- 10008 Lundys Lane

Your assistance is greatly appreciated.

Regards,

Martin Hluchaniuk



Martin Hluchaniuk
EXP | Environmental Technician
t : +1.905.525.6069 | m : +1.905.519.0105 | e : martin.hluchaniuk@exp.com
1266 South Service Road
Unit C1-1
Stoney Creek, ON L8E 5R9
CANADA

exp.com | [legal disclaimer](#)
keep it green, read from the screen

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EXP Services Inc.

*Phase One Environmental Site Assessment
13030 Lundy's Lane, Thorold, Ontario
HAM-21019405-A0
July 14, 2022*

Appendix H – Aerials



Approximate Site Boundary

EXP Services Inc.

t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

N



0 50 100 150 200 250
m

TITLE AND LOCATION:

1934 AERIAL PHOTOGRAPH
Phase One Environmental Site Assessment
13030 Lundy's Lane
Thorold, Ontario

PROJECT No.:

GTR-21019405-A0

OWN:

AC

SCALE:

AS NOTED

CHKD:

LE

DATE:

NOVEMBER 2021

FIG. No.:

H1



Approximate Site Boundary

EXP Services Inc.

t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



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N



0 50 100 150 200 250
m

TITLE AND LOCATION:

1948 AERIAL PHOTOGRAPH
Phase One Environmental Site Assessment
13030 Lundy's Lane
Thorold, Ontario

PROJECT No.:

GTR-21019405-A0

OWN:

AC

SCALE:

AS NOTED

CHKD:

LE

DATE:

NOVEMBER 2021

FIG. No.:

H2



Approximate Site Boundary

EXP Services Inc.

t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



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N



0 50 100 150 200 250
m

TITLE AND LOCATION:

1954 AERIAL PHOTOGRAPH
Phase One Environmental Site Assessment
13030 Lundy's Lane
Thorold, Ontario

PROJECT No.:

GTR-21019405-A0

OWN:

AC

SCALE:

AS NOTED

CHKD:

LE

DATE:

NOVEMBER 2021

FIG. No.:

H3



EXP Services Inc.
 t: +1.905.793.9800 | f: +1.905.793.0641
 1595 Clark Boulevard
 Brampton, ON L6T 4V1
 Canada
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N



0 50 100 150 200 250
m

TITLE AND LOCATION:

1965 AERIAL PHOTOGRAPH
 Phase One Environmental Site Assessment
 13030 Lundy's Lane
 Thorold, Ontario

PROJECT No.: GTR-21019405-A0	OWN: AC
SCALE: AS NOTED	CHKD: LE
DATE: NOVEMBER 2021	FIG. No.: H4



Approximate Site Boundary

EXP Services Inc.

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Canada
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• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

N



0 50 100 150 200 250
m

TITLE AND LOCATION:

1975 AERIAL PHOTOGRAPH
Phase One Environmental Site Assessment
13030 Lundy's Lane
Thorold, Ontario

PROJECT No.:

GTR-21019405-A0

OWN:

AC

SCALE:

AS NOTED

CHKD:

LE

DATE:

NOVEMBER 2021

FIG. No.:

H5



Approximate Site Boundary

EXP Services Inc.

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Canada
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N



0 50 100 150 200 250
m

TITLE AND LOCATION:

1985 AERIAL PHOTOGRAPH
Phase One Environmental Site Assessment
13030 Lundy's Lane
Thorold, Ontario

PROJECT No.:

GTR-21019405-A0

OWN:

AC

SCALE:

AS NOTED

CHKD:

LE

DATE:

NOVEMBER 2021

FIG. No.:

H6



Approximate Site Boundary

EXP Services Inc.

t: +1.905.793.9800 | f: +1.905.793.0641
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• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

N



0 50 100 150 200 250
m

TITLE AND LOCATION:

1995 AERIAL PHOTOGRAPH
Phase One Environmental Site Assessment
13030 Lundy's Lane
Thorold, Ontario

PROJECT No.:

GTR-21019405-A0

OWN:

AC

SCALE:

AS NOTED

CHRD:

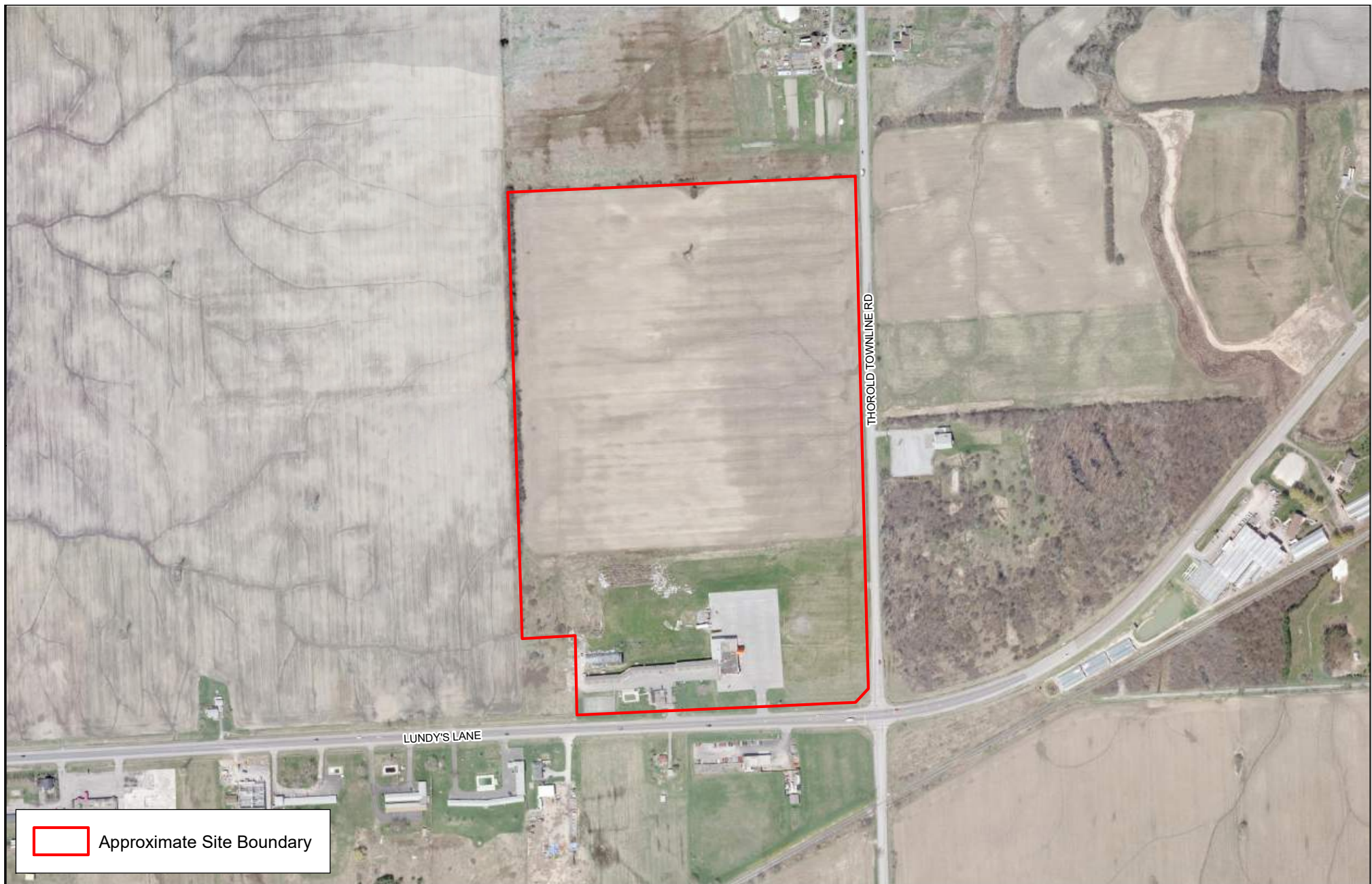
LE

DATE:

NOVEMBER 2021

FIG. No.:

H7



Approximate Site Boundary

EXP Services Inc.

t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

N



0 50 100 150 200 250
m

TITLE AND LOCATION:

2006 AERIAL PHOTOGRAPH
Phase One Environmental Site Assessment
13030 Lundy's Lane
Thorold, Ontario

PROJECT No.:

GTR-21019405-A0

OWN:

AC

SCALE:

AS NOTED

CHKD:

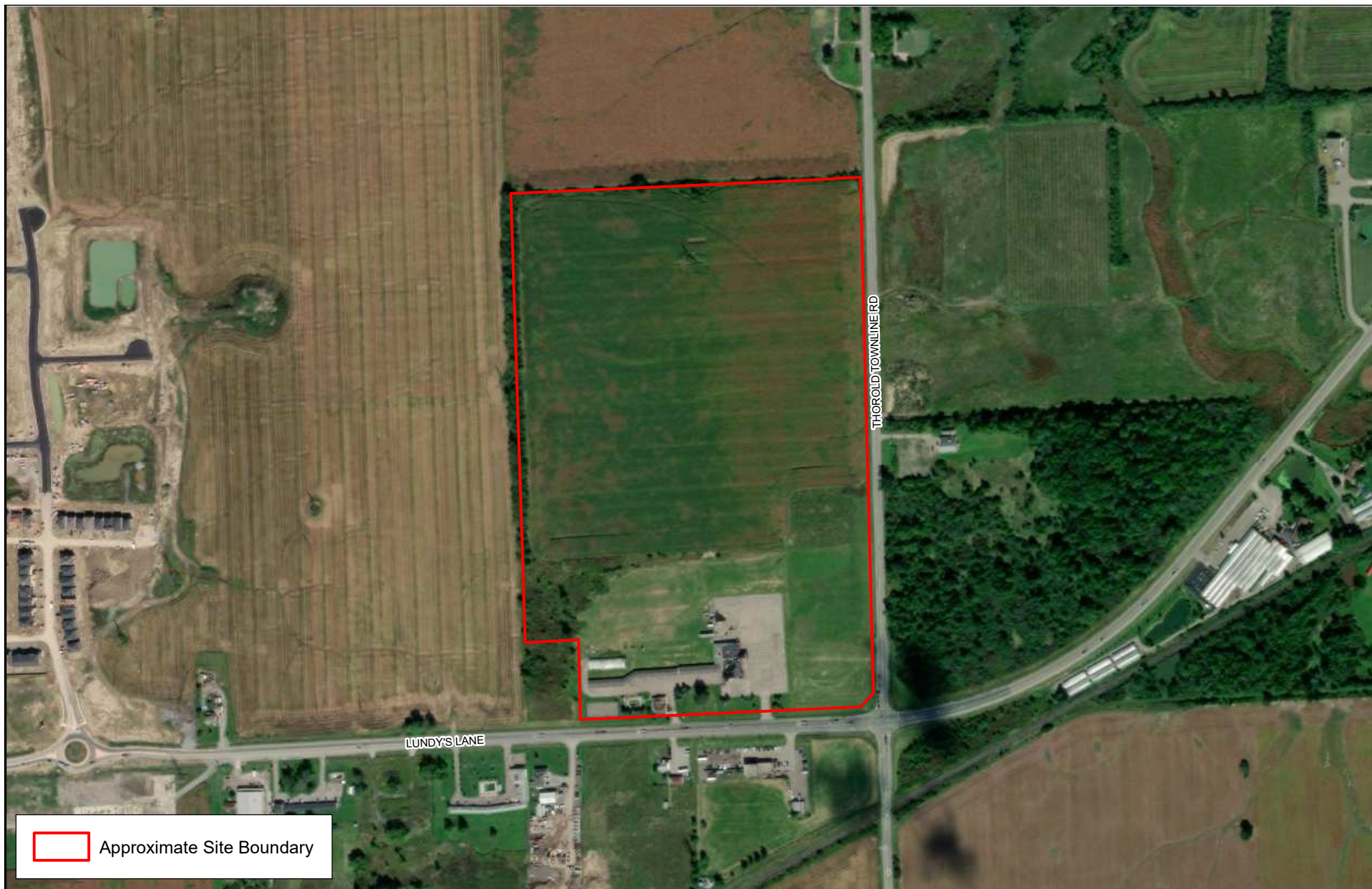
LE

DATE:

NOVEMBER 2021

FIG. No.:

H8



Approximate Site Boundary

EXP Services Inc.

t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

N



0 50 100 150 200 250
m

TITLE AND LOCATION:

2020 AERIAL PHOTOGRAPH
Phase One Environmental Site Assessment
13030 Lundy's Lane
Thorold, Ontario

PROJECT No:	GTR-21019405-A0	OWN:	AC
SCALE:	AS NOTED	CHKD:	LE
DATE:	NOVEMBER 2021	FIG. No.:	H9

EXP Services Inc.

*Phase One Environmental Site Assessment
13030 Lundy's Lane, Thorold, Ontario
HAM-21019405-A0
July 14, 2022*

Appendix I – Site Photos



Photo 1: View of the residential building located on the south-central portion of the Site. Photograph taken facing north.



Photo 2: View of the natural gas fired furnace and hot water tank located in the basement of the residential building.



Photo 3: View of the sump pit and associated pump located in the basement of the residential building.



Photo 4: View of the kitchen area of the residential building.

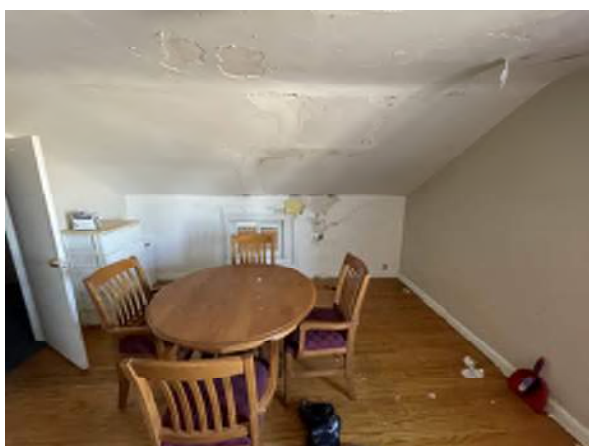


Photo 5: View of the second floor area of the residential building.

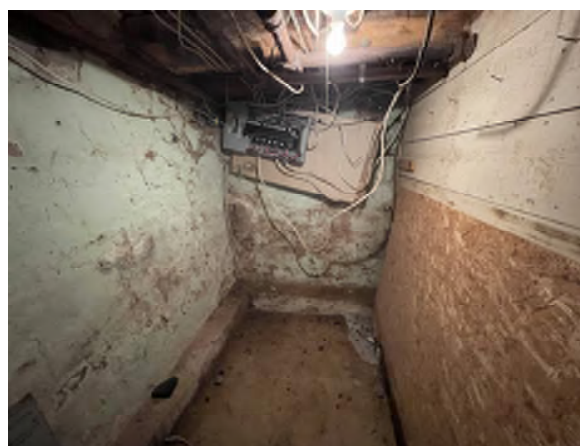


Photo 6: View of the storage room area in the basement of the residential building.



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Stoney Creek, Ontario
L8E 5R9
T: 905-525-6069
F: 905-573-9693

SITE PHOTOGRAPHS

PROJ. NO: GTR-21019405-A0

Phase One ESA
13030 Lundy's Lane
Thorold, Ontario

SCALE: NTS

DRAWN: MH

CHECKED: JH

FIGURE

11

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Photo 7: View of the eastern portion of the nightclub. Photograph taken facing southwest.



Photo 8: View of the main entrance area and bar area within the nightclub.



Photo 9: View of the grease pit located within the kitchen of the nightclub.



Photo 10: View of the hot water tank located in the kitchen of the nightclub.



Photo 11: View of the electrical room within the nightclub.



Photo 12: View of the backroom area located within the nightclub.



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FIGURE

12

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Photo 13: View of the southern portion of the motel.
Photograph taken facing north.



Photo 14: View of one (1) of several natural gas fired furnaces located within the motel.



Photo 15: View of the potable water filters, located in the basement of the motel.

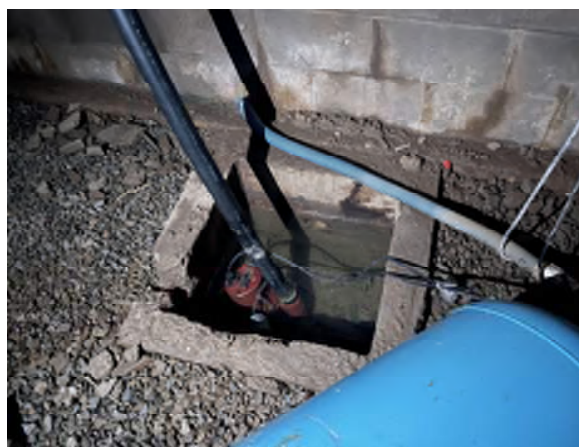


Photo 16: View of the sump pit and associated pump located in the basement of the motel.



Photo 17: View of one (1) of several hot water tanks located throughout the motel.



Photo 18: View of the chimney and chimney cleanout centrally located within the motel.



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FIGURE

I3

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Photo 19: View of the Quonset hut located northwest of the motel. Photograph taken facing west.



Photo 20: View of the potable water well located north of the motel. Photograph taken facing west.



Photo 21: View of the water cistern located on the northwest exterior corner of the nightclub.



Photo 22: View of the pad-mounted transformer located northeast of the residential building.



Photo 23: View of the agricultural field and hydro corridor located on the northern portion of the Site. Photograph taken facing northwest.

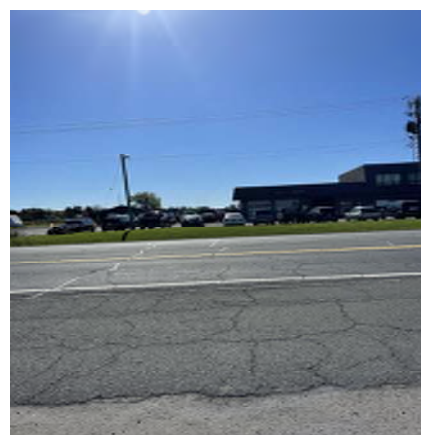


Photo 24: View of the automotive service garage, located south of the Site, addressed as 13011 Lundy's Lane.



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DRAWN: MH

CHECKED: JH

FIGURE

14

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EXP Services Inc.

*Phase One Environmental Site Assessment
13030 Lundy's Lane, Thorold, Ontario
HAM-21019405-A0
July 14, 2022*

Appendix J – Phase One Conceptual Site Model

Phase One ESA Conceptual Site Model

13030 Lundy's Lane, Thorold, Ontario

This section presents the Phase One Conceptual Site Model (P1CSM), as it relates to the Site designated as 13030 Lundy's Lane in Thorold, ON, providing a narrative and graphical description integrating information related to the areas of potential environmental concern/potential contaminating activities and the presence and distribution of potential contaminants of concern. The P1CSM was completed in accordance with Ontario Regulation 153/04, as amended (O.Reg.153/04), as defined by the Ontario Ministry Environment, Conservation and Parks (MECP). There is no uncertainty or absence of information noted in the Phase One Environmental Site Assessment.

1.1 Introduction

The Site is located on the northwest corner of the intersection at Lundy's Lane and Thorold Townline Road, and is currently developed for commercial and residential/agricultural land use. The Site has an area of approximately 23.07 hectares (57.02 acres) and contains four (4) associated structures, one (1) motel, one (1) nightclub, one (1) residential house (with an office addition), and a Quonset hut. An inground pool was situated southwest of the motel.

According to a review of the aerial photographs and historical documents, the Site was first developed for residential/agricultural land use prior to 1934, with what appears to be the current residential dwelling observed at the time of the Site visit, and agricultural structures formerly located north of the current motel.

Details of the Site are as follows:

Table 1: Site Identification Information

Municipal Address	13030 Lundy's Lane, Thorold, ON
Current Land Use	Residential/Agricultural/Commercial
Proposed Land Use	Residential
Legal Description	Part Twp lot 89 Thorold in RO718059 lying S of Hydro Lands Part Twp lot 89 Thorold as Parts 1&2, 59R-4846 Part Twp lot 89 Thorold in RO718059 lying N of Hydro Lands Part Twp lot 89 Thorold as Part 2, 59R-9203
Property Identification Number (PIN)	64057-0049(LT) 64057-0050(LT) 64057-0058(LT) 64057-0070(LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17T 648283 m E 4771669 m N
Accuracy Estimate of UTM	10-15 m
Measurement Method	Google Earth
Site Area	23.07 hectares (57.02 acres)
Property Owner	Rudanco Hospitality Corporation and Zeljko Holdings Limited
Name of Any Other Person Who Engaged the Qualified Person	Mr. Jeremia Rudan Rudanco Hospitality Corporation

	4728 Dorchester Road, Unit 11B, 2 nd Floor Niagara Falls, ON L2E 7H9
--	---

1.2 Background

According to a review of aerial photographs, chain of title information, historical maps, and information provided at the time of the Site visit, the Site was first developed for residential/agricultural land use prior to 1934, with a farmstead and agricultural structures reportedly formerly located north of the current motel.

1.3 Geological and Hydrogeological Conditions

The Site is expected to consist of Glaciolacustrine deposits that predominantly consist of silt and clay, minor sand, basin and quiet water deposits from the Pleistocene era. The bedrock in the general area of the Site is part of a group belonging to the Guelph Formation consisting of sandstone, shale, dolostone and siltstone.

According to the topographic map from Natural Resources of Canada (Toporama), the elevation of the Site is 185 m above sea level and is relatively flat.

An unnamed tributary is located approximately 125 m west of the Site, and flows west towards the Welland Canal, located approximately 2.32 km west of the Site. Based on local topography, the anticipated groundwater flow direction is to the west.

Based on the review of available resources from the Ministry of Natural Resources and Forestry website on October 20th, 2021, the Site and areas within 30 m of the Site were identified for a woodland was noted on the western boarder of the Site.

1.4 Previous Investigations

The following reports were made available to EXP at the time of this Phase One ESA:

1. "Phase One Environmental Site Assessment, 13030 Lundy's Lane, Thorold, Ontario" dated February 4th, 2020 and prepared by BAE Environmental (BAE) for Zeljko Holdings Limited. The following pertinent information was noted:
 - The Site consists of 3.04 ha (7.5 acres) of land and is surrounded by undeveloped agricultural lands.
 - The Site was historically used for agricultural purposes until the 1960s, and then was redeveloped as a commercial motel and restaurant since the 1960's/70s.
 - As part of the investigation, BAE reviewed city directories, fire insurance maps, documented data, and aerial photographs. No environmental concerns were identified with regard to the current or previous land use
 - Four structures were observed on Site at the time of the Site visit – vacant motel, an office building, a banquet hall and a Quonset hut.
 - Based on the Phase One ESA findings, it was noted that no environmental concerns were identified for the Site or near the subject property. No further environmental investigations were recommended at the time.

2. "Phase One Environmental Site Assessment, PIN-0049: PT Twp Lt 899, THLD, as in RO718059, Lying S Hydro Lands, T/W RO718059: Thorold, PIN-0058: PT Twp Lt 89, THLD, as in RO718059, Lying N Hydro Lands, T/W RO718059: Thorold" dated February 7th, 2020 and prepared by BAE Environmental for Rudanco Hospitality Corporation. The following pertinent information was noted:
 - The Site consists of 19 ha (47 acres) of vacant agricultural land and is surrounded by undeveloped agricultural lands.
 - As part of the investigation, BAE reviewed city directories, fire insurance maps, documented data, and aerial photographs. No environmental concerns were identified with regard to the current or previous land use.
 - Based on the Phase One ESA findings, it was noted that no environmental concerns were identified for the Site or near the subject property. No further environmental investigations were recommended at the time.
3. "Phase One Environmental Site Assessment, Pt Township Lot 89, Thorold, Part 2 59R-9206; Thorold. All of PIN 64057-0070" dated February 3rd, 2020 and prepared by BAE Environmental for Zeljko Holdings Limited. The following pertinent information was noted:
 - The Site consists of 0.878 ha (2.17 acres) of vacant agricultural land and is surrounded by undeveloped agricultural lands.
 - As part of the investigation, BAE reviewed city directories, fire insurance maps, documented data, and aerial photographs. No environmental concerns were identified with regard to the current or previous land use.
 - Based on the Phase One ESA findings, it was noted that no environmental concerns were identified for the Site or near the subject property. No further environmental investigations were recommended at the time.
4. "Preliminary Geotechnical Investigation: Proposed Residential Development, 13030 Lundy's Lane, Allanburg, Ontario" dated July 23rd, 2021 and prepared by Soil-Mat Engineers & Consultants Ltd. for Rudanco Hospitality Corporation. The following pertinent information was noted:
 - The purpose of the geotechnical investigation was to assess the subsurface soil and groundwater conditions, and to provide comments and recommendations for the design and construction of the proposed development.
 - On May 28th, 2021 a total of ten (10) boreholes were advanced on the property to a maximum depth of 12.2 metres below ground surface (m bgs).
 - Four (4) of the boreholes were advanced as monitoring wells to allow for the future measurements of groundwater levels.
 - The general stratigraphy observed in the boreholes consisted of topsoil, underlain by native reddish-brown clayey silt. Bedrock was inferred at depths ranging between 10.9 and 12.2 m bgs. Bedrock consisted of limestone and dolostone.

- Groundwater levels taken at the property between May 31st and July 1st, 2021 indicated groundwater at approximately 1.5 to 2 m bgs.

1.5 Underground Utilities

The Site utilities and services were identified at the Site based on information provided in environmental records, relevant utility infrastructure observed during the Site reconnaissance. The Site utilities are summarized in the table below and noted on Figure 3, where available. It is noted that the precise underground location of the utilities cannot be determined without professional locate services.

Utility	Source	Location	Site Entry
Natural Gas	Union Gas	Underground	Enters the Site via Lundy's Lane
Sanitary Sewer	Niagara Region	Underground	Unknown
Storm Sewer	Unknown	Underground	Several catch basins observed in parking lot south of the motel
Water	N/A	Underground	Potable Water Well and Cistern
Electricity	Alectra Utilities	Overhead	Enters Site buildings via the south, along Lundy's Lane
Telecommunications	Unknown	Unknown	Unknown

1.6 Potentially Contaminating Activities and Areas of Potential Environmental Concern:

Refer to Table 2 and Figure 2 for the list of potentially contaminating activities (PCAs) that have occurred within the Phase One Study Area, which includes the Site and properties within 250 m radius of the Site boundaries.

Table 2: Potentially Contaminating Activities:

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
Site					
1a	13030 Lundy's Lane	Southwest Portion, with the exception of the area occupied by the Quonset hut, motel, and parking areas.	PCA#40 – Pesticides (including herbicides, fungicides, and anti-fouling agents) manufacturing, processing, bulk-storage, and large-scale applications	Based on a review of aerial photographs, the Site was occupied by orchards on the southwest portion of the Site from at least 1934 until approximately 1983. The south portion of the former orchard was re-developed with the Site buildings and parking areas.	Yes, based on the PCA occurring on-Site.

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contributes to APEC (Yes or No)?
1b		South-central portion	PCA#55 – Transformer Manufacturing, Processing, and Use	Based on observations made at the time of the Site visit, one (1) pad-mounted transformer was located northeast of the residential dwelling. The concrete pad beneath the transformer appeared to be in good condition, with no visible cracks or staining.	Yes, based on the PCA occurring on-Site.
Surrounding Properties					
2	Intersection of Lundy's Lane and Thorold Townline Road	Southeast Adjacent	PCA 'Other' - Spills	Based on the ERIS report, multiple spills have occurred at this intersection, including: - a vehicle spilled 22.5L of diesel to the shoulder of the road. Soil contamination was noted to be possible. - a spill of 455L of digester sludge was spilled to the drainage ditch on the side of the road. Soil contamination was confirmed - an unknown quantity of biosolids was spilled to the drainage ditch on the side of the road. Soil contamination was noted to be possible.	No, based on the relatively small quantity of diesel noted to be spilled, and the digester sludge / biosolids not considered a contaminant of concern.
3	13011 Lundy's Lane	35 m South	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Based on observations made at the time of the Site visit, the property located at 13011 Lundy's Lane was occupied by Marty's Auto Repair.	Yes, based on the close proximity and upgradient location relative to the anticipated groundwater flow direction.
4	Pt Twp Lt 116 Thorold As In Th917; Pt Rdal Btn Twp Lts 115 & 116 Thorold As Closed By Bylaw Th11930	120 m South	PCA#46 – Rail Yards, Tracks, and Spurs	Based on a review of the aerial photographs and observations made at the time of the Site visit, a rail line is located approximately 120 m south of the Site.	No, based on the separation distance from the Site.

(1) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O.Reg.153/04, as amended) that is occurring or has occurred in a Phase One Study Area.

1.7 Areas of Potential Environmental Concern

Based on the evaluation of the PCAs located within the Phase One Study Area, the following areas of potential environmental concern (APECs) were identified, as presented in Figure 4B.

Table 3: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA) ¹	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1: Historic orchards (PCA Identifier 1a)	Southwest portion of Site with the exception of the area occupied by the Quonset hut, motel, and parking areas.	PCA#40 – Pesticides (including herbicides, fungicides, and anti-fouling agents) manufacturing, processing, bulk-storage, and large-scale applications	On-Site	Organochlorine Pesticides	Soil
APEC 2: Transformer (PCA Identifier 1b)	South-central portion of Site	PCA#55 – Transformer Manufacturing, Processing, and Use	On-Site	Polychlorinated Biphenyls (PCBs), Petroleum Hydrocarbons (PHCs), Including Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX)	Soil
APEC 3: Automotive Repair Facility (PCA Identifier 3)	South portion of Site	PCA#52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	Off-Site	Petroleum Hydrocarbons (PHCs), Including Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), and Metals	Groundwater