



## CEGP Consultants Ltd.

Date: December 5, 2023

**Zeljko Holdings Limited**  
4728 Dorchester Road  
Unit 11B, 2<sup>nd</sup> Floor  
Niagara Falls, ON  
L2E 7H9

**Re: Phase One Environmental Site Assessment Update, 6285 Main Street, 6289 Main Street, Former (now closed) municipal road allowance, Murray Street, Niagara Falls, Ontario**

This letter presents an update to the Phase One Environmental Site Assessment (Phase One ESA) report completed by CEGP Consultants Ltd. on October 19, 2021 for the subject Phase One Property.

A site visit was completed on May 19, 2023 to document the current conditions at the Phase One Property. The previous dwellings were demolished and the property had been levelled to existing road grade. Surface cover generally consisted of reddish clayey silt, sand, gravel and some rubble. There were no changes in the surrounding areas.

Reportedly, the reddish clayey silt was obtained from a residential development. Only laboratory analytical results were provided, with no review from a Qualified Person.

Therefore, the imported material should be characterized as a Potentially Contaminating Activity (PCA), and an Area of Environmental Concern (APEC).

Photographs taken during the site visit on May 19, 2023 are attached.

The Phase Two Environmental Site Assessment should be updated with additional soil sampling before a Record of Site Condition can be submitted.

In a letter dated November 24, 2023, issued by the City of Niagara Falls, the municipal addresses of 5619 Murray Street, 5643 Murray Street were no longer in use.



Rakesh Koneru, P.Eng., QPESA  
Principal  
CEGP Consultants Ltd.  
29 Larkspur Drive  
Markham, L6B 0N1  
Ontario

**Attachments:** Site Visit Photographs

**Phase One Environmental Site Assessment Update - Site Photographs  
Main Street, Niagara Falls**



View of property facing northwest (former 5643 Murray Street)



View of property facing northeast



View of property facing east



View facing southwest, with hydro station in the background

**Phase One Environmental Site Assessment Update - Site Photographs  
Main Street, Niagara Falls**



View of ground surface cover, facing west



Close up of ground surface cover, facing east