

Phase One Environmental Site Assessment
7701 Lundy's Lane, Niagara Falls, ON



Project Location:

7701 Lundy's Lane,
Niagara Falls, ON
L2H 1H3

Prepared For:

Gatta Homes
870 Niagara on the Lake, ON
LOS 1J0



Prepared By:

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Date: October 19, 2023
NSSL File No.: NS23108-01



EXECUTIVE SUMMARY

Niagara Soils Solutions Ltd. (NSSL) was retained by Gatta Homes to conduct a Phase One Environmental Site Assessment (ESA) of the property located at 7701 Lundy's Lane, Niagara Falls, ON (herein referred to as the "Phase One Property" or the "Site"). It is understood that the Phase One ESA is being requested for due diligence purposes relating to the purchase of the land for redevelopment into affordable housing.

The Phase One ESA Property is a triangular-shaped parcel of land, occupying approximately 0.70 hectares, and currently utilized for commercial purposes as Rockwell Resort and Little Wedding Chapel. The Site is located at the intersection of Lundy's Lane (to the south) and Beaverdams Road (to the east). The northern property boundary is bordered by open grassy land with sparse trees in front of established residential dwellings. Due west of the site the land is occupied by a commercial building (Travelodge Hotel). Historically, the Site was owned by private individuals, the Regional Municipal of Niagara, and various corporate organizations dating from 1802 to 2018. The current owner of the Phase One property is recorded as 10743186 Corporation, which has owned the property since May 15, 2018.

A review of all Phase One ESA researched information identified four Potentially Contaminating Activities (PCAs) that resulted in two on-site Areas of Potential Environmental Concern (APEC) on the Phase One property.

On-Site

PCA- 1/APEC- 1: #28. Gasoline and Associated Products Storage in Fixed Tanks. The 1965 Firemap shows that a historical Auto Service Centre with a UST occupied the Southeastern portion of the Site. This information was also supported by a Record of Site Condition filing for nearby property 7736 & 7746 Beaverdams Road. The presence of a UST and operation of a portion of the site as an Auto Service Centre is a PCA that results in an APEC to the Site's soil and groundwater.

PCA-2/APEC-2: #30. Importation of Fill Material of Unknown Quality. The 1954-55 aerial photographs identified some building structures on-site prior to the construction of the current commercial motel. The demolition of previous structures could have necessitated the backfilling of these areas to achieve grade before the construction of the current commercial building. The potential importation of fill material of unknown origin and composition to these areas results in a PCA and APEC.

PCA-3: #Other. De-Icing Activities. The interior of the courtyard in front of the motel is comprised of an asphaltic concrete parking lot for guests. Elevated concentrations of Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR) are contaminants commonly found beneath parking lots and roadways, typically attributed to the application of de-icing substances to surfaces during winter months, drippings



from parked vehicles, placement of plowed snow, and proximity to adjacent roadways (overspray from road de-icing).

As per O. Reg. 153/04 section 49.1, if an applicable site condition standard is exceeded at a property solely because of one of the following reasons, the applicable site condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act:

- 1. The qualified person has determined, based on a phase one environmental site assessment or a phase two environmental site assessment, that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both.*

Therefore, as per the above, sampling of the soil within the parking areas will not be required as the standard is deemed to be met.

Off-Site

PCA-4: #28. Gasoline and Associated Products Storage in Fixed Tanks. The 1965 Firemap identifies an Auto Service Centre at 7600 Lundy's Lane, located approximately 50 m southeast of from the Phase One property. The presence of a UST and operation of a service station is a PCA but does not result in an on-site APEC due to its distance from the Site and inferred groundwater flow direction (south-southeast), away from the site.

CONCLUSIONS

Based on the age of the building structure, the client's intent to renovate the individual units for residential purposes, and according to the Ministry of Labour laws, a Designated Substance and Hazardous Materials Survey must be completed prior to the renovation work commencing to confirm the presence or absence of suspected asbestos-containing materials and/or lead-based paints.

The Phase One ESA investigation identified four potentially contaminating activities associated with potential importation of fill material, historical USTs, and de-icing activities within the Study Area. These PCAs resulted in two on-site APECs to the study site. Due to the absence of documentation that indicates the historical UST has been removed from the Site, NSSL recommended a ground penetrating radar (GPR) survey be carried out to confirm the presence or absence of the UST. The results of the GPR survey indicated an anomaly present within the tank area suggesting that the UST might still be present on-site.

Therefore, Niagara Soils Solutions Ltd. recommends completion of a Phase Two ESA investigation with the collection of soil samples in the eastern portion of the site associated with the historical auto service centre, and soil and groundwater samples within the vicinity of the on-site historical UST.



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ACRONYMS AND ABBREVIATIONS

APECs	Areas of Potential Environmental Concern
EC	Electrical Conductivity
ESA	Environmental Site Assessment
FIP	Fire Insurance Plan
MECP	Ministry of the Environment, Conservation and Parks
MNRF	Ministry of Natural Resources and Forestry
NPCA	Niagara Peninsula Conservation Authority
O. Reg.	Ontario Regulation
PAHs	Polycyclic Aromatic Hydrocarbons
PCA	Potentially Contaminating Activity
PHCs	Petroleum Hydrocarbons
SAR	Sodium Adsorption Ratio
TSSA	Technical Standards and Safety Authority
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds



1.0 INTRODUCTION

1.1 Phase One Property Information

Niagara Soils Solutions Ltd. (NSSL) was retained by Gatta Homes to conduct a Phase One Environmental Site Assessment (ESA) of the property located at 7701 Lundy's Lane, Niagara Falls, ON (herein referred to as the "Phase One Property" or the "Site"). It is understood that the Phase One ESA is being requested for due diligence purposes relating to the purchase of the land for redevelopment into affordable housing. The Site location is shown in Figure 1.

The municipal and legal descriptions of the subject property included in the Phase One ESA are stated as; PT TWP LT 133 STAMFORD AS IN RO336724 & RO372665; PT TWP LT 133 STAMFORD PT 1 & 2, 59R4604, PT TWP LT 133 STAMFORD PT 1, 59R4311; NIAGARA. The Property Identification Number (PIN) is 64305-0471 (LT). A copy of the Parcel Register is included in Appendix A. Authorization to proceed with the Phase One ESA was received from Mr. Cyrus Gatta. The contact information for Mr. Cyrus Gatta:

Gatta Homes
P O BOX 870
Niagara on the Lake, ON
L0S 1J0

The Phase One ESA Property is a triangular-shaped parcel of land, occupying approximately 0.70 hectares, and currently utilized for commercial purposes as Rockwell Resort and Little Wedding Chapel. The Site is located at the intersection of Lundy's Lane (to the south) and Beaverdams Road (to the east). The northern property boundary is bordered by open grassy land with sparse trees in front of established residential dwellings. Due west of the site the land is occupied by a commercial building (Travelodge Hotel). Historically, the Site was owned by private individuals, the Regional Municipal of Niagara, and various corporate organizations dating from 1802 to 2018. The current owner of the Phase One property is recorded as 10743186 Corporation, which has owned the property since May 15, 2018. The Site's layout is illustrated in Figure 2.

2.0 SCOPE OF INVESTIGATION

The Phase One ESA was completed in accordance with O. Reg. 153/04, as amended. The purpose of the Phase One ESA was to identify evidence of actual or potential contamination at the Site based on an evaluation of information collected through records review, site visit, and interview. The scope of work for the Phase One ESA included the following:

- Review of available environmental reports pertinent to the Site and surrounding lands (where available).
- Review of municipal directory records related to the Site and surrounding lands (where available).
- Review of Chain-of-Title information.
- Review of physical setting information, including aerial photographs, fire insurance plans (FIPs), topographic maps, and geologic information related to the Site and surrounding lands.
- Review of EcoLog ERIS database report for the Site and surrounding lands.
- Review of the environmental source information, including published and online records from the Ministry of the Environment, Conservation and Parks (MECP), Ministry of Natural Resources and Forestry (MNRF), Niagara Peninsula Conservation Authority (NPCA) Watershed Explorer, Brock University Niagara Air Photo Index Interactive Map.
- Site reconnaissance to observe Phase One Property and surrounding lands.
- Interview with key persons knowledgeable about the current and historical operations of the Site.
- Preparation of a photographic log.
- Preparation of a summary report of findings and recommendations.
- Assessment of information to illustrate the Site location and limits, the surrounding lands, PCAs, and APECs on the Phase One Property.

3.0 RECORDS REVIEW

3.1 General

3.1.1 Phase One Study Area Determination

The Phase One Study Area includes properties located wholly or partially within 250 m of the nearest point on a boundary of the Phase One Property. No other properties beyond 250 m of the Phase One ESA property were considered relevant to the Phase One ESA. The Study Area is illustrated in Figure 1.

3.1.2 First Developed Use Determination

O. Reg. 153/04 22. (1) defines first developed land use as the earlier of (a) the first use of a Phase One Property in or after 1875 that resulted in the development of a building or structure on the property, and (b) the first potentially contaminating use or activity on the Phase One Property". Aerial photographs dated 1934 show that Phase the One Property was a vacant undeveloped lot. Land ownership records showed that private individuals owned the property during this period.

3.1.3 Fire Insurance Plans

Opta Historical Environmental Services was contracted via EcoLog ERIS to conduct a search of available historical Fire Insurance Plans and records for information about the Phase One ESA Property and surrounding Study Area. Four Firemaps (1965 Volume: Niagara Falls 2 Firemap: Sheet 230 – 232) were available for review. A summary of the information extracted from the firemaps is presented below:

The 1965 volume of Niagara Falls Firemap (Sheet: 230) shows Lots 952 and 958 to the west of the Phase One Property. The West adjacent lands on Lundy's Lane were occupied by motels (Ambassador, Ashbury, and El Rancho). Sheet 231 of the 1965 Firemap shows the Site and the immediate surroundings. The Firemap indicates that the Site was previously divided into two plots. The north/northwest portion of the first plot (the east-southeast portion of the current plot) was occupied by a historical Auto Service centre with one UST, while a commercial building with a pool was on the second plot (the remaining part of the current plot). The east, south, and west adjacent plots were occupied by motels (Rendezvous, Candlelight, Fiddlers Green, Alpine, Maple Haven, and Motel May). There was a historical Auto Service Centre identified on the northeastern portion of 7600 Lundy's Lane.

3.1.4 Chain of Title

MacKenzie Title was engaged by NSSL to complete a historical property ownership search for the Site. According to the search results, the earliest available record relating to the Site was from 1802, when the parcel of land was registered to Charles Green. The ownership of the property remained as Individuals until 1957, when individual ownership changed to the Regional Municipal of Niagara. From 1985 to 2018, the ownership was named as Flamingo Motor Inn, Dhillon Canada Inc., and ATN Hotel Inc., while the current owner is 10743186 Canada Corporation.

A current parcel register (land title document) for the Phase One Property in Niagara Falls was obtained from Teranet Express through MacKenzie Title for the Site. The document covers the period of land ownership from 1959 to the present day, with current land ownership listed as 10743186 Canada Corporation. A copy of the property ownership record and title search are included in Appendix A.

3.1.5 Vernon's City Directories

NSSL conducted a search of historical Vernon's City Directories on the Site and properties within the Study Area to determine chronicled property land use. Historical city directories generally document the occupants of municipal addresses yearly. Pertinent records found for the Site and surrounding properties are listed in Table 1, with a copy of the applicable Vernon's City Directory pages included in Appendix A.

Table 1: Findings of Vernon's City Directories

Municipal Address	Date	Occupant	Location in Relation to Site
7701 Lundy's Lane, Niagara Fall, ON	1970 - 1987	Flamingo Motel	Phase One Property
	1999 - 2000	Flamingo Motel The Little Wedding Chapel Aeva's Beauty	
	2005-2010	Flamingo Motel The Little Wedding Chapel Associated Ministerial Services	
	2012	St. George Chapel The Little Wedding Chapel Associated Ministerial Services	

3.1.6 Environmental Reports

No previous report pertaining to the Site was available for review at the time of this Phase One ESA; however, a Phase One ESA Site Conceptual Model (CSM), prepared by Hallex Environmental Ltd., was obtained from the Ministry of the Environment, Conservation and Parks Environmental Registry that documented a Record of Site Condition filing for 7736 Beaverdams Road and 7746 Beaverdams Road, Niagara Falls. The CSM identified a historical service centre with an underground storage tank (UST) on the Phase One Property (7701 Lundy's Lane).

3.1.7 Environmental Records

No environmental records were uncovered for the subject site.

3.2 Environmental Source Information

3.2.1 Environmental Risk Information Services

Environmental Risk Information Services (ERIS) was contracted to search the available government and private records and databases for information about the Phase One ESA Property and surrounding Study Areas. The report's key findings are presented in Table 2, with a copy of the full report provided in Appendix C.

Table 2: Key Findings of ECOLOG ERIS report on the site and its surroundings

Municipal Address	Property relationship to Site	Database Record, a brief description
Niagara Falls City (Stamford)	On-site	One WWIS (2011): Well ID: 7163355, water well record
7737 Lundy's Lane, Niagara Falls	WNW/68.7	One SPL (1998): Unknown amount of diesel to paved lot and storm, works. Possible Environmental impact to watercourse or lake One INC (2016): Fire from natural gas
7746, 7736 Beaverdams Road, Niagara Falls	NW/86.1	1960332 Ontario Inc. One RSC (2017): RSC ID: 223313, Phase One RSC for indented residential use
7786 Spring Blossom Drive, Niagara Falls	NW/173.0	One HINC (2008): Vapour release from natural gas
-	NW174.2	Robert J. Thompson H. E. Mashford #1 One OOGW (1950): Well ID: 25852, Licence No F013943. Abandoned well.
7805 Lundy's Lane, Niagara, ON	W/183.6	One PINC (2012): 1" pipeline hit
5706 Recine Ct, Niagara, ON	NW/239.1	Enbridge Gas Distribution Inc. One SPL (2011): 1 1/4" gas main damage, Leaks/Break. Ken Cosby Bulldozing One PINC (2017): No information provided
7860 Lundy's Lane, Niagara, ON	WSW/239.1	Revera Lundy Manor One GEN (2017): Waste class: 252 L. Waste Class Name: Waste crankcase oils and lubricants

WWIS = Water Well Information System, SPL = Ontario Spill, INC = Fuel Oil Spill and Leaks, RSC = Record of Site Condition, HINC = TSSA Historic Incidents, OOGW = Ontario Oil and Gas Well, PINC = Pipeline Incidents, GEN = Ontario Regulation 347 Waste Generators Summary

3.2.2 Insurance Reports

NSSL contacted ERIS Enviroscan to conduct a search of Insurance Reports on the Phase One ESA property. One COPE Report (1986), one All Risk Report (2008), and one Survey for Rating Fire-Resistive Risk Report were provided for review. A summary of the information extracted from the reports is presented below:

The 1986 COPE Report indicates that the Phase One Property, which was occupied by Flamingo Motel, consisted of a two-storey commercial building, built in the 1950s, with a wood joist roof and pre-cast concrete grade & second floors, masonry or fire-resistive walls, and a partially unfinished basement and electric heating system. The report also indicates that an additional two-storey building was added to the existing structure in 1982, with Masonry or fire-resistive walls and pre-cast concrete floors, and an unfinished basement.

The 2008 All Risk report reveals that Flamingo Motel still occupied a substantial portion of the building while the owner's family occupied the associated living quarters. A Wedding Chapel was on the first floor of a part of the building, while the Chapel's owner resided on the second floor.

3.2.3 Other Environmental Sources

NSSL reviewed additional environmental resources for information about the Phase One Property. Table 3 provides details of the findings with any associated supporting documents located in Appendix B.

Table 3: Findings from Other Environmental Sources

Source	Phase One Site Details
Environmental Incidents, Orders, Offences, Spills and Discharges	No records
Environmental Registry of Ontario	No records
Federal Contaminated Sites and Solid Waste Landfills Inventory	No records
Hazardous Waste Information Network	No Records
Inventory of Coal Gasification Plants	No records
Inventory of Industrial Sites Producing or Using Coal Tar in Ontario	No records
Oil, Gas and Salt Resources Library	No records
Ministry of Natural Resources (MNR)	No records
National Pollutant Release Inventory	No records
PCB Waste Storage Inventory	No records
Record of Site Condition (RSC)/ Brownfields Environmental Registry	No records
Reports submitted to the MECP (Freedom of Information)	At the time of report issuance, no records were returned. Any documents received will be provided to the client.
TSSA Retail Fuel Storage Tank Info	A request was submitted to the Technical Safety and Standards Authority (TSSA) for information concerning fueling systems (USTs, Above Ground Storage Tanks (ASTs). Email correspondence from TSSA dated September 29, 2023, indicated, "we confirm that there are no records in our database of any fuel storage tanks at the subject address."
Waste Disposal Site Inventory	No records
Waste Management Records	No records

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

Aerial photographs were reviewed for information about the Phase One Site and Study Area. The photographs were obtained through the Niagara Air Photo Index interactive database at Brock University and Google Earth. The earliest available aerial image for review was from 1934. A review of the selected

aerial photographs, based on scale and quality, are presented in Table 4. Images are provided in Appendix D.

Table 4: Review of The Selected Aerial Photographs

Date	Phase One Site	Study Area
1934	The property was vacant, no dwellings or any development were noted onsite.	The study area was not densely populated with residential developments or commercial/ industrial buildings. Vacant lots surround the study area, land use was characterized as predominantly agricultural.
1954-55	The property had several scattered structures onsite. There appeared to be a few residential dwellings within the northern and western portions of the Site.	The southern study area remained unpopulated, with a few residential dwellings. Maturely grown trees were observed. An increase in residential development, including single-family structures, was noted to the north and west.
1965 - 1971	One L-shaped structure had been constructed within the northern and western portions of the Site. Two other structures can be seen on-site along with a pool and paved area.	Residential dwellings were noted on the north side. The number of residential properties in the study area have increased in the east and west portions of the study area.
1995	An addition has been added to the east side of the existing building.	No noted changes were observed in the study area
2000	No changes were observed on-site	Residential dwellings had been developed on all sides of the property. Commercial buildings and parking lots had been developed in the western and eastern parts of the study area.
2010	No major changes were observed on-site with the exception of a building located within the southern portion of the site being demolished. It appeared to be a silo.	Several residential buildings were noted as occupying the northern part of the study area. The eastern, western, and southern areas of the phase one property remained developed with commercial structures.
2020-2023	The Site remains unchanged, with buildings constructed along the western, northern, and eastern portions of the property boundaries.	A cemetery is noted within the eastern part of the study area.

3.3.2 Topography, Hydrology, and Geology

The ground surface of the Site is relatively flat lying, with an elevation of 194.83 m above sea level (masl). The elevation of the Study Area was noted as decreasing from south-southeast. Groundwater depths at the Phase One Property could not be determined because the available well records for the area did not indicate if groundwater had been intercepted. Surface water drainage would be directed towards the catchment basins onsite and located southeast of the Site at Lundy's Lane (south), and Beaverdams Road (southeast). The groundwater flow direction was inferred to be south-southeast based on the topography of the Study Area. A review of the Ministry of Northern Development and Mines, "Quaternary Geology of Southern Ontario", Map 2496, reveals that the Site is situated within Late Wisconsinan characterized by Glaciolacustrine nearshore and deltaic sand and silt. Map 2544, showing the "Bedrock Geology of Southern Ontario", reveals that the Study Area is underlain by Sandstone, shale, dolostone, and siltstone, which belong to the Lockport Formation in the Middle and Lower Silurian.

3.3.3 Fill Materials

No fill material was observed onsite.

3.3.4 Water Bodies and Areas of Natural Significance

The Niagara Peninsula Conservation Authority (NPCA) watershed map shows that the Phase One Study Area is part of the CHIPPAWA POWER CANAL sub-watershed (34,904,989.96 m²). NSSL did not identify any provincially significant wetlands in the Study Area. The Phase One Property is not considered a sensitive Site, based on the definition of O. Reg. 153/04. "41. (1) This section applies in relation to a property if,

(a) The property is,

- (i) Within an area of natural significance,
- (ii) Includes or is adjacent to an area of natural significance or part of such an area, or
- (iii) Includes land within 30 m of an area of natural significance or part of such an area."

3.3.5 Well Records

Niagara Soils Solutions confirmed that the Study Area is serviced by municipal drinking water and wastewater systems¹. A review of Ontario Well Records, which contain descriptive information pertaining to an area's hydrogeological and geological characteristics, was conducted by NSSL. The review shows no domestic water wells or records of drinking water wells are located within 250 m of the Site. However, the database did indicate two test wells: one on-site (Well ID: 7163355) and one in the Study Area (Well ID: 7312323) with boreholes installed to depths of 3.05 and 6.1 m, respectively. The soil profile of the test borehole on-site indicated a brown silty SAND with gravel from 0 to 0.46 m below ground surface (bgs), while brown SILT was noted from 0.46 to 3.05 m bgs.

3.4 Site Operating Records

No operating records for the subject property were available for NSSL to review or provide comments.

¹ Source: Niagara Open Data [<https://niagaraopendata.ca/>]



4.0 **INTERVIEW**

At the time of report issuance, all documents pertaining to the Site Questionnaire have not been received. NSSL will review pertinent information should it be made available. The information from the Site Questionnaire is not anticipated to impact the conclusions outlined within this report.

5.0 SITE RECONNAISSANCE

5.1 General Requirements

Site reconnaissance of the Phase One Property was completed on October 11, 2023, by Mr. Jacob Toldi, B.ES, GEM, EM, ER, Environmental Technician, under the supervision of qualified person Mr. Philip Adene, P.Geo/QP_{ESA}. The weather was partly cloudy, with the temperature approximately 10°C. The Site reconnaissance and photo log are included in Appendix E.

5.2 Specific Observations at Phase One Property

Table 5 summarizes the general observations made at the Phase One property based on NSSL's Site reconnaissance.

Table 5: Results of Site Reconnaissance by NSSL

Item	Specific Observation
General Site Description	The Site is a triangular-shaped parcel with a commercial building on-site. It is approximately 0.70 hectares in size and is located at the intersection of Lundy's Lane and Beaverdams Road, Niagara Falls. The study area is used for both commercial and residential purposes.
General Description of Structures	There is a commercial building with 95 motel units on-site, a office and maintenance rooms.
Above and Below Ground Tanks	No above-ground storage tank (AST) or UST were observed on-site; however, the 1965 FIP identified a historical Auto Service Centre with a UST onsite. No documentation was uncovered to support if the UST has been removed.
Utilities and Water Sources	Bell utilities and hydro were observed at the property boundaries. The Site is serviced by municipal drinking water.
Exit and Entry Points	The site can be accessed through Lundy's Lane
Existing and Former Heating/Cooling Systems	There are water heaters in the basement. They were documented as leaking.
Swales, catch basins, drains, pits, pumps, or sumps	No pits, pumps or sumps were identified onsite. Sewage manholes were identified on Lundy's Lane and Beaverdams Road. Surface water runoff was observed to be directed towards the catchment basins within the southeastern portion of the Site, Lundy's Lane and Beaverdams Road.
Staining and corrosion	Water staining was observed on the floor in the basement and on some portions of the ceiling in the utility rooms.
Wells	No potable water wells were identified.
Sewage Work	The Site is serviced by municipal wastewater systems.
Surface Cover	Asphaltic concrete cover (parking lots) and manicured grasses.
Areas of Stained Soil, Vegetation, Pavement, and Stressed Vegetation	Not observed.
Current or Former Railway Lines or Spurs	Not observed.
Debris & Fill Material	No fill material was observed.
Details of Unidentified Substances	Not observed.



Item	Specific Observation
Designated Substances & Hazardous Materials	Potential lead-based paints on the exterior and within the interior motel units were observed. Window mastic sealant, vinyl floor tiles, ceiling tiles, drywall joint compound, shingles were considered potential asbestos-containing materials.
Surrounding Properties within the Phase One Study Area	The study area comprises of commercial and residential buildings.

6.0 REVIEW AND EVALUATION OF INFORMATION

6.1 Potentially Contaminating Activities

O. Reg. 153/04 Table 2 of Schedule D – List of potentially contaminating activities (PCAs) is provided in Appendix G for reference purposes. The Phase One ESA identified four PCAs that resulted in two on-site areas of potential environmental concerns (APECs). Figures 3 and 4 highlight the PCA and APEC locations.

6.1.1 On-Site Potentially Contaminating Activities

PCA- 1/APEC- 1: #28. Gasoline and Associated Products Storage in Fixed Tanks. The 1965 Firemap shows that a historical Auto Service Centre with a UST occupied the Southeastern portion of the Site. This information was also supported by a Record of Site Condition filing for nearby property 7736 & 7746 Beaverdams Road. The presence of a UST and operation of a portion of the site as an Auto Service Centre is a PCA that results in an APEC to the Site's soil and groundwater.

PCA-2/APEC-2: #30. Importation of Fill Material of Unknown Quality. The 1954-55 aerial photographs identified some building structures on-site prior to the construction of the current commercial motel. The demolition of previous structures could have necessitated the backfilling of these areas to achieve grade before the construction of the current commercial building. The potential importation of fill material of unknown origin and composition to these areas results in a PCA and APEC.

PCA-3: #Other. De-Icing Activities. The interior of the courtyard in front of the motel is comprised of an asphaltic concrete parking lot for guests. Elevated concentrations of Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR) are contaminants commonly found beneath parking lots and roadways, typically attributed to the application of de-icing substances to surfaces during winter months, drippings from parked vehicles, placement of plowed snow, and proximity to adjacent roadways (overspray from road de-icing).

As per O. Reg. 153/04 section 49.1, if an applicable site condition standard is exceeded at a property solely because of one of the following reasons, the applicable site condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act:

- 1. The qualified person has determined, based on a phase one environmental site assessment or a phase two environmental site assessment, that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both.*

Therefore, as per the above, sampling of the soil within the parking areas will not be required as the standard is deemed to be met.

6.1.2 Off-Site Potentially Contaminating Activities

PCA-4: #28. Gasoline and Associated Products Storage in Fixed Tanks. The 1965 Firemap identifies an Auto Service Centre at 7600 Lundy's Lane, located approximately 50 m southeast of from the Phase One property. The presence of a UST and operation of a service station is a PCA but does not result in an on-site APEC due to its distance from the Site and inferred groundwater flow direction (south-southeast), away from the site.

6.2 Areas of Potential Environmental Concern

The four PCAs identified above resulted in the creation of two on-site APECs to the Phase One ESA property (Table 6) with the potential to have impacted the Site's soil and/or groundwater.

Table 6: Identified PCAS that Could Create APECS On-Site

Area of potential environmental concern ¹	Location of the area of potential environmental concern on phase one property	Potentially contaminating activity ²	Location of PCA (on-site or off-site)	Contaminants of potential concern ³	Media potentially impacted (Groundwater, soil, and/or sediment)
APEC-1	East/southeastern portion of Phase One Property	#28. Gasoline and Associated Products Storage in Fixed Tanks	On-site	Metals, PHCs, BTEX, PAHs, VOCs	Soil and Groundwater
APEC-2	Eastern portion of Phase One Property	#30. Importation of Fill Material of Unknown Quality	On-site	Metals, PHCs, BTEX, PAHs, pH/SAR/EC	Soil

PHCs = Petroleum Hydrocarbons, BTEX = Benzene, Toluene, Ethylbenzene, Xylene, PAHs = Polycyclic Aromatic Hydrocarbons, SAR = Sodium Adsorption Ratio, EC = Electrical Conductivity.



7.0 Ground Penetrating Radar Survey

Based on the identification of a historical UST on-site and the lack of documentation to show that the UST was removed, NSSL recommended that a ground penetrating radar (GPR) survey be carried out to confirm the presence or absence of the UST. The results of the GPR survey indicated an anomaly present with consistent hyperbolic signals within the tank area suggesting that the UST might still be present on-site. The area measured approximately 7.0 m in length and was speculated to be the edge of the potential UST. The survey also identified and outlined an unknown linear signal on the west side of the UST, likely associated with the light/sign standard. The GPR report is provided in Appendix J.



8.0 CONCLUSIONS

Based on the age of the building structure, the client's intent to renovate the individual units for residential purposes, and according to the Ministry of Labour laws, a Designated Substance and Hazardous Materials Survey must be completed prior to the renovation work commencing to confirm the presence or absence of suspected asbestos-containing materials and/or lead-based paints.

The Phase One ESA investigation identified four potentially contaminating activities associated with potential importation of fill material, historical USTs, and de-icing activities within the Study Area. These PCAs resulted in two on-site APECs to the study site. Due to the absence of documentation that indicates the historical UST has been removed from the Site, NSSL recommended a ground penetrating radar (GPR) survey be carried out to confirm the presence or absence of the UST. The results of the GPR survey indicated an anomaly present within the tank area suggesting that the UST might still be present on-site.

Therefore, Niagara Soils Solutions Ltd. recommends completion of a Phase Two ESA investigation with the collection of soil samples in the eastern portion of the site associated with the historical auto service centre, and soil and groundwater samples within the vicinity of the on-site historical UST.

9.0 REFERENCES

The following resources were used as references:

- Brock University Historical Maps, Data & GIS Collection
- Canadian Niagara Power
- EcoLog ERIS
- Environmental Assessment Act
- Environmental Registry of Ontario
- Federal Contaminated Sites Inventory
- Google Earth Interactive Mapping
- Interactive Map – Niagara Navigator, <https://navigator.niagararegion.ca/>
- Inventory of Coal Gasification Plant Waste Sites in Ontario, Volume II; MOE, 1987
- Ministry of Environment, Conservation & Parks Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario
- Ministry of the Environment Freedom of Information and Protection of Privacy Search
- Ministry of the Environment Hazardous Waste Information Network
- Ministry of Natural Resources (ANSIs)
- Ministry of Northern Development and Mines. Bedrock Geology of Ontario
- National Pollutant Release Inventory (NPRI) database
- Niagara Peninsula Conservation Authority (NPCA) Watershed Explorer
- Ontario Base Mapping
- Ontario Inventory of PCB Storage Site October 1991, Ministry of the Environment, January 1992.
- Ontario Oil, Gas, and Salt Resources Library
- Ontario Water Resources Act
- Ontario Regulation 153/04 Records of Site Condition — Part Xv.1 Of The Act
- Safe Drinking Water Act
- Source Protection Information Atlas (MECP)
- Technical Safety and Standards Authority (TSSA) Fuel Storage Information
- Waste Disposal Site Inventory, Ministry of the Environment, 1991.

10.0 LIMITATIONS AND USE OF THE REPORT

Achieving the objectives that are stated in this report has required Niagara Soils Solutions Ltd. to derive conclusions based upon the best and most recent information currently available to Niagara Soils Solutions Ltd. No investigative method can completely eliminate the possibility of obtaining partially imprecise information. Niagara Soils Solutions Ltd. has expressed professional judgement in gathering and analysing the information obtained and in the formulation of its conclusions.

Information in this report was obtained from sources deemed to be reliable; however, no representation or warranty is made as to the accuracy of this information. To the best of Niagara Soils Solutions Ltd.'s knowledge, the information gathered from outside sources contained in this report on which Niagara Soils Solutions Ltd. has formulated its opinions and conclusions, are both true and correct. Niagara Soils Solutions Ltd. assumes no responsibility for any misrepresentation of facts gathered from outside sources.

This report was prepared to assess and document evidence of potential environmental contamination, and not to judge the acceptability of the risks associated with such environmental contamination. Much of the information gathered for this report is only accurate at the time of collection and a change in the Site conditions may alter the interpretation of Niagara Soils Solutions Ltd.'s findings. Furthermore, the reader should note that the Site reconnaissance described in this report was an environmental assessment of the Site, not regulatory compliance or an environmental audit of the Site.

Niagara Soils Solutions Ltd. prepared this Report for Gatta Homes. The material in it reflects Niagara Soils Solutions Ltd.'s best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Niagara Soils Solutions Ltd. accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

Yours very truly,

Niagara Soils Solutions Ltd.

A handwritten signature in blue ink that reads 'Jodie Glasier'.

Jodie Glasier, M.MM, PD-EMA, EP
President & Senior Project Manager

A handwritten signature in black ink that reads 'Philip Adene'.

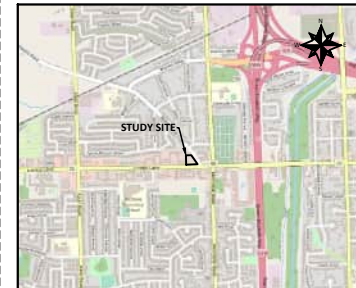
Philip Adene, P. Geo, QPESA
Professional Geoscientist

FIGURES

1. SITE LOCATION
2. SITE LAYOUT
3. POTENTIALLY CONTAMINATING ACTIVITIES
4. AREAS OF POTENTIAL ENVIRONMENTAL CONCERN



KEYPLAN:



LEGEND:

- Phase One Property Boundary
- Phase One Study Area

NOTES:

1. For Illustration Purposes only, All Locations are Approximate.

REFERENCES:

KEYMAP REFERENCE:
 Imagery Provided by © OpenStreetMap
<https://www.openstreetmap.org/>

BASEMAP REFERENCE:
 Imagery Provided by Google Earth, (04/2022)
<https://earth.google.com/>



DATUM:

WGS 84

PROJECTION:

UTM 17T

SCALE:

AS SHOWN

PROJECT:

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
7701 Lundy's Lane, Niagara Falls, ON

ADDRESS:

7701 Lundy's Lane, Niagara Falls, ON, L2H 1H3

PROJECT NO:

NS23108-01

DATE:

Oct-2023

NIAGARA SOILS SOLUTIONS LTD.

3300 Merrittville Hwy,
 Unit 4 Thorold, Ontario, L2V 4Y6

CLIENT:

Gatta Homes



DR. BY:

ZAH

CHK. BY:

JT

APP. BY:

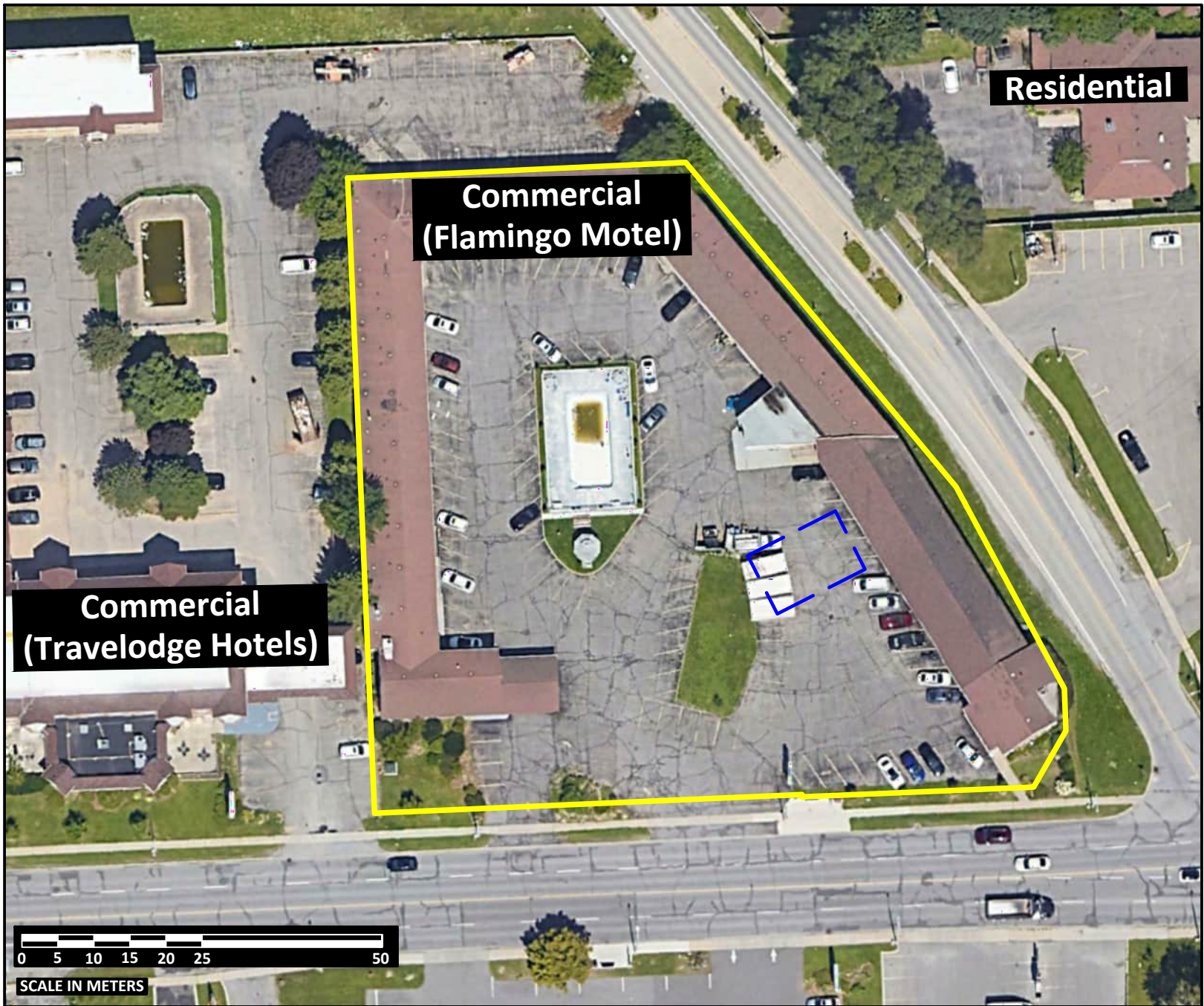
JG

TITLE:

SITE LOCATION PLAN

CAD:

Projects/-01 Phase One ESA's/NS23108-01/Figures/
 AUTOCAD/NS23108-01.DWG



LEGEND:

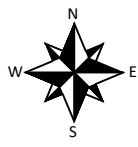
- Phase One Property Boundary
- Historic Building - Auto Service


NOTES:

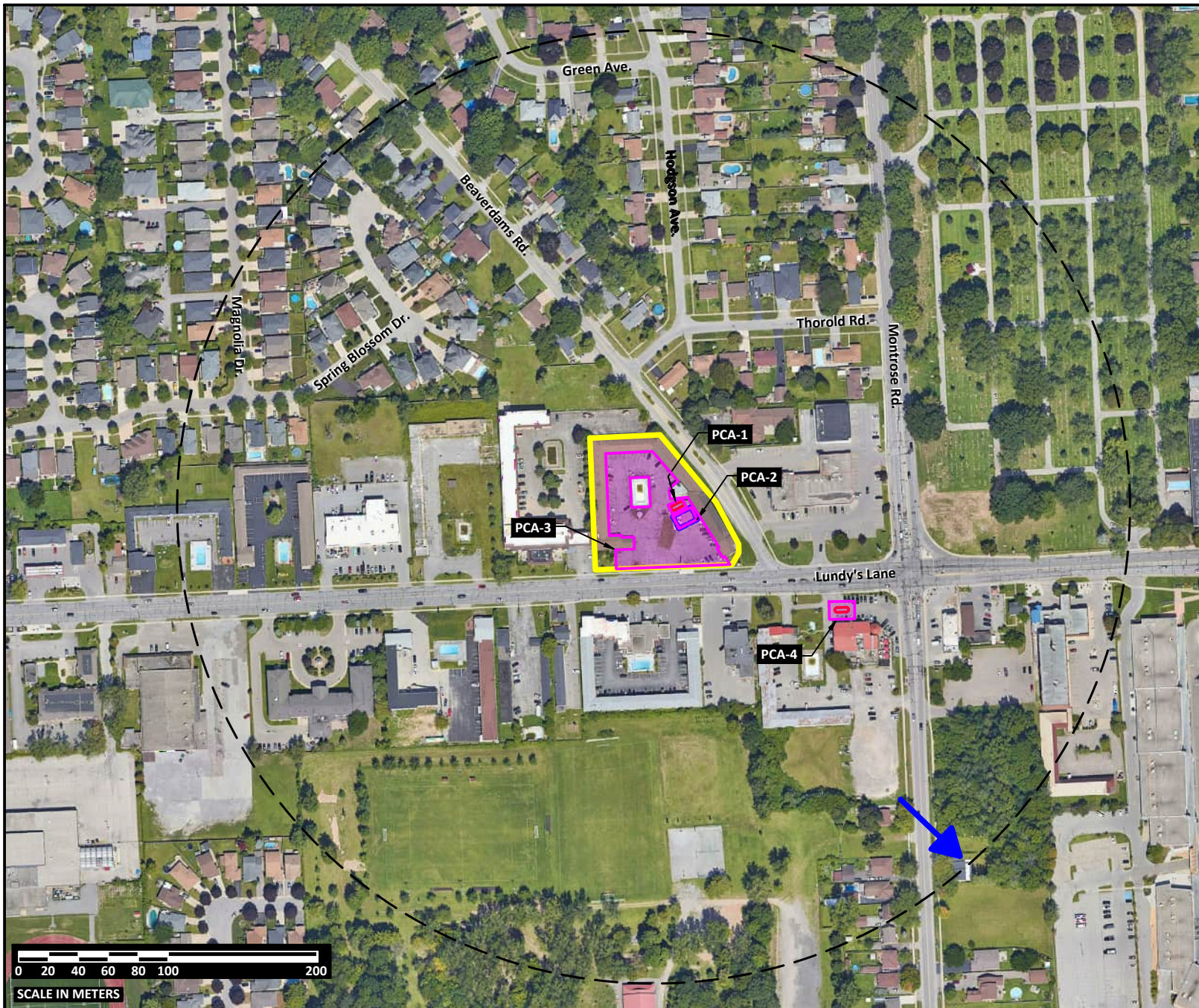
1. For Illustration Purposes only, All Locations are Approximate.

REFERENCES:







BASEMAP REFERENCE:
 Imagery Provided by Google Earth, (04/2022)
<https://earth.google.com/>



	DATUM: WGS 84	PROJECT: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 7701 Lundy's Lane, Niagara Falls, ON	PROJECT NO.: NS23108-01	NIAGARA SOILS SOLUTIONS LTD. 3300 Merrittville Hwy, Unit 4 Thorold, Ontario, L2V 4Y6		DR. BY: ZAH	
	PROJECTION: UTM 17T		DATE: Oct-2023			CHK. BY: JT	TITLE: SITE LAYOUT & FEATURES
	SCALE: AS SHOWN	ADDRESS: 7701 Lundy's Lane, Niagara Falls, ON, L2H 1H3		CLIENT: Gatta Homes		APP. BY: JG	CAD: Projects/-01 Phase One ESA's/NS23108-01/Figures/ AUTOCAD/NS23108-01.DWG



LEGEND:

-  Phase One Property Boundary
-  Phase One Study Area
-  Historic Building - Auto Service
-  Potentially Contaminated Activity - [PCA] Area
-  Underground Storage Tank (UST)
-  Inferred Ground-water flow direction

NOTES:

1. For Illustration Purposes only, All Locations are Approximate.

PCA TABLE:

NO.	Act. ID	Address	Description
1.	#28	7701 Lundy's Lane	Gasoline and Associated Products Storage in Fixed Tanks.
2.	#30	7701 Lundy's Lane	Importation of Fill Material of Unknown Quality.
3.	#Oth.	7701 Lundy's Lane	De-icing Activities.
4.	#30	7600 Lundy's Lane	Gasoline and Associated Products Storage in Fixed Tanks.

REFERENCES:

BASEMAP REFERENCE:
 Imagery Provided by Google Earth, (04/2022)
<https://earth.google.com/>



DATUM:

WGS 84

PROJECTION:

UTM 17T

SCALE:

AS SHOWN

PROJECT:

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
 7701 Lundy's Lane, Niagara Falls, ON

ADDRESS:

7701 Lundy's Lane, Niagara Falls, ON, L2H 1H3

PROJECT NO:

NS23108-01

DATE:

Oct-2023

NIAGARA SOILS SOLUTIONS LTD.

3300 Merrittville Hwy,
 Unit 4 Thorold, Ontario, L2V 4Y6

CLIENT:

Gatta Homes



DR. BY:

ZAH

CHK. BY:

JT

APP. BY:

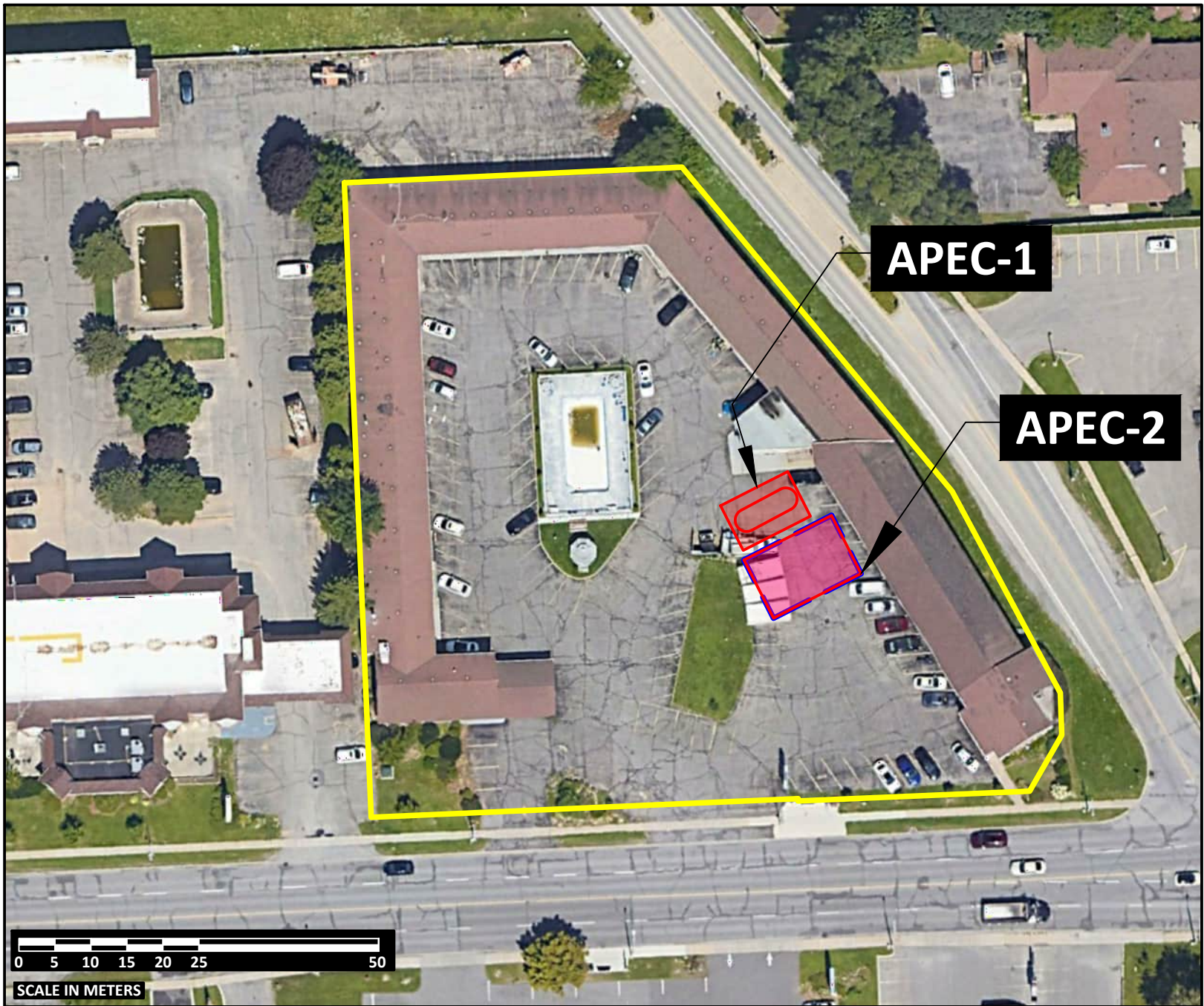
JG

TITLE:

**POTENTIALLY CONTAMINATING
 ACTIVITIES**

CAD:

Projects/-01 Phase One ESA's/NS23108-01/Figures/
 AUTOCAD/NS23108-01.DWG



- LEGEND:**
- Phase One Property Boundary
 - Area of Potentially Environmental Concern - [APEC] Area
 - Historic Building - Auto Service
 - Underground Storage Tank [UST]

- NOTES:**
1. For Illustration Purposes only, All Locations are Approximate.

APEC TABLE:

NO.	Act. ID	Address	Description
1.	#28	7701 Lundy's Lane	Gasoline and Associated Products Storage in Fixed Tanks.
2.	#30	7701 Lundy's Lane	Importation of Fill Material of Unknown Quality.

REFERENCES:

BASEMAP REFERENCE:
 Imagery Provided by Google Earth, (04/2022)
<https://earth.google.com/>



DATUM:	WGS 84	PROJECT:	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 7701 Lundy's Lane, Niagara Falls, ON	PROJECT NO.:	NS23108-01	NIAGARA SOILS SOLUTIONS LTD.	DR. BY:	ZAH	TITLE:	AREAS OF POTENTIALLY ENVIRONMENTAL CONCERN
PROJECTION:	UTM 17T	DATE:	Oct-2023	CLIENT:	Gatta Homes		CHK. BY:	JT	CAD:	Projects/-01 Phase One ESA's/NS23108-01/Figures/AUTOCAD/NS23108-01.DWG
SCALE:	AS SHOWN	ADDRESS:	7701 Lundy's Lane, Niagara Falls, ON, L2H 1H3	APP. BY:	JG					4

APPENDIX A

CHAIN OF TITLE/DEEDED INFORMATION/PARCEL
REGISTER/VERNON'S CITY DIRECTORIES

HISTORICAL CHAIN OF TITLE

7701 Lundy's Lane, Niagara Falls

Pin: 64305-0471(LT)

PT TWP LT 133 STAMFORD AS IN RO336724 & RO372665; PT TWP LT 133
STAMFORD PT 1 & 2, 59R4604, PT TWP LT 133 STAMFORD PT 1, 59R4311 ;
NIAGARA FALLS

Chain #1

CROWN



Patent
May 17, 1802

Charles Green



6136
B & S
July 24, 1822

James Thomson



6681
B & S
August 13, 1825

Charles Green



6751
B & S
January 25, 1826

Benjamin Corwin



7966
B & S
June 29, 1830

Charles Green



7967
B & S
June 30, 1830

Mary Patterson

⋮

Break in Chain

⋮

John Bradley
Mary Bradley



9891
B & S
September 1834

Susannah Sparkman



11474
B & S
May 12, 1837

Samuel Street

*Samuel Street, deceased
Date of death: Unknown*



2096
Will
February 12, 1945

Thomas C. Street, Executor



11099
B & S
February 10, 1863

James Pearson

⋮

BREAK IN CHAIN

⋮

James A. Martin
Harry Williams

*Note: There are mortgages and discharges
Re: Harry Williams & James Martin
Dating back to 1889*

*Harry Williams quit claimed his interest
To James A. Martin
In 20785 - June 1, 1931*

James A. Martin



22804
Grant
April 23, 1937

Constance Lounsbury



47188
Grant
October 1951

Arpad Molnar
Elizabeth Molnar



18398
Expropriation
November 1, 1957

The Regional Municipality
of Niagara



RO456673
Transfer
September 12, 1985
&
RO451678
Transfer
June 28, 1985

Flamingo Motor Inn
(Niagara Falls) Inc.



SN162599
Transfer
May 10, 2007

Dhillon Canada Inc.



SN319735
Transfer
July 20, 2011

ATN Hotel Inc.

*Charge #SN319739
To Epireon Capital Limited*



SN552137
Transfer Under
Power of Sale
May 15, 2018

10743186 Canada Corporation
(CURRENT OWNER)

NOTE: The chains are all the same up until Arpad Molnar and Elizabeth Molnar take title to all of the property in 47188 Grant - October 6, 1951

Chain #2

Arpad Molnar
Elizabeth Molnar



BB936
Grant
November 15, 1963

Paul Hofner
Eva Hofner



RO372665
Transfer
June 4, 1986

Flamingo Motor Inn
(Niagara Falls) Inc.



SN162599
Transfer
May 10, 2007

Dhillon Canada Inc.



SN319735
Transfer
July 20, 2011

ATN Hotel Inc.

*Charge #SN319739
To Epireon Capital Limited*



SN552137
Transfer Under
Power of Sale
May 15, 2018

10743186 Canada Corporation
(CURRENT OWNER)

Chain #3

Arpad Molnar
Elizabeth Molnar



98184
Grant
October 28, 1957

The British American
Oil Company Limited

By Supplementary Letters Patent dated the 31st day of December, 1968, the corporate name of The British American Oil Company Limited was changed to that of Gulf Oil Canada Limited, a notarial copy of which was registered in the Land Registry Office for the Registry Division of Niagara South on the 3rd day of February, 1969 as Number 96358B

By Certificate of Continuance dated the 2nd day of June, 1978, Gulf Oil Canada Limited was continued under The Canada Business Corporations Act with the name GULF CANADA LIMITED, a notarial copy of which was registered in the Land Registry Office for the Registry Division of Niagara South on the 8th day of June, 1978 as Number 310862

⋮

Gulf Canada
Limited



RO317615
Grant
September 1978

Rick Zabr

Note: See Lease and Surrender of Lease RO317617 & RO336723 re: Gull Canada Limited Attached



RO336724
Transfer
June 29, 1979

Flamingo Motor Inn
(Niagara Falls) Inc.



SN162599
Transfer
May 10, 2007

Dhillon Canada Inc.



SN319735
Transfer
July 20, 2011

ATN Hotel Inc.

*Charge #SN319739
To Epireon Capital Limited*



SN552137
Transfer Under
Power of Sale
May 15, 2018

10743186 Canada Corporation
(CURRENT OWNER)

PROPERTY DESCRIPTION: PT TWP LT 133 STAMFORD AS IN RO336724 & RO372665; PT TWP LT 133 STAMFORD PT 1 & 2, 59R4604, PT TWP LT 133 STAMFORD PT 1, 59R4311 ; NIAGARA FALLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1999/03/22

OWNERS' NAMES

10743186 CANADA CORPORATION

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1999/03/22 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/03/22**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/03/19 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** 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.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1999/03/22 **</p>						
AA29641	1959/10/02	AGREEMENT		*** COMPLETELY DELETED ***		
	REMARKS: LOAN					
AA29642	1959/10/02	LEASE		*** COMPLETELY DELETED ***	REISS, JOSEPH	
AA29644	1959/10/02	LEASE		*** COMPLETELY DELETED ***	THE BRITISH AMERICAN OIL COMPANY LIMITED	
AA62067	1961/10/23	BYLAW				C
RO317615Z	1978/09/07	REST COV APL ANNEX		*** COMPLETELY DELETED ***		
RO336724	1979/06/29	TRANSFER		*** 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
RO372665	1981/06/04	TRANSFER		*** COMPLETELY DELETED ***	FLAMINGO MOTOR INN (NIAGARA FALLS) INC.	
59R4311	1984/09/05	PLAN REFERENCE			FLAMINGO MOTOR INN (NIAGARA FALLS) INC.	C
RO451678	1985/06/28	TRANSFER		*** COMPLETELY DELETED ***	FLAMINGO MOTOR INN (NIAGARA FALLS) INC.	
59R4604	1985/08/19	PLAN REFERENCE				C
RO456673	1985/09/12	TRANSFER		*** COMPLETELY DELETED ***	FLAMINGO MOTOR INN (NIAGARA FALLS) INC.	
		CORRECTIONS: 'TRANSFEE' CHANGED FROM 'FLAMINGO MOTOR INN (NIAGARA FALLS) INC.' TO 'FLAMINGO MOTOR INN (NIAGARA FALLS) INC.' ON 2007/05/04 BY CATHY NADALIN.				
RO496055	1987/04/02	CHARGE		*** COMPLETELY DELETED ***	THE TORONTO-DOMINION BANK	
RO512026	1987/10/22	AGREEMENT			CITY OF NIAGARA FALLS	C
		REMARKS: SITE PLAN				
RO517397	1988/01/07	AGREEMENT			CITY OF NIAGARA FALLS	C
		REMARKS: SITE PLAN				
RO517466	1988/01/08	CHARGE		*** COMPLETELY DELETED ***	THE TORONTO-DOMINION BANK	
LT179452	2001/04/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
		REMARKS: RE: RO496055				
LT221676	2002/09/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
		REMARKS: RE: RO517466				
SN161359	2007/05/03	APL (GENERAL)		*** COMPLETELY DELETED *** HAFFNER, EVA		
		REMARKS: DELETE AA29641, AA29642 & AA29644				
SN161421	2007/05/03	APL DELETE REST		*** COMPLETELY DELETED ***	FLAMINGO MOTOR INN (NIAGARA FALLS) 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.

LAND
REGISTRY
OFFICE #59

64305-0471 (LT)

PREPARED FOR JMackenzie
ON 2023/10/04 AT 08:49:17

* 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
		<i>REMARKS: RE: RO317615Z</i>				
SN162599	2007/05/10	TRANSFER		*** COMPLETELY DELETED *** FLAMINGO MOTOR INN (NIAGARA FALLS) INC.	DHILLON CANADA INC.	
		<i>REMARKS: PLANNING ACT STATEMENTS</i>				
SN162600	2007/05/10	CHARGE		*** COMPLETELY DELETED *** DHILLON CANADA INC.	FLAMINGO MOTOR INN (NIAGARA FALLS) INC.	
SN162937	2007/05/14	CHARGE		*** COMPLETELY DELETED *** DHILLON CANADA INC.	PAANU, PARGAT SINGH	
SN201773	2008/03/26	CHARGE		*** COMPLETELY DELETED *** DHILLON CANADA INC.	SINGH, RAJINDER	
SN201782	2008/03/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** PAANU, PARGAT SINGH		
		<i>REMARKS: RE: SN162937</i>				
SN280838	2010/05/20	CHARGE		*** COMPLETELY DELETED *** DHILLON CANADA INC.	B & M HANDELMAN INVESTMENTS LIMITED YORKDALE CONTRACT INTERIORS LIMITED GERALD LITOWITZ MICHAEL HABER HOLDINGS LTD. ORENBACH INVESTMENTS LIMITED BARSKY INVESTMENTS LTD. KIRSHBLUM, ELIEZER YERUSHA INVESTMENTS INC. TITLE DRESS LIMITED KAREN FELDMAN HOLDINGS LTD.	
SN280839	2010/05/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** DHILLON CANADA INC.	B & M HANDELMAN INVESTMENTS LIMITED YORKDALE CONTRACT INTERIORS LIMITED GERALD LITOWITZ MICHAEL HABER HOLDINGS LTD. ORENBACH INVESTMENTS LIMITED BARSKY INVESTMENTS LTD. KIRSHBLUM, ELIEZER YERUSHA INVESTMENTS INC. TITLE DRESS LIMITED KAREN FELDMAN HOLDINGS LTD.	
		<i>REMARKS: SN280838.</i>				

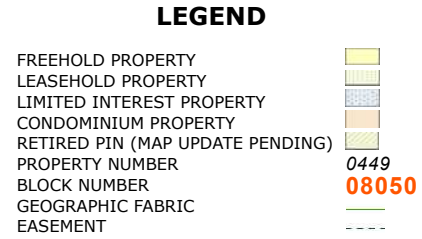
NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SN280840	2010/05/20	CHARGE		*** COMPLETELY DELETED *** DHILLON CANADA INC.	DHILLON, GURTEJ SINGH	
SN280843	2010/05/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** SINGH, RAJINDER		
		REMARKS: SN201773.				
SN280844	2010/05/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** FLAMINGO MOTOR INN (NIAGARA FALLS) INC.		
		REMARKS: SN162600.				
SN319735	2011/07/20	TRANSFER		*** COMPLETELY DELETED *** DHILLON CANADA INC.	ATN HOTEL INC.	
SN319736	2011/07/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** DHILLON, GURTEJ SINGH		
		REMARKS: SN280840.				
SN319739	2011/07/20	CHARGE		*** COMPLETELY DELETED *** ATN HOTEL INC.	EPIREON CAPITAL LIMITED	
SN319740	2011/07/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** ATN HOTEL INC.	EPIREON CAPITAL LIMITED	
		REMARKS: SN319739 - RENTS				
SN319746	2011/07/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** B & M HANDELMAN INVESTMENTS LIMITED YORKDALE CONTRACT INTERIORS LIMITED GERALD LITOWITZ MICHAEL HABER HOLDINGS LTD. ORENBACH INVESTMENTS LIMITED BARKY INVESTMENTS LTD. KIRSHBLUM, ELIEZER YERUSHA INVESTMENTS INC. TITLE DRESS LIMITED KAREN FELDMAN HOLDINGS LTD.		
		REMARKS: SN280838.				
SN540715	2018/01/19	LIEN		*** COMPLETELY DELETED *** HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF NATIONAL REVENUE		
		REMARKS: LIEN				

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
SN540716	2018/01/19	LIEN		*** COMPLETELY DELETED *** HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF NATIONAL REVENUE		
	<i>REMARKS: LIEN</i>					
SN552137	2018/05/15	TRANS POWER SALE	\$3,650,000	EPIREON CAPITAL LIMITED	10743186 CANADA CORPORATION	C
	<i>REMARKS: SN319739.</i>					
SN552138	2018/05/15	CHARGE		*** COMPLETELY DELETED *** 10743186 CANADA CORPORATION	EPIREON CAPITAL LIMITED	
SN552139	2018/05/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 10743186 CANADA CORPORATION	EPIREON CAPITAL LIMITED	
	<i>REMARKS: SN552138</i>					
SN614132	2019/12/18	CHARGE	\$3,000,000	10743186 CANADA CORPORATION	EISEN, MELVYN	C
SN614133	2019/12/18	NO ASSGN RENT GEN		10743186 CANADA CORPORATION	EISEN, MELVYN	C
	<i>REMARKS: SN614132</i>					
SN614931	2019/12/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** EPIREON CAPITAL LIMITED		
	<i>REMARKS: SN552138.</i>					
SN615521	2020/01/03	CHARGE	\$1,000,000	10743186 CANADA CORPORATION	WALSH, SHARON	C
SN615522	2020/01/03	CHARGE	\$190,000	10743186 CANADA CORPORATION	MICHALAK, EMILIA ANETA	C



PROPERTY INDEX MAP
NIAGARA SOUTH(No. 59)



THIS IS NOT A PLAN OF SURVEY

NOTES
REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND 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

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



SCHEDULE					
PART	AREA	LOT	PLAN	INST.	GRANTEE
1	71 SQ. FT.	133	—	98398 (1957) & 96832 A	REGIONAL MUNICIPALITY OF NIAGARA
2	397 SQ. FT.				
3	82 SQ. FT.				

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DATE July 10, 1985

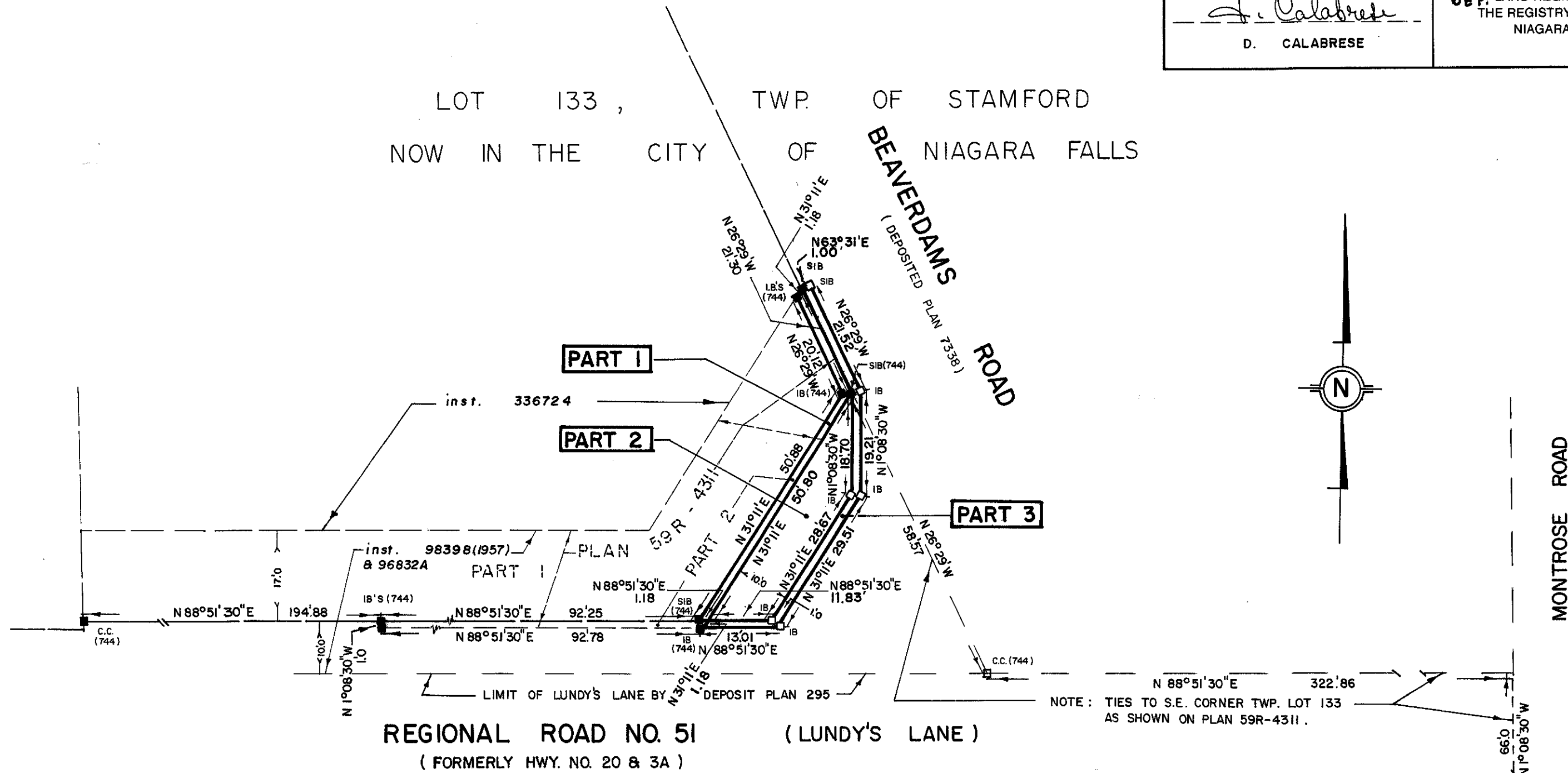
D. Calabrese
D. CALABRESE

PLAN 59 R-4604
RECEIVED AND DEPOSITED

DATE: Aug 19, 1985

M. Severy
ASST. LAND REGISTRAR FOR THE REGISTRY DIVISION OF NIAGARA SOUTH

LOT 133, TWP. OF STAMFORD
NOW IN THE CITY OF NIAGARA FALLS



NOTE PARTS 1 & 2, PLAN 59R-4311 CLOSED BY REGIONAL MUNICIPALITY OF NIAGARA BY-LAW 3730-84, REG'D AS INST. NO. 436946.

LEGEND

ROUND IRON BARS 3/4" DIA.	SHOWN THUS	
IRON BARS 5/8" x 24"	SHOWN THUS	
STANDARD IRON BARS	SHOWN THUS	
CONCRETE MONUMENTS	SHOWN THUS	
IRON TUBES	SHOWN THUS	
CUT CROSSES	SHOWN THUS	
SHORT STANDARD IRON BARS	SHOWN THUS	
FOUND SURVEY EVIDENCE	SHOWN THUS	
(WIT) DENOTES WITNESSES		
(O.U.)	ORIGIN UNKNOWN	
(567)	R. BLAKE ERWIN O.L.S.	
(744)	R.J. MATTHEWS O.L.S.	

BEARING NOTE
BEARINGS ARE ASTROMOMIC AND DERIVED FROM THE BEARING N 88°51'30"E AS SHOWN ON THE SOUTH LIMIT OF PART 1, PLAN 59R-4311.

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND THIS PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THERE-UNDER.
2. THE SURVEY WAS COMPLETED ON THE 9th DAY OF JULY 1985.

DATE: JULY 24, 1985

Andrew Cameron
ANDREW CAMERON
Ontario Land Surveyor

MATTHEWS & CAMERON LTD.
ONTARIO LAND SURVEYORS — PROFESSIONAL ENGINEERS
R.J. MATTHEWS, O.L.S. ANDREW CAMERON, O.L.S., P.ENG. T.G. CAHILL, O.L.S. (Manager)
6222 MURRAY ST., NIAGARA FALLS, ONT. 27 WILLIAM ST., ST. CATHARINES, ONT.
PHONE (416) 358-3693 L2G 2K7 PHONE (416) 682-1364 L2R 5H9

PLAN OF SURVEY OF

PART OF TWP. LOT 133
FORMERLY TOWNSHIP OF STAMFORD, NOW
City of Niagara Falls
Regional Municipality of Niagara

ANDREW CAMERON O.L.S.

CHECKED	T.G.C.	YEAR	1985	L.L.N.	25603
DRAWN	A.N.	SCALE	1" = 20'	FILE	85 - 431

2020-942

(8P)

THIS INDENTURE made in duplicate this 24th day of August, 1978.

B E T W E E N:

RICK ZABOR, of the City of Niagara Falls, in the Regional Municipality of Niagara, in the Province of Ontario,

hereinafter called the "Lessor"

OF THE FIRST PART;

A N D:

GULF CANADA LIMITED, a Company incorporated under the laws of Canada, having its Head Office at the City of Toronto, in the Municipality of Metropolitan Toronto,

hereinafter called the "Lessee"

OF THE SECOND PART;

WITNESSETH that for and in consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of the Lessee to be paid, kept, observed and performed, the Lessor has demised and leased and by these presents doth demise and lease unto the Lessee, its successors and assigns, all that certain parcel or tract of land and premises situate, lying and being in the City of Niagara Falls, in the Regional Municipality of Niagara, formerly in the Township of Stamford, County of Welland, and Province of Ontario, as more particularly described in Schedule "A" hereto attached, including all erections or structures situate thereon or appurtenant thereto and all fixtures of every kind thereto pertaining, together with chattel property, fixtures and equipment.

1. TO HAVE AND TO HOLD the said premises unto the Lessee during the term of five (5) years to be computed from the 1st day of September, 1978.

2. YIELDING AND PAYING THEREFOR unto the Lessor as rent the sum of ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) per year for each year of the term hereof payable yearly in advance on the first day of each lease year.

PROVIDED, however, that the annual rental will be increased by One Cent (1¢) per gallon for every gallon of the Lessee's

gasolines and diesel fuel sold through the demised premises in excess of 150,000 gallons or decreased by One Cent (1¢) per gallon for each gallon of gasoline and diesel fuel by which the gasoline and diesel fuel sold through the demised premises is less than 150,000 gallons in each lease year.

The Lessee's records of deliveries of gasolines and diesel fuel to the demised premises during each year of the lease for the purpose of resale shall be used to determine the gallonage sold and the quantity on which the increase or decrease in rental shall be computed. Such rental adjustment shall be computed yearly and paid on or before the 20th day of the month following the end of each lease year, or as otherwise agreed upon in writing.

3. The Lessor shall pay forthwith as the same become due all rates, taxes (including business and personal property tax), licences, assessments, income tax and charges of every kind whatsoever levied or assessed on the demised premises or in connection therewith or the business carried on thereon, and shall insure the demised premises to their full insurable value with loss payable to the Lessor and Lessee as their interests may appear and pay all insurance premiums therefore, and all without any charge of any kind against the Lessee. On failure of the Lessor to pay the same or any of them when due, the Lessee may pay the same and the Lessor will forthwith repay the same to the Lessee or at the Lessee's option the amount thereof may be charged against the rentals payable hereunder.

4. The Lessor at all times and at its own expense will keep and maintain the demised premises and buildings, equipment, fixtures and appurtenances, but excepting the equipment owned by the Lessee thereon, in good and proper repair and condition and the Lessee shall be under no obligation to make any repairs or replacements or be responsible for maintenance to the demised premises other than to its own equipment which shall be repaired or replaced when necessary. In case the premises hereby demised or any part thereof shall at any time during the term hereby granted be damaged by fire, storm, tempest or other casualty or fall into disrepair so as to render the same unfit for the purposes of the Lessee, then and so often as the same shall happen, the Lessor shall repair or rebuild the same

forthwith and the rent hereby reserved and all remedies for recovering the same shall be suspended and abated until the demised premises shall have been rebuilt or made fit by the Lessor for the purposes of the Lessee. Provided, however, that the Lessee may if it sees fit make such repairs as in its opinion are necessary and the Lessor will forthwith repay the same to the Lessee or at the Lessee's option the amount thereof may be charged against the rent payable hereunder. In the event that casualty occurs, the proceeds of any insurance are to be used to repair or rebuild the demised premises.

5. It is agreed between the parties hereto that should the Lessee remain in possession of the same premises after termination of the term hereby granted or any renewals thereof without other special agreement the tenancy from year to year shall not be created by implication of law, rather the Lessee shall be deemed to be a monthly tenant only on the same rental and otherwise upon the same terms and conditions as set forth herein.

6. The Lessor covenants with the Lessee that if during the said term a breach or default be made and continue for a period of fifteen (15) days in any of the covenants, provisoes or conditions herein contained, which on the part of the Lessor ought to be observed and performed, then the Lessee may cancel this lease forthwith or may at its option and at the Lessor's expense rectify said breach or default.

7. If the Lessor shall receive a bona fide offer to purchase the demised premises during the term of the lease and any renewals thereof, which offer is acceptable to the Lessor, the Lessor agrees that the Lessee shall have and is hereby granted an option to purchase the same upon the terms of such offer. The Lessor agrees immediately after receipt of such offer to give to the Lessee notice of the terms and provisions thereof, together with a copy of such offer, and that the Lessee may exercise its option to purchase said property at any time within thirty (30) days after such notice is received by the Lessee. If the Lessee shall elect to exercise such option, it shall do so by giving notice in writing to the Lessor and the transaction is to be completed within thirty (30) days thereafter. Provided, however, in the event the Lessee rejects the offer

to purchase, the Lessor shall have the right to sell on the terms of such offer to purchase, subject to the terms of this Lease and of the right of first refusal herein contained.

8. The Lessor doth hereby covenant with the Lessee that it will peaceably possess and enjoy the said demised premises for the term hereby granted without any interruption or disturbance from the Lessor or any other persons lawfully claiming by, from or under him.

9. The Lessee shall have the right to erect and install buildings, equipment and other improvements in, upon or under the said demised premises which at all times whether affixed to the soil or not shall remain the property of the Lessee and it shall have the right to remove all such improvements within thirty (30) days following the expiration of the term hereby granted or any renewal thereof or the prior termination thereof.

10. The Lessee may sublet the demised premises on such terms and conditions as it deems proper.

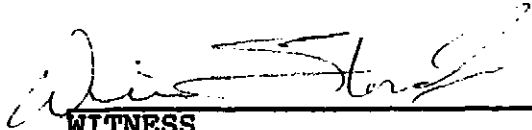
11. In the event this lease is terminated by either party for any reason whatsoever prior to the end of the term hereof, the prepaid rental shall be apportioned to the date of such termination and the unearned portion thereof shall forthwith be paid to the Lessee by the Lessor.

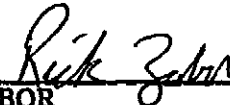
IT IS UNDERSTOOD AND AGREED that the terms "Lessor" and "Lessee" used herein shall extend to and include the heirs, executors, administrators and assigns of the Lessor and the successors and assigns of the Lessee.

IT IS FURTHER UNDERSTOOD AND AGREED that the provisions hereof are in lieu thereof of any powers and covenants which would be implied in this lease by virtue of the statute law of the Province of Ontario in which the demised premises are situated, and said provisions are to be read without reference to the statute law of the said province.

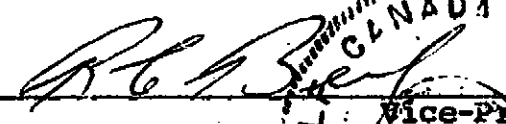

IN WITNESS WHEREOF the Lessor hereto has hereunto set his hand and seal and the Lessee hereto has hereunto affixed its corp-

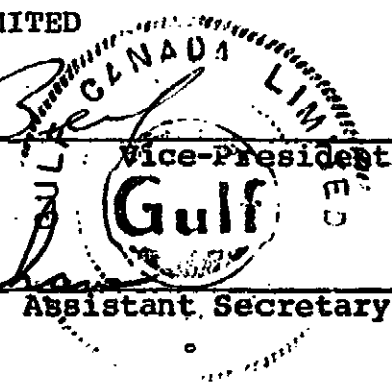
orate seal attested by the hands of its signing officers duly authorized in that behalf.

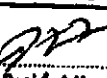


WITNESS


RICK ZABOR

GULF CANADA LIMITED


Vice-President

Assistant Secretary



APPROVED
 Area Manager
 Regional Mgr.
 Legal Dept. (H.O.)

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Niagara Falls, in the Regional Municipality of Niagara, formerly in the Township of Stamford, in the County of Welland, and Province of Ontario, and being composed of part of Lot 133, in the said City of Niagara Falls, which said parcel is more particularly described by Nelson J. Sunstrum, O.L.S., as follows:

COMMENCING at the most easterly angle of the herein described parcel which said point may be located as follows:

BEGINNING at an iron stake planted in the northerly limit of the Kings Highway No. 20, as shown on a Plan deposited in the Land Registry Office for the Registry Division of Niagara South as Deposit No. 295, which said stake is distant northerly in the easterly limit of Township Lot 133, 66 feet from the southeast angle thereof;

THENCE South 88 degrees 51 minutes 30 seconds West in the northerly limit of said Kings Highway No. 20, 322.86 feet to an iron tube planted in the westerly limit of Beaverdams Road as widened and shown on a plan on file in the Land Registry Office of Niagara South under the Custody of Documents Act, as Deposit No. 7338;

THENCE North 26 degrees 29 minutes West along the westerly limit of said Beaverdams Road as widened, 79.87 feet to the point of commencement aforesaid;

THENCE South 31 degrees 11 minutes West, 53.46 feet to an iron bar planted at a perpendicular distance of 60.0 feet northerly from the centre line of the Kings Highway No. 20, as shown on Deposit Plan No. 295 aforesaid;

THENCE South 88 degrees 51 minutes 30 seconds West parallel to the said centre line of the Kings Highway No. 20, 120.0 feet to an iron bar;

THENCE North 21 degrees 21 minutes 30 seconds East, 52.26 feet to an iron bar;

THENCE North 1 degree 08 minutes 30 seconds West, 85.36 feet to an iron bar;

THENCE North 88 degrees 51 minutes 30 seconds East parallel to the said centre line of the Kings Highway No. 20, 82.82 feet more or less to an iron bar planted in the westerly limit of the aforementioned Beaverdams Road as widened;

THENCE South 38 degrees 37 minutes 30 seconds East, 17.74 feet along the said westerly limit of Beaverdams Road, 17.74 feet to an angle therein;

THENCE South 26 degrees 29 minutes East continuing along the said westerly limit of Beaverdams Road, 82.26 feet more or less to the point of commencement.

SAID parcel containing by admeasurement 0.348 acres, be the same more or less.

AFFIDAVIT OF SUBSCRIBING WITNESS

I, William J. Slone
of the City of Niagara Falls
in the Regional Municipality of Niagara

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed
at Niagara Falls, by RICK ZABOR.

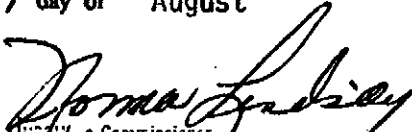
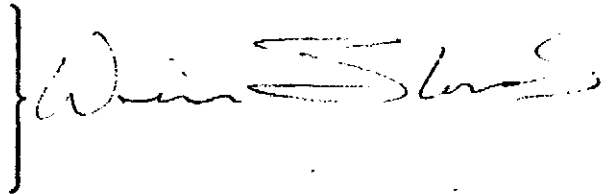
*See footnote

*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the City of Niagara Falls
in the Regional Municipality of Niagara

this 31ST day of August 19 78



Donna Lindsey, a Commissioner for Taking Affidavits, ETC.
for the Judicial District of Niagara
at Niagara Falls, Ontario and Lundy, Ontario
Commissioner since 1972

*Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".

MARCH, 1978

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

I/WE RICK ZABOR
of the City of Niagara Falls,
in the Regional Municipality of Niagara,

* If attorney see footnote

make oath and say: When I executed the attached instrument,

I/WE was at least eighteen years old.

Within the meaning of section 1(f) of The Family Law Reform Act, 1978:—

Strike out inapplicable clauses.

- a) I was a spouse.
- b) ~~We were spouses of one another.~~
- c) ~~—was my spouse—~~

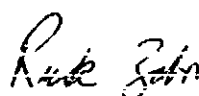
**Not a Matrimonial Home, etc. see footnote.

The property described herein is not a matrimonial home and has never been occupied by me or my spouse as such pursuant to the terms of The Family Law Reform Act, 1978.

Resident of Canada, etc.

(SEVERALLY) SWORN before me at the City of
Niagara Falls, Regional Municipality of
Niagara

this 30th day of Aug 19 78


A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

*Where affidavit made by attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (spousal status and, if applicable, name of spouse) within the meaning of Section 1(f) of The Family Law Reform Act, 1978, and when he/she executed the power of attorney, he/she had attained the age of majority".

317617

DATED: August 24th, 1978.

PROPERTY OF THE
REGISTRY OFFICE

RICK ZABOR

LAND REGISTRY OFFICE NO. 59 - and -

'78 SEP -7 P2:45

GULF CANADA LIMITED

317617

No. Registry Division of Niagara South (No. 59)
I CERTIFY that this instrument is registered

2:45 PM SEP 7 1978 in the

Land Registry Office
of Western Ontario.
[Signature]
LAND REGISTRAR

H E A D L E A S E

[Signature]

Gulf Canada Limited
Law Department
P.O. Box 460
Station "A"
Toronto, Ontario
M5W 1E5

JMK:hf

*Lot 133V
Sup. Stem
[Signature]*

-7 SEP 21 1978

001000

SURRENDER OF LEASE

4p

IN CONSIDERATION of the sum of TWO (\$2.00) Dollars paid to Gulf Canada Limited by Rick Zabor of the City of Niagara Falls, in the Regional Municipality of Niagara, Gulf Canada Limited, hereby surrenders and yields up, from the day of the date hereof, the Lease dated the 24th day of August, 1978, to the said Gulf Canada Limited, for a term of five (5) years computed from the 1st day of September, 1978, which Lease was registered in the Land Registry Office for the Registry Division of Niagara South on the 7th day of September, 1978, as No. 317617, and the term thereby created and releases Rick Zabor, his heirs, executors, administrators, successors and assigns from all and every claim or demand Gulf Canada Limited may have under the said Lease or any term or condition thereof or covenants therein contained.

AND Gulf Canada Limited hereby covenants that it has not done or suffered to be done anything by which the premises described in the said Lease have been charged, encumbered or affected in title, estate or otherwise howsoever.

THE lands affected by this Instrument are described in Schedule "A" attached hereto.

THE said Rick Zabor hereby accepts surrender of the said Lease and possession of the premises referred to therein and releases Gulf Canada Limited from all its covenants thereunder and all liability, claims and demands arising under the said Lease.

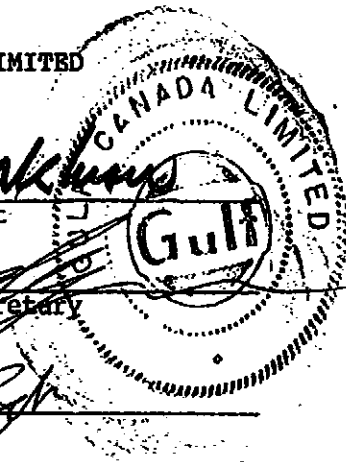
DATED at Toronto, this 20th day of June, 1979.

GULF CANADA LIMITED
Per:

W.A. Burckhardt
Vice-President

[Signature]
Assistant Secretary

[Signature]
RICK ZABOR



APPROVED
<i>He</i>
<i>[Signature]</i> Area Manager
<i>[Signature]</i> Regional Mgr.
<i>[Signature]</i> Legal Dept. (N.O.)

[Signature]
WITNESS

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Niagara Falls, in the Regional Municipality of Niagara, formerly in the Township of Stamford, in the County of Welland, and Province of Ontario, and being composed of part of Lot 133, in the said City of Niagara Falls, which said parcel is more particularly described by Nelson J. Sunstrum, O.L.S., as follows:

COMMENCING at the most easterly angle of the herein described parcel which said point may be located as follows:

BEGINNING at an iron stake planted in the northerly limit of the Kings Highway No. 20, as shown on a Plan deposited in the Land Registry Office for the Registry Division of Niagara South as Deposit No. 295, which said stake is distant northerly in the easterly limit of Township Lot 133, 66 feet from the southeast angle thereof;

THENCE South 88 degrees 51 minutes 30 seconds West in the northerly limit of said Kings Highway No. 20, 322.86 feet to an iron tube planted in the westerly limit of Beaverdams Road as widened and shown on a plan on file in the Land Registry Office of Niagara South under the Custody of Documents Act, as Deposit No. 7338;

THENCE North 26 degrees 29 minutes West along the westerly limit of said Beaverdams Road as widened, 79.87 feet to the point of commencement aforesaid;

THENCE South 31 degrees 11 minutes West, 53.46 feet to an iron bar planted at a perpendicular distance of 60.0 feet northerly from the centre line of the Kings Highway No. 20, as shown on Deposit Plan No. 295 aforesaid;

THENCE South 88 degrees 51 minutes 30 seconds West parallel to the said centre line of the Kings Highway No. 20, 120.0 feet to an iron bar;

THENCE North 21 degrees 21 minutes 30 seconds East, 52.26 feet to an iron bar;

THENCE North 1 degree 08 minutes 30 seconds West, 85.36 feet to an iron bar;

THENCE North 88 degrees 51 minutes 30 seconds East parallel to the said centre line of the Kings Highway No. 20, 82.82 feet more or less to an iron bar planted in the westerly limit of the aforementioned Beaverdams Road as widened;

THENCE South 38 degrees 37 minutes 30 seconds East, 17.74 feet along the said westerly limit of Beaverdams Road, 17.74 feet to an angle therein;

THENCE South 26 degrees 29 minutes East continuing along the said westerly limit of Beaverdams Road, 82.26 feet more or less to the point of commencement.

SAID parcel containing by admeasurement 0.348 acres, be the same more or less.

AFFIDAVIT OF SUBSCRIBING WITNESS

I, **WILLIAM SLOVAK**
of the **City of Niagara Falls**
in the **Regional Municipality of Niagara**

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed
at **Niagara Falls** by **Rick Zabor**

*See footnote

*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the **City of Niagara Falls, in the Regional Municipality of Niagara**
this **28** day of **June** 19 **79**



Margaret Whitehouse

MARGARET WHITEHOUSE, a Commissioner,
of the Judicial District of Niagara South, for
a commission to take affidavits,
Expires November 8, 1979.

*Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add "after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose signature I witnessed was authorized to execute the instrument as attorney for (name)".

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

~~MYSELF~~ I, **RICK ZABOR**
of the **City of Niagara Falls**
in the **Regional Municipality of Niagara**

* If attorney see footnote

make oath and say: When I executed the attached instrument,

I/~~WE~~ am at least eighteen years old.

Within the meaning of section 1(f) of The Family Law Reform Act, 1978:-

Strike out inapplicable clauses.

a) I was a spouse.

b) ~~We were spouses of one another.~~

c) ~~The property described herein is not a matrimonial home and has never been occupied by me or my spouse as such pursuant to the terms of The Family Law Reform Act, 1978.~~ **was my spouse.**

**Not a Matrimonial Home, etc. see footnote.

Resident of Canada, etc.

~~OR BY MY ATTORNEY~~ SWORN before me at the **City of Niagara Falls, in the Regional Municipality of Niagara**
this **28th** day of **June** 19 **79**

Rick Zabor
RICK ZABOR

William Slovak
A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

*Where affidavit made by attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (spousal status and, if applicable, name of spouse) within the meaning of Section 1(f) of The Family Law Reform Act, 1978, and when he/she executed the power of attorney, he/she had attained the age of majority".

**Where spouse does not join in or consent, see Section 1(f)(1) of The Family Law Reform Act, 1978 (or complete separate affidavit).

133 Tp Stimp
AK
BA.

DATED: 336723

, 1979

GULF CANADA LIMITED

to

RICK ZABOR

SURRENDER OF LEASE

LAND REGISTRY

'79 JUN 29 P 2:53

336723

No. Registry Division of Niagara South (No. 59)
I CERTIFY that this instrument is registered
23 p.m.

JUN 29 1979 in the

Land Registry Office at Welland Ontario.
James Bell
LAND REGISTRAR

De Slovak

GULF CANADA LIMITED
LAW DEPARTMENT
800 Bay Street,
Toronto, Ontario.
M5S 1Y8

GTS:rm

10.00 SAM

29 JUN 80 0789 A * FB 0010.00 0010.00

41

SURRENDER OF LEASE

IN CONSIDERATION of the sum of TWO (\$2.00) Dollars paid to Gulf Canada Limited by Rick Zabor of the City of Niagara Falls, in the Regional Municipality of Niagara, Gulf Canada Limited, hereby surrenders and yields up, from the day of the date hereof, the Lease dated the 24th day of August, 1978, to the said Gulf Canada Limited, for a term of five (5) years computed from the 1st day of September, 1978, which Lease was registered in the Land Registry Office for the Registry Division of Niagara South on the 7th day of September, 1978, as No. 317617, and the term thereby created and releases Rick Zabor, his heirs, executors, administrators, successors and assigns from all and every claim or demand Gulf Canada Limited may have under the said Lease or any term or condition thereof or covenants therein contained.

AND Gulf Canada Limited hereby covenants that it has not done or suffered to be done anything by which the premises described in the said Lease have been charged, encumbered or affected in title, estate or otherwise howsoever.

THE lands affected by this Instrument are described in Schedule "A" attached hereto.

THE said Rick Zabor hereby accepts surrender of the said Lease and possession of the premises referred to therein and releases Gulf Canada Limited from all its covenants thereunder and all liability, claims and demands arising under the said Lease.

DATED at Toronto, this 20th day of June, 1979.

APPROVED
<i>He</i>
<i>W.D.M.</i> Area Manager
<i>J.A.H.</i> Regional Mgr.
<i>S.J.D.</i> Legal Dept. (H.O.)

GULF CANADA LIMITED
Per:

W.A. Burk
Vice-President

[Signature]
Assistant Secretary

[Signature]
WITNESS

[Signature]
RICK ZABOR



SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Niagara Falls, in the Regional Municipality of Niagara, formerly in the Township of Stamford, in the County of Welland, and Province of Ontario, and being composed of part of Lot 133, in the said City of Niagara Falls, which said parcel is more particularly described by Nelson J. Sunstrum, O.L.S., as follows:

COMMENCING at the most easterly angle of the herein described parcel which said point may be located as follows:

BEGINNING at an iron stake planted in the northerly limit of the Kings Highway No. 20, as shown on a Plan deposited in the Land Registry Office for the Registry Division of Niagara South as Deposit No. 295, which said stake is distant northerly in the easterly limit of Township Lot 133, 66 feet from the southeast angle thereof;

THENCE South 88 degrees 51 minutes 30 seconds West in the northerly limit of said Kings Highway No. 20, 322.86 feet to an iron tube planted in the westerly limit of Beaverdams Road as widened and shown on a plan on file in the Land Registry Office of Niagara South under the Custody of Documents Act, as Deposit No. 7338;

THENCE North 26 degrees 29 minutes West along the westerly limit of said Beaverdams Road as widened, 79.87 feet to the point of commencement aforesaid;

THENCE South 31 degrees 11 minutes West, 53.46 feet to an iron bar planted at a perpendicular distance of 60.0 feet northerly from the centre line of the Kings Highway No. 20, as shown on Deposit Plan No. 295 aforesaid;

THENCE South 88 degrees 51 minutes 30 seconds West parallel to the said centre line of the Kings Highway No. 20, 120.0 feet to an iron bar;

THENCE North 21 degrees 21 minutes 30 seconds East, 52.26 feet to an iron bar;

THENCE North 1 degree 08 minutes 30 seconds West, 85.36 feet to an iron bar;

THENCE North 88 degrees 51 minutes 30 seconds East parallel to the said centre line of the Kings Highway No. 20, 82.82 feet more or less to an iron bar planted in the westerly limit of the aforementioned Beaverdams Road as widened;

THENCE South 38 degrees 37 minutes 30 seconds East, 17.74 feet along the said westerly limit of Beaverdams Road, 17.74 feet to an angle therein;

THENCE South 26 degrees 29 minutes East continuing along the said westerly limit of Beaverdams Road, 82.26 feet more or less to the point of commencement.

SAID parcel containing by admeasurement 0.348 acres, be the same more or less.

AFFIDAVIT OF SUBSCRIBING WITNESS

I, **WILLIAM SLOVAK**
of the **City of Niagara Falls**
in the **Regional Municipality of Niagara**

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed
at **Niagara Falls** by **Rick Zabor**

*See footnote

*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred
to in the instrument.

SWORN before me at the **City of Niagara**
Falls, in the Regional
Municipality of Niagara
this **28** day of **June** 19 **79**



Margaret Whitehute

MARGARET WHITEHUTE, a Commissioner,
etc. Judicial District of Niagara South, for
Slovak, etc. etc. etc. etc. etc. etc. etc. etc. etc.
Expires November 8, 1979.

* Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add
"after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney
insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose
signature I witnessed was authorized to execute the instrument as attorney for (name)".

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

~~HEX~~ I, **RICK ZABOR**
of the **City of Niagara Falls**
in the **Regional Municipality of Niagara**

* If attorney
see footnote

make oath and say: When I executed the attached instrument,

I/~~WE~~ am at least eighteen years old.

Within the meaning of section 1(f) of The Family Law Reform Act, 1978:—

Strike out
inapplicable
clauses.

a) I was a spouse.

b) ~~We were spouses of one another.~~

c) ~~was my spouse.~~
The property described herein is not a matrimonial home
and has never been occupied by me or my spouse as such
pursuant to the terms of The Family Law Reform Act, 1978.

**Not a
Matrimonial
Home, etc.
see footnote.

Resident of
Canada, etc.

~~HEX~~ SWORN before me at the **City of**
Niagara Falls, in the Regional
Municipality of Niagara
this **28th** day of **June** 19 **79**

Rick Zabor
RICK ZABOR

William Slovak
COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

*Where affidavit made by attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (spousal
status and, if applicable, name of spouse) within the meaning of Section 1(f) of The Family Law Reform Act, 1978, and when he/she
executed the instrument as attorney for (name)"; and for next clause substitute "I verily believe that the person whose
signature I witnessed was authorized to execute the instrument as attorney for (name)".

**Where spouse does not join in or consent, see Section 12(3) of The Family Law Reform Act, 1978 (or complete separate affidavit).

1979

DATED:
336723

GULF CANADA LIMITED

to

RICK ZABOR

SURRENDER OF LEASE

336723

No.
Registry Division of Niagara South (No. 59)
I CERTIFY that this instrument is registered

23 JUN 29 1979 in the

Land
Registry Office
at Welland
Ontario.

James S. ...
LAND REGISTRAR

De Slovak
GULF CANADA LIMITED
LAW DEPARTMENT
800 Bay Street,
Toronto, Ontario.
M5S 1Y8

GTS:IM

10.00 SAM

29 JUN 29 1979 A * 001000
001000

✓
133 Tp Stamp
ARC
LA.

LAND REGISTRY DIVISION

79 JUN 29 P2 53

VERNON'S CITY DIRECTORY

VERNON'S
CITY OF
NIAGARA FALLS
(Ontario)
DIRECTORY
1970

CONTAINING

An Alphabetical Directory of Business Concerns and Residents, a Street Directory of Householders, Occupants of Office Buildings and other Business Places, including a Complete Street Guide with Telephone Numbers, a Miscellaneous Section of General Information; also a

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RODGSON
--Gay L (Gonnie) civil eng H G Acres Ltd h 6863
Cherryton rd
--Harold T (Carr) h 5424 Green av
--Harry (Rose) restice mech Linette Abrasives
h 6510 Grandview
--Hazel (wid Ernest) h 6256 Barker apt 7
--Jas h 7787 Beaverdam rd

RODGSON, JAMES A, D.D. (Dentist), Veterinary
Surgeon; 4052 Portage rd., Phone 354-1341,
h suite

Rogson John (Eileen) policeman 4443 Dorchester rd
--John A (Eileen) tchr A N Myer Sec Sch h 7062
McGill
--John T (Marjorie) wfr Customs & Excise h 6277
Culp
--Kenneth F (Loanne) R h 4130 Muir av
--Margy Mrs (Mary) rm Greater Niagara Genl Hosp h 5537
Montrose rd
--Phyllis Mrs nurse h 5440 Hawk dr
--Rhoda M (wid Horst) h 5760 Lancelot av
--Steel & Ironworks Limited Fresh R Hodgson mgr
5580 Kalar rd
--Wayne (Bertha) extor Hodgson St & Innes's
h 4546 Queen apt 2
--Henry (wid) 4052 Portage rd
Roth in David F (Betty) E h 5488 Blainome cres
--Deborah A studt 3022 St Andrew av
--Jas (Eliz) h 5185 Maple
--Jas (Fawcett) const acct Prov Crane h 3022
St Andrew av
--John D (June) drbg techn H G Acres Ltd h 4062
St James av
Hudson Aileen A (wid Harry) h 6469 Barker
Holtz Wit (Barbara) tchr h 6495 Lowly's la apt B
Heagy Bonnie tchr-Lyette Greater Niagara Transit Comm
5752 Peer
Huebsch Margy nur Nelson h 8747 Rosevale av
--Marjorie nur Nelson h 8747 Rosevale
Huy Marjorie (wid Sam) h 5352 Stained
Hoff Edna H (Clady) ofce ctk Kaufmeyer Pur Prod
h 5965 Carlton av
Hoffman Albi J (Clara) B h 4854 Fourth av
HOFFMAN, G KEITH (Elizabeth), Mng Director
Custom Credit Corporation Limited, Rci 107
Charlotte pl (Kitchener)
--Glad wks Niagara Wng Wng 6270 McLeod rd
Hofner Julia (wid John) 7014 Lowly's la
--Paul (Evel) (Flamingo Motel) h 7701 Lowly's la
Holland Wolt W (Kathleen) h 5630 Byrna av
Holmann Hermann L (Lena) (Holmann Mach & Tl Sply)
h 5036 McRae
--Karl H (Emilia) h 3521 Harvard
--Machine & Tool Supply IH L Holmann 4847
Kent av
Holtzschel Geneis ctk Can Cashway Lmt 510
McRae
Hogan Emily nurse Greater Niagara Genl Hosp h 6074
Summer
--Mary C (wid Mark) h 4960 Jepson
--Teresa W (Sylvia) h 6294 Monroe
Hogg Edna J (Esther) wks Christie Canada h 5160
Florence av
--James A (wid Chas) h 5135 Morrison
--Rita h h 6232 Orchard av
--Warren 5160 Florence av
Hogbin Barry (Eliz) const wkr h 3865 Simicks av

Hogbin Mary h 4701 Ontario av
Hoggar Olive M (wid Harry) henniker Can Ref Coys
Sney h 6631 Riall
--Rayl W (Lorraine) H G Acres Ltd 6831 Riall
Hohl Louis (Mary) h 5659 Highland av
Hohman Alan C (Eliz) (A's Appls Serv) h 6105
Cherry's la
Holcomb W Harry h 5257 Drummond rd apt 202
Holler Jas wks John Marsh Mrs 7972 Portage
--Milton (Mabel) wks Norton Co h 7977 Portage rd
Holliday Elsie Mrs h 5920 Dorchester rd
Holliday Francis ctk (Barker) Drisker 7992 Peter (C)
--Peter (Mary) h 7992 Peter (C)
--Vivian M wks Norton Co 7992 Peter (C)
HOLENSKI, MILION (Sophie), Div Projects Eng
Regional Municipality of Niagara, Res 292
Woodbine dr (St Catharines)
Holler John (Marjorie) & Gene Fam) h 7657
Portage rd
Hollis John h 6650 Riall
Hollis Ina By The Falls (Geo Verold) 5339
"Marj"
--Ina (Mabel) (Geo Verold) 5410 Buchanan av
--Ina Restaurant (Geo Verold) 5410 Buchanan av
--Ina Tavern (A Desjardins) 5410 Buchanan av
Hollifield -- Mrs 6350 Dorchester rd
Hollis Jack (Nancy) h 5119 Maple
--Jas wks Cynamid 4819 Fourth av
--Stephen C wks Norman's Rug & Uphol City h 4819
Fourth apt 2
Hollis Barbara (wid Remond) h 6128 Churchhill
--Eve P (wid T Henry) wks Can Home Prod h 5052
Victoria av
--Gordon G (Doreen) form Alex (wid) h 6343 Roscoe
--Howard (Lena) form Alex (wid) h 6416 Sheldon
--Jack (Marion) h 6726 Howe cres
Hollisway Lily Mrs 5050 Jepson
Hollisback W Grant wks H G Acres Ltd h 3015
Portage rd apt 1A
Hollis Wm S (Barbara) wks Can Ohio Brass h 6367
Taylor
Hollis Mich (Ina) h 6722 Dunn
Hollishead Jas (Lena) wks Hudson Bay Wtd
h 5981 Dunn
Hollingsworth Lillian Mrs h 6902 Waters av apt 2
Hollis Albi h 5638 Ramsey rd
Holly Gardens Gift Shop Mrs Mary Wintemite survy
8044 River rd
Hollywood Drive-In Theatre w s Kalar rd
--Gib Shop R Dalton Home mgr 4950 Clifton Hill
--Bob (Rick Sakulsky) 7737 Lowly's la
HOLLYWOOD, ROBERT J (Gerty), Genl Mgr The
Chamber of Commerce Niagara Falls Canada,
h 6453 Colborne Village North, Unit 58
Holman Barbara Mrs h 6844 Consp
--John F (Carol) (Sheraton Beaches) h 6081
Clare cres
--R (Mrs) Gerber Prod res Toronto
HOLLMAN, WILLIAM C (Myra), Div Roads Eng
Regional Municipality of Niagara, Res 28 Viking
drive (St Catharines)
Holmes Chlo (Lena) h 3199 St Paul av
--Edith (wid Wm J) h 5794 Brookfield av
--Frank R (Lucie) wks Prov Crane h 8330 Niagara
(C)
--Geo wks Mrs Mfg 5629 Stanley av
--Geo F (Irene) restice M. Carnel Call h 6304 Patton
--Geo W (P. tricia) L mgr Mrs Mfg h 5629 Stanley av
--Helen (wid Henry) h 5868 Stamford apt 6
--J Leslie (Mary) sign patr Cynamid h 6479
Monroe rd

VERNON'S CITY DIRECTORY

VERNON'S
CITY OF
NIAGARA FALLS
(Ontario)
DIRECTORY
1976

CONTAINING

An Alphabetical Directory of Business Concerns and Residents; a Street Directory of Householders, Occupants of Office Buildings and other Business Places, including a Complete Street Guide with Telephone Numbers; a Miscellaneous Section of General Information; a Numerical Telephone Directory also a

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It's as easy as



to find "WHERE TO BUY IT"
in the CLASSIFIED SECTION

Hosow Alice Mrs A 6170 Dorchester rd apt 3
- Larry (walter) wks Genl Mtrs h 7911 Woodbine
- Leslie (Wendy) opt Daycoll h 4419 Fifth av
- Haysie Gordon Friglighter h 4892 E. mainemans av apt 2
- Harold T. Dorothy E wks Cynamid h 5733 Corwin cres
- Hilda Ann M wks Robt h 4220 Dorchester rd
- Wilson C (Jane F) crane opt Hodgson's St h 6176 Burdett
- Hirling Post L. Dr. (Helen) tele 7184 Drummond rd
- Hedy Davis stude 4836 Valley Way
- Paul (Dolores) Mear's Brbr Shop h 4636 Valley Way
- Hedykiss Mary 6463 Russell
- John (Phyllis) h 6463 Russell
- Natalie V clk typist Greater Niag Genl Hosp 5463 Russell
- Huchan Louise h 6640 Monroe
- Ho Harney (Anne) (Peggy) Mx st h 6664 Mountain rd
- Hoadley Doris h Sylvia supl Genl Mtrs h 2145 Woodfield
- Hoag S. Richard (r. Helen) phys 6750 Valley Way suite 3 h
- 3641 Rolling Acres Dr
- House Fay Mrs tele searcher Broderick McLeod Chifford M &
- A 8899 Banting av
- Graham E (Patricia) F wct R F Goodson h 6896 Banting
- av
- Holtbo Douglas (Rose) suvpr Nobliss Fds h 3421 Weinbrenner
- rd apt 208
- Hosten Catherine (Lily) stude Zelwka 284 - Shastmore cres
- David (Betty) tech h 7036 Claky apt 208
- Jas G (Catherine) wks Onedo Canada h 5841 Shastmore
- cres
- Hoch Betty Ann (Michl) clk Royal Bk 7514 Lundy's la
- M. h 3421 Weinbrenner rd apt 202
- Mack stude 7314 Lundy's la
- Sebastian (Katherine) (Claver) Leat Motel h 7514 Lundy's
- la
- Theresa Mrs h 7514 Lundy's la
- Hockaday Lawrence (Blades) h 5197 McRae
- Hockley Hugh R h stude S 172 Portage rd
- Hugh R (Helen) (Blaine) View Gif. Shop h 5172
- Portage rd
- Holly Catherine A sassy Adres Consulting Serv. 4036 Montclair
- cres
- Frank K. (Katherine) h 4036 Montclair cres
- Hodger Helen 4744 Epsworth cr
- Mary h 4744 Epsworth cr
- Suzanne R h 5367 Elm apt 4
- Hodgen Abraham h 4252 Stanley av
- Hodges Allan stude 7730 Green av
- Arthur J acct Jarden Wines 7720 Green av
- Donald W (Patricia C) wkt. Lins Rig & Equip h 5800
- Heritage cr
- Fred J 4238 Bridge
- Jack W (Leontine) wks Ont Hydro h 7730 Green av
- Hodgins Antennas Ltd (Ken) Hodgins 6133 Drummond rd
- Ken C (Doreen) Hodgins Antennas Ltd h 6133 Drummond rd
- Hodgins Irene h 4778 Rippon cres
- Hodgkinson Genie (Carnie) stent. Kaumeyer-Par Prod res St
- Catharine
- Steve h 5072 Robt's apt 28
- Hodgman Mary J Mrs h 6638 Alantius av apt 111
- Hodgskin Alor (Alice) h 6201 Frederic
- Hodgson Fred pres Hodgson's St & Ironworks h 3850 Porter
- Heights
- Fredk (Hazel) h 6495 Ker
- Fredk (Evelyn) Hodgson's St h 4346 Queen apt 6
- Gary L (Bonnie) eng Hodgson's St h 7211 Cambridge
- Harold T (Garni) techn Regl. Municipality of Niag h 7086
- Dalhousie
- Harry T (Rose) m/nce mech Genl Abrasives h 6010
- Crawford

HODGSON, JAMES A. DR.
(Dorothy), Veterinary Surgeon, 4892 Portage road,
Phone 265-1841, h same
- Jess B h 7787 Beaverdam rd
- John A (Gleam) h 7582 McGill
- John T customs old Dept of Natl Revenue h 6277 Dulp
- John W (Green) police h 4443 Dorchester rd

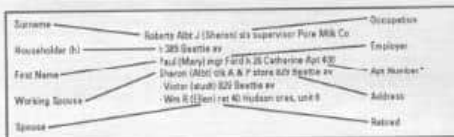
HODGSON
- Judith wks Hodgson's St & Ironworks 2850 Porter
- Heights
- K h 4136 Main av
- Kenneth F junior h 2717 Leonard av
- Kevin J stude 4062 Portage rd
- Margi Mrs h 5517 Monroise rd
- Rhoda (and Herbert) 2740 Lineal av
- Robt J (Patricia) tchr Niag South Bd of Educ h 6741
- Tappz cres
- Wayne S (Berillie) sta mgr Hodgson's St h 5024 Valley
- Way
- Hodgson & Steel & Ironworks Limited Fresh N Hodgson pres
- 5089 Kaler rd
- Hodkin David stude 3888 Blomfield cres
- David F (Betty E) prowl eng h 5965 Blomfield cres
- Jay (Susan) h 6185 Maple
- Jas (Hazel) cost acct Prox Crane h 3022 St Andrew av
- John D (June) eng Hedra Acres Consulting Serv h 4067 St
- James av
- John M stude 4082 St James av
- June counter Stamford Town & Country Fish 4082 St
- James av
- Susan D stude 4062 St James av
- Hubert Wm M (Barbara) tchr Niag South Bd of Educ h 3399
- Colton
- Hokestra Dorothy 4783 Epsworth cr
- Henry (Tilly) tkr drvr Don A Products h 4783 Epsworth cr
- Hoover Margt opt opt Niagara Fds 70406 Willowdale
- Hoey Marjorie Mrs h 5252 Stamford
- Hoff David Mrs h 5865 Carlton av
- Hoffman Carl L (Linda) acct mgr ISA h 5856 Hennespin cres
- Diane B (and Albi) Jr h 5257 Drummond rd apt 406
- David (Janet) eng Ont Hydro h 3858 Linnear cres
- Gaspar Queenston Quarries h 6283 Drummond rd apt 104
- Holtner Howard (Hilma) Mch h 7701 Lundy's la
- Holtman Wm W (Katherine) wks Genl
- Hoffmann Emilia (Karl) Niag Trading Post 3521 Harvard
- H Karl (Emilia) aka Genl Mtrs h 3521 Harvard
- Hoffmann L (Hermann) Mach. S T Supply h 5236 McRae
- Hoffmann Machine & Tool Supply Limited (Hermann L Hoffmann)
- 4847 Kaler av
- Hoggbacke Corina A (Mund) wkt Cashway Lmtr h 625
- Franklin av
- Hoggan Marilyn wks Can Imp Bk of Comm 6770 Hagar av
- Tainson (Gisela) wks Can Eng h 6770 Hagar av
- Hogarth J h 5558 Drummond rd apt 314
- Murray pres Calcraft Ice Ltd res Hamilton
- Shirley Mrs phrm Pharmaheld Dispensary 5585 Drummond
- rd apt 314
- Hogg Edward (Ethel) h 5189 Florence av
- Robt h 8003 Buchanan av
- Warren E (Dorothy) const forms h 5584 Frederic dr
- Hunt Ev sassy Royal Canin Inc 7351 Dorchester rd
- Leslie (Paula) h drsg mstr h 9721 Highland av apt 1
- Louis (Mary) h 7301 Dorchester rd
- Hulsain Allan C (Eli) (Ally) Aplice Serv h 6185 Church's
- la
- Jacqueline stude 6185 Church's la
- Holcomb W Harry h 5257 Drummond rd apt 202
- Holden Brent F (Anera) tchr Lincoln County Bd of Educ h
- 3265 Ardago av
- Minna Mrs h 6138 Arad
- Holden Alan M (Helen) wkt Naitok Co h 7922 Portage rd
- David storekr Norton Co 8005 Porter
- Hubert h 4347 Queen apt 7
- Jas (Catherine) h 8035 MacArthur
- Richd (Venetta) Pizzeria 7972 Portage rd
- Holding Edna A Mrs h 9056 Alantius av apt 117
- Holbeck Francis A mgr Bowens Customs Bldg 7992 Porter
- Peter (Mary) h 7992 Peter
- Vlasia M wkt Norton Co 7992 Peter
- Holer John (Marion) (Marion) & Game Farm h 7857 Portage
- rd
- Holmsten John h 8650 Ross
- Holiday Inn By The Falls (Gee Yench) 5339 Murray
- Holiday Inn Motel (Geo Yench) 5410 Buchanan av
- Holiday Inn Restaurant (Geo Yench) 5410 Buchanan av
- Holiday Inn Tours (Aurea Desormeaux) 5410 Buchanan av

VERNON'S CITY DIRECTORY

1999/2000 Niagara Falls Residential Alphabetical



Names of adult persons showing householder, spouse and indicates, where available, occupation and place of present or past employment.



* Apt. number shown where available (This information is often restricted due to building security.)

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Publishers

Table listing residential addresses in Niagara Falls and Lundy's Lane. The table is organized into two columns: 'NIAGARA FALLS' and 'LUNDY'S LANE'. Each entry includes an address, a phone number, and sometimes a name or occupation. A red box highlights the entry for '7701 Hastings Motor Inn' in the Niagara Falls section.

VERNON'S CITY DIRECTORY

2005/2006
Niagara Falls



Names of adult persons showing householder and street address.



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NIAGARA FALLS

LUNDY'S LANE

311

X 8225 Burger King	+357-3210	(5) 6689 Amore Pizzeria & Patis	+353-6556	-BROOKFIELD AVE CROSSSES	(7) 7537 Custom Lens	+357-0003
X 8267*Donato R	358-5138	(5) 6695 Flower House	+358-9989	L26 1903	Apex	
X 8267*Bonanza Motel	+356-1135	(5) 6695 Flower House	+358-9989	* 7069*Dan L	* 7637 Aven-Mar	+354-1471
(8) 8267 Racanella G	357-4283	(5) 6695 Flower House	+358-9989	(4) 7277 No Return	-BEAVERDAWS RD BEGINS	
(8) 8283 No Return		(7) 6689 Sin City	+357-2288	-Hydro Property	L2H 1913	
(2) 8289 Gold Fingers	+374-1884	(5) 6713 Harvey's	+371-3511	-Gateway into Hydro Property	(7) 7501 Flamingo Motel	+358-4466
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Harvey's 2025	+371-3511	-HYDRO CANAL BRIDGE CROSSSES	(7) 7701 L2B Wedding	+357-0286
(5) 8289 Gold Fingers	+374-1884	(1) 6731 No Return		X 7225 Niagara Inn	(7) 7701 Associated	+357-0286
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		* 7225 Singh D	Aniversaria	
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		(8) 7241 Four	Services	
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		Regrowthpoint	(7) 7731 Transbridge	+378-7171
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		Pizza	* 7737 L.E.C.C	+353-6461
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		-ROYAL MAJOR DR BEGINS	X 7797 Advicare Int	+374-4442
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		L26 1994	(8) 7797 Pair S	357-1854
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		(1) 7275 Tazz Cleaners	X 7855 Foraine Bleu	+374-5386
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		X 7301 Super Putt	(7) 7855 Pickett Pub & Deli	+353-8500
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		Miniature Golf Course	* 7857 No Return	
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		-QUEEN ELIZABETH HWY CROSSSES	X 7855 Falcon Inn	+354-2278
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		-BELMONT AVE BEGINS	* 7855 All J	357-6789
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		L2H 2985	X 7855 A 1 Wine	+354-6228
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		X 7389 Ramada Suites	(1) 7855 Busi	357-7854
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		Niagara & Conference Centre	X 7855 Sam's	+356-0882
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		Niagara & Conference Centre	X 7855 Aster Villa	+357-2526
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		X 7389 Grand Round	(7) 7855 Hanna G	354-7358
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		* 7389 Grand Round	X 7875 Babin And Venetians	+354-8882
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		Restaurant The	Photograph	
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		* 7389 2430132	(8) 7973 Babin J	354-8882
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		L2H 1059	(8) 7973 Vandermyle C	354-8882
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		X 7429 Ramada Court	X 7880*Hoffe K	
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		Resort Hotel	* 8023 Ryanal L	358-0507
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		X 7429 Metro/Hls	X 8015*Padano N	354-8829
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		Country Fare	(5) 8023 Vacant	
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		Restaurant	(8) 8023 Lucco R	+374-8548
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		(4) 7429 Ramada Suites	Insurance	
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		Niagara & Conference Centre	Brokers Ltd	
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		X 7885 Niagara Falls	(3) 8023 Lucco I	374-9884
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		* 7885 2430132 Ontario Ltd	(8) 8023 White Grove Tour & Reception Ltd	+357-8331
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		* 7429 L.E.C.C	(1) 8023 Sichel G	371-5343
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		X 7429 Lundy's Lane	(8) 8043 Berge A	356-8921
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		City of Niagara	* 8043 Scott J	357-9745
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		Falls Cemetery	* 8123 Joani Heat & Tanning Centre	+357-6587
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		X 7585 Niagara Falls	(3) 8159 Tim Hortons	+353-9838
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		Parks & Recreation & Culture Dept	(8) 8188 Coney Looney	+357-6101
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		-MONTROSE RD CROSSSES	(8) 8188 E'Qua Rentals & Repairs Ltd	+358-3942
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		L2H 1910	(5) 8188 Legends Bar & Eatery	+371-9428
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		X 7637 GIOVANNI Fard Center	(4) 8189 La Faine	+354-1586
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		(8) 7637 Niagara	(4) 8189 Rocconci	+354-8896
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		Supplements	Pizzeria	
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		(3) 7637 Donor Drivers	(5) 8189 A La Kariga	+371-0258
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		(2) 7637 Grand Name Store	Cakes	
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		Warehouse	X 8187 Vacant	
(5) 8289 Gold Fingers	+374-1884	(1) 6731 Vacant		(8) 8211 Rainbow Pure R O	+357-4156	Water

APPENDIX B

FIRE INSURANCE PLANS, INSURANCE REPORTS & OTHER
ENVIRONMENTAL SOURCE INFORMATION



enviroscan



175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 1 877 244 9437
W: optaintel.ca

Midori

Site Address:

7701 Lundys Lane, Niagara Falls, ON

Project No:
23092900198

Opta Order ID:

135264

Requested by:
Eleanor Goolab
ERIS

Date Completed:
10/5/2023 6:38:56 AM

Project Name: Phase One ESA
7701 Lundys Lane Niagara Falls
ON
Project #: 23092900198
P.O. #: NS2310801

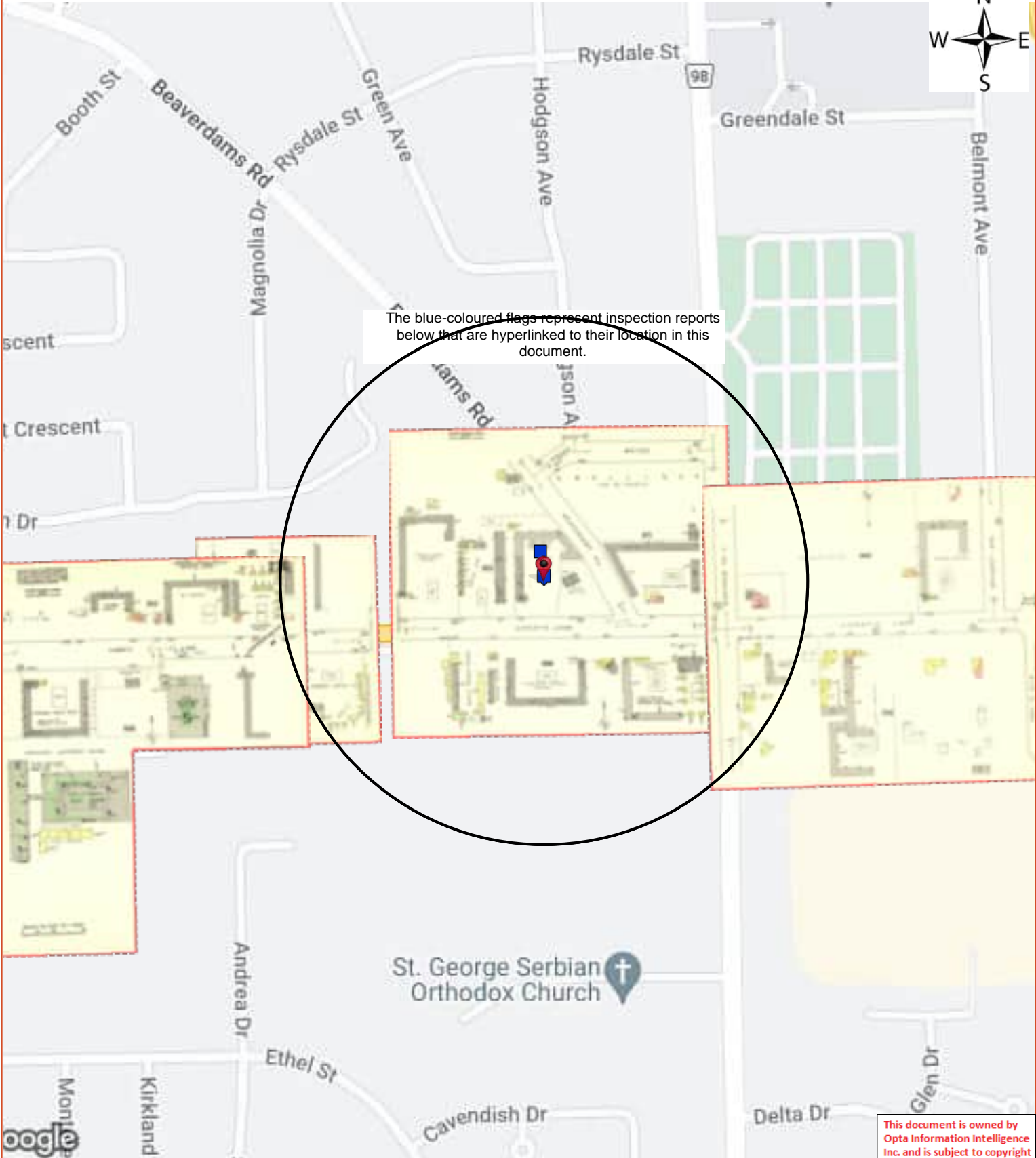
Search Area: 7701 Lundys Lane, Niagara Falls, ON

Requested by:
Eleanor Goolab

Date Completed: 10/05/2023 06:38:56



OPTA INFORMATION INTELLIGENCE



The blue-coloured flags represent inspection reports below that are hyperlinked to their location in this document.

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Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

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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
6	(1965) Volume: Niagara Falls Volume 2 Firemap: 230
8	(1965) Volume: Niagara Falls Volume 2 Firemap: 230
10	(1965) Volume: Niagara Falls Volume 2 Firemap: 231
12	(1965) Volume: Niagara Falls Volume 2 Firemap: 232
13	(1986) COPE Report - 1986 FLAMINGO MOTEL 7701 LUNDYS LA NIAGARA FALLS ON L2H 1H3 Reference No: 11267149 (distance = 47 metres*)
19	(2008) All Risk Report - 2008 DAVE DHILLON, FLAMINGO MOTEL INN NIAGARA FALLS 7701 Lundys Lane Niagara Falls ON L2H1H3 (distance = 0 metres*)
46	Survey for Rating Fire-Resistive Risks Report - 19?? MOTEL Adj. Rear 3701 Lundys Lane Niagara Falls ON L2H1H3 (distance = 0 metres*)
50	Siteplan Report - 19?? 3701 Lundys Lane Niagara Falls ON L2H1H3 (distance = 0 metres*)



Page: 5

Project Name: Phase One ESA
7701 Lundys Lane Niagara Falls
ON

Project #: 23092900198
P.O. #: NS2310801

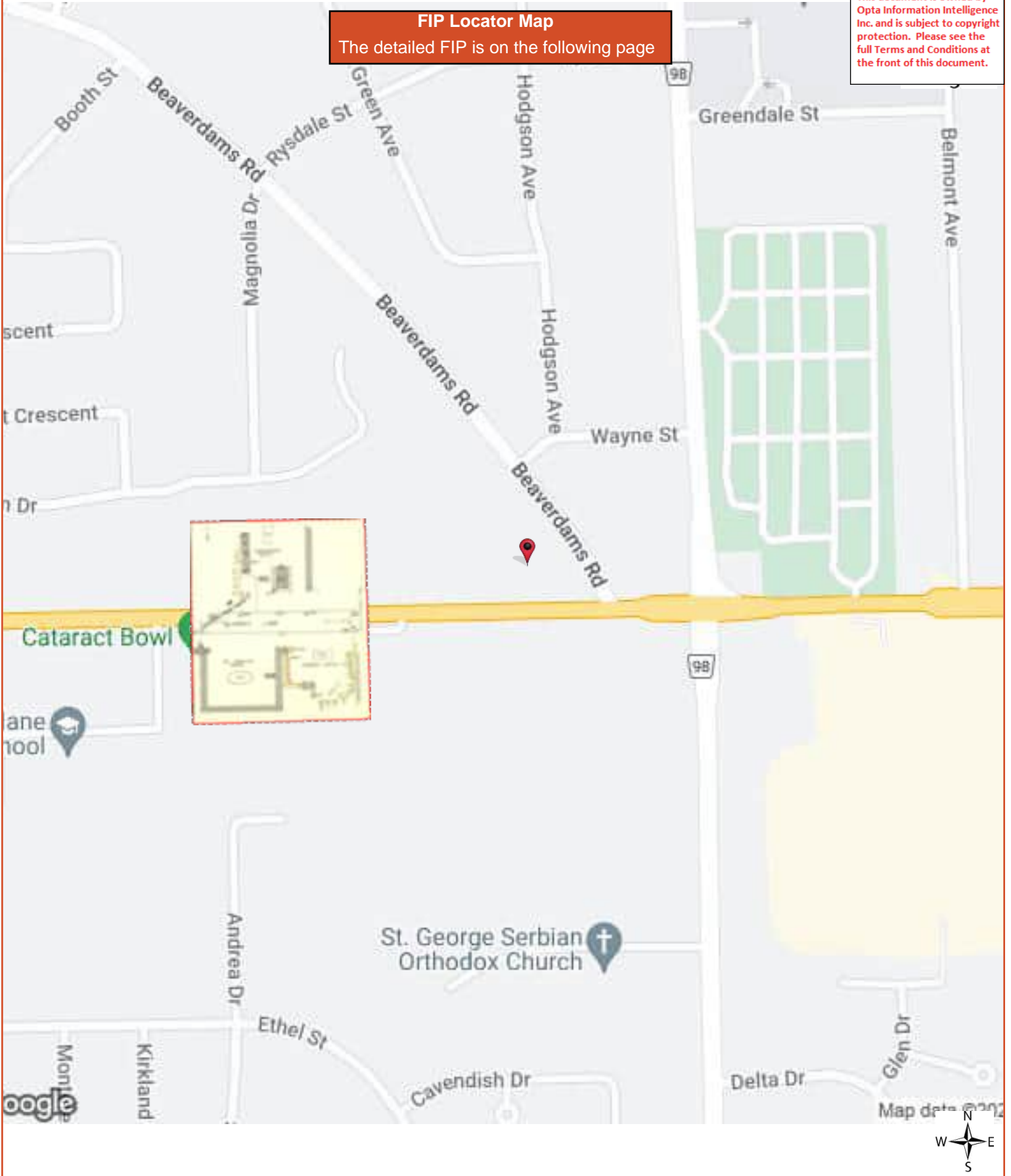
1965 Volume: Niagara Falls 2 Firemap: 230
City of Niagara Falls Vol. 2 Plan: 1328 (1965)
Sheet: 230 (1965)

Requested by:
Eleanor Goolab

Date Completed: 10/05/2023 06:38:56

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FIP Locator Map
The detailed FIP is on the following page

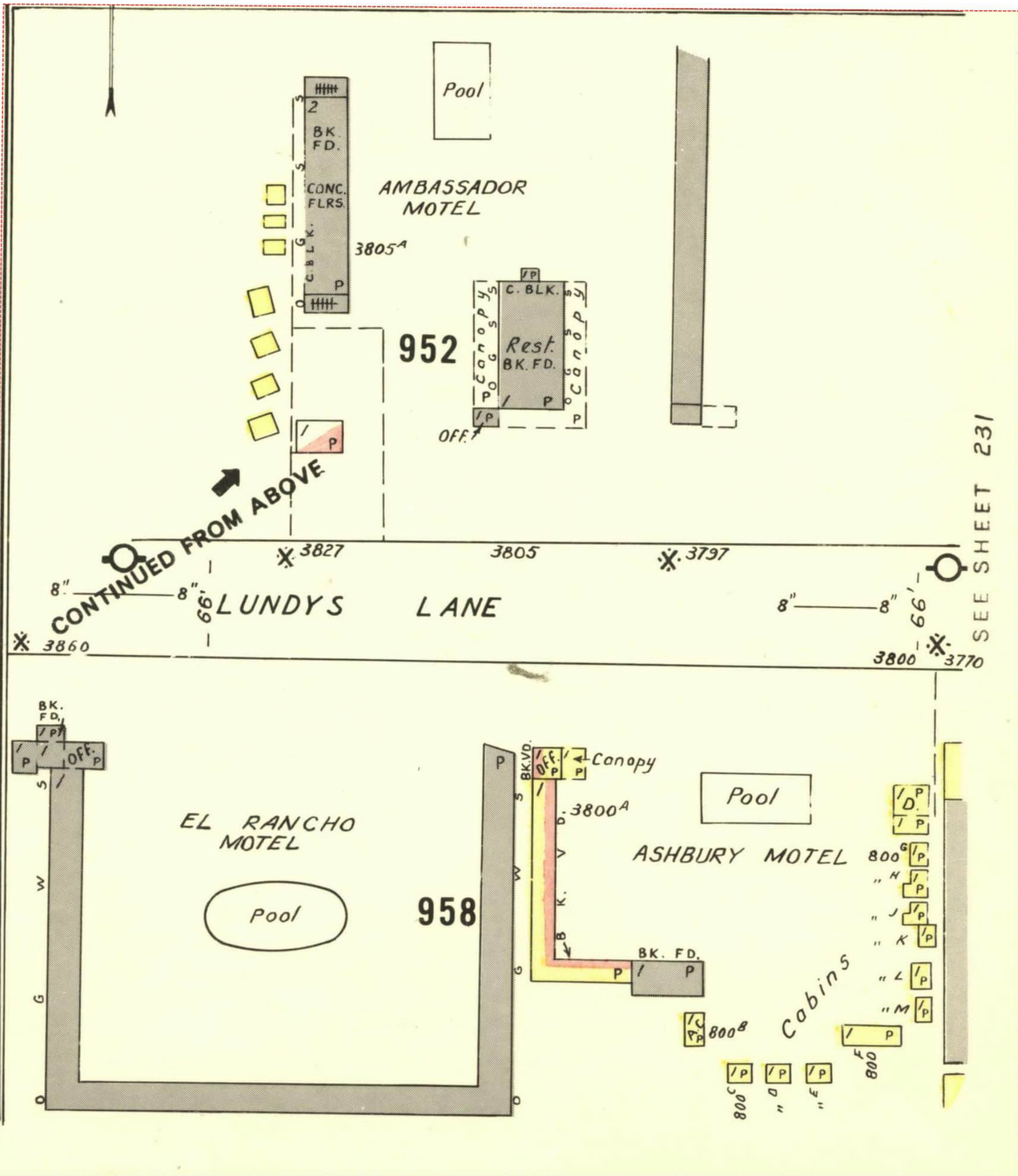


Cataract Bowl

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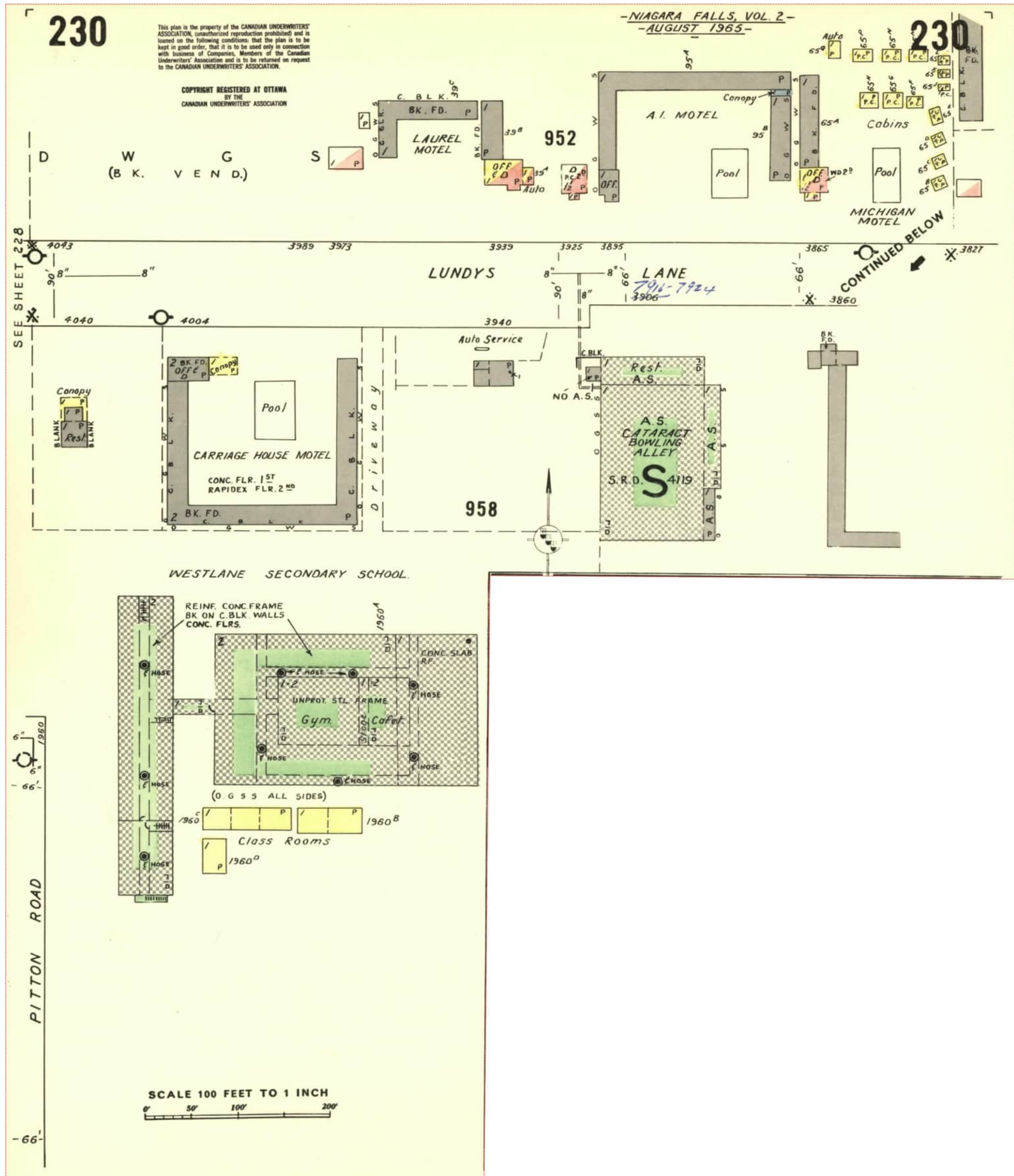
Map data © 2023



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FIP Locator Map
The detailed FIP is on the following page





Page: 9

Project Name: Phase One ESA
7701 Lundys Lane Niagara Falls
ON

Project #: 23092900198
P.O. #: NS2310801

1965 Volume: Niagara Falls 2 Firemap: 231
City of Niagara Falls Vol. 2 Plan: 1328 (1965)
Sheet: 231 (1965)

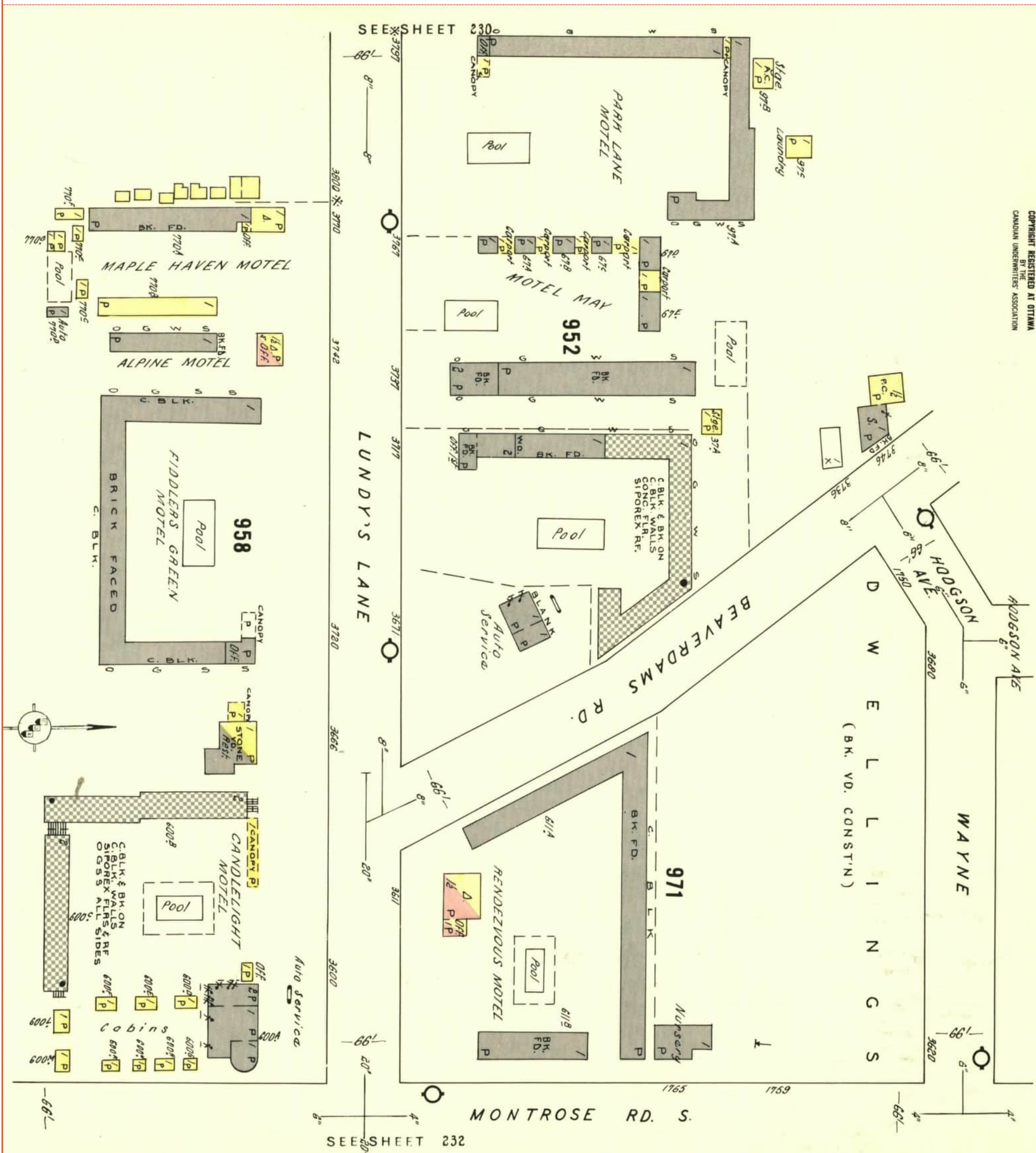
Requested by:
Eleanor Goolab

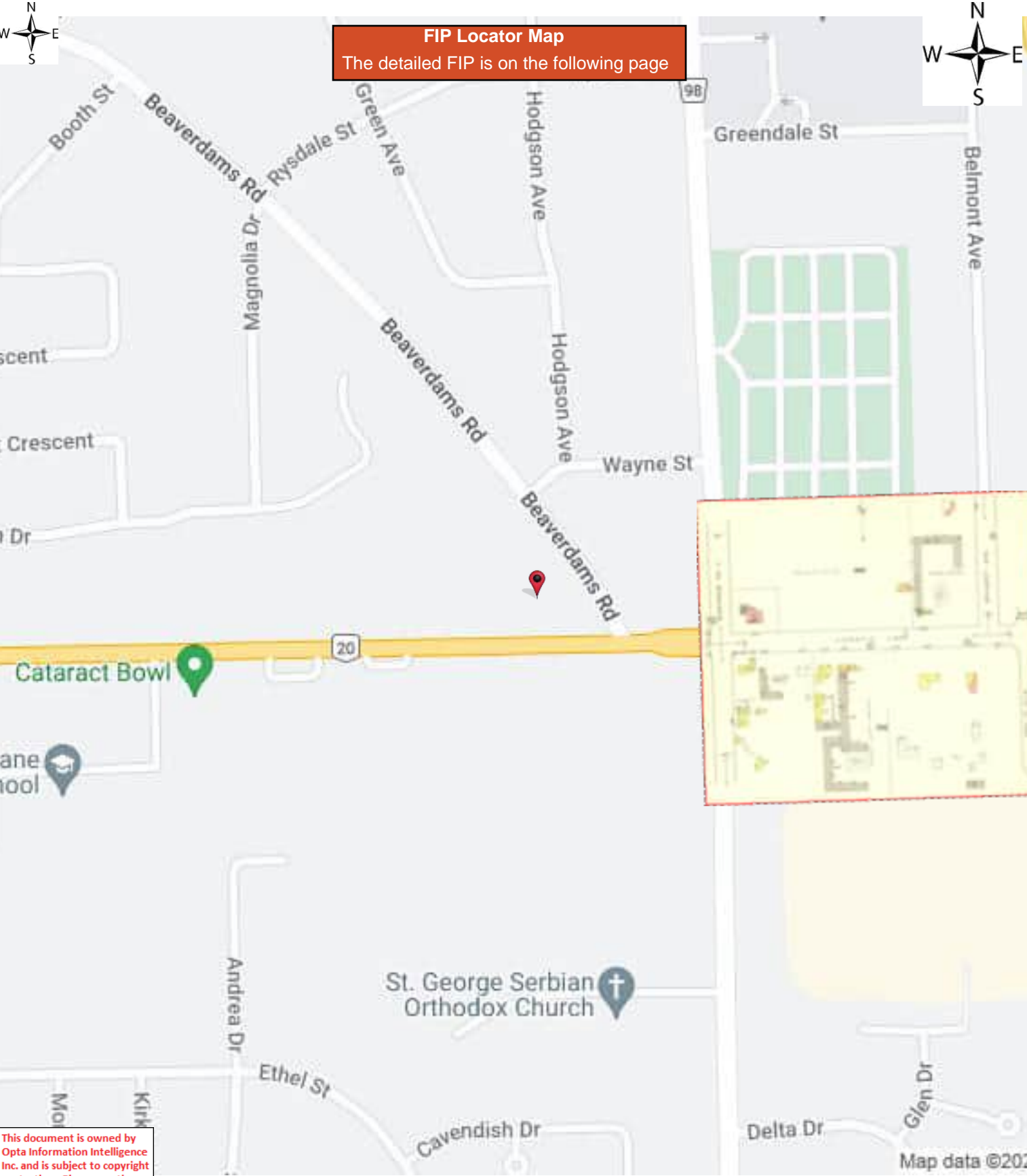
Date Completed: 10/05/2023 06:38:56

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FIP Locator Map
The detailed FIP is on the following page

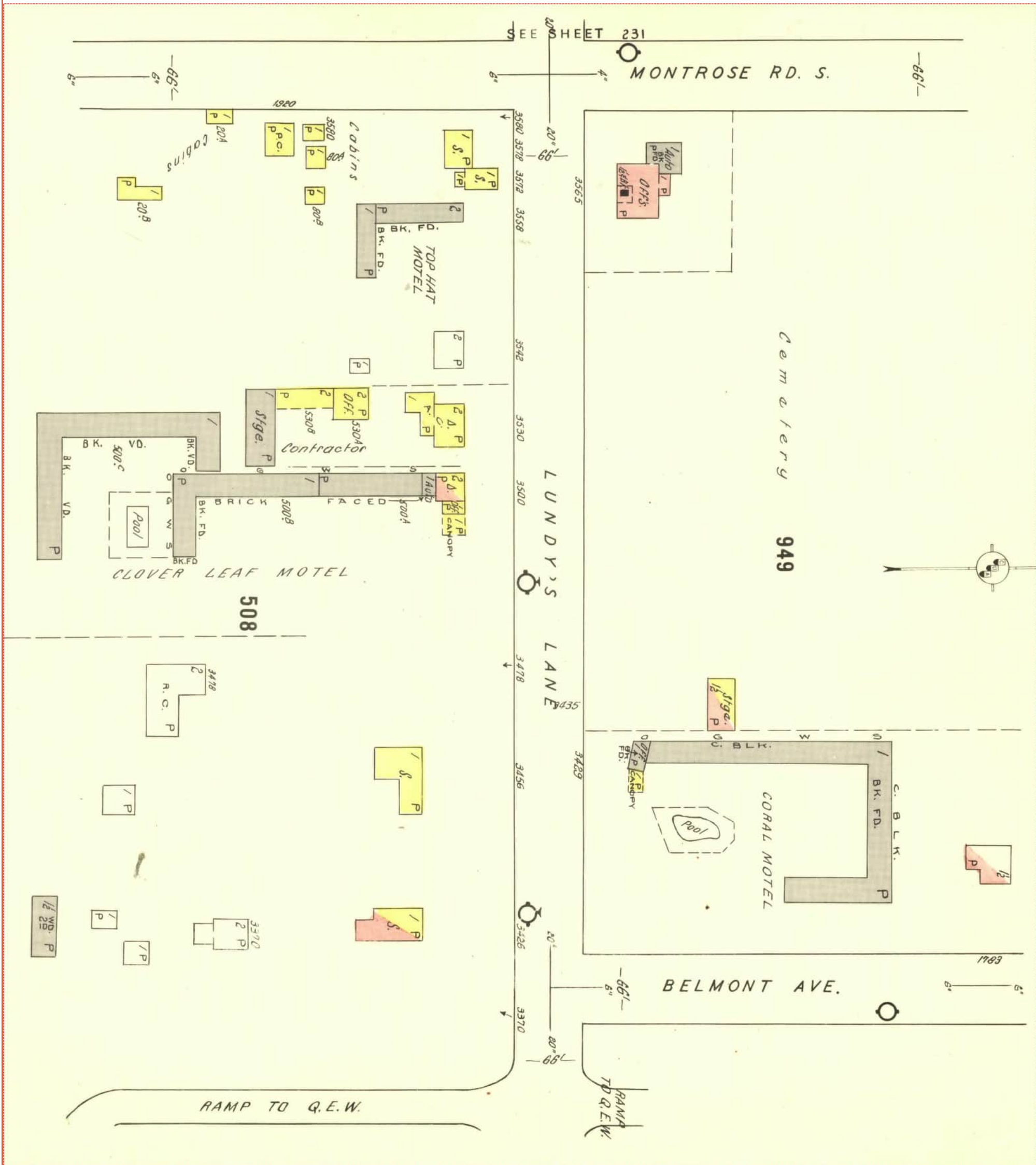






FIP Locator Map
The detailed FIP is on the following page

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AIS Ref No.: 11267149

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2008-Nov-12
15:42 [Wed]

1986

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COPE (Construction, Occupancy, Protection, Exposure) REPORT

Risk: FLAMINGO MOTEL
7701 LUNDY'S LANE
NIAGARA FALLS, ONTARIO
?

Reference No. 11267149 / Building No. 01 MOTEL

(Surveyed By G.E. DUREAU on 11 MAR 86)

Please note that the information contained in this report was gathered during
a physical inspection of the risk by an IAO Loss Control Representative.

If you wish to obtain building or contents rates for this risk, please refer
to the Rate Card in the list of products available for this risk.
Please call the IAO Help Desk or your local IAO Representative for help in
obtaining a rate for this risk, or do it yourself by going to www.iao.ca
and using the New X-rate to generate a new rate yourself.

IAO reports, prepared in compliance with commonly accepted risk control
standards existing at the time services are rendered, are developed from an
inspection of the premises and/or from data supplied by or on behalf of the
Purchaser. IAO does not purport to list all hazards. While changes and
modifications referred to in the reports are designed to upgrade protection
and loss prevention of the premises, IAO assumes no responsibility for
management and control of these activities. IAO will not be responsible to
the Purchaser for any loss or damages, whether consequential or other,
however caused, incurred or suffered, as a result of the service being
provided.

----- CODING -----

Industry Code: 705 - Motels, Tourist Courts - excl. Seasonal
Construction Code: 1 - Fire Resistive
Risk Classification: NS - Non-Sprinklered
Protection Code: 2 - Non-Sprinklered, Fully Protected, Gr 3
Combustibility L2

----- BRIEF DESCRIPTION -----

THIS IS A 2 STOREY MOTEL WITH PART WOOD
JOIST GRADE FLOOR, WOOD JOIST ROOF AND PRE-
CAST CONCRETE GRADE & SECOND FLOORS.
OCCUPANCY IS 67 MOTEL UNITS OPEN ALL YEAR
ROUND. HOUSEKEEPING AND MAINTENANCE IS
GOOD. MUNICIPAL PROTECTION STANDARD FOR
FUS CLASS 3.

----- COMMENTS -----

RISK IS EXCELLENT IN CLASS.

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----- CONSTRUCTION -----

WALLS - MASONRY:
100% CB/CBBF 250mm Thick C-2 Type: W-1

PANEL in MASONRY or FIRE RESISTIVE WALLS:
25% GLASS WINDOWS C-1

MASONRY and FIRE RESISTIVE FLOOR and ROOFS:
56% PT GRADE, 2ND-PRECST CONC Hours: 3.00 Listed? L Type: D-1

FLOORS & ROOFS - COMBUSTIBLE:
44% PT GR, ROOF PK/WD JOIST C-2

----- SECONDARY CONSTRUCTION -----

HEIGHT:

Number of Storeys: 2
Basements: P

Combustible Storeys Without Grade Access: 0

VERTICAL OPENINGS:

OPEN STAIRS BST-1ST Comb.: L2 Const.: 1
Type: Open (V-4) 0 Hrs-Walls/ 0 Hrs-Doors

AREA:

Building Dimensions (m): COMPLEX
Grade: 792 m2 Total: 1806 m2 Effective: 792 m2
L1, L2 Area 100%

ROOF SURFACE:

100 % APPROVED

COMBUSTIBLE INTERIOR FINISH:

WOOD WALLS C-1
Prot.: U Flame: *** Unknown Smoke: *** Unknown 10%

BUILDING CONDITION:

GOOD Type C-.

Year Built: 1950'S Air Conditioning: 70% CENTRAL & WINDOW UNIT

Basement: PARTIAL UNFINISHED

Elevators: NIL

COMMON HAZARDS: 7211B - ELECTRIC HEAT





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----- PROTECTION -----

MUNICIPAL PROTECTION:

Distance from Hydrants: STANDARD Congested Area: NO
Distance to Fire Hall: STANDARD Accessibility: GOOD
FUS Protection Class: 03
Revised Class: ..
IAO Protection Class: 03

INTERNAL PROTECTION:

MANUAL FIRE FIGHTING EQUIPMENT: Portable Fire Extinguishers
Standpipe and Hose

----- EXPOSURE -----

PARTY WALL CHARGES:

ONE

NONE NOTED:

----- OCCUPANCY - FLAMINGO MOTEL -----

Industry Code: 705 - Motels, Tourist Courts - excl. Seasonal

Occupancy: 5242B - MOTEL-67 UNITS

Location: B-2ND Area: 1086 m2 100.0% of Total

Combustibility Code: L2 - Limited Combustibility
Susceptibility Code: S3 - Moderate Damage

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COPE (Construction, Occupancy, Protection, Exposure) REPORT

Risk: FLAMINGO MOTEL
ADJ 7701 LUNDY'S LANE
NIAGARA FALLS, ONTARIO
?

Reference No. 11267149 / Building No. 02 MOTEL

(Surveyed By G.E. DUREAU on 11 MAR 86)

Please note that the information contained in this report was gathered during
a physical inspection of the risk by an IAO Loss Control Representative.

If you wish to obtain building or contents rates for this risk, please refer
to the Rate Card in the list of products available for this risk.
Please call the IAO Help Desk or your local IAO Representative for help in
obtaining a rate for this risk, or do it yourself by going to www.iao.ca
and using the New X-rate to generate a new rate yourself.

IAO reports, prepared in compliance with commonly accepted risk control
standards existing at the time services are rendered, are developed from an
inspection of the premises and/or from data supplied by or on behalf of the
Purchaser. IAO does not purport to list all hazards. While changes and
modifications referred to in the reports are designed to upgrade protection
and loss prevention of the premises, IAO assumes no responsibility for
management and control of these activities. IAO will not be responsible to
the Purchaser for any loss or damages, whether consequential or other,
however caused, incurred or suffered, as a result of the service being
provided.

----- CODING -----

Industry Code: 705 - Motels, Tourist Courts - excl. Seasonal
Construction Code: 1 - Fire Resistive
Risk Classification: NS - Non-Sprinklered
Protection Code: 2 - Non-Sprinklered, Fully Protected, Gr 3
Combustibility L2

----- BRIEF DESCRIPTION -----

THIS IS A 2 STOREY ADDITION TO MOTEL OF FIRE
RESISTIVE CONSTRUCTION BUILT IN 1982,
CONSISTING OF 28 MOTEL UNITS WITH OUTSIDE
ACCESS ONLY & OPEN ALL YEAR ROUND. HOUSE-
KEEPING AND MAINTENANCE IS EXCELLENT.
MUNICIPAL PROTECTION IS STANDARD FOR FUS
CLASS 3.

----- COMMENTS -----

RISK IS EXCELLENT IN CLASS.

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ENVIROSCAN Report



OPTA INFORMATION INTELLIGENCE

Page: 17

Project Name: Phase One ESA
7701 Lundys Lane Niagara Falls
ON

Project #: 23092900198
P.O. #: NS2310801

COPE Report - 1986 FLAMINGO MOTEL 7701
LUNDYS LA NIAGARA FALLS ON L2H 1H3
Reference No: 11267149

Requested by:
Eleanor Goolab

Date Completed: 10/05/2023 06:38:56

AIS Ref No.: 11267149

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----- CONSTRUCTION -----

WALLS - MASONRY:

100% CB/CBBF 250mm Thick C-2 Type: W-1

PANEL in MASONRY or FIRE RESISTIVE WALLS:

20% GLASS WINDOWS C-1

MASONRY and FIRE RESISTIVE FLOOR and ROOFS:

100% PRECAST CONCRETE 200MM Hours: 3.00 Listed? L Type: D-1

----- SECONDARY CONSTRUCTION -----

HEIGHT:

Number of Storeys: 2
Basements: Y

Combustible Storeys Without Grade Access: 0

VERTICAL OPENINGS:

OUTSIDE STAIRS ONLY Comb.: L2 Const.: 1
Type: *** Unknown Message Code *** '30.'E'

AREA:

Building Dimensions (m): 40 X 7 0 X 0 0 X 0

Grade: 266 m2 Total: 798 m2 Effective: 266 m2

L1, L2 Area 100%

ROOF SURFACE:

100 % APPROVED

BUILDING CONDITION:

GOOD Type C-.

Year Built: 1982 Air Conditioning: 68% WINDOW UNITS

Basement: UNFINISHED

Elevators: NIL

COMMON HAZARDS: 7211B - ELECTRIC

----- PROTECTION -----

MUNICIPAL PROTECTION:

Distance from Hydrants: STANDARD Congested Area: NO
Distance to Fire Hall: STANDARD Accessibility: GOOD
FUS Protection Class: 03
Revised Class: ..
IAO Protection Class: 03

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Page: 18

Project Name: Phase One ESA
7701 Lundys Lane Niagara Falls
ON

Project #: 23092900198
P.O. #: NS2310801

COPE Report - 1986 FLAMINGO MOTEL 7701
LUNDYS LA NIAGARA FALLS ON L2H 1H3
Reference No: 11267149

Requested by:
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Date Completed: 10/05/2023 06:38:56

AIS Ref No.: 11267149

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INTERNAL PROTECTION:

MANUAL FIRE FIGHTING EQUIPMENT: Portable Fire Extinguishers
 Standpipe and Hose

----- EXPOSURE -----

PARTY WALL CHARGES:

ONE

NONE NOTED:

----- OCCUPANCY - FLAMINGO MOTEL -----

Industry Code: 705 - Motels, Tourist Courts - excl. Seasonal

Occupancy: 5242B - MOTEL-28 UNITS;NO COOKNG

Location: B-2ND Area: 798 m2 100.0% of Total

Combustibility Code: L2 - Limited Combustibility

Susceptibility Code: S3 - Moderate Damage

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All Risk Report - 2008 DAVE DHILLON, FLAMINGO MOTEL INN NIAGARA FALLS 7701 Lundys Lane Niagara Falls ON L2H1H3





Risk Management Services Inc

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INSURED:	DAVE DHILLON, FLAMINGO MOTEL INN NIAGARA FALLS	POLICY NO:	
DATE OF SURVEY:	10-14-2008	INSPECTOR:	DAVE SCHUTZ
LOCATION:	7701 LUNDY'S LANE NIAGARA FALLS, ON L2H 1H3	MAILING ADDR:	7701 LUNDY'S LANE NIAGARA FALLS, ON L2H 1H3
CONTACT INFO:	905-356-4646	TRACKING CODE:	867497
UNDERWRITER:	IRENE ROOPCHAN	COMPANY:	DCG68 DOMINION OF CDA - COMM - OAKVI
IBC TERR CODE:	93	IBC CODE:	7053-02 Over 50 units

ALLRISK

1.0 OCCUPANCY INFORMATION (INSURED)

INSURED IS:	<input checked="" type="checkbox"/> OWNER OCCUPANT <input type="checkbox"/> NON OCCUPANT BUILDING OWNER <input type="checkbox"/> TENANT	
<p>FLAMINGO MOTEL - OCCUPIES A LARGE PERCENTAGE OF THE BUILDING AS A 96 UNIT MOTEL WITH A SMALL GUEST RECEPTION OFFICE PLUS LIVING QUARTERS FOR THE OWNERS FAMILY. THERE ARE 48 UNITS ON EACH FLOOR WITH AN OPEN STAIRCASE FROM THE GROUND LEVEL TO THE UPPER FLOOR. THERE IS A PARTIAL BASEMENT USED FOR STORAGE PURPOSES. THE INTERIOR COURTYARD HAS A FENCED OUTDOOR SWIMMING POOL THAT APPEARS TO BE SAFELY ARRANGED. THERE IS ALSO A ONE PIECE PLAYGROUND EQUIPMENT FOR CHILDREN THAT ALSO APPEARS TO BE SAFELY ARRANGED.</p> <p>PLEASE REFER TO THE ATTACHED HOTEL / MOTEL SUPPLEMENT FOR ADDITIONAL DETAILS.</p>		
IBC OCCUPANCY CODE	7053-02 Over 50 units	
PREMISES INTRUSION ALARM	<input type="checkbox"/> ACCEPTABLE <input type="checkbox"/> UNACCEPTABLE <input checked="" type="checkbox"/> NONE	
NUMBER OF YEARS BLDG. OWNED	2	
NUMBER OF YEARS AT THIS LOCATION	2	
AREA OCCUPIED (SQ. M)	5824	
BUSINESS HOURS	24 /7	
DAYS PER WEEK	7	
WAS ANNUAL REVENUE DISCLOSED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
WAS PAYROLL DISCLOSED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
PREVIOUS LOSS HISTORY PAST 3 YEARS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNDETERMINED	
PREVIOUS LOSS HISTORY PAST 6 YEARS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNDETERMINED	
COMBUSTIBILITY OF OCCUPANCY	<input type="checkbox"/> L1 <input checked="" type="checkbox"/> L2	

Committed to Service Excellence RMS reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. RMS does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, RMS assumes no responsibility for management and control of these activities. RMS will not be responsible to the Purchase for any losses or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.

ALLRISK

1.0 OCCUPANCY INFORMATION (INSURED)

COMBUSTIBILITY OF OCCUPANCY	<input type="checkbox"/> M3 <input type="checkbox"/> H5	<input type="checkbox"/> M4
SUSCEPTIBILITY OF OCCUPANCY	<input type="checkbox"/> S1 - MINIMAL DAMAGE <input checked="" type="checkbox"/> S2 - SLIGHT DAMAGE <input type="checkbox"/> S3 - MODERATE DAMAGE <input type="checkbox"/> S4 - HEAVY DAMAGE <input type="checkbox"/> S5 - EXTREME DAMAGE <input type="checkbox"/> N/A - BUILDING VACANT	
DOES THE OWNER SUBLEASE TO TENANTS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
TENANT NAME	THE WEDDING CHAPEL	
AREA OCCUPIED (SQ. M)	167	
OCCUPANCY DESCRIPTION	APARTMENT AND WEDDING CHAPEL. THIS TENANT PROVIDES A FACILITY AND SERVICES FOR WEDDING EVENTS. THE TENANT ALSO RESIDES IN THE 2ND FLOOR APARTMENT. NO SPECIAL HAZARDS WERE NOTED	
COMBUSTIBILITY CODE	<input type="checkbox"/> L1 <input type="checkbox"/> M3 <input type="checkbox"/> H5	<input checked="" type="checkbox"/> L2 <input type="checkbox"/> M4
SUSCEPTIBILITY CODE	<input type="checkbox"/> S1-MINIMAL DAMAGE <input checked="" type="checkbox"/> S2-SLIGHT DAMAGE <input type="checkbox"/> S3-MODERATE DAMAGE <input type="checkbox"/> S4-HEAVY DAMAGE <input type="checkbox"/> S5-EXTREME DAMAGE <input type="checkbox"/> NOT APPLICABLE - BUILDING VACANT	
IBC CODE	7408-00 Business services NOC	
PREVIOUS LOSS HISTORY PAST 3 YEARS	<input type="checkbox"/> YES <input type="checkbox"/> UNDETERMINED	<input checked="" type="checkbox"/> NO
PREVIOUS LOSS HISTORY PAST 6 YEARS	<input type="checkbox"/> YES <input type="checkbox"/> UNDETERMINED	<input checked="" type="checkbox"/> NO
NUMBER OF YEARS AT THIS LOCATION	5	
PREMISES INTRUSION ALARM	<input type="checkbox"/> ACCEPTABLE <input checked="" type="checkbox"/> NONE	<input type="checkbox"/> UNACCEPTABLE

ALLRISK

2.0 RISK SCORE

The RMS Risk*Score and comments contained in this report are based on conditions and practices observed during our survey and other pertinent data supplied by management personnel at the risk.

	1	2	3	4	5	6	7	8	9	
PROPERTY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	THE BUILDING APPEARS TO BE WELL MAINTAINED
LIABILITY	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SAFE, NO UNUSUAL CONDITIONS NOTED
CRIME	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LIMITED CRIME EXPOSURE RELATIVE TO THIS MOTEL OPERATION

RISK ALERT ISSUED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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Meaning of the RMS Risk*Score: The RMS Score is a grading of the risk inspected versus other risks in this class. Similar to the "Commercial" Fire Protection Grading system in design, there is range of 9 categories, with a grading or "score" of 1 being the most desirable. The RMS Score is based on a number of objective criteria pertaining to the risk at the time of our survey, tempered with the experienced judgement of our Loss Control Specialist. As a general guideline, the scores mean the following criteria:

1-3	Risks in this range are well maintained, with no apparent moral hazards or management problems. Undesirable features are non-existent and recommendations, if any, are desirable. Risks in this category are excellent (no deficiencies) to better than average for their class.
4-6	The maintenance of Risks in this range is considered average. Moral hazards are not apparent, but there may be possible management problems (e.g. poor housekeeping). Undesirable features noted are correctable, and recommendations will vary from desirable to important. Risks in this category are considered average for their class.
7-9	Risks in this range tend to be poorly maintained. Moral hazards and management problems (e.g. poor housekeeping and maintenance, poor attitude) are evident. Significant undesirable conditions are present and cannot or will not be corrected. Critical Recommendations may be present. Risks in this category are significantly below average for their class with little or no indication for improvement.

3.0 REMARKS

ADDITIONAL REMARKS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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THIS RISK IS LOCATED ON THE NORTH SIDE OF A BUSY COMMERCIAL THOROUGHFARE IN THE CENTRAL TOURSIT SECTOR OF THE CITY OF NIAGARA FALLS. THE INSURED HAS OWNED THIS BUILDING FOR 2 YEARS. THE BUILDING APPEARS TO BE WELL MAINTAINED. THE ANNUAL SALES GENERATED BY THIS BUSINESS WERE NOT DISCLOSED. MANY OF THE INSURED'S GUESTS COULD BE U.S OR INTERNATIONAL CITIZENS VISITING THE AREA.

THE PAVED PARKING FACILITIES AT THE FRONT AND SIDES OF THE BUILDING ARE WELL ILLUMINATED AND WERE FOUND TO BE MAINTAINED IN GOOD CONDITION. THE INSURED IS RESPONSIBLE FOR SNOW REMOVAL OF THESE AREAS. THE INSURED LIVES ON THE PREMISES AND OPERATES A 24 HOUR A DAY SERVICE. THE INSTALLATION OF A MONITORED BURGLAR ALARM SYSTEM IS NOT DEEMED TO BE NECESSARY.

THE INSURED WAS FOUND TO BE CO-OPERATIVE AND RESPONSIVE IN CONNECTION WITH THE COMPLETION OF THIS SURVEY.

ALLRISK

3.0 REMARKS

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4.0 RECOMMENDATIONS

Please note that these recommendations are classified as either CRITICAL, IMPORTANT, or DESIRABLE IMPROVEMENT. "CRITICAL" recommendations are those aimed at correcting undesirable feature/s which, if left unattended, could cause a serious loss and should be rectified IMMEDIATELY. This class of recommendation is only used in extreme situations. "IMPORTANT" recommendations are intended to highlight undesirable feature/s which if left unattended, could cause a serious loss and should be rectified as soon as possible. "DESIRABLE IMPROVEMENT" recommendations are those aimed at correcting an undesirable feature which can be improved when feasible, to help reduce the risk of a loss.

ARE THERE ANY RECOMMENDATIONS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
2		
RECOMMENDATION #	08-1	
RECOMMENDATION IS	<input type="checkbox"/> CRITICAL <input checked="" type="checkbox"/> IMPORTANT <input type="checkbox"/> DESIRABLE IMPROVEMENT	
A CERTIFICATE OF LIABILITY INSURANCE FOR THE CONTRACTOR RESPONSIBLE FOR THE SNOW AND ICE REMOVAL SHOULD BE OBTAINED AND A COPY OF IT MAILED TO THE INSURER		
RECOMMENDATION #	08-2	
RECOMMENDATION IS	<input type="checkbox"/> CRITICAL <input checked="" type="checkbox"/> IMPORTANT <input type="checkbox"/> DESIRABLE IMPROVEMENT	
A COMPREHENSIVE RECORD OF THE REGULAR MAINTENANCE PROGRAM SHOULD BE KEPT FOR ALL AREAS OF THE PROPERTY INCLUDING STAIRS, FLOORS, ENTRANCE WAYS, PARKING AREAS, EMERGENCY LIGHTS, SNOW CLEARING AND EQUIPMENT SERVICING. RECORDS OF THESE ACTIVITIES SHOULD BE KEPT CURRENT AS THEY MAY BE ADVANTAGEOUS IN CLAIMS DEFENCE.		

5.0 BUILDING CONSTRUCTION.

BUILDING CONDITION	<input type="checkbox"/> ABOVE AVERAGE <input checked="" type="checkbox"/> AVERAGE <input type="checkbox"/> MODERATE DEFICIENCIES <input type="checkbox"/> MAJOR DEFICIENCIES
CONSTRUCTION CLASS	<input type="checkbox"/> 1 - FIRE RESISTIVE <input type="checkbox"/> 2 - MASONRY NON-COMBUSTIBLE <input type="checkbox"/> 3 - NON-COMBUSTIBLE <input checked="" type="checkbox"/> 4 - MASONRY <input type="checkbox"/> 5 - MASONRY VENEER <input type="checkbox"/> 6 - WOOD FRAME

ALLRISK

5.0 BUILDING CONSTRUCTION.

YEAR BUILT	1960
YEAR BUILT IS	<input checked="" type="checkbox"/> ESTIMATE <input type="checkbox"/> KNOWN
AREA OCCUPIED BY INSURED (SQ. M)	5824
COMBUSTIBILITY OF BUILDING	<input type="checkbox"/> L1 <input checked="" type="checkbox"/> L2 <input type="checkbox"/> M3 <input type="checkbox"/> M4 <input type="checkbox"/> H5
GROUND FLOOR AREA (SQ. M)	2759
TOTAL FLOOR AREA (EXCL. BSMT.) (SQ. M)	5518
HEIGHT (EXCLUDING BASEMENT) (M)	6.00
NUMBER OF STORIES (ABOVE GRADE)	2.00
BASEMENT	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
AREA OF BASEMENT (SQ. M)	473
TOTAL AREA (SQ. M)	5991
# OF ADDITIONS	1
YEAR BUILT	1970
A MOTEL SECTION CONSISTING OF AN ADDITIONAL 24 UNITS WAS ADDED	
COMBUSTIBLE CONCEALED SPACES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
PERCENTAGE OF COMBINED FLOOR AND ROOF %	100
DESCRIBE	MINOR ROOF SPACE
CONCEALED SPACE PROPERLY PROTECTED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PROTECTION FOR THE COMBUSTIBLE CONCEALED SPACE IS NOT DEEMED TO BE NECESSARY. NO BUILDING DEFICIENCIES NOTED.	

6.0 WALL CONSTRUCTION

MASONRY %	100
DESCRIBE	CB & CBBF
INSULATION (DESCRIBE)	100

7.0 FLOOR CONSTRUCTION

CONCRETE %	100
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8.0 ROOF TYPE

ALLRISK

8.0 ROOF TYPE

PEAKED %	100
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9.0 ROOF CONSTRUCTION

WOOD JOIST %	100
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10.0 ROOF SURFACE

ASPHALT SHINGLES %	100
RESURFACED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNDETERMINED
YEAR	2005
DATE	<input checked="" type="checkbox"/> KNOWN <input type="checkbox"/> ESTIMATE

11.0 INTERIOR FINISH WALLS

NON COMBUSTIBLE %	100
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12.0 INTERIOR FINISH CEILINGS

NON COMBUSTIBLE %	100
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13.0 VERTICAL OPENINGS

ARE THERE ANY VERTICAL OPENINGS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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14.0 HORIZONTAL SEPARATION.

MAJOR PARTITION CONSTRUCTION	<input type="checkbox"/> FRAME <input checked="" type="checkbox"/> DRYWALL ON STUDS <input checked="" type="checkbox"/> CONCRETE BLOCK <input type="checkbox"/> OTHER <input type="checkbox"/> NOT APPLICABLE
PROPER OPENING PROTECTION	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

ALLRISK

14.0 HORIZONTAL SEPARATION.

PROPER OPENING PROTECTION	<input type="checkbox"/> NOT APPLICABLE
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15.0 MEZZANINES

MEZZANINES	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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16.0 BUILDING DESCRIPTION

BUILDING DESCRIPTION	<input type="checkbox"/> SHOPPING MALL	<input type="checkbox"/> INDUSTRIAL MALL
	<input type="checkbox"/> STRIP MALL	<input type="checkbox"/> STAND ALONE
	<input checked="" type="checkbox"/> OTHER	
MOTEL		

17.0 FIRE EXPOSURES

	Distance	Height	Construction of Exposure Facing Wall	Exposure Occupancy Hazard	Exposure Occupancy Description	Exposure Comb. Code	Opening in Facing Wall of Exposure	
							Yes	No
Left	20		MASONRY	LIGHT (L1, L2)	HOTEL		X	

18.0 HEATING

ELECTRIC BASEBOARDS UNITS %	100
BOILER	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
APPLIANCES ENCLOSED IN A NON-COMBUSTIBLE ROOM	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> NOT REQUIRED
COMBUSTIBLE MATERIALS STORED IN THE ROOM	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
HEATING FUEL TANK	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
ARE THERE ANY CHIMNEYS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
INSTALLATION DEFECTS	<input checked="" type="checkbox"/> NONE <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR
INSTALLATION REPLACED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

ALLRISK

18.0 HEATING

% AIR CONDITIONED	100		
ROOF TOP UNIT(S)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
WALL UNIT(S)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
CENTRAL UNIT AIR CONDITIONING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
OTHER AIR CONDITIONING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
COMMENTS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	

19.0 ELECTRICAL.

TYPE	<input type="checkbox"/> CONDUIT	<input checked="" type="checkbox"/> BX	
	<input checked="" type="checkbox"/> NON-METALLIC	<input type="checkbox"/> KNOB & TUBE	
	<input type="checkbox"/> OTHER		
TEMPORARY WIRING OR EXTENSION CORDS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
OVERCURRENT PROTECTION	<input checked="" type="checkbox"/> CIRCUIT BREAKERS	<input type="checkbox"/> ORDINARY FUSES	
	<input type="checkbox"/> TYPE P FUSES	<input type="checkbox"/> TYPE D FUSES	
	<input type="checkbox"/> OTHER		
INSTALLATION DEFECTS	<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> MODERATE	
	<input type="checkbox"/> MAJOR		
INSTALLATION (WIRING) REPLACED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
INSTALLATION APPEARS SAFE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
PARTIAL CHANGES/EXTENSIONS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
COMMENTS	UNOBSTRUCTED ACCESS TO ALL ELECTRICAL PANELS. STANDARD INSTALLATIONS APPEAR TO BE SAFELY ARRANGED		

20.0 PLUMBING.

PLUMBING INSTALLED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
TYPE	<input checked="" type="checkbox"/> COPPER	<input type="checkbox"/> GALVANIZED	
	<input type="checkbox"/> PLASTIC	<input type="checkbox"/> OTHER	
INSTALLATION (PLUMBING) REPLACED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
CONDITION	<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> FAIR	
	<input type="checkbox"/> POOR		
INSTALLATION APPEARS SAFE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
PLUMBING COMMENTS			

ALLRISK

20.0 PLUMBING.

	ALL VISIBLE PIPING IS IN GOOD CONDITION WITH NO SIGNS OF CORROSION OR LEAKING. NO DEFICIENCIES NOTED
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21.0 SMOKING

SMOKING RESTRICTED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
"NO SMOKING" SIGNS POSTED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
ENFORCED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
THE INSURED OFFERS NOT SMOKING ROOMS		

22.0 HOUSEKEEPING

HOUSEKEEPING	<input type="checkbox"/> GOOD	<input checked="" type="checkbox"/> AVERAGE
	<input type="checkbox"/> POOR	<input type="checkbox"/> UNACCEPTABLE
NONE		

23.0 PUBLIC FIRE PROTECTION

FUS PROTECTION CLASS	3	
FUS CLASS MODIFIED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
BLDG. PROT. CODE (NS OR AS)	<input checked="" type="checkbox"/> NS	<input type="checkbox"/> AS
BLDG. PROT.CODE NUMBER	2	
PRIMARY RESPONDING FIRE DEPARTMENT	NIAGARA FALLS (HPA)	
TYPE OF FIRE DEPARTMENT	<input checked="" type="checkbox"/> FULL TIME	<input type="checkbox"/> PART TIME/VOLUNTEER
	<input type="checkbox"/> COMPOSITE	
DISTANCE TO FIRE STATION	<input checked="" type="checkbox"/> 2.5 KM OR LESS	<input type="checkbox"/> OVER 2.5 KM TO 5 KM
	<input type="checkbox"/> OVER 5 KM TO 8 KM	<input type="checkbox"/> OVER 8 KM
ROADS	<input checked="" type="checkbox"/> PAVED	<input type="checkbox"/> UNPAVED
ACCESSIBLE YEAR-ROUND	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
CONGESTED/INACCESSIBLE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
WATER SUPPLY	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> PRIVATE
HYDRANT PROTECTED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

ALLRISK

23.0 PUBLIC FIRE PROTECTION

NUMBER OF HYDRANTS WITHIN 155 M	2
COMMENTS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

24.0 PRIVATE FIRE PROTECTION

PORTABLE FIRE EXTINGUISHERS	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
SERVICED IN THE LAST 12 MONTHS	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
DATE SERVICED	02/2008
COMMENTS	TESTED AND SERVICED ANNUALLY TO ENSURE RELIABLE OPERATION
STANDPIPE/INSIDE HOSES	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
WATCHMAN SERVICE	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
FIRE DETECTION SYSTEM	<input checked="" type="checkbox"/> FULL <input type="checkbox"/> PARTIAL <input type="checkbox"/> NONE
UNSUPERVISED	
TYPE OF DETECTORS	SMOKE
DETECTOR LOCATION	CEILING AREAS IN EACH MOTEL ROOM
MAINTENANCE CONTRACT	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CONNECTED TO	<input type="checkbox"/> ULC LISTED STATION <input type="checkbox"/> UNLISTED SERVICE <input type="checkbox"/> FIRE/POLICE DEPARTMENT <input checked="" type="checkbox"/> LOCAL ONLY <input type="checkbox"/> OTHER
AUTOMATIC SPRINKLER PROTECTION	<input type="checkbox"/> FULL PREMISES <input type="checkbox"/> PARTIAL <input checked="" type="checkbox"/> NONE
NONE	

25.0 ALL RISK

INFORMATION CONFIRMED BY	<input checked="" type="checkbox"/> PERSON CONTACTED <input type="checkbox"/> OTHER
YEARS KNOWLEDGE OF RISK	2

ALLRISK

26.0 EARTHQUAKE

WHAT IS THE EARTHQUAKE ZONE	0	
IS THERE ANY EARTHQUAKE HISTORY IN THE AREA	<input type="checkbox"/> YES <input type="checkbox"/> UNDETERMINED	<input checked="" type="checkbox"/> NO
SIGNIFICANT EXTERIOR WALL OR FOUNDATION CRACKS NOTED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
SAGGING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

27.0 FLOOD

IS THIS ESTABLISHMENT LOCATED ON A FLOOD PLAIN	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS IT LOCATED NEAR A BODY OF WATER	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
DISTANCE TO NEAREST BODY OF WATER DETERMINED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THERE A HISTORY OF FLOODING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
EVIDENCE OF WATER DAMAGE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

28.0 WATER DAMAGE

PLUMBING IS	<input checked="" type="checkbox"/> COPPER <input type="checkbox"/> PLASTIC	<input type="checkbox"/> GALVANIZED <input type="checkbox"/> OTHER
IS THERE EVIDENCE OF CORROSION	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THE BUILDING SPRINKLERED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS STOCK SUSCEPTIBLE TO WATER DAMAGE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> NO
ARE ALL WINDOW/SKYLIGHT OPENINGS ADEQUATELY SEALED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
DOES WATER MAIN PASS UNDER BUILDING	<input type="checkbox"/> YES <input type="checkbox"/> UNABLE TO DETERMINE	<input checked="" type="checkbox"/> NO
IS THE ROOF COVERING ADEQUATE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> UNDETERMINED	<input type="checkbox"/> NO
DATE OF MOST RECENT ROOF REPAIR	2005	
INSIDE AND/OR ROOF STORAGE TANKS/PROCESS EQUIPMENT	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

ALLRISK

28.0 WATER DAMAGE

IS THERE USE OF SKIDS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THERE USE OF SHELVING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THERE USE OF FLOOR DRAINS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
SEWER BACKUP CLAIM IN THE LAST THREE YEARS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

29.0 COLLAPSE AND/OR SEWER BACKUP

IS THERE ANY HISTORY OF COLLAPSE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THERE ANY HISTORY OF SEWER BACK-UP	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
ARE SEWER BACK-UP PROTECTION DEVICES IN PLACE	<input type="checkbox"/> YES <input type="checkbox"/> UNDETERMINED	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

30.0 ADDITIONAL PERILS

IS LIGHTNING PROTECTION IN PLACE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
DESCRIBE	ELECTRICAL GROUNDING	
IS RISK LOCATED WITHIN 5 KM OF AIRPORT	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
BENEATH A FLIGHT PATH	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THE YARD FENCED	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THE YARD AND THE EXTERIOR OF THE BUILDING LIT	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
DESCRIBE	HIGH DENSITY LIGHT STANDARDS IN THE PARKING AREA	
IS THE RISK LOCATED IN A HIGH WIND/HAIL AREA	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
ARE THERE VISIBLE SIGNS OF VANDALISM AT THE RISK	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
ARE THERE VISIBLE SIGNS OF VANDALISM IN THE AREA	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
IS THE RISK PROTECTED FROM VEHICULAR IMPACT EXPOSURE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> NO
DESCRIBE	CONCRETE CURBS	
IS THE RISK PROTECTED FROM TRAIN IMPACT EXPOSURE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NOT APPLICABLE	<input type="checkbox"/> NO

ALLRISK

30.0 ADDITIONAL PERILS

IS THE RISK PROTECTED FROM BOAT IMPACT EXPOSURE	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<input checked="" type="checkbox"/> NOT APPLICABLE	
COMMENTS	NONE	

31.0 BASIC PREMISES LIABILITY

STAIRS, RAMPS & HANDRAILS	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> UNSATISFACTORY
	<input type="checkbox"/> N/A	
DESCRIBE	STANDARD RISER HEIGHTS AND SECURED CONTINUOUS HAND RAILS	
FLOOR SURFACES & COVERING	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> UNSATISFACTORY
	<input type="checkbox"/> N/A	
DESCRIBE	CLEAN AND IN GOOD CONDITION	
WALLS & CEILINGS	<input type="checkbox"/> SATISFACTORY	<input type="checkbox"/> UNSATISFACTORY
	<input checked="" type="checkbox"/> N/A	
INTERIOR & EXTERIOR LIGHTING	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> UNSATISFACTORY
	<input type="checkbox"/> N/A	
DESCRIBE	ADEQUATE ILLUMINATION FOR ALL AREAS	
EMERGENCY LIGHTING	<input type="checkbox"/> SATISFACTORY	<input type="checkbox"/> UNSATISFACTORY
	<input checked="" type="checkbox"/> N/A	
INTERIOR & EXTERIOR HOUSEKEEPING	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> UNSATISFACTORY
	<input type="checkbox"/> N/A	
DESCRIBE	NO UNUSUAL CONDITIONS NOTED	
WASHROOMS	<input type="checkbox"/> SATISFACTORY	<input type="checkbox"/> UNSATISFACTORY
	<input checked="" type="checkbox"/> N/A	
SIDEWALKS, YARDS & PARKING LOTS	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> UNSATISFACTORY
	<input type="checkbox"/> N/A	
DESCRIBE	NO UNUSUAL CONDITIONS NOTED	
FIRE EXITS	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> UNSATISFACTORY
	<input type="checkbox"/> N/A	
DESCRIBE	ADEQUATE FOR EMERGENCY EGRESS	
FIRE ALARM SYSTEM(S)	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> UNSATISFACTORY
	<input type="checkbox"/> N/A	
DESCRIBE	INSTALLED AND OPERATIONAL	
SNOW & ICE REMOVAL	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> UNSATISFACTORY
	<input type="checkbox"/> N/A	
DESCRIBE	NO UNUSUAL CONDITIONS NOTED AT THE TIME	

ALLRISK

31.0 BASIC PREMISES LIABILITY

	OF THIS INSPECTION
CERTIFICATE OF INSURANCE FOR SNOW & ICE REMOVAL KEPT ON FILE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
DESCRIBE	SEE RECOMMENDATION
ELEVATING DEVICES	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input checked="" type="checkbox"/> N/A
SATELLITE DISHES	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input checked="" type="checkbox"/> N/A
EXTERIOR SIGNS	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input type="checkbox"/> N/A
DESCRIBE	STAND ALONE SIGN IN GOOD CONDITION
CO DETECTORS WHERE REQUIRED	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input checked="" type="checkbox"/> N/A
SWIMMING POOL	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> UNSATISFACTORY <input type="checkbox"/> N/A
DESCRIBE	NO UNUSUAL CONDITIONS NOTED
SERVICE LOGS KEPT UP TO DATE FOR STAIR, FLOOR, WASHROOM, ENTRANCE, PARKING AREA, SNOW CLEARING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
DESCRIBE	SEE RECOMMENDATION
COMMENTS	NONE

32.0 BASIC CRIME

CRIME EXPERIENCE	<input checked="" type="checkbox"/> LOW <input type="checkbox"/> MODERATE <input type="checkbox"/> HIGH
NEIGHBOURHOOD	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> RURAL <input type="checkbox"/> ISOLATED
NEIGHBOURHOOD APPEARS TO BE	<input checked="" type="checkbox"/> STABLE <input type="checkbox"/> CHANGING VIA EXPANSION <input type="checkbox"/> CHANGING VIA RENOVATION <input type="checkbox"/> CHANGING VIA DETERIORATION
TARGET STOCK	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
VISIBLE MALICIOUS DAMAGE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

ALLRISK

33.0 BUSINESS

AUTOMATIC TELLER MACHINE	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
SAFE ON PREMISES	<input type="checkbox"/> YES <input type="checkbox"/> UNABLE TO DETERMINE	<input checked="" type="checkbox"/> NO
GUARD SERVICE	<input type="checkbox"/> YES <input type="checkbox"/> UNABLE TO DETERMINE	<input checked="" type="checkbox"/> NO
TYPICAL STOCK	N/A	
SMASH & GRAB EXPOSURE	<input type="checkbox"/> YES <input type="checkbox"/> UNABLE TO DETERMINE	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

34.0 SECURITY ALARM SYSTEM

PREMISES ALARM SYSTEM IN USE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> NO <input type="checkbox"/> DISCONNECTED
APPLIES TO	<input type="checkbox"/> BUILDING <input checked="" type="checkbox"/> OTHER	<input type="checkbox"/> INSURED TENANT
DESCRIBE	N/A	
COMMENTS	NONE	

35.0 PHYSICAL PROTECTION

DOOR LOCKS	<input checked="" type="checkbox"/> DEADBOLT <input type="checkbox"/> PANIC	<input type="checkbox"/> SPRING <input type="checkbox"/> OTHER
WINDOWS PROTECTED	<input type="checkbox"/> YES <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> NO
OTHER OPENINGS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
COMMENTS	NONE	

36.0 SUPPLEMENTS

ARE THERE ANY ADDITIONAL BUILDINGS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
------------------------------------	------------------------------	--

HOTELS AND MOTELS

37.0 GENERAL

NUMBER OF GUEST ROOMS	96
ROOM ACCESS	<input type="checkbox"/> INTERIOR HALLWAY <input checked="" type="checkbox"/> EXTERIOR ENTRANCE

38.0 KITCHEN

IS THERE RESTAURANT/KITCHEN/COOKING FACILITIES	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
--	------------------------------	--

39.0 EXHAUST SYSTEM CLEANING

LAST SERVICE DATE	N/A
-------------------	-----

40.0 FIXED EXTINGUISHING SYSTEMS FOR COOKING APPLIANCES AND EXHAUST SYSTEMS

TYPE OF INSTALLATION	<input type="checkbox"/> DRY CHEMICAL	<input type="checkbox"/> WET CHEMICAL
	<input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> N/A
IS SYSTEM ULC1254.6/UL300 COMPLIANT	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<input checked="" type="checkbox"/> N/A	
LAST SERVICE DATE	N/A	

41.0 REFRIGERATION INSTALLATION

REFRIGERATION EQUIPMENT APPEARS IN GOOD REPAIR	<input type="checkbox"/> YES	<input type="checkbox"/> NO
	<input checked="" type="checkbox"/> N/A	
NONE		

42.0 LIABILITY

SLIP & FALL/TRIPPING	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input type="checkbox"/> N/A	
SIDEWALKS - WALKWAYS	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input type="checkbox"/> N/A	

HOTELS AND MOTELS

42.0 LIABILITY

FLOOR SURFACES AND COVERINGS	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input type="checkbox"/> N/A	
INTERIOR LIGHTING	<input type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input checked="" type="checkbox"/> N/A	
STAIRS / RAMPS	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input type="checkbox"/> N/A	
HANDRAILS TO STAIRS / RAMPS	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input type="checkbox"/> N/A	
EXIT DOOR WIDTH	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input type="checkbox"/> N/A	
EXIT DOOR PANIC HARDWARE	<input type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input checked="" type="checkbox"/> N/A	
FIRE EXIT MARKINGS	<input type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input checked="" type="checkbox"/> N/A	
FIRE ESCAPES	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input type="checkbox"/> N/A	
EXIT ACCESS	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input type="checkbox"/> N/A	
EMERGENCY LIGHTING	<input type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input checked="" type="checkbox"/> N/A	
EMERGENCY EVACUATION PLAN	<input type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input checked="" type="checkbox"/> N/A	
ALLUREMENTS	<input type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input checked="" type="checkbox"/> N/A	
ELECTRICAL OUTLETS / GFCI'S	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input type="checkbox"/> N/A	
CLEANING MATERIALS / CHEMICALS	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input type="checkbox"/> N/A	
GENERAL HOUSEKEEPING	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input type="checkbox"/> N/A	
TV DISHES	<input type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input checked="" type="checkbox"/> N/A	
EXIT LIGHTING	<input type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input checked="" type="checkbox"/> N/A	
PARKING AREAS	<input checked="" type="checkbox"/> SATISFACTORY	<input type="checkbox"/> NOT SATISFACTORY
	<input type="checkbox"/> N/A	

HOTELS AND MOTELS

42.0 LIABILITY

TRAFFIC CONTROLS	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input checked="" type="checkbox"/> N/A
SNOW & ICE REMOVAL PLAN	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
MAINTENANCE OF PUBLIC WASHROOMS	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input checked="" type="checkbox"/> N/A
LAUNDRY FACILITIES	<input checked="" type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input type="checkbox"/> N/A
PARTY ROOM	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input checked="" type="checkbox"/> N/A
RECREATIONAL FACILITIES	<input type="checkbox"/> SATISFACTORY <input type="checkbox"/> NOT SATISFACTORY <input checked="" type="checkbox"/> N/A
IS THE ALARM SYSTEM TESTED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
FREQUENCY	MONTHLY
EMERGENCY POWER SYSTEMS TESTED	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
ALL TEST RECORDS KEPT ON FILE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
MAINTENANCE LOG KEPT: WEIGHT/EXERCISE FACILITY	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
MAINTENANCE LOG KEPT: PLAYGROUND	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
MAINTENANCE LOG KEPT: SWIMMING POOL	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
DAILY MAINTENANCE LOG	
BRIEFLY DESCRIBE EVACUATION PROCEDURES	POSTED IN EACH ROOM. NO INTERIOR COMMON AREAS
CERTIFICATE OF INSURANCE FOR SNOW/ICE REMOVAL KEPT ON FILE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
MAINTAINED ANNUALLY	
MAINTENANCE REPORTS / INSPECTION / SERVICE LOGS KEPT UP TO DATE FOR STAIRS, FLOORS, WASHROOMS, ENTRA	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
ARE FIRE DRILLS CONDUCTED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

43.0 SWIMMING POOL / HEALTH CLUB

HOTELS AND MOTELS

43.0 SWIMMING POOL / HEALTH CLUB

IS THERE A SWIMMING POOL / HEALTH CLUB	<input type="checkbox"/> SAME BUILDING	<input type="checkbox"/> SEPARATE BUILDING
	<input checked="" type="checkbox"/> OUTDOORS	<input type="checkbox"/> NO
FENCING OR ACCESS CONTROL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
DESCRIBE	5 FOOT CHAIN LINK FENCE LOCKED WITH A PADLOCK AFTER NORMAL POOL HOURS	
DECK SURFACE	CONCRETE	
CONDITION	<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> FAIR
	<input type="checkbox"/> POOR	
SLIP RESISTANT	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
LIFE GUARD ON DUTY	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
DIVING BOARD	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
DEPTH MARKINGS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
LIFE SAVING DEVICES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
WARNING SIGNS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
EMERGENCY NUMBERS / INSTURCTIONS POSTED	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
CONTROL AND STORAGE OF POOL CHEMICALS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
MANUFACTURER'S INSTRUCTIONS FOLLOWED WHEN EMPLOYEES HANDLE CHEMICALS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
REMARKS / COMMENTS	THE POOL WATER IS TESTED TWICE A DAY AND RECORDS MAINTAINED. THE POOL IS IN VIEW OF THE FRONT GUEST RECEPTION DESK ALLOWING ACTIVITY IN THE POOL TO BE MONITORED BY THE MOTEL STAFF	
SWIMMING POOL / HEALTH CLUB RECOMMENDATIONS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

44.0 LIQUOR LIABILITY

ANY ADDITIONAL COMMENTS	NONE
-------------------------	------

45.0 GENERAL COMMENTS

<p style="text-align: center;">THIS IS A LARGE MOTEL COMPLEX LOCATED IN THE TOURIST SECTION OF THE CITY OF NIAGARA FALLS. THE ROOMS WERE FOUND TO BE CLEAN AND IN GOOD CONDITION. PARKING AREAS, EXTERIOR STEPS TO THE 2ND LEVEL, THE SMALL CHILDREN'S PLAYGORUND EQUIPMENT AND THE SWIMMING POOL AREAS APPEAR TO BE SAFE. NO UNUSUAL CONDITIONS WERE NOTED. THE INSURED DOES SERVE A CONTINENTAL BREAKFAST ON THE WEEKENDS DURING THE OFF TOURIST SEASON</p>

HOTELS AND MOTELS

45.0 GENERAL COMMENTS

AND DAILY IN SEASON. THE SWIMMING POOL IS CLOSED DOWN IN OCTOBER AND OPENED AGAIN IN MAY.

Photographs

Stand Alone Sign



Front of East Section



Photographs

Rear of East Section



Front of East Section



Photographs

Front of West Section



Rear of West Section



Photographs

Rear of South Section



Reception Office & Residence



Photographs

Annunciator Panel in Office



Swimming Pool



Photographs

Swimming Pool



Playground Equipment



Survey for Rating Fire-Resistive Risks Report - 19?? MOTEL Adj. Rear 3701 Lundys Lane Niagara Falls ON L2H1H3



MERCANTILE DIVISION

Canadian Underwriters' Association

SURVEY FOR RATING FIRE-RESISTIVE RISKS

Questions and diagram must be completed and the form signed by the owner, occupant or architect of the building

NOT REAR 3701


Location (Town and Street) NIAHARA FALLS, LINDOYS LAKE Ins. Plan-5 N. B. P. No.

Owned by ? Occupied by

For a MOTEL No. of hands

Is building completely finished and out of workmen's hands? NEARING COMPLETION
OCCUPANCY

Give occupancy, kind of work, processes, machinery and number of hands on each floor

Basement NIL

1st 26 MOTEL ROOMS - TO BE OPEN ALL YEAR - NO IDEAS OF
110MRS.

2nd

3rd BLDG. N/S FR 3 YRS

4th B-.20

5th C-.35 incl "K"

6th

Q 14/12/64

CONSTRUCTION OF BUILDING-

1. TYPE OF CONSTRUCTION - Floors & Roof Carried on:
- | | | | |
|------------------------------------|--------------------------|-----------------------------------|--------------------------|
| (a) Skeleton Steel Framework | <input type="checkbox"/> | (c) Bearing Walls & Steel Columns | <input type="checkbox"/> |
| (b) Reinforced Concrete Framework | <input type="checkbox"/> | (d) Steel on Steel Walls & Roof | <input type="checkbox"/> |
| (e) <i>Bricks w/ p. partitions</i> | <input type="checkbox"/> | (f) Other Construction | <input type="checkbox"/> |

2. WALLS - State construction of external walls. MCS - B.V. FRONTS (SEE ATTACHED PLAN)
If bearing walls give thickness of walls in inches of each floor

3. ROOF AND FLOOR - Materials
- | | | |
|--|---------------------------------|--|
| Roof <input type="checkbox"/> | Floors <input type="checkbox"/> | (a) Concrete, reinforced - Poured in place <u>ON GRADE</u> inches thick |
| Roof <input type="checkbox"/> | Floors <input type="checkbox"/> | (b) Concrete, on metal pan - Poured in place inches thick |
| Roof <input checked="" type="checkbox"/> | Floors <input type="checkbox"/> | (c) Concrete, Precast Units <u>SPIREX</u> inches thick <u>5"</u> (Name of Manufacturer) |
| Roof <input type="checkbox"/> | Floors <input type="checkbox"/> | (d) Steel Deck, Construction #1 <input type="checkbox"/> Otherwise <input type="checkbox"/>
If Construction #1 State method of attaching insulation to steel deck
Mechanical Fasteners <input type="checkbox"/> Adhesive <input type="checkbox"/> Otherwise <input type="checkbox"/>
If adhesive state trade name <u> </u> |
| Roof <input type="checkbox"/> | Floors <input type="checkbox"/> | (e) Other Materials - Describe and Show Thickness <u> </u> |

ROOF AND FLOOR - Method of support**CONC ON GRADE**

Roof Floors
 Roof Floors
 Roof Floors
 Roof Floors
 Roof Floors

(a) Unprotected Steel Beams.
 (b) Steel Beams Protected by _____ inches of _____
 (c) Reinforced Conc. Beams - Poured in place.
 (d) Precast Concrete Structural Units _____ inches thick (Name of Manufacturer)
 (e) *Beams built up of Supporting Syst. INSIDE BLM.*

If building is composed of more than one type of construction, identify sections of floor involving each type and indicate on plan.

(a) Is there any roof space exceeding 2 feet in height? **NO** If so, for what purpose is it used?
 How is access obtained thereto? _____ If by trap or door, describe type _____

(b) Are all skylights of wired glass in metal frames?

(c) Is there any wood in roof, louvers, ventilators or skylights? If so give details.

(d) Is there a wood roof laid over an incombustible one? If so, how is it supported?

(e) If so, what is the maximum and minimum height of this above the incombustible roof?

(f) Is the incombustible roof broken by Texas, louvers, ventilator, trapdoor, skylight, stair, elevator, other shafts?

If so, what is the construction of the sides through roof space?

Is there any access or opening from these shafts to the roof space? Describe each separately.

(g) Is there a superstructure, water cooling tower, or Penthouse of any kind on the roof? If so, given dimensions, construction and occupancy

How is access obtained?

(h) Is there a wood wearing floor?

If so, on which storeys?

(i) Is it laid directly on incombustible floor or with an airspace? Describe

4. **STEEL COLUMNS AND BEAMS - Are they fireproofed?** If "Yes" state nature and thickness of such protection.

(a) Columns

NIL

(b) Beams

FLOOR OPENINGS

5. **STAIRWAYS - How many, and state from which floor to which?**

Is there an enclosure around them? **NIL** If so, describe construction of enclosure, and the doors, and whether doors are self-closing

6. **ELEVATORS - How many, and state from which floor to which?**

Is there an enclosure around them? **NIL** If so, describe construction of enclosure, and the doors, and whether doors are self-closing

7. **CHUTES, VENTS, DUMB WAITERS & BELT HOLES & OTHER FLOOR OPENINGS - Give size, construction of enclosure (if any), type of door (if any), and whether self-closing,**

stating which floors are cut by each

NIL

8. **HEATING AND VENTILATING DUCTS - Are there any?**

NIL

(a) Give construction of shaft

(b) Are ducts, which cut through floor, in masonry shafts

(c) State whether separate duct to each floor without communication to other floors

(d) Do ducts open into roof space?

9. **HEIGHT - State number of floors and whether there is a basement**

1 (NO BASE)

10. **AREA - Give ground floor dimensions** **60' x 18', 105' x 18', 80' x 18', 20' x 40' = 5210**

11. INTERIOR FINISH -

State separately for each floor, finish and method of attachment to walls and ceiling (if more than one type of finish is present on any one floor, state percentage of each type).

	Bas.	1st	2nd	3rd	4th	5th	6th	
(a) Walls	}	PAINT						
(b) Ceilings		C/N						
(c) Partitions								

State extent of any wood partitions, or partitions having wood supports in square feet separately for each floor:-

1200 WOOD STUD PARTIAL EACH ROOM.

(d) Is there any other inside or outside combustible finish or trim other than above? Describe fully: WOOD DOORS.

12. HEATING - What is the system of heating the building? ELEC - (NIAWARA AIR CONDITIONING UNIT IN WALK) Where is heating plant located? (UL)

Is it in fire-resistive room with standard fire door?

Are there any stoves, if so, how many and where located?

Do any heating devices vent otherwise than to brick or concrete chimney, if so, give details.

What fuel is used?

13. ELECTRIC WIRING - All wiring is in Rigid Conduit Otherwise

Are all circuits protected by type "S" tamper resisting fuses or non-interchangeable circuit breakers?

14. POWER - Is any used? N/A If so, what kind?

Total Horse Power?

What used for?

If gasoline engine, state method of ignition, location and capacity of supply, tank, whether feed is pressure or gravity, quantity of gasoline in engine.

15. GASOLINE OR BENZINE, OR OTHER OILS - Are any kept? N/A If so, what quantity of each?

What used for?

16. COMMUNICATIONS - Does the building communicate with any other building? N/A (a) If so, give dimensions, height, construction and occupancy and indicate clearly on diagram.

(b) If so, are buildings separated by solid wall?

(c) If so, are all openings in this wall protected by self-closing U.L. labelled Class A fire doors?

(d) If not, describe type of doors on each opening.

17. FIRE DEPARTMENT - State distance to the nearest fire station.

PUBLIC PROTECTION
NIAWARA FALLS

18. HYDRANTS - What is the distance to the nearest two hydrants?

O.K.

Give size of main.

INTERNAL PROTECTION

19. Show number units for each floor.

	Basement	1st	2nd	3rd	4th	5th	6th	7th	8th
Engrs. 2 1/2 Gal. Class A	}	}							
Engrs. Class B & C									
Stand Pipe & Hose									

20. WATCHMAN - Is there a Watchman making rounds of the whole premises, nights, Sundays, holidays, and at all times when plant is not in operation, rounds being made not less than once an hour during the night, i.e. from 8 p.m. to 6 a.m., and every two hours during the day?

(a) Does he use a portable clock, electric detector, or report to central station? N/A

(b) Give name of manufacturer of clock.

(c) Does it bear approval label of Underwriters' Laboratories?

(d) Are the stations sufficient and so located that the Watchman may traverse each flat and every portion be visible to him?

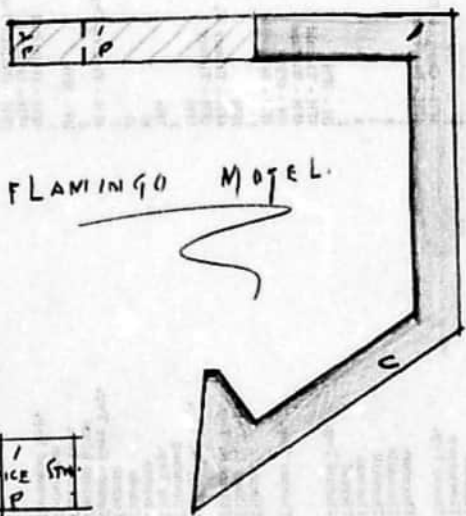
21. AUTOMATIC FIRE DETECTION SYSTEM - If such system is present provide details on questionnaire obtainable from Canadian Underwriters' Association.

Siteplan Report - 19?? 3701 Lundys Lane Niagara Falls ON L2H1H3



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LUNDY LANE.
3701



— NIAGARA FALLS (STAMFORD) —
— DEC. 9/64 —
— K. C. W. —
— 50' = 1" —

APPENDIX C

ECOLOG ERIS REPORT



DATABASE REPORT

Project Property: *Phase One ESA - 7701 Lundy's Lane,
Niagara Falls, ON
7701 Lundy's Ln
Niagara Falls ON L2H 1H3*

Project No: *NS23108-01*

Report Type: *Standard Report*

Order No: *23092900198*

Requested by: *Niagara Soils Solutions Ltd.*

Date Completed: *October 2, 2023*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property: *Phase One ESA - 7701 Lundy's Lane, Niagara Falls, ON
7701 Lundy's Ln Niagara Falls ON L2H 1H3*

Project No: *NS23108-01*

Coordinates:

Latitude: *43.0894407*
Longitude: *-79.1254462*
UTM Northing: *4,772,452.45*
UTM Easting: *652,571.85*
UTM Zone: *17T*

Elevation: *639 FT
194.83 M*

Order Information:

Order No: *23092900198*
Date Requested: *September 29, 2023*
Requested by: *Niagara Soils Solutions Ltd.*
Report Type: *Standard Report*

Historical/Products:

ERIS Xplorer [ERIS Xplorer](#)
Insurance Products *Fire Insurance Maps/Inspection Reports/Site Plans*

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	5	5
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0	0	0
CHM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
DTNK	<i>Delisted Fuel Tanks</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	2	2
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	1	4	5
EIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	1	1
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	1	1
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	1	1
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPR2	<i>National Pollutant Release Inventory 1993-2020</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory - Historic</i>	Y	0	0	0
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	1	1
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PFCH	<i>NPRI Reporters - PFAS Substances</i>	Y	0	0	0
PFHA	<i>Potential PFAS Handlers from NPRI</i>	Y	0	0	0
PINC	<i>Pipeline Incidents</i>	Y	0	2	2
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	1	1
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPL	<i>Ontario Spills</i>	Y	0	2	2
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	1	1

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
		<hr/>			
		Total:	1	21	22

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>
2	EHS		7701 Lundy's Lane Niagara Falls ON L2H 1H3	N/46.4	0.00	17

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	WWIS		ON <i>Well ID: 7163355</i>	SE/40.8	0.00	17
3	SPL	CONTRACTOR	7737 LUNDY'S LANE (N.O.S.) NIAGARA FALLS CITY ON L2H 1H3	WNW/68.7	0.00	18
3	INC		7737 LUNDY'S LANE, NIAGARA FALLS ON	WNW/68.7	0.00	19
3	EHS		7737 Lundy's Lane Niagara Falls ON L2H 1H3	WNW/68.7	0.00	19
3	EHS		7737 Lundy's Lane Niagara Falls ON L2H 1H3	WNW/68.7	0.00	20
4	RSC	1960332 ONTARIO INC.	7736 BEAVERDAMS ROAD, NIAGARA FALLS, ON L2H 1R5 Niagara Falls ON	NW/86.1	0.00	20
5	CA	NIAGARA FALLS CITY	HODGSON AVE. BEAVERDAMS RD. NIAGARA FALLS CITY ON	N/101.8	0.00	21
6	EHS		7746 Beaverdams Road Niagara Falls ON L2H 1R5	NW/108.1	0.00	21
7	HINC		7786 SPRING BLOSSOM DRIVE NIAGARA FALLS ON L2H 3M2	NW/173.0	0.00	21
8	OOGW	Robert J. Thompson H. E. Mashford #1	Stamford ON <i>Licence No: F013943</i>	NW/174.2	0.00	22
9	PINC		7805 Lundy's Lane, Niagara Falls ON	W/183.6	0.00	24
10	CA		7565 Lundy's Lane Niagara Falls ON L2H 1G9	E/210.4	0.00	25

<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>
10	CA		7565 Lundy's Lane Niagara Falls ON L2H 1G9	E/210.4	0.00	25
10	ECA	The Regional Municipality of Niagara	7565 Lundy's Lane Niagara Falls ON	E/210.4	0.00	25
10	ECA	The Regional Municipality of Niagara	7565 Lundy's Lane Niagara Falls ON	E/210.4	0.00	26
11	CA		Part of Lot 133, Recine Court and Spring Blossom Drive Niagara Falls ON	WNW/211.6	0.00	26
11	CA		Part of Lot 133 Recine Court and Spring Blossom Drive Niagara Falls ON	WNW/211.6	0.00	26
12	SPL	Enbridge Gas Distribution Inc.	5706 Recine Ct Niagara Falls ON	NW/239.1	-0.16	26
12	PINC	KEN COSBY BULLDOZING	5706 RECINE CRT,,NIAGARA FALLS,ON, L2H 3M2,CA ON	NW/239.1	-0.16	27
13	GEN	Revera Lundy Manor	7860 Lundy's Lane Niagara Falls ON L2H 1H1	WSW/239.1	0.00	28
13	EHS		7860 Lundy's Lane Niagara Falls ON L2H 1H1	WSW/239.1	0.00	28

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 5 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
NIAGARA FALLS CITY	HODGSON AVE. BEAVERDAMS RD. NIAGARA FALLS CITY ON	N	101.79	<u>5</u>
	7565 Lundy's Lane Niagara Falls ON L2H 1G9	E	210.40	<u>10</u>
	7565 Lundy's Lane Niagara Falls ON L2H 1G9	E	210.40	<u>10</u>
	Part of Lot 133, Recine Court and Spring Blossom Drive Niagara Falls ON	WNW	211.57	<u>11</u>
	Part of Lot 133 Recine Court and Spring Blossom Drive Niagara Falls ON	WNW	211.57	<u>11</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011- Aug 31, 2023 has found that there are 2 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
The Regional Municipality of Niagara	7565 Lundy's Lane Niagara Falls ON	E	210.40	<u>10</u>
The Regional Municipality of Niagara	7565 Lundy's Lane Niagara Falls ON	E	210.40	<u>10</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jun 30, 2023 has found that there are 5 EHS site(s) within approximately 0.25 kilometers of

the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	7701 Lundy's Lane Niagara Falls ON L2H 1H3	N	46.37	2
	7737 Lundy's Lane Niagara Falls ON L2H 1H3	WNW	68.71	3
	7737 Lundy's Lane Niagara Falls ON L2H 1H3	WNW	68.71	3
	7746 Beaverdams Road Niagara Falls ON L2H 1R5	NW	108.08	6
	7860 Lundy's Lane Niagara Falls ON L2H 1H1	WSW	239.12	13

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Oct 31, 2022 has found that there are 1 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Revera Lundy Manor	7860 Lundy's Lane Niagara Falls ON L2H 1H1	WSW	239.12	13

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 1 HINC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	7786 SPRING BLOSSOM DRIVE NIAGARA FALLS ON L2H 3M2	NW	173.05	7

INC - Fuel Oil Spills and Leaks

A search of the INC database, dated Feb 28, 2022 has found that there are 1 INC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	7737 LUNDY'S LANE, NIAGARA FALLS ON	WNW	68.71	3

OOGW - Ontario Oil and Gas Wells

A search of the OOGW database, dated 1800-Aug 2023 has found that there are 1 OOGW site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Robert J. Thompson H. E. Mashford #1	Stamford ON <i>Licence No:</i> F013943	NW	174.21	8

PINC - Pipeline Incidents

A search of the PINC database, dated Feb 28, 2021 has found that there are 2 PINC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	7805 Lundy's Lane, Niagara Falls ON	W	183.57	9

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
KEN COSBY BULLDOZING	5706 RECINE CRT., NIAGARA FALLS, ON, L2H 3M2, CA ON	NW	239.12	12

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Jul 2023 has found that there are 1 RSC site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
1960332 ONTARIO INC.	7736 BEAVERDAMS ROAD, NIAGARA FALLS, ON L2H 1R5 Niagara Falls ON	NW	86.11	4

SPL - Ontario Spills

A search of the SPL database, dated 1988-Oct 2021; see description has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

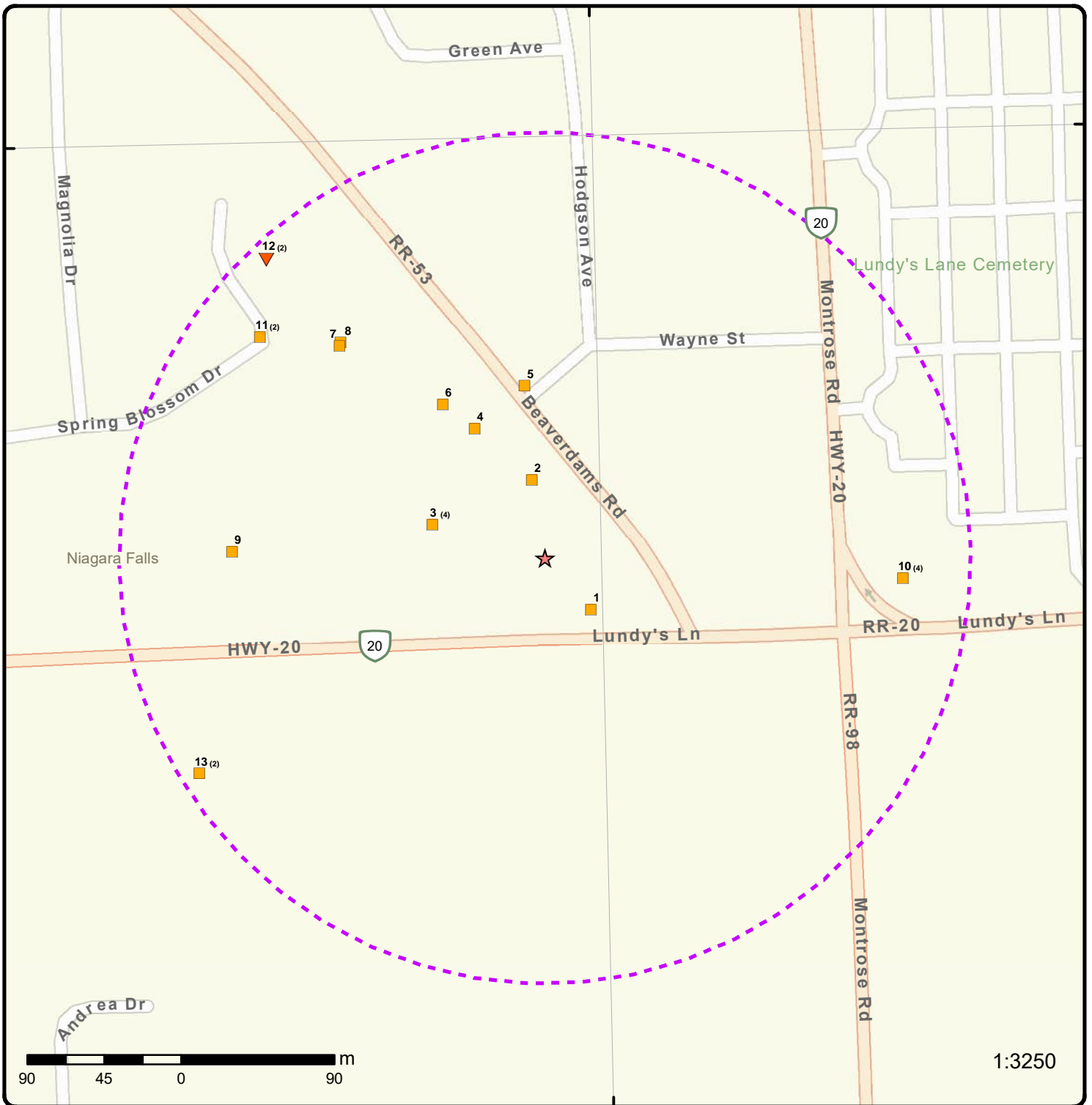
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CONTRACTOR	7737 LUNDY'S LANE (N.O.S.) NIAGARA FALLS CITY ON L2H 1H3	WNW	68.71	3

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Enbridge Gas Distribution Inc.	5706 Recine Ct Niagara Falls ON	NW	239.12	12

WWIS - Water Well Information System

A search of the WWIS database, dated Mar 31 2023 has found that there are 1 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON <i>Well ID: 7163355</i>	SE	40.80	1



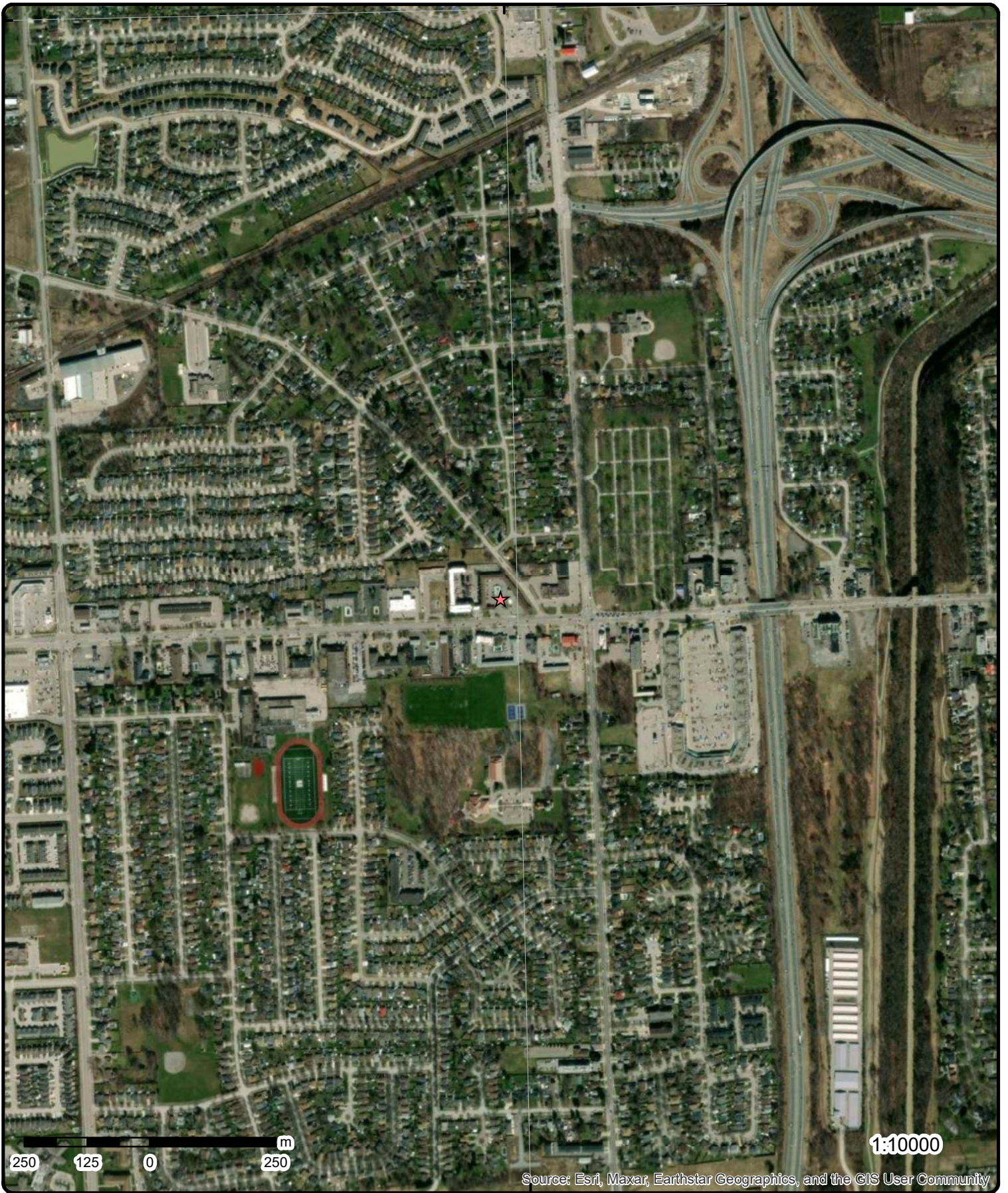
Map: 0.25 Kilometer Radius

Order Number: 23092900198

Address: 7701 Lundy's Ln, Niagara Falls, 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



Aerial Year: 2023

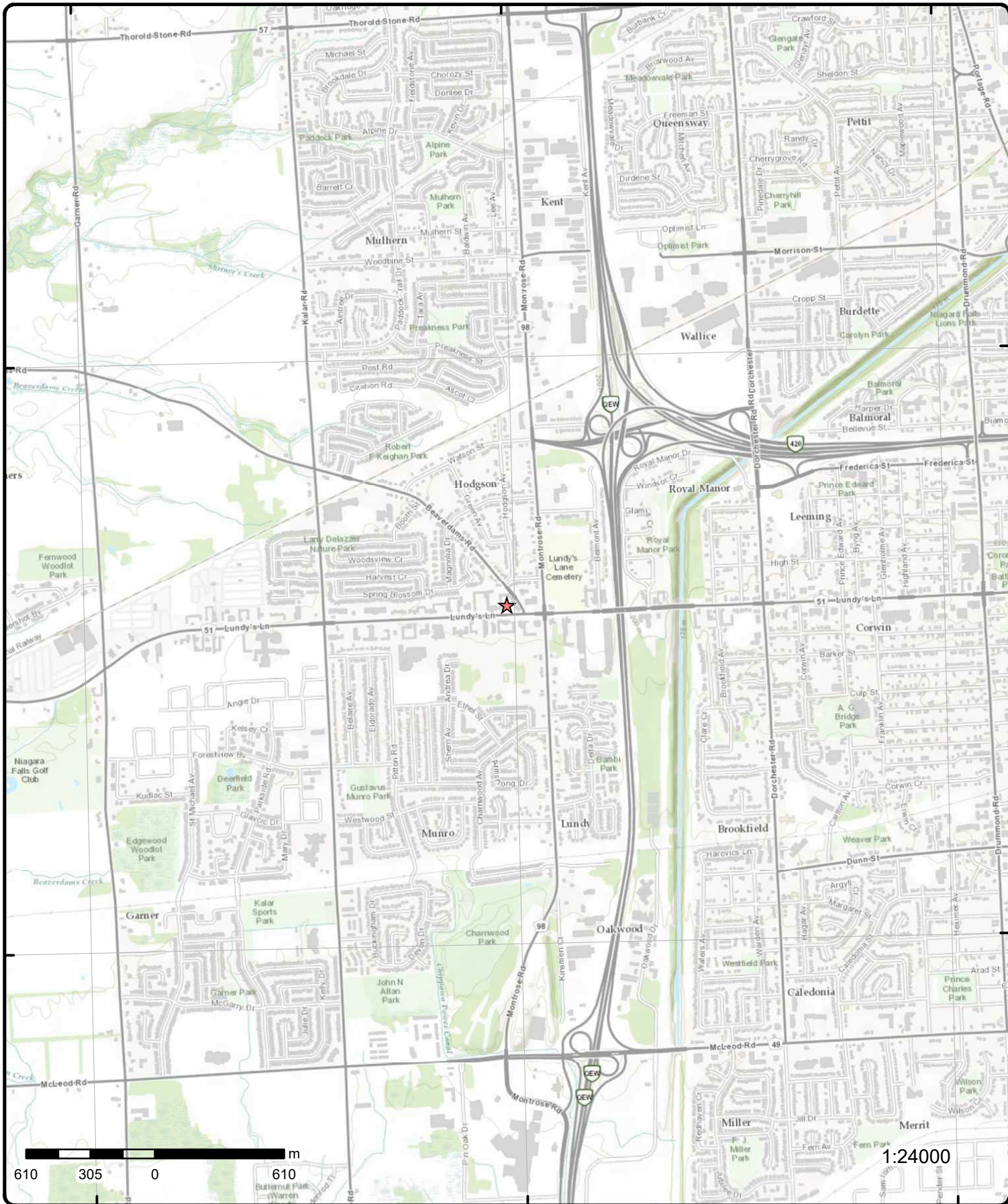
Order Number: 23092900198

Address: 7701 Lundy's Ln, Niagara Falls, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership



Topographic Map

Address: 7701 Lundy's Ln, ON

Source: ESRI World Topographic Map

Order Number: 23092900198



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
2	1 of 1	N/46.4	194.8 / 0.00	7701 Lundy's Lane Niagara Falls ON L2H 1H3	EHS
Order No: 20191017158 Status: C Report Type: Site Report Report Date: 18-OCT-19 Date Received: 17-OCT-19 Previous Site Name: Lot/Building Size: Additional Info Ordered:		Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .001 X: -79.125526 Y: 43.089854			

1	1 of 1	SE/40.8	194.8 / 0.00	ON	WWIS
Well ID: 7163355 Construction Date: Use 1st: Use 2nd: Final Well Status: Water Type: Casing Material: Audit No: M08996 Tag: A111483 Constructn Method: Elevation (m): Elevatn Reliabilty: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Clear/Cloudy: Municipality: NIAGARA FALLS CITY (STAMFORD) Site Info:		Flowing (Y/N): Flow Rate: Data Entry Status: Yes Data Src: Date Received: 05/24/2011 Selected Flag: TRUE Abandonment Rec: Contractor: 7464 Form Version: 5 Owner: County: NIAGARA (WELLAND) Lot: Concession: Concession Name: Easting NAD83: Northing NAD83: Zone: UTM Reliability:			
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/716\7163355.pdf			

Additional Detail(s) (Map)

Well Completed Date: 05/02/2011
Year Completed: 2011
Depth (m):
Latitude: 43.089161220592
Longitude: -79.1251211135896
Path: 716\7163355.pdf

Bore Hole Information

Bore Hole ID: 1003511710
DP2BR:
Spatial Status:
Code OB:

Elevation:
Elevrc:
Zone: 17
East83: 652599.00

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Code OB Desc:				North83:	4772422.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	3
Date Completed:	05/02/2011			UTMRC Desc:	margin of error : 10 - 30 m
Remarks:				Location Method:	wwr
Loc Method Desc:		on Water Well Record			
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					

Links

Bore Hole ID:	1003511710	Tag No:	A111483
Depth M:		Contractor:	7464
Year Completed:	2011	Latitude:	43.089161220592
Well Completed Dt:	05/02/2011	Longitude:	-79.1251211135896
Audit No:	M08996	Y:	43.08916121674654
Path:	716\7163355.pdf	X:	-79.12512096475092

<u>3</u>	1 of 4	WNW/68.7	194.8 / 0.00	CONTRACTOR 7737 LUNDY'S LANE (N.O.S.) NIAGARA FALLS CITY ON L2H 1H3	SPL
Ref No:	154275	Municipality No:	18101		
Year:		Nature of Damage:			
Incident Dt:	4/5/1998	Discharger Report:			
MOE Response:		Material Group:			
Dt MOE Arvl on Scn:		Health/Env Conseq:			
MOE Reported Dt:	4/6/1998	Agency Involved:	WORKS		
Dt Document Closed:					
Site No:					
Site County/District:					
Site Geo Ref Meth:					
Site District Office:					
Nearest Watercourse:					
Site Name:					
Site Address:					
Site Region:					
Site Municipality:	NIAGARA FALLS CITY				
Site Lot:					
Site Conc:					
Site Geo Ref Accu:					
Site Map Datum:					
Northing:					
Easting:					
Incident Cause:	UNKNOWN				
Incident Event:					
Environment Impact:	POSSIBLE				
Nature of Impact:	Water course or lake				
Contaminant Qty:					
System Facility Address:					
Client Name:					
Client Type:					
Call Report Location Geodata:					
Contaminant Code:					
Contaminant Name:					
Contaminant Limit 1:					
Contam Limit Freq 1:					
Contaminant UN No 1:					
Receiving Medium:	LAND / WATER				
Receiving Environment:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Incident Reason: Incident Summary: Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: SAC Action Class: Source Type:		UNKNOWN		SPUD ERECTORS: UNK AMOUNT OF DIESEL TO PAVED LOT & STORM C/B, WORKS.	
<u>3</u>	2 of 4	WNW/68.7	194.8 / 0.00	7737 LUNDY'S LANE, NIAGARA FALLS ON	INC
Incident No: 1956778 Incident ID: Instance No: Status Code: Attribute Category: FS-Perform L1 Incident Insp Context: Date of Occurrence: 2016/10/11 00:00:00 Time of Occurrence: 09:42:00 Incident Created On: Instance Creation Dt: Instance Install Dt: Occur Insp Start Date: 2016/10/11 00:00:00 Approx Quant Rel: Tank Capacity: Fuels Occur Type: Fire Fuel Type Involved: Natural Gas Enforcement Policy: NULL Prc Escalation Req: NULL Tank Material Type: Tank Storage Type: Tank Location Type: Pump Flow Rate Cap: Task No: 6376489 Notes: Drainage System: Sub Surface Contam.: Aff Prop Use Water: Contam. Migrated: Contact Natural Env: Incident Location: 7737 LUNDY'S LANE, NIAGARA FALLS - FIRE Occurrence Narrative: NULL Operation Type Involved: Commercial (e.g. restaurant, business unit, etc) Item: Device Installed Location:		Any Health Impact: No Any Enviro Impact: No Service Interrupted: Yes Was Prop Damaged: Yes Reside App. Type: Commer App. Type: Indus App. Type: Institut App. Type: Venting Type: Vent Conn Mater: Vent Chimney Mater: Pipeline Type: Pipeline Involved: Pipe Material: Depth Ground Cover: Regulator Location: Regulator Type: Operation Pressure: Liquid Prop Make: Liquid Prop Model: Liquid Prop Serial No: Liquid Prop Notes: Equipment Type: Equipment Model: Serial No: Cylinder Capacity: Cylinder Cap Units: Cylinder Mat Type: Near Body of Water:			
<u>3</u>	3 of 4	WNW/68.7	194.8 / 0.00	7737 Lundy's Lane Niagara Falls ON L2H 1H3	EHS
Order No: 20200114242 Status: C Report Type: Standard Report Report Date: 17-JAN-20 Date Received: 14-JAN-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:		Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.1262495 Y: 43.0896304			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
3	4 of 4	WNW/68.7	194.8 / 0.00	7737 Lundy's Lane Niagara Falls ON L2H 1H3	EHS
Order No: 20200114242 Status: C Report Type: Standard Report Report Date: 17-JAN-20 Date Received: 14-JAN-20 Previous Site Name: Lot/Building Size: Additional Info Ordered:		Nearest Intersection: Municipality: Client Prov/State: ON Search Radius (km): .25 X: -79.1262495 Y: 43.0896304			

4	1 of 1	NW/86.1	194.8 / 0.00	1960332 ONTARIO INC. 7736 BEAVERDAMS ROAD, NIAGARA FALLS, ON L2H 1R5 Niagara Falls ON	RSC
RSC ID: 223313 RA No: RSC Type: Phase 1 RSC Curr Property Use: Commercial Ministry District: Niagara District Office Filing Date: 2017/05/29 Date Ack: Date Returned: Restoration Type: Soil Type: Criteria: CPU Issued Sect 1686: Asmt Roll No: 2725090005021000000, 2725090005020000000 Prop ID No (PIN): 64305-0469 (LT) Property Municipal Address: 7746 BEAVERDAMS ROAD, NIAGARA FALLS, ON L2H 1R5, 7736 BEAVERDAMS ROAD, NIAGARA FALLS, ON L2H 1R5 Mailing Address: Latitude & Latitude: UTM Coordinates: Consultant: Legal Desc: Measurement Method: Applicable Standards: RSC PDF: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=79316&fileName=BROWNFIELDS-E.pdf		Cert Date: Cert Prop Use No: Intended Prop Use: Residential Qual Person Name: KEVIN CHRISTIAN Stratified (Y/N): Audit (Y/N): Entire Leg Prop. (Y/N): Accuracy Estimate: Telephone: Fax: Email:			

Document(s) Detail

Document Heading: Supporting Documents
Document Name: Certificate of Status.pdf
Document Type: Certificate of Status
Document Link: <https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=79315&fileName=Certificate+of+Status.pdf>

Document Heading: Supporting Documents
Document Name: Final Lawyers Letter.pdf
Document Type: Lawyer's letter consisting of a legal description of the property
Document Link: <https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=79319&fileName=Final+Lawyers+Letter.pdf>

Document Heading: Supporting Documents
Document Name: Final CSM.pdf
Document Type: Phase 1 Conceptual Site Model
Document Link: <https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=79312&fileName=Final+CSM.pdf>

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Document Heading:		Supporting Documents			
Document Name:		Deed.pdf			
Document Type:		Copy of any deed(s), transfer(s) or other document(s)			
Document Link:		https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=79314&fileName=Deed.pdf			
Document Heading:		Supporting Documents			
Document Name:		Final Survey.pdf			
Document Type:		A Current plan of Survey			
Document Link:		https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=79320&fileName=Final+Survey.pdf			
Document Heading:		Supporting Documents			
Document Name:		Table of Current and Past Uses.pdf			
Document Type:		Table of Current and Past Property Use			
Document Link:		https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=79317&fileName=Table+of+Current+and+Past+Uses.pdf			

5 1 of 1 **N/101.8** **194.8 / 0.00** **NIAGARA FALLS CITY
HODGSON AVE. BEAVERDAMS RD.
NIAGARA FALLS CITY ON** CA

Certificate #: 7-1524-89-
Application Year: 89
Issue Date: 11/1/1989
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

6 1 of 1 **NW/108.1** **194.8 / 0.00** **7746 Beaverdams Road
Niagara Falls ON L2H 1R5** EHS

Order No: 20160802081 **Nearest Intersection:**
Status: C **Municipality:**
Report Type: Standard Report **Client Prov/State:** ON
Report Date: 09-AUG-16 **Search Radius (km):** .25
Date Received: 02-AUG-16 **X:** -79.126158
Previous Site Name: **Y:** 43.090262
Lot/Building Size:
Additional Info Ordered:

7 1 of 1 **NW/173.0** **194.8 / 0.00** **7786 SPRING BLOSSOM DRIVE
NIAGARA FALLS ON L2H 3M2** HINC

External File Num: FS INC 0808-04445
Fuel Occurrence Type: Vapour Release
Date of Occurrence: 8/17/2008
Fuel Type Involved: Natural Gas
Status Desc: Completed - No Action Required
Job Type Desc: Incident/Near-Miss Occurrence (FS)
Oper. Type Involved: Construction Site (pipeline strike)
Service Interruptions: No
Property Damage: No
Fuel Life Cycle Stage: Transmission, Distribution and Transportation

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Root Cause:					
Reported Details:					
Fuel Category:		Gaseous Fuel			
Occurrence Type:		Incident			
Affiliation:		Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)			
County Name:		Niagara			
Approx. Quant. Rel:					
Nearby body of water:					
Enter Drainage Syst.:					
Approx. Quant. Unit:					
Environmental Impact:					

8	1 of 1	NW/174.2	194.8 / 0.00	Robert J. Thompson H. E. Mashford #1	OOGW
Stamford ON					
Licence No:	F013943			Well Compl:	25510.0
Well ID:	25852			County:	Welland
Well Compl ID:	25510.0			Block:	
W Class ID:	2367.0			Lot:	133
UWI Code:	F013943			Conc:	
Permit Date:				Surface Lat NAD83:	43.09060194
Depth(m):	113.08			Surface Long NAD83:	-79.12688444
Well Pool:				Bottom Lat NAD83:	43.09060194
Completion Date:	1950-06-02			Bottom Long NAD83:	-79.12688444
Depth Reached:	1950-06-02			Lot Sides (m):	0.0 X
Capped Date:	1950-06-02			E/W (m):	0.0 X
Class ID:				Latitude Nad27:	
DB Source:				Longitude Nad27:	
Status as of:	August 2023			bottom lat27:	
Start Date:	1950-05-22			bottom long27:	
SPUD Date:	1950-05-22			Lateral:	No
Class:	NPW			Accuracy:	50.0
Grnd Elev:	194.95			Method:	Well Records (1921 to 1954)
KB Elev:	195.25			Parent:	
TVD:	113.08			Prod Top:	0.0
PBTD:	0.0			Prod Bot:	0.0
TD Form:	Queenston			PROPD Depth:	137.16
Workover D:				Location Method:	Well Records (1921 to 1954)
Operator:	Robert I. Thompson			Location Accuracy:	Within 50 metres
Township:	Stamford			Dt Obtained:	
Target:	CLI			Well Status Type:	Gas Show
Classification:	NEW POOL WILDCAT			Well Status Mode:	Abandoned Well
Well Name:	Robert J. Thompson H. E. Mashford #1				
Target Desc:	TARGETS WITHIN THE CLINTON AND CATARACT (OR MEDINA) GROUPS (WHIRLPOOL TO IRONDEQUOIT FORMATIONS INCLUSIVE)				
Status Type Desc:	A WELL CLASSED AS EXPLORATORY OR DEVELOPMENT IN WHICH GAS HAS BEEN ENCOUNTERED BUT HAS NOT BEEN PROVEN OR JUDGED TO BE PRODUCTIVE				
Status Mode Desc:	A WELL WHICH IS OFFICIALLY PLUGGED AND ABANDONED				
Classification Desc:	"EXPLORATORY WELL" MEANS A WELL THAT IS DRILLED FOR THE PURPOSE OF DISCOVERING A POOL OF OIL OR GAS				
Cement Rec:	Pugged at 225' and 100' filled with clay and hard heads				
Comments:	Accuracy is approximate and not verified.				

Details

Licence No:	F013943	Elevation (m):	194.95
Geology Formation:	Drift	Static Level (m):	n/a
Type of Water:	n/a	Geology/Water:	Geology
Source:	FORM 7	Elevatn / Top (m):	194.95 / 0.3
Top (m):	0.3		
License No:	F013943	Elevation (m):	182.45

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Geology Formation: Type of Water: Source: Top (m):	Guelph n/a FORM 7 12.8			Static Level (m): Geology/Water: Elevatn / Top (m):	n/a Geology 182.45 / 12.8
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Guelph n/a MNR 12.8			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	182.45 n/a Geology 182.45 / 12.8
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Rochester n/a MNR 53.34			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	141.91 n/a Geology 141.91 / 53.34
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Guelph Fresh n/a 18.9			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	n/a 0.0 Water n/a / 18.9
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Guelph Sulphur n/a 48.77			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	n/a 0.0 Water n/a / 48.77
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Irondequoit n/a FORM 7 70.1			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	125.15 n/a Geology 125.15 / 70.1
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Rochester n/a FORM 7 53.34			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	141.91 n/a Geology 141.91 / 53.34
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Top of Bedrock n/a FORM 7 12.8			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	182.45 n/a Geology 182.45 / 12.8
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Grimsby n/a FORM 7 79.55			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	115.7 n/a Geology 115.7 / 79.55
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Queenston n/a FORM 7 112.47			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	82.78 n/a Geology 82.78 / 112.47
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Grimsby n/a MNR 79.55			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	115.7 n/a Geology 115.7 / 79.55
License No:	F013943			Elevation (m):	82.78

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Geology Formation: Type of Water: Source: Top (m):	Queenston n/a MNR 112.47			Static Level (m): Geology/Water: Elevatn / Top (m):	n/a Geology 82.78 / 112.47
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Top of Bedrock n/a MNR 12.8			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	182.45 n/a Geology 182.45 / 12.8
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Whirlpool n/a MNR 104.85			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	90.4 n/a Geology 90.4 / 104.85
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Cabot Head n/a FORM 7 93.88			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	101.37 n/a Geology 101.37 / 93.88
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Whirlpool n/a FORM 7 104.85			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	90.4 n/a Geology 90.4 / 104.85
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Cabot Head n/a MNR 93.88			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	101.37 n/a Geology 101.37 / 93.88
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Drift n/a MNR 0.0			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	0.0 n/a Geology 0.0 / 0.0
License No: Geology Formation: Type of Water: Source: Top (m):	F013943 Irondequoit n/a MNR 70.1			Elevation (m): Static Level (m): Geology/Water: Elevatn / Top (m):	125.15 n/a Geology 125.15 / 70.1

[9](#)

1 of 1

W/183.6

194.8 / 0.00

7805 Lundy's Lane, Niagara Falls
ON

PINC

Incident Id:		Pipe Material:	
Incident No:	808032	Fuel Category:	Natural Gas
Incident Reported Dt:		Health Impact:	
Type:	FS-Pipeline Incident	Environment Impact:	
Status Code:	Pipeline Damage Reason Est	Property Damage:	No
Tank Status:	RC Established	Service Interrupt:	
Task No:	3831788	Enforce Policy:	Yes
Spills Action Centre:		Public Relation:	
Fuel Type:		Pipeline System:	
Fuel Occurrence Tp:		PSIG:	
Date of Occurrence:		Attribute Category:	FS-Perform P-line Inc Invest
Occurrence Start Dt:	2012/05/14	Regulator Location:	
Depth:		Method Details:	E-mail
Customer Acct Name:			
Incident Address:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Operation Type: Pipeline Type: Regulator Type: Summary: 7805 Lundy's Lane, Niagara Falls - 1" Pipeline Hit Reported By: henry.timmers@enbridge.com Affiliation: Occurrence Desc: Damage Reason: Facility was not located or marked Notes:					
10	1 of 4	E/210.4	194.8 / 0.00	7565 Lundy's Lane Niagara Falls ON L2H 1G9	CA
Certificate #: 7025-4Y5JUZ Application Year: 01 Issue Date: 6/28/01 Approval Type: Municipal & Private water Status: Approved Application Type: Amended CofA Client Name: Corporation of the Regional Municipality of Niagara Client Address: 2201 St. David's Road Client City: Thorold Client Postal Code: Project Description: Amendment to Section 1.3 Contaminants: Emission Control:					
10	2 of 4	E/210.4	194.8 / 0.00	7565 Lundy's Lane Niagara Falls ON L2H 1G9	CA
Certificate #: 5221-4WAL2C Application Year: 01 Issue Date: 6/28/01 Approval Type: Municipal & Private water Status: Revoked and/or Replaced Application Type: New Certificate of Approval Client Name: Corporation of the Regional Municipality of Niagara Client Address: 2201 St. David's Road, PO Box 1042 Client City: Thorold Client Postal Code: L2V 4T7 Project Description: This application is for a Certificate of Approval to construct a chlorine injection and analyzer station on the Ontario Avenue watermain. Contaminants: Emission Control:					
10	3 of 4	E/210.4	194.8 / 0.00	The Regional Municipality of Niagara 7565 Lundy's Lane Niagara Falls ON	ECA
Approval No: 5221-4WAL2C Approval Date: 2001-06-28 Status: Revoked and/or Replaced Record Type: ECA Link Source: IDS SWP Area Name: Approval Type: ECA-Municipal and Private Water Works Project Type: Municipal and Private Water Works Business Name: The Regional Municipality of Niagara Address: 7565 Lundy's Lane Full Address: MOE District: City: Longitude: Latitude: Geometry X: Geometry Y:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<p>Full PDF Link: PDF Site Location:</p>					
10	4 of 4	E/210.4	194.8 / 0.00	The Regional Municipality of Niagara 7565 Lundy's Lane Niagara Falls ON	ECA
<p>Approval No: 7025-4Y5JUZ Approval Date: 2001-06-28 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Approval Type: ECA-Municipal and Private Water Works Project Type: Municipal and Private Water Works Business Name: The Regional Municipality of Niagara Address: 7565 Lundy's Lane Full Address: Full PDF Link: PDF Site Location:</p>		<p>MOE District: City: Longitude: Latitude: Geometry X: Geometry Y:</p>			
11	1 of 2	WNW/211.6	194.8 / 0.00	Part of Lot 133, Recine Court and Spring Blossom Drive Niagara Falls ON	CA
<p>Certificate #: 5305-56LL7U Application Year: 02 Issue Date: 1/21/02 Approval Type: Municipal & Private sewage Status: Approved Application Type: New Certificate of Approval Client Name: Rodilio Recine Client Address: 7800 Beaverdams Road Client City: Niagara Falls Client Postal Code: L2H 1R5 Project Description: Installation of Sanitary and Storm Sewers on Recine Court and Spring Blossom Drive. Contaminants: Emission Control:</p>					
11	2 of 2	WNW/211.6	194.8 / 0.00	Part of Lot 133 Recine Court and Spring Blossom Drive Niagara Falls ON	CA
<p>Certificate #: 9924-56LLKG Application Year: 02 Issue Date: 1/21/02 Approval Type: Municipal & Private water Status: Approved Application Type: New Certificate of Approval Client Name: Rodilio Recine Client Address: 7800 Beaverdams Road Client City: Niagara Falls Client Postal Code: L2H 1R5 Project Description: Installation of Watermain on Recine Court Contaminants: Emission Control:</p>					
12	1 of 2	NW/239.1	194.7 / -0.16	Enbridge Gas Distribution Inc. 5706 Recine Ct	SPL

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Niagara Falls ON					
Ref No:	1873-AMNM9D			Municipality No:	
Year:				Nature of Damage:	
Incident Dt:	5/24/2017			Discharger Report:	
MOE Response:				Material Group:	
Dt MOE Arvl on Scn:				Health/Env Conseq:	2 - Minor Environment
MOE Reported Dt:	5/24/2017			Agency Involved:	
Dt Document Closed:					
Site No:					
Site County/District:	Regional Municipality of Niagara				
Site Geo Ref Meth:					
Site District Office:	Niagara				
Nearest Watercourse:					
Site Name:	Location<UNOFFICIAL>				
Site Address:	5706 Recine Ct				
Site Region:	West Central				
Site Municipality:	Niagara Falls				
Site Lot:					
Site Conc:					
Site Geo Ref Accu:					
Site Map Datum:					
Northing:					
Easting:					
Incident Cause:					
Incident Event:	Leak/Break				
Environment Impact:					
Nature of Impact:					
Contaminant Qty:	0 other - see incident description				
System Facility Address:					
Client Name:	Enbridge Gas Distribution Inc.				
Client Type:	Corporation				
Call Report Location Geodata:					
Contaminant Code:	35				
Contaminant Name:	NATURAL GAS (METHANE)				
Contaminant Limit 1:					
Contam Limit Freq 1:					
Contaminant UN No 1:	1075				
Receiving Medium:					
Receiving Environment:	Air				
Incident Reason:	Equipment Failure				
Incident Summary:	TSSA FSB: 1 1/4" IP gas main dmgd, made safe				
Activity Preceding Spill:					
Property 2nd Watershed:					
Property Tertiary Watershed:					
Sector Type:	Miscellaneous Communal				
SAC Action Class:					
Source Type:	Pipeline/Components				

12	2 of 2	NW/239.1	194.7 / -0.16	KEN COSBY BULLDOZING 5706 RECINE CRT,,NIAGARA FALLS,ON,L2H 3M2,CA ON	PINC
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Incident Id:		Pipe Material:	
Incident No:	2082932	Fuel Category:	
Incident Reported Dt:	5/24/2017	Health Impact:	
Type:	FS-Pipeline Incident	Environment Impact:	
Status Code:		Property Damage:	
Tank Status:	Pipeline Damage Reason Est	Service Interrupt:	
Task No:		Enforce Policy:	
Spills Action Centre:		Public Relation:	
Fuel Type:		Pipeline System:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Fuel Occurrence Tp: Date of Occurrence: Occurrence Start Dt: Depth: Customer Acct Name: Incident Address: Operation Type: Pipeline Type: Regulator Type: Summary: Reported By: Affiliation: Occurrence Desc: Damage Reason: Notes:		PSIG: Attribute Category: Regulator Location: Method Details:		KEN COSBY BULLDOZING 5706 RECINE CRT,,NIAGARA FALLS,ON,L2H 3M2,CA	

13	1 of 2	WSW/239.1	194.8 / 0.00	Revera Lundy Manor 7860 Lundy's Lane Niagara Falls ON L2H 1H1	GEN
Generator No: SIC Code: SIC Description: Approval Years: PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility:		ON5652161 As of Dec 2017 Canada Registered			
<u>Detail(s)</u>					
Waste Class: Waste Class Name:		252 L Waste crankcase oils and lubricants			

13	2 of 2	WSW/239.1	194.8 / 0.00	7860 Lundy's Lane Niagara Falls ON L2H 1H1	EHS
Order No: Status: Report Type: Report Date: Date Received: Previous Site Name: Lot/Building Size: Additional Info Ordered:		20190307156 C Custom Report 15-MAR-19 07-MAR-19		Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	
Fire Insur. Maps and/or Site Plans; City Directory; Aerial Photos		ON .25 -79.128228 43.088439			

Unplottable Summary

Total: **24** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	ST. ANDREWS NIAGARA HOUSING DEV. CORP.	SENIOR CITIZEN'S APT.MONTROSE	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY	MONTROSE RD.	NIAGARA FALLS CITY ON	
CA	R.M. OF NIAGARA	MONTROSE RD.	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY	MONTROSE RD.	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY	MONTROSE RD.	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY	MONTROSE RD.	NIAGARA FALLS CITY ON	
CA		Montrose Road	Niagara Falls ON	
CA	Orchard Grove Estates Extension	Recine Court	Niagara Falls ON	
CA		Montrose Road	Niagara Falls ON	
CA	The Corporation of the City of Niagara Falls	Montrose Road	Niagara Falls ON	
CA	The Regional Municipality of Niagara	Montrose Rd	Niagara Falls ON	
CA	The Corporation of the City of Niagara Falls	from Montrose Road to 100 metres west	Niagara Falls ON	
CA	ST. ANDREWS NIAGARA HOUSING DEV. CORP.	SENIOR CITIZEN'S APT. MONTROSE	NIAGARA FALLS CITY ON	
CA	NIAGARA FALLS CITY	MONTROSE RD	NIAGARA FALLS CITY ON	
CONV	Lafarge Canada Inc.	Montrose Road	Niagara Falls ON	
ECA	The Corporation of the City of Niagara Falls	Montrose Rd	Niagara Falls ON	L2E 6X5
ECA	The Regional Municipality of Niagara	Montrose Rd	Niagara Falls ON	

ECA	The Corporation of the City of Niagara Falls	Montrose Rd	Niagara Falls ON	
ECA	The Corporation of the City of Niagara Falls	from Montrose Road to 100 metres west	Niagara Falls ON	L2E 6X5
ECA	The Corporation of the City of Niagara Falls	from Montrose Road to 100 metres west	Niagara Falls ON	L2E 6X5
ECA	Rodilio Recine	Recine Court	Niagara Falls ON	L2H 1R5
ECA	The Regional Municipality of Niagara	Montrose Rd	Niagara Falls ON	
EHS		Montrose Road	Niagara Falls ON	
SCT	MORNINGSTAR LUMBER LIMITED	MONTROSE RD	NIAGARA FALLS ON	L2H

Unplottable Report

Site: ST. ANDREWS NIAGARA HOUSING DEV. CORP.
SENIOR CITIZEN'S APT.MONTROSE NIAGARA FALLS CITY ON

Database:
CA

Certificate #: 7-1774-89-
Application Year: 89
Issue Date: 4/12/1990
Approval Type: Municipal water
Status: Approved in 1990
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: NIAGARA FALLS CITY
MONTROSE RD. NIAGARA FALLS CITY ON

Database:
CA

Certificate #: 7-0691-86-
Application Year: 86
Issue Date: 7/4/1986
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF NIAGARA
MONTROSE RD. NIAGARA FALLS CITY ON

Database:
CA

Certificate #: 7-0664-86-
Application Year: 86
Issue Date: 6/27/1986
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: NIAGARA FALLS CITY
MONTROSE RD. NIAGARA FALLS CITY ON

Database:
CA

Certificate #: 7-0809-86-
Application Year: 86

Issue Date: 7/22/1986
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: NIAGARA FALLS CITY
MONTROSE RD. NIAGARA FALLS CITY ON

Database:
CA

Certificate #: 7-1388-86-
Application Year: 86
Issue Date: 11/24/1986
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: NIAGARA FALLS CITY
MONTROSE RD. NIAGARA FALLS CITY ON

Database:
CA

Certificate #: 7-0950-88-
Application Year: 88
Issue Date: 7/7/1988
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Montrose Road Niagara Falls ON

Database:
CA

Certificate #: 3874-4KUSJZ
Application Year: 00
Issue Date: 6/5/00
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: The Corporation of the City of Niagara Falls
Client Address: 4310 Queen Street
Client City: Niagara Falls
Client Postal Code:
Project Description: Installation of 610m of 300m diameter PVC watermain to replace 150mm and 200mm D watermain (including appurtenances). Installation of the watermain along Montrose Road (from Industrial Street to Chorozy Street).
Contaminants:
Emission Control:

Site: Orchard Grove Estates Extension
Recine Court Niagara Falls ON

Database:
CA

Certificate #: 3-0234-99-006
Application Year: 02
Issue Date: 7/11/02
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: Notice
Client Name: Rodilio Recine
Client Address: 7800 Beaverdams Road
Client City: Niagara Falls
Client Postal Code: L2H 1R5
Project Description: This application is for approval to amend the existing stormwater management facilities in Orchard Grove Estates (extension) for quality and quantity control.
Contaminants:
Emission Control:

Site: Montrose Road Niagara Falls ON

Database:
CA

Certificate #: 7074-4KPQZX
Application Year: 00
Issue Date: 6/5/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Corporation of the Regional Municipality of Niagara
Client Address: 2201 St. David's Road, PO Box 1042
Client City: Thorold
Client Postal Code: L2V 4T7
Project Description: Storm Sewers
Contaminants:
Emission Control:

Site: The Corporation of the City of Niagara Falls
Montrose Road Niagara Falls ON

Database:
CA

Certificate #: 3382-6V5RB3
Application Year: 2006
Issue Date: 11/9/2006
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: The Regional Municipality of Niagara
Montrose Rd Niagara Falls ON

Database:
CA

Certificate #: 6146-7RLK55
Application Year: 2009
Issue Date: 5/1/2009
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:

Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *The Corporation of the City of Niagara Falls
from Montrose Road to 100 metres west Niagara Falls ON*

Database:
CA

Certificate #: 7291-6G6J2Q
Application Year: 2005
Issue Date: 9/13/2005
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *ST. ANDREWS NIAGARA HOUSING DEV. CORP.
SENIOR CITIZEN'S APT. MONTROSE NIAGARA FALLS CITY ON*

Database:
CA

Certificate #: 3-2147-89-
Application Year: 89
Issue Date: 4/12/1990
Approval Type: Municipal sewage
Status: Approved in 1990
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *NIAGARA FALLS CITY
MONTROSE RD NIAGARA FALLS CITY ON*

Database:
CA

Certificate #: 3-1394-86-
Application Year: 86
Issue Date: 9/11/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Lafarge Canada Inc.
Montrose Road Niagara Falls ON*

Database:
CONV

File No:
Crown Brief No:
Court Location:
Publication City:

Location: St. Catharines
Region:
Ministry District:

Publication Title: Ready-Mix Concrete Company fined \$50,000 for Failing to Notify Ministry of a Spill

Act: Environmental Protection Act (EPA)

Act(s):

First Matter:

Second Matter:

Investigation 1:

Investigation 2:

Penalty Imposed: Lafarge Canada Inc., was convicted of one offence under the Environmental Protection Act (EPA), and was fined \$50,000 plus a victim fine surcharge (VFS) of \$12,500 with 90 days to pay. A Section 190 Court Order was also issued by the court to Lafarge, which requires the company to install abatement technology on Silo #2 at its Niagara Falls facility, as a preventative measure.

Description: The conviction relates to failing to notify the ministry of a spill of a pollutant to the natural environment, namely slag particulate

Background: Lafarge Canada Inc. operates as a ready-mix concrete batching plant, located on Montrose Road in Niagara Falls.

On July 23, 2014, the ministry received a report from a residential neighbour that his property and vehicle were covered in a fine white particulate.

Ministry staff responded, observed the white particulate, and took photographs and samples of the material for testing an analysis.

During the inspection, it was observed that the Lafarge site was adjacent to the impacted property.

Ministry staff investigated with Lafarge and were informed that the company had received a load of slag cement earlier that day, and that when the load was being filled into the silo, the silo was overfilled resulting in a release of particles of cement slag.

The ministry officer informed Lafarge that a neighboring property had been impacted; Lafarge agreed to contact the neighbour and clean the property.

Samples from both Lafarge and the adjacent property contained glassy calcium silicate slag.

The incidents were referred to the ministry's Investigations and Enforcement Branch, resulting in charges and one conviction.

URL: <https://news.ontario.ca/ene/en/2017/11/ready-mix-concrete-company-fined-50000-for-failing-to-notify-ministry-of-a-spill.html>

Additional Details

Publication Date: November 27, 2017 10:00 A.M.

Count:

Act:

Regulation:

Section:

Act/Regulation/Section:

Date of Offence: July 23, 2014

Date of Conviction: November 22, 2017

Date Charged:

Charge Disposition:

Fine: \$50,000

Synopsis:

Site: *The Corporation of the City of Niagara Falls
Montrose Rd Niagara Falls ON L2E 6X5*

Database:
ECA

Approval No:	3382-6V5RB3	MOE District:
Approval Date:	2006-11-09	City:
Status:	Approved	Longitude:
Record Type:	ECA	Latitude:
Link Source:	IDS	Geometry X:
SWP Area Name:		Geometry Y:
Approval Type:	ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS	
Project Type:	MUNICIPAL AND PRIVATE SEWAGE WORKS	
Business Name:	The Corporation of the City of Niagara Falls	
Address:	Montrose Rd	
Full Address:		
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/8558-6TMTDM-14.pdf	
PDF Site Location:		

Site: *The Regional Municipality of Niagara
Montrose Rd Niagara Falls ON*

Database:
[ECA](#)

Approval No: 6146-7RLK55
Approval Date: 2009-05-01
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Regional Municipality of Niagara
Address: Montrose Rd
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/4355-7REMBJ-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *The Corporation of the City of Niagara Falls
Montrose Rd Niagara Falls ON*

Database:
[ECA](#)

Approval No: 3874-4KUSJZ
Approval Date: 2000-06-05
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-Municipal and Private Water Works
Project Type: Municipal and Private Water Works
Business Name: The Corporation of the City of Niagara Falls
Address: Montrose Rd
Full Address:
Full PDF Link:
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *The Corporation of the City of Niagara Falls
from Montrose Road to 100 metres west Niagara Falls ON L2E 6X5*

Database:
[ECA](#)

Approval No: 9879-6G6J7K
Approval Date: 2005-09-13
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-Municipal Drinking Water Systems
Project Type: Municipal Drinking Water Systems
Business Name: The Corporation of the City of Niagara Falls
Address: from Montrose Road to 100 metres west
Full Address:
Full PDF Link:
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *The Corporation of the City of Niagara Falls
from Montrose Road to 100 metres west Niagara Falls ON L2E 6X5*

Database:
[ECA](#)

Approval No: 7291-6G6J2Q
Approval Date: 2005-09-13
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Corporation of the City of Niagara Falls

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Address: from Montrose Road to 100 metres west
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/3937-6G2K9X-14.pdf>
PDF Site Location:

Site: **Rodilio Recine**
Recine Court Niagara Falls ON L2H 1R5

Database:
ECA

Approval No: 3-0234-99-006
Approval Date: 2002-07-11
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: Rodilio Recine
Address: Recine Court
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/5274-58TQN2-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **The Regional Municipality of Niagara**
Montrose Rd Niagara Falls ON

Database:
ECA

Approval No: 7074-4KPQZX
Approval Date: 2000-06-05
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Regional Municipality of Niagara
Address: Montrose Rd
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/6007-4KERD6-14.pdf>
PDF Site Location:

MOE District:
City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: **Montrose Road Niagara Falls ON**

Database:
EHS

Order No: 20130321024
Status: C
Report Type: Custom Report
Report Date: 28-MAR-13
Date Received: 21-MAR-13
Previous Site Name:
Lot/Building Size:
Additional Info Ordered:

Nearest Intersection:
Municipality:
Client Prov/State: ON
Search Radius (km): .25
X: 0
Y: 0

Site: **MORNINGSTAR LUMBER LIMITED**
MONTROSE RD NIAGARA FALLS ON L2H

Database:
SCT

Established: 0000
Plant Size (ft²): 1400
Employment: 1

--Details--

Description: HARDWOOD DIMENSION AND FLOORING MILLS
SIC/NAICS Code: 2426

Description: Other Millwork

SIC/NAICS Code:

321919

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

[AAGR](#)

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 Northern Development, Mines, Natural Resources and Forestry (ONDMNRF) maintains this database of 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 Oct 2022

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-Mar 2022

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-Feb 28, 2022

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 2021

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: Feb 28, 2022

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-Feb 28, 2023

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 -May 2023

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-Jun 2023

Certificates of Property Use:

Provincial CPU

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

Government Publication Date: 1994 - Aug 31, 2023

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 - Oct 2022

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: Feb 28, 2022

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, 2023

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, 2023

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, 2023

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, 2023

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 ERIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Apr 30, 2022

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 / 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, 2022

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: Feb 28, 2022

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-Jun 2023

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: Feb 28, 2022

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-Oct 31, 2022

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: Feb 28, 2022

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: Mar 21, 2022

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-Feb 2023

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, 2021

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-Oct 2022

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 1993-2020:

Federal

NPR2

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of pollutant releases (to air, water and land), disposals, and transfers for recycling. The inventory, managed by Environment and Climate Change Canada, tracks over 300 substances. Under the authority of the Canadian Environmental Protection Act (CEPA), owners or operators of facilities that meet published reporting requirements are required to report to the NPRI.

Government Publication Date: Sep 2020

National Pollutant Release Inventory - Historic:

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. This data holds historic records; current records are found in NPR2.

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-Aug 31, 2023

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-Aug 2023

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 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, 2023

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, 2023

NPRI Reporters - PFAS Substances:

Federal

PFCH

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per- and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This listing of PFAS substance reporters includes those NPRI facilities that reported substances that are found in either: a) the Comprehensive Global Database of PFASs compiled by the Organisation for Economic Co-operation and Development (OECD), b) the US Environmental Protection Agency (US EPA) Master List of PFAS Substances, c) the US EPA list of PFAS chemicals without explicit structures, or d) the US EPA list of PFAS structures (encompassing the largest set of structures having sufficient levels of fluorination to potentially impart PFAS-type properties).

Government Publication Date: Sep 2020

Potential PFAS Handlers from NPRI:

Federal

PFHA

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per- and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This list of potential PFAS handlers includes those NPRI facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used, or released by the facility - these are facilities that potentially handle PFAS based on their industrial profile.

Government Publication Date: Sep 2020

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: Feb 28, 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 PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994 - Aug 31, 2023

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, 1992-2021

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-Jul 2023

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-Feb 28, 2023

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 by 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. The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests. This database includes spill incidents that occurred in March, May, July, and August 2022, and January 2023 in addition to those listed in the Government Publication Date.

Government Publication Date: 1988-Oct 2021; see description

Wastewater Discharger Registration Database:

Provincial **SRDS**

Facilities that report either municipal treated wastewater effluent or industrial wastewater discharges under the Effluent Monitoring and Effluent Limits (EMEL) and Municipal/Industrial Strategy for Abatement Regulations. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment keeps record of 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.

Government Publication Date: 1990-Dec 31, 2020

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 - Apr 2023

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: Feb 28, 2022

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, 2023

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 30st, 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: Mar 31 2023

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.

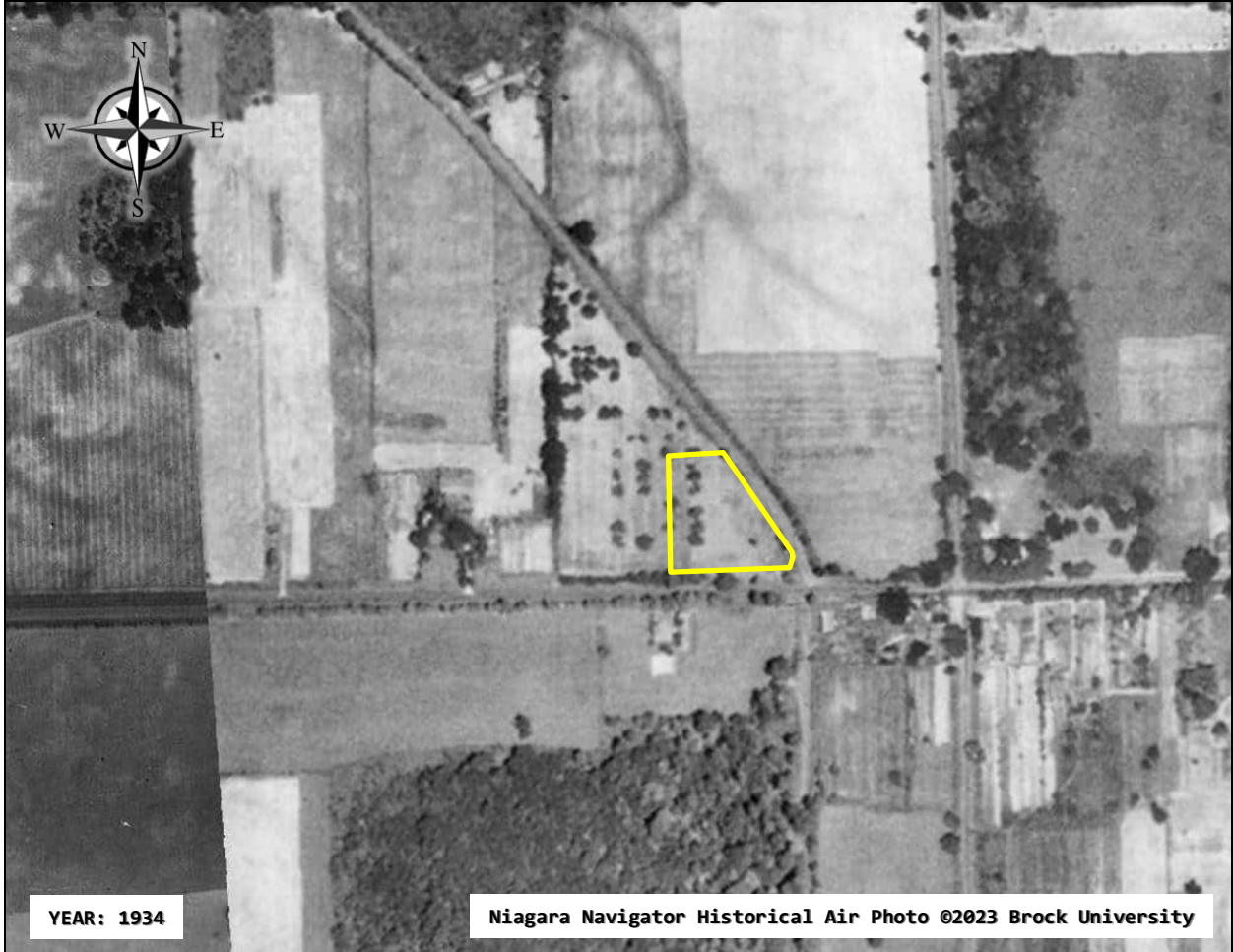
The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

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.

APPENDIX D

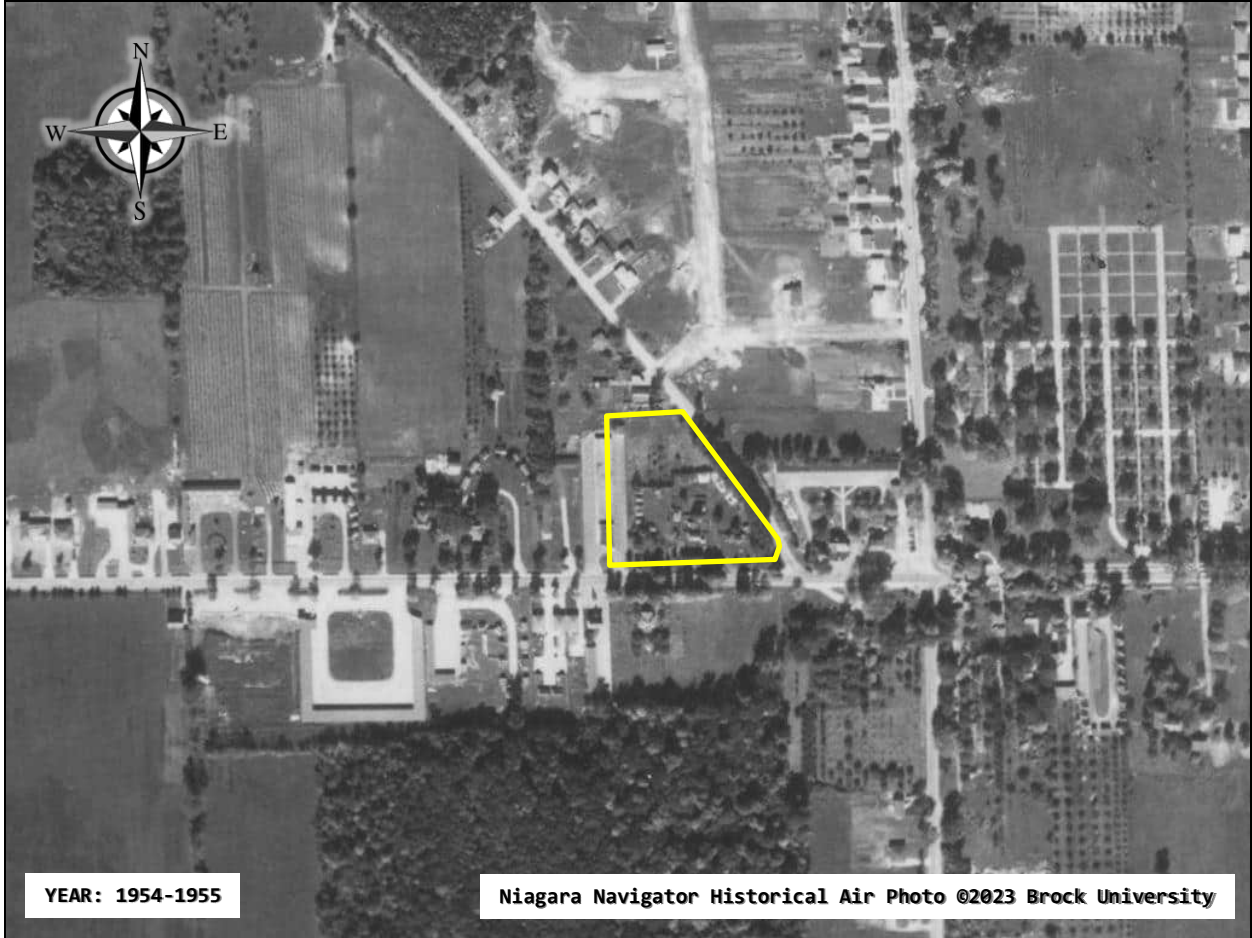
AERIAL PHOTOGRAPHS

AERIAL PHOTOGRAPHS



Photograph No.:	1	Year:	1934	Elevation:	194.83 M
UTM Zone:	17T	UTM Northing:	4,772,452.45	UTM Easting:	652,571.85
Address:	7701 Lundys Lane, Niagara Falls, ON				
Source :	Niagara Navigator Historical Air Photo ©2023 Brock University				

AERIAL PHOTOGRAPHS



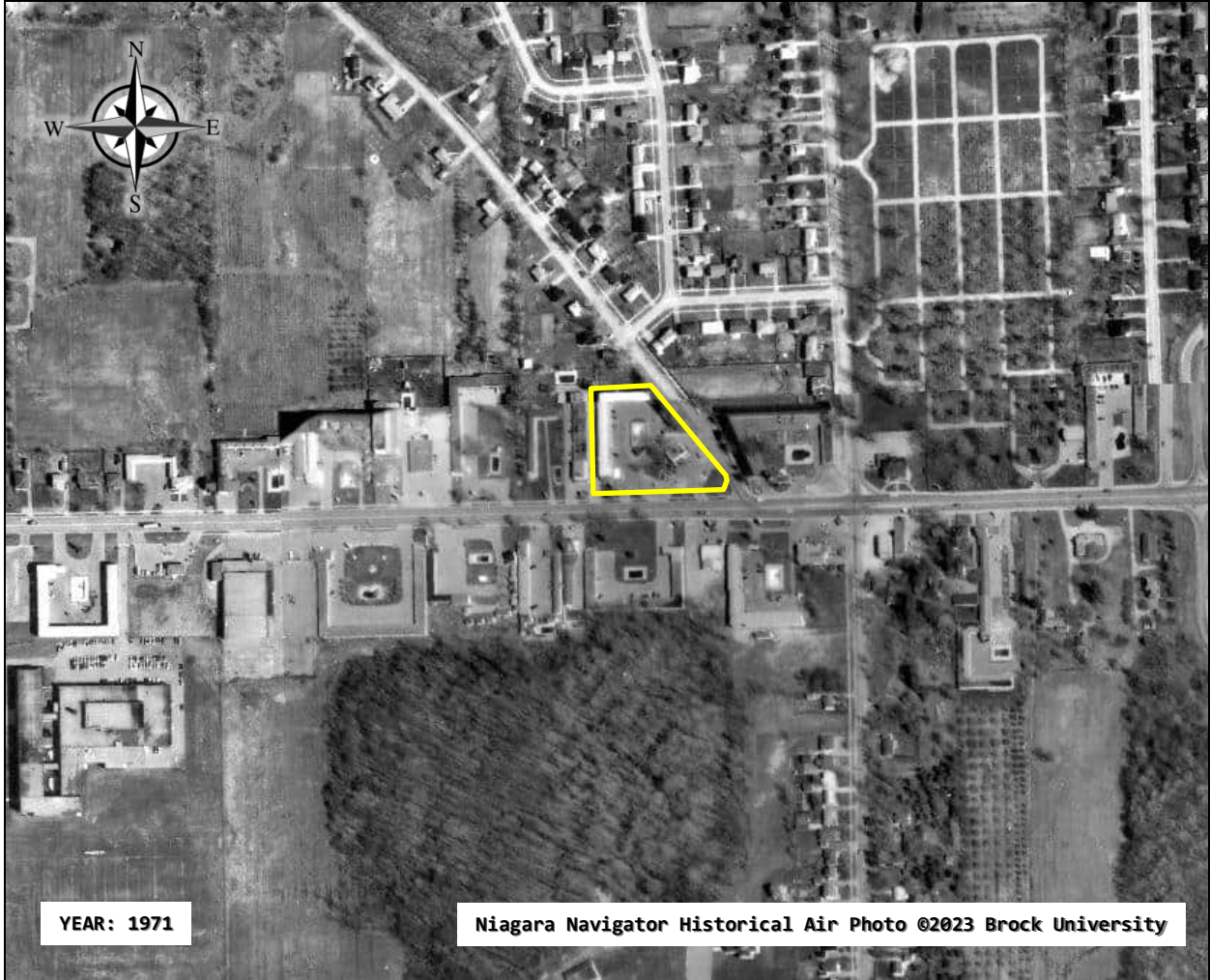
Photograph No.:	2	Year:	1954-1955	Elevation:	194.83 M
UTM Zone:	17T	UTM Northing:	4,772,452.45	UTM Easting:	652,571.85
Address:	7701 Lundys Lane, Niagara Falls, ON				
Source :	Niagara Navigator Historical Air Photo ©2023 Brock University				

AERIAL PHOTOGRAPHS



Photograph No.:	3	Year:	1965	Elevation:	194.83 M
UTM Zone:	17T	UTM Northing:	4,772,452.45	UTM Easting:	652,571.85
Address:	7701 Lundys Lane, Niagara Falls, ON				
Source :	Niagara Navigator Historical Air Photo ©2023 Brock University				

AERIAL PHOTOGRAPHS



Photograph No.:	4	Year:	1971	Elevation:	194.83 M
UTM Zone:	17T	UTM Northing:	4,772,452.45	UTM Easting:	652,571.85
Address:	7701 Lundys Lane, Niagara Falls, ON				
Source :	Niagara Navigator Historical Air Photo ©2023 Brock University				

AERIAL PHOTOGRAPHS



Photograph No.:	5	Year:	1995	Elevation:	194.83 M
UTM Zone:	17T	UTM Northing:	4,772,452.45	UTM Easting:	652,571.85
Address:	7701 Lundys Lane, Niagara Falls, ON				
Source:	Niagara Navigator Historical Air Photo ©2023 Brock University				

AERIAL PHOTOGRAPHS



Photograph No.:	6	Year:	2000	Elevation:	194.83 M
UTM Zone:	17T	UTM Northing:	4,772,452.45	UTM Easting:	652,571.85
Address:	7701 Lundys Lane, Niagara Falls, ON				
Source :	Niagara Navigator Historical Air Photo ©2023 Brock University				

AERIAL PHOTOGRAPHS



Photograph No.:	7	Year:	2010	Elevation:	194.83 M
UTM Zone:	17T	UTM Northing:	4,772,452.45	UTM Easting:	652,571.85
Address:	7701 Lundys Lane, Niagara Falls, ON				
Source:	Niagara Navigator Historical Air Photo ©2023 Brock University				

AERIAL PHOTOGRAPHS



Photograph No.:	8	Year:	2020	Elevation:	194.83 M
UTM Zone:	17T	UTM Northing:	4,772,452.45	UTM Easting:	652,571.85
Address:	7701 Lundys Lane, Niagara Falls, ON				
Source:	Niagara Navigator Historical Air Photo ©2023 Brock University				

AERIAL PHOTOGRAPHS



Photograph No.:	9	Year:	2023	Elevation:	194.83 M
UTM Zone:	17T	UTM Northing:	4,772,452.45	UTM Easting:	652,571.85
Address:	7701 Lundys Lane, Niagara Falls, ON				
Source:	Niagara Navigator Historical Air Photo ©2023 Brock University				

APPENDIX E

WELL RECORDS

WATER WELL RECORDS



Latitude:43.09911, Longitude:-79.13122 (UTM Zone:17, Easting:652078, Northing:4773516)

Well ID	Well Depth (m)	Date of Completion (MM/DD/YYYY)
7312323	6.1	05/17/2018
7163355	N/A	05/02/2011



Ministry of the Environment

Well Tag No. for Master Well (Place Sticker and/or Print Below)

A111483

A111483

Master Well Record for Cluster Well Construction Regulation 903 Ontario Water Resources Act Page 1 of 3

Master Well Owner's and Land Owner's Information

First Name: Dillon Canada Inc. Last Name: Mailing Address: 7701 Lundy's Lane Municipality: Niagara Falls Province: Ontario Postal Code: L2H1H3 Telephone No.: 9053564646

Location and Construction of the Master Well in the Cluster

Address of Well Location: 7701 Lundy's Lane Township: City/Town/Village: Niagara Falls Province: Ontario Postal Code: L2H1H3 UTM Coordinates: NAD 83 17 65 25 9 9 4 77 2 4 2 2 Magellan Triton 400

Table with 5 columns: General Colour, Most Common Material, Other Materials, General Description, Depth (Metres) From/To. Rows include: Brown sand, silt, stones, Gravel (0 to 0.46); Brown silt (0.46 to 3.05).

Hole Details table with 3 columns: Depth (Metres) From/To, Diameter (Centimetres). Row: 0 to 3.05, 9.5.

Water Use section with checkboxes for Public, Industrial, Not used, Domestic, Commercial, Dewatering, Livestock, Municipal, Monitoring, Irrigation, Test Hole, Cooling & Air Conditioning.

Method of Construction section with checkboxes for Cable Tool, Air Percussion, Digging, Rotary (Conventional), Diamond, Boring, Rotary (Reverse), Jetting, Rotary (Air), Driving.

Status of Well section with checkboxes for Test Hole, Abandoned, Insufficient Supply, Replacement Well, Abandoned, Poor Water Quality, Dewatering Well, Other, Alteration (Construction), Abandoned, other.

No Casing and Screen Used section with checkboxes for Open Hole Yes/No and Static Water Level Test Metres.

Screen section with checkboxes for Galvanized, Steel, Fibreglass, Concrete, Plastic. Outside Diameter: 4.2, Slot No.: 10.

Water Details section with multiple rows for Water found at Depth (Metres) and Kind of Water (Fresh, Salty, Sulphur, Minerals).

Disinfected section with checkboxes for Yes/No and Date Master Well Completed: 2011/05/02.

Cluster Information section with Total Wells in Cluster: 3, Total Wells on this Property: 1, and Please indicate Number of Cluster Well Information Log Sheets Submitted: 1.

Location of Well Cluster section with a checkbox for Detailed Map provided as per Section 11.1 (3).

Consent to release additional information section with Signature of Technician/Contractor: J. Hall and Date: 2011/05/05.

Master Well Owner's/Land Owner's consent to use Cluster Form section with Signature and Date.

Construction Details table with 4 columns: Inside Diameter (Centimetres), Material, Wall Thickness, Depth (Metres) From/To. Rows include: 3.4 P.V.C. Riser sch40 0 to 1.52; 3.4 P.V.C. Screen sch40 1.52 to 3.05.

Annular Space/Abandonment Sealing Record table with 3 columns: Depth Set at (Metres) From/To, Type of Sealant Used, Volume Used (Cubic Metres). Row: 0 to 1.22 Bentonite, 0.007.

Well Contractor and Well Technician Information section with Business Name: Itech Precision Drilling Inc, Business Address: 60 Leaviney Rd Burford, Business E-mail Address: NOE1A0, Name of Well Technician: Hall, Jim, Signature: J. Hall, Date Submitted: 2011/05/18.

Ministry Use Only section with Audit No.: M 08996, Date Received: MAY 24 2011, Well Contractor No., and Date of Inspection.

Property Owner's Information

First Name: Dillon Canada Inc Last Name: _____ Mailing Address (Street No./Name, RR): 7701 Lundy's Lane Municipality: Niagara Falls

Province: Ontario Postal Code: L2H1H3 E-mail Address: _____ Telephone No. (inc. area code): 9053564646

Consent

Property Owner's Consent to use cluster form

Signature: _____ Date (yyyy/mm/dd): _____

Cluster Well Information

Address of Well Location (Street Number/Name, RR): 7701 Lundy's Lane Lot: _____ Concession: _____ Township: _____ County/District/Municipality: R.M. of Niagara

City/Town/Village: Niagara Falls Province: Ontario Postal Code: L2H1H3 GPS Unit Make: Magellan Model: Triton 400 Unit Mode of Operation: Undifferentiated Averaged

Differentiated, specify: _____

Consent to release additional information to the Director upon request

Signature of Technician/Contractor: J. Hall Date (yyyy/mm/dd): 2011/05/05

Well # on Sketch	Zone	UTM Coordinates		Full Depth of Hole (metres)	Hole Diameter (cm)	Method of Construction	Casing Material	Casing Length (metres)	Screen Interval (metres)		Annular Space Sealant Used	Static Water Level (metres)	Abandonment Sealant Used	Comments	Date of Completion (yyyy/mm/dd)
		Easting	Northing						From	To					
1	17	652631	4772443	3.05	9.5	Direct Push	P.V.C.	1.52	1.52	3.05	Bentonite				2011/05/02
2	17	652599	4772422	3.05	9.5	Direct Push	P.V.C.	1.52	1.52	3.05	Bentonite				2011/05/02
3	17	652602	4772444	3.05	9.5	Direct Push	P.V.C.	1.52	1.52	3.05	Bentonite				2011/05/02

Well Contractor and Well Technician Information

Business Name of Well Contractor: Itech Precision Drilling Inc. Business Address (Street Number/Name, RR): 60 Peaviney Rd. Burford Municipality: Brant County Province: Ontario

Postal Code: N0E1A0 Business Telephone No. (inc. area code): 5197704402 Well Contractor's Licence No.: 7464 Business E-mail Address: _____

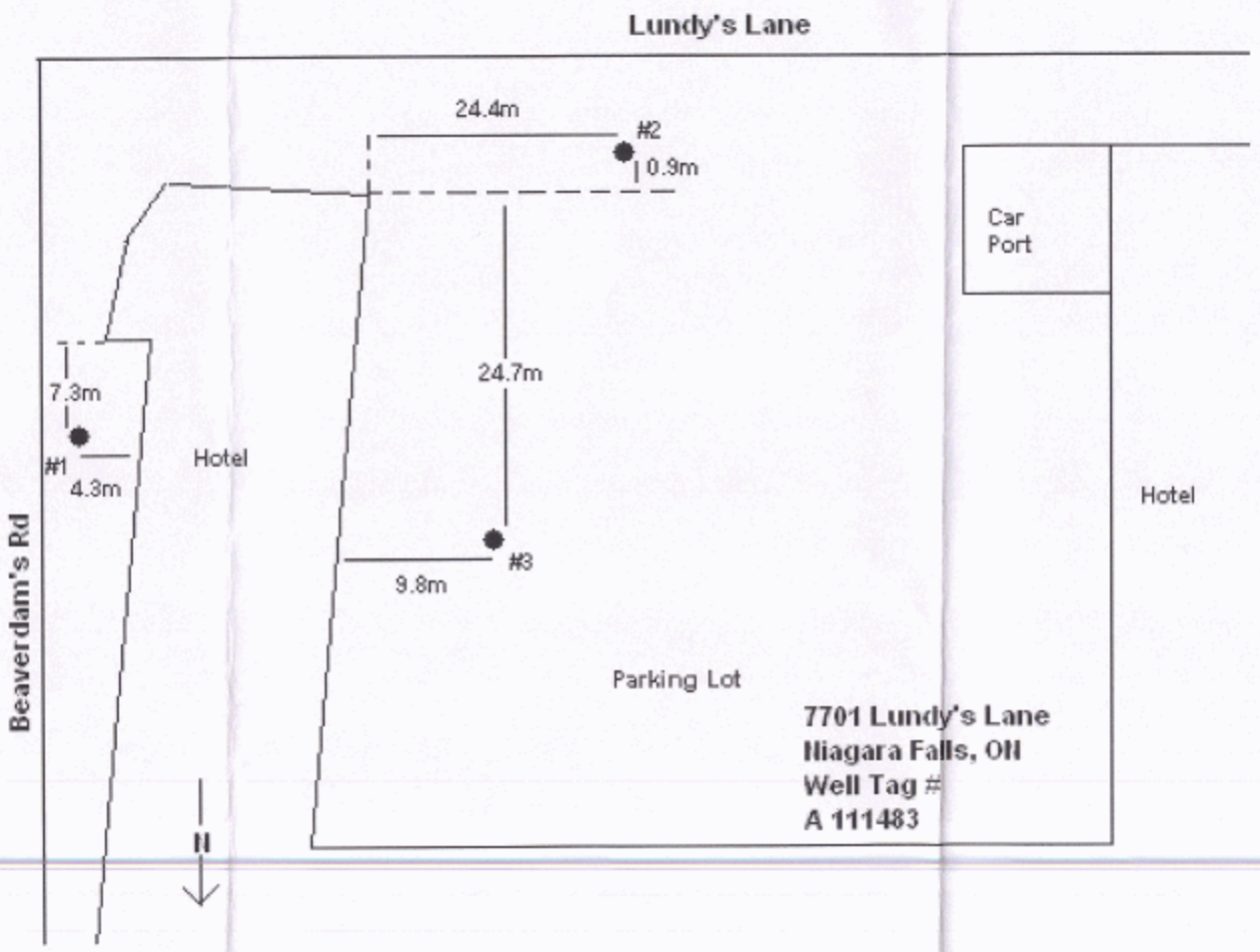
Name of Well Technician (First Name, Last Name): Jim Hall Well Technician's Licence No.: 3405 Date Submitted (yyyy/mm/dd): 2011/05/18 Signature of Technician: J. Hall

Date 1st Well in Cluster Constructed (yyyy/mm/dd): 2011/05/02 Date Last Well in Cluster Constructed (yyyy/mm/dd): 2011/05/02

Ministry Use Only

Date Received (yyyy/mm/dd): MAY 24 2011 Date Inspected (yyyy/mm/dd): _____

Audit No.: **C 14026** Remarks: MO8910



C-7464
 M08996
 C14026.

MAY 24 2011

7701 Lundy's Lane
 Niagara Falls, OH
 Well Tag #
 A 111483



Well Tag No. (Place Sticker and/or Print Below) A247710

Measurements recorded in: [x] Metric [] Imperial

BIAMONTE BROS COMPANY LIMITED

Address of Well Location (Street Number/Name) 7906 LINDSAY BLVD, Township, Lot, Concession, County/District/Municipality NIAGARA FALLS, City/Town/Village NIAGARA FALLS, Province Ontario, Postal Code, UTM Coordinates Zone Easting Northing, Municipal Plan and Sublot Number, Other

Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form). Table with columns: General Colour, Most Common Material, Other Materials, General Description, Depth (m/ft) From, To. Rows include SAND, CLAY, GRAVEL, SILT, and WET.

Annular Space. Table with columns: Depth Set at (m/ft) From, To; Type of Sealant Used (Material and Type); Volume Placed (m³/ft³). Rows include CONCRETE, 3/8 BIRCHITE CUES, SILICA SAND #2.

Method of Construction and Well Use. Checkboxes for Cable Tool, Rotary (Conventional/Reverse), Boring, Air percussion, Diamond, Jetting, Driving, Digging, Public, Domestic, Livestock, Irrigation, Industrial, Commercial, Municipal, Test Hole, Cooling & Air Conditioning, Not used, Dewatering, Monitoring. Includes handwritten 'NSA'.

Construction Record - Casing. Table with columns: Inside Diameter (cm/in), Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel), Wall Thickness (cm/in), Depth (m/ft) From, To. Row: 5.1 Plastic 1.50 0 3.0.

Status of Well. Checkboxes for Water Supply, Replacement Well, Test Hole, Recharge Well, Dewatering Well, Observation and/or Monitoring Hole, Alteration (Construction), Abandoned, Insufficient Supply, Abandoned, Poor Water Quality, Abandoned, other, specify, Other, specify.

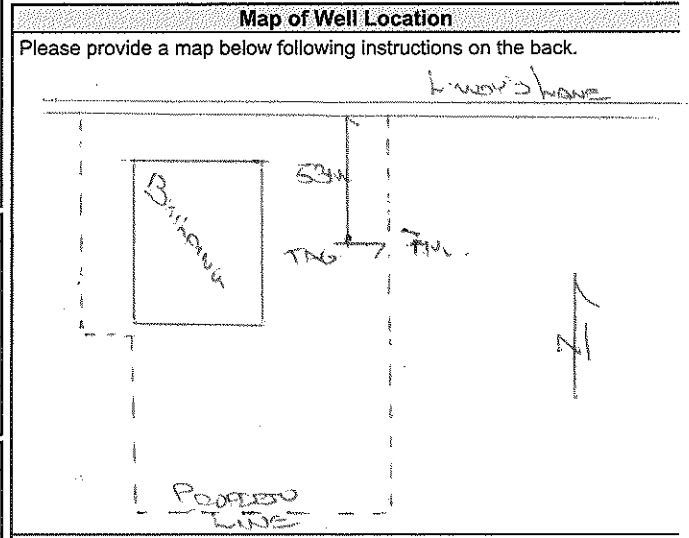
Construction Record - Screen. Table with columns: Outside Diameter (cm/in), Material (Plastic, Galvanized, Steel), Slot No., Depth (m/ft) From, To. Row: 6.1 Plastic .010 3.0 6.1.

Water Details. Table with columns: Water found at Depth (m/ft), Kind of Water (Fresh, Untested, Gas, Other, specify).

Hole Diameter. Table with columns: Depth (m/ft) From, To; Diameter (cm/in). Row: 0 6.1 21.

Well Contractor and Well Technician Information. Business Name of Well Contractor: DIRECT ENVIRONMENTAL SOLUTIONS, Well Contractor's Licence No.: 7131210, Business Address: 57 Snow Valley Drive, Municipality: St. Thomas, Province: ONT, Postal Code: N5T2K5, Business E-mail Address: andrew@directenv.com, Name of Well Technician: ANDREW ANDREW, Well Technician's Licence No.: 341416, Date Submitted: 2010/10/13/10.

Results of Well Yield Testing. Table with columns: Draw Down (Time (min), Water Level (m/ft)), Recovery (Time (min), Water Level (m/ft)). Includes checkboxes for 'After test of well yield, water was: Clear and sand free' and 'Other, specify'. Includes 'Pumping rate (l/min / GPM)', 'Duration of pumping', 'Final water level end of pumping (m/ft)', 'If flowing give rate (l/min / GPM)', 'Recommended pump depth (m/ft)', 'Recommended pump rate (l/min / GPM)', 'Well production (l/min / GPM)', 'Disinfected? Yes No'.



Comments, Well owner's information package delivered (Yes/No), Date Package Delivered (YYYYMMDD), Date Work Completed (YYYYMMDD), Ministry Use Only (Audit No. Z286035, JUN 11 2010).

APPENDIX F

INTERVIEW & OTHER

APPENDIX G

SITE RECONNAISSANCE & PHOTOGRAPHIC LOG

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Project Information			
Site Address	7701 Lundy's Lane, Niagara Falls, ON	NSSL Project No.	NS23108-01
		Date	10-11-23
Client Information			
Site Meet	Cyrus Gatta		
Position	Client, potential purchaser of site.		
Surrounding Land Use Features			
North	Residential (Housing)		
South	Commercial (Restaurants)		
East	Commercial (Restaurants)		
West	Residential (Apartments)		
Study Site Features			
Potable Water Source	Municipal		
Wastewater Source	Not Observed		
Groundwater Monitoring Wells	Not observed		
Fill Material	No fill material was observed to be onsite		
Surface Water Runoff (swales, catch basins)	Catch basins were located south of the site on Lundy's Lane and southeast of the property on Lundy's Lane and Beaverdams Road. Some were also distributed onsite within the parking area.		
Watercourses, ditches, standing water	No standing water, watercourses or ditches were observed.		
Electrical Transformers on site? Company name, transformer #	No transformers were onsite.		
Ground Cover	Paved asphaltic concrete cover in parking areas. Some manicured grassed areas.		
Other	Bell utilities and hydro were observed on the property boundaries of the site.		
Exterior Building Observations			
Exterior wall material	A mixture of yellow brick and grey cinderblock.		
Roofing material	Shingles.		
Foundation type	Cement and cinderblock.		
Number of storeys	Two storey		
Number of exits/entrances	1 entry per room (90 total), Individual entrances to main office, utility rooms, basement etc., approximately 5 noted.		
Basement (full/partial/none)	Full basement located beneath the original building structure.		
Lighting	Fluorescent light bulbs were observed.		

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Other	Window mastic and a variety of paint colours were observed.
Above Ground or Underground Storage Tanks	
Location of AST/UST	Not observed
Contents of AST/UST	
Material (fiberglass, steel)	
Year installed/removed	
Secondary containment?	
Fill frequency	
Visible Staining, stressed vegetation	
Associated Pumps/Lines	
Other	

ENVIRONMENTAL SITE ASSESSMENT SITE RECONNAISSANCE

Interior Building Observations	
Interior wall materials	Drywall and cinderblock
Floor materials	Vinyl floor tiles in lower office spaces. Apartment units had a mixture of ceramic floor tile and wood.
Ceiling materials	Ceiling tile and drywall
Lighting	Fluorescent light bulbs were observed
Oil water separators, floor drains, sumps	Not observed
Hydraulic equipment (inground hoists/elevators)	Not observed
Pits and Lagoons	Not observed
Stained materials	Water staining within the water heater room was observed and some portions of the basement ceiling were damaged due to water damage.
Chemicals or other generated and/or stored	Not observed
Heating System	Water heater in basement
UFFI (urea formaldehyde foam insulation)	Potentially throughout the units but was not observed to be seen onsite
PCB's	Not observed
Lead	Potentially within the lead-based paints. Colours were mainly white, red and yellow throughout the interior and exterior of the building.
Asbestos Containing Materials (ACM)	Window mastic, vinyl floor tiles, ceiling tiles and drywall-joint compound were observed, shingles, cement parge
Mercury	Not observed
Water damage	Documented on some of the ceiling tiles.
Mould	Not observed
Noise	Not observed
Indoor Air Quality	Poorer in some of the closed spacesS
Other	None

PHOTOGRAPHIC LOG

Exterior Motel Views



Photograph No.1 – Exterior south side.



Photograph No.2 – Exterior north side.

PHOTOGRAPHIC LOG

Exterior Motel Views



Photograph No.3 – Exterior east side.



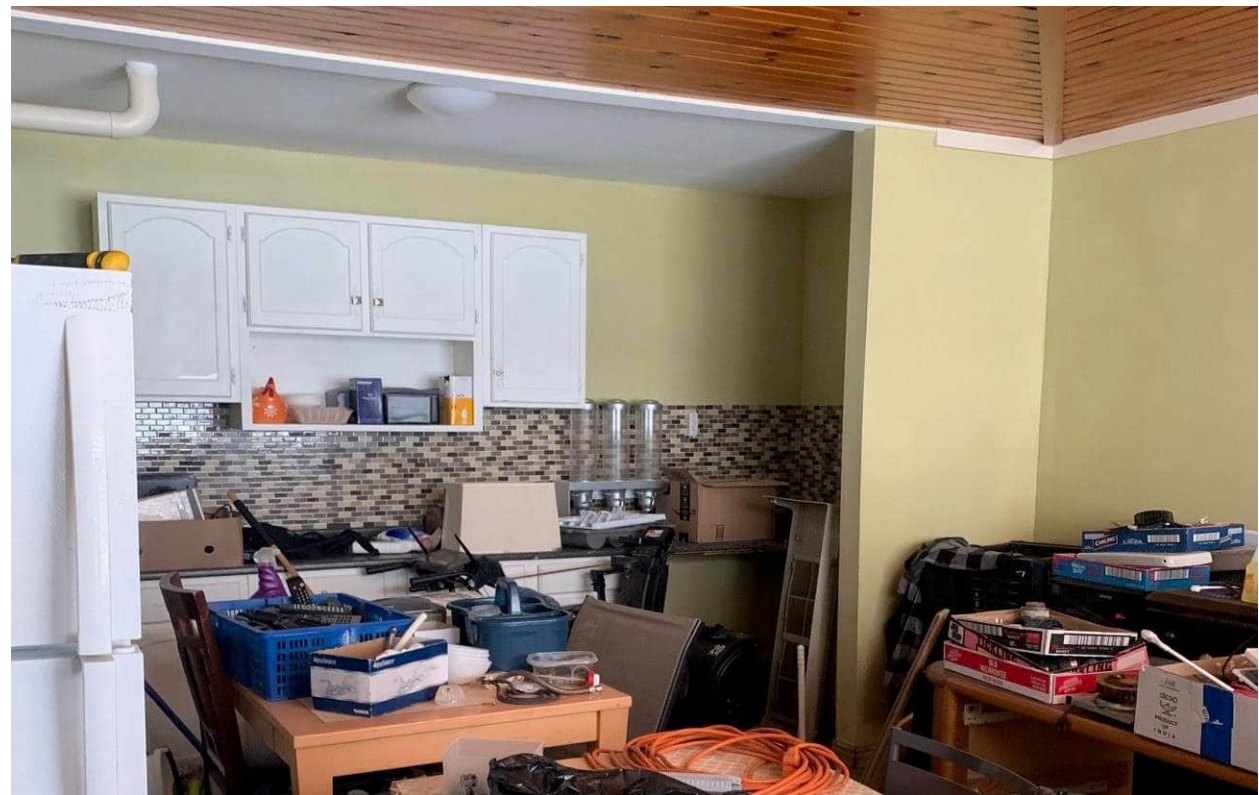
Photograph No.4 – Exterior west side.

PHOTOGRAPHIC LOG

Interior Motel Views



Photograph No.5 – Main office.



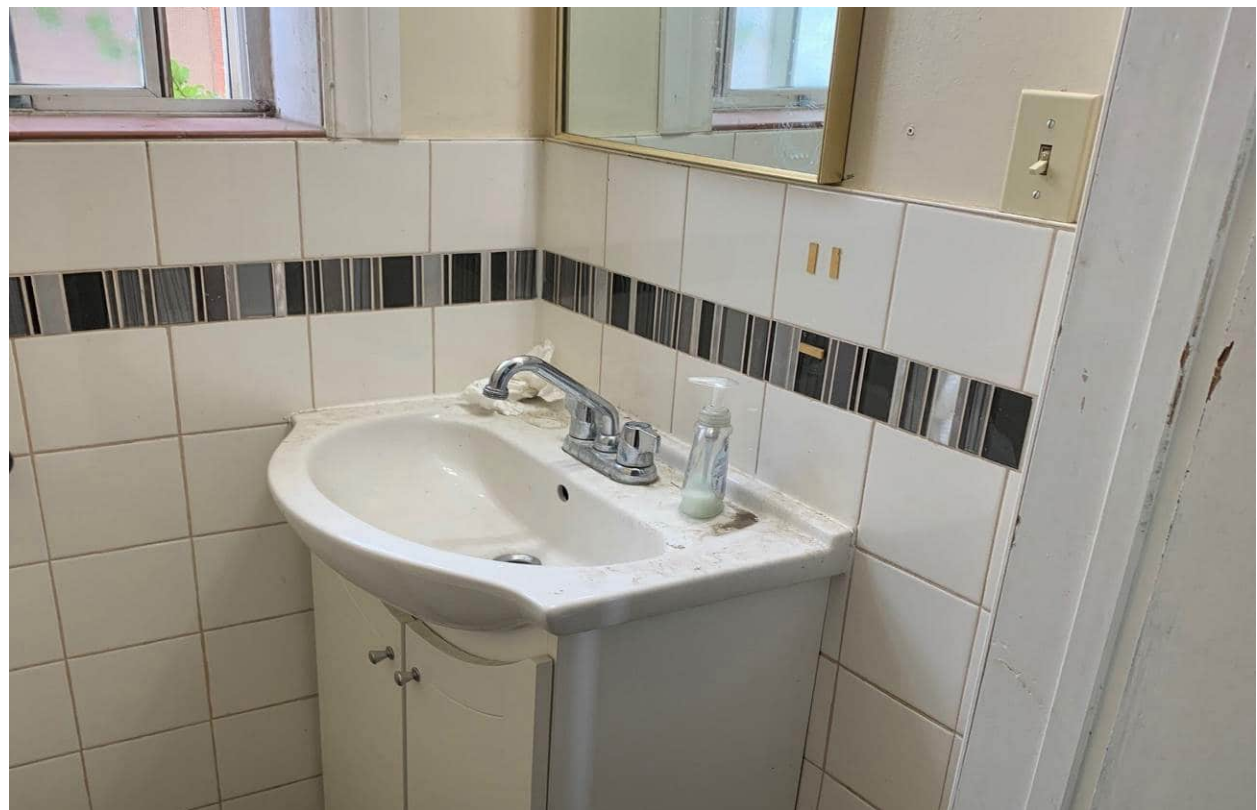
Photograph No.6 – Kitchen Space.

PHOTOGRAPHIC LOG

Interior Motel Views



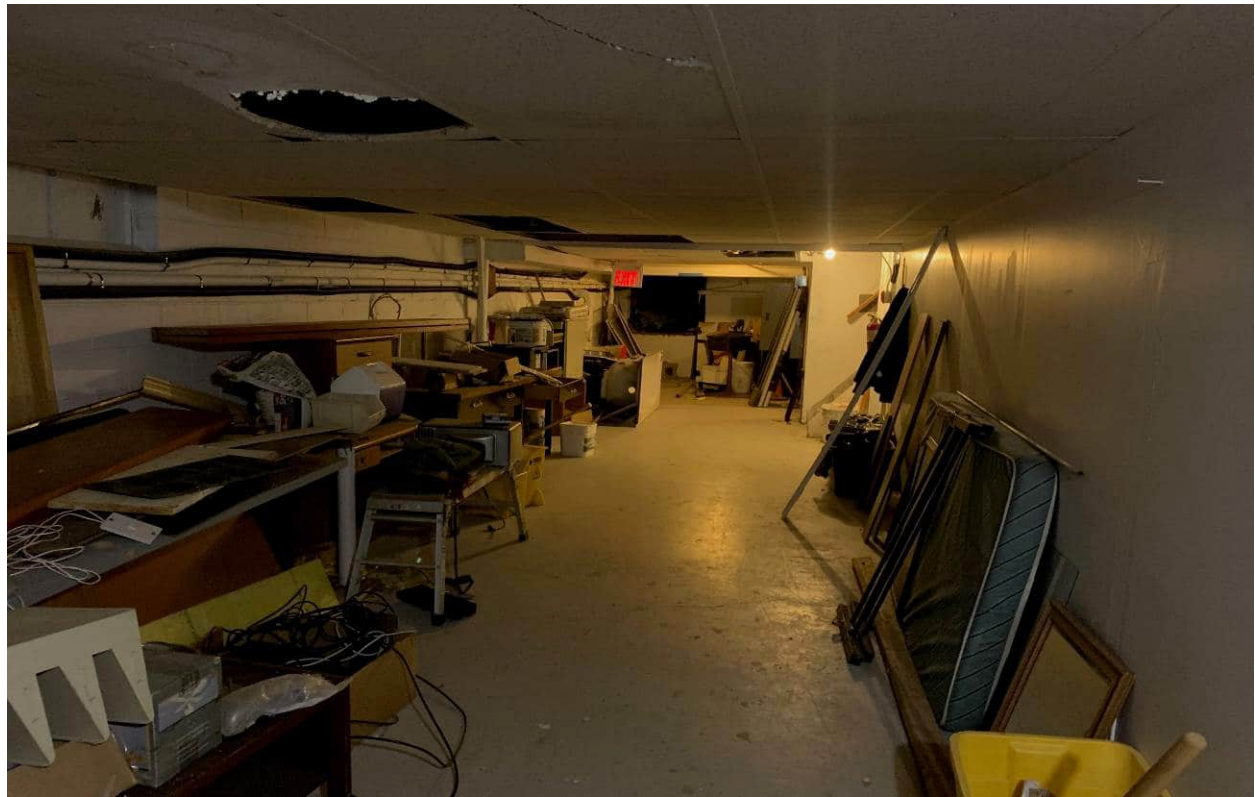
Photograph No.7 – Representative of the units.



Photograph No.8 - Unit Bathroom.

PHOTOGRAPHIC LOG

Interior Motel Views



Photograph No.9 – Basement hallway.



Photograph No.10 – Electrical room.

PHOTOGRAPHIC LOG

Interior Motel Views



Photograph No.11 – Furnace room.



Photograph No.12 – Laundry room.

PHOTOGRAPHIC LOG

Potential Designated Substance Hazardous Materials



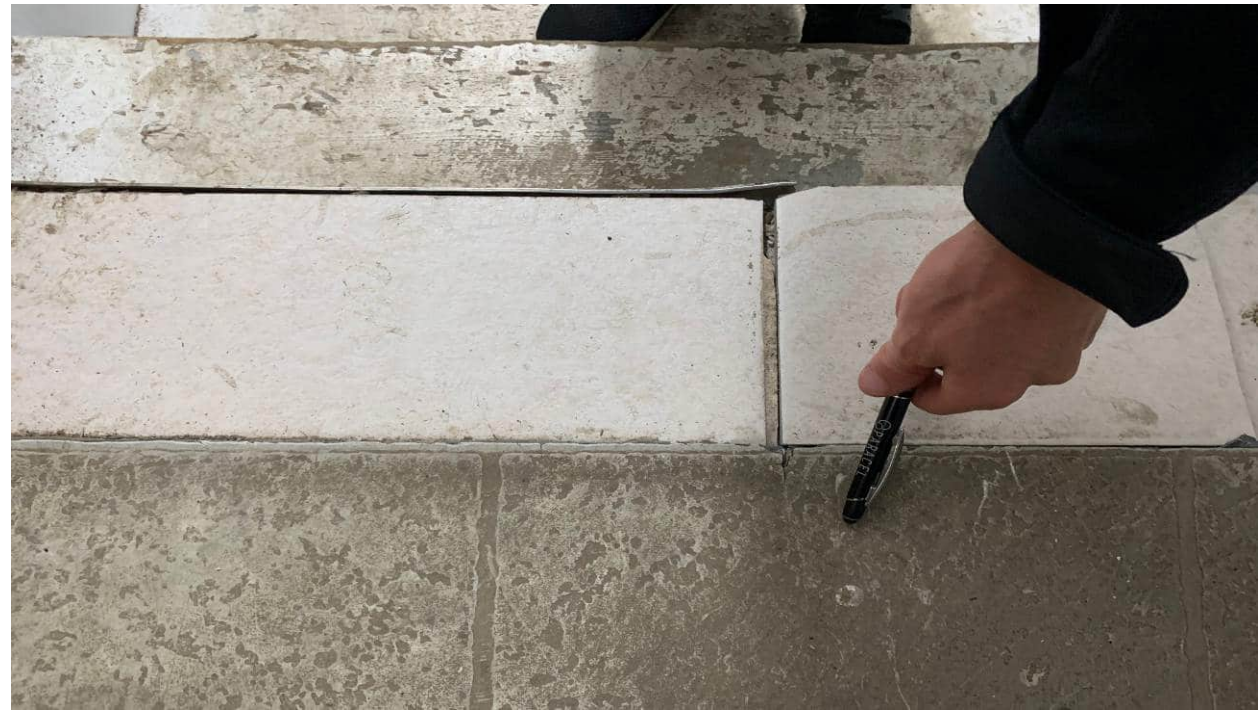
Photograph No.13 – Ceiling tiles.



Photograph No.14 – Basement ceiling, drywall joint compound.

PHOTOGRAPHIC LOG

Potential Designated Substance Hazardous Materials



Photograph No.15 – Vinyl floor tiles.



Photograph No.16 – Potential lead-based paints.

PHOTOGRAPHIC LOG

Adjacent Properties



Photograph No.17 – North adjacent residential properties.



Photograph No.18 – South adjacent commercial properties.

PHOTOGRAPHIC LOG

Adjacent Properties



Photograph No.19 – East adjacent properties.



Photograph No.20 – West adjacent hotel property.

APPENDIX H

POTENTIALLY CONTAMINATING ACTIVITIES

POTENTIALLY CONTAMINATING ACTIVITIES

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

Table 2, Schedule D, Ontario Regulation (O.Reg.) 153/04 (as amended)

APPENDIX I

PHASE ONE CSM

PHASE ONE CONCEPTUAL SITE MODEL

A Phase One Conceptual Site Model (CSM) was prepared in accordance with Schedule D, Part V of O. Reg. 153/04 (as amended). The Phase One Conceptual Site Model is detailed below and should be read along with Figures 1-4. The Phase One CSM addresses the property located at 7701 Lundy's Lane, Niagara Falls, Ontario, herein referred to as the "Phase One Property" or the "Site". Refer to Figure 1 for the Site Location Map.

Site Description

The Site, which is approximately 0.70 hectares and triangular in shape, is located at the intersection of Lundy's Lane and Beaverdams Road. The north side of the property is bounded by an open grassy land before residential buildings, while the west, south, and east parts are surrounded by Beaverdams Road, Lundy's Lane, and Travelodge Hotel, respectively. Commercial activities (Rockwell Resort and the Little Wedding Chapel) are currently operational at the Phase One Property. Aerial photographs indicate that the Site was vacant in 1934, with commercial structures have been identified on-site since the 1950s, as supported by the EcoLog Firemaps.

Water Bodies & Areas of Natural Significance

The Niagara Peninsula Conservation Authority (NPCA) watershed map shows that the Phase One Study Area is part of the CHIPPAWA POWER CANAL sub-watershed (34,904,989.96 m²). NSSL did not identify any provincially significant wetlands in the Study Area. The Phase One Property is not considered a sensitive Site, based on the definition of O. Reg. 153/04. "41. (1) This section applies in relation to a property if,

- (a) The property is,
 - (i) Within an area of natural significance,
 - (ii) Includes or is adjacent to an area of natural significance or part of such an area, or
 - (iii) Includes land within 30 m of an area of natural significance or part of such an area."

Regional and Site Specific Geologic and Hydrogeological Information

Topography, Hydrology, and Geology

The ground surface of the Site is relatively flat-lying, with an elevation of 194.83 m above sea level (masl). The elevation of the Study Area was noted as decreasing from south-southeast. Groundwater depths at the Phase One Property could not be determined because the available well records for the area did not indicate if groundwater had been intercepted. Surface water drainage would be directed towards the catchment basins onsite and located southeast of the Site at Lundy's Lane (south), and Beaverdams Road (southeast). The groundwater flow direction was inferred to be south-southeast based on the topography of the Study Area. A review of the Ministry of Northern Development and Mines, "Quaternary Geology of

Southern Ontario”, Map 2496, reveals that the Site is situated within Late Wisconsinan characterized by Glaciolacustrine nearshore and deltaic sand and silt. Map 2544, showing the “Bedrock Geology of Southern Ontario”, reveals that the Study Area is underlain by Sandstone, shale, dolostone, and siltstone, which belong to the Lockport Formation in the Middle and Lower Silurian.

Drinking Water Wells

The MECP provides the public with access to their well record inventory. Well records for the study site and study area (if available) were accessed and reviewed for information pertaining to the area’s hydrogeological and geological characteristics. No Drinking water wells were identified within the study area.

Roads Within the Phase One Study Area

Refer to Figure 3 for the names of the roads within the Phase One Study Area.

Uses of Properties Adjacent to the Site

The adjacent properties around the Phase One Property are used for residential and commercial purposes, including hotels, motels, and restaurants. All adjacent properties are highlighted in Figure 3.

Underground Utilities

The study area is serviced with municipal water and private utilities. At the time of the Site reconnaissance, no source of potable water was observed on the Phase One Property.

Potentially Contaminating Activities

Based on information obtained and reviewed during this Phase One ESA, four Potentially Contaminating Activities (PCAs) associated with the Site and surrounding properties resulting in two Areas of Potential Environmental Concern (APECs) on the Phase One property. A copy of the list of PCAs prescribed in O. Reg. 153/04 is provided in Appendix H.

PCA- 1/APEC- 1: #28. Gasoline and Associated Products Storage in Fixed Tanks. The 1965 Firemap shows that a historical Auto Service Centre with a UST occupied the Southeastern portion of the Site. This information was also supported by a Record of Site Condition filing for nearby property 7736 & 7746 Beaverdams Road. The presence of a UST and operation of a portion of the site as an Auto Service Centre is a PCA that results in an APEC to the Site’s soil and groundwater.

PCA-2/APEC-2: #30. Importation of Fill Material of Unknown Quality. The 1954-55 aerial photographs identified some building structures on-site prior to the construction of the current commercial motel. The demolition of previous structures could have necessitated the backfilling of these areas to achieve grade

before the construction of the current commercial building. The potential importation of fill material of unknown origin and composition to these areas results in a PCA and APEC.

PCA-3: #Other. De-Icing Activities. The interior of the courtyard in front of the motel is comprised of an asphaltic concrete parking lot for guests. Elevated concentrations of Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR) are contaminants commonly found beneath parking lots and roadways, typically attributed to the application of de-icing substances to surfaces during winter months, drippings from parked vehicles, placement of plowed snow, and proximity to adjacent roadways (overspray from road de-icing).

As per O. Reg. 153/04 section 49.1, if an applicable site condition standard is exceeded at a property solely because of one of the following reasons, the applicable site condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act:

1. *The qualified person has determined, based on a phase one environmental site assessment or a phase two environmental site assessment, that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both.*

Therefore, as per the above, sampling of the soil within the parking areas will not be required as the standard is deemed to be met.

Off-Site

PCA-4: #28. Gasoline and Associated Products Storage in Fixed Tanks. The 1965 Firemap identifies an Auto Service Centre at 7600 Lundy's Lane, located approximately 50 m southeast of from the Phase One property. The presence of a UST and operation of a service station is a PCA but does not result in an on-site APEC due to its distance from the Site and inferred groundwater flow direction (south-southeast), away from the site.

Area of potential environmental concern ¹	Location of the area of potential environmental concern on phase one property	Potentially contaminating activity ²	Location of PCA (on-site or off-site)	Contaminants of potential concern ³	Media potentially impacted (Groundwater, soil, and/or sediment)
APEC-1	East/southeastern portion of Phase One Property	#28. Gasoline and Associated Products Storage in Fixed Tanks	On-site	Metals, PHCs, BTEX, PAHs, VOCs	Soil and Groundwater
APEC-2	Eastern portion of Phase One Property	#30. Importation of Fill Material of Unknown Quality	On-site	Metals, PHCs, BTEX, PAHs, pH/SAR/EC	Soil



Uncertainty or Absence of Information

The property questionnaire was not returned to NSSL for review. It is not anticipated to affect the findings and conclusions of this Phase One ESA report.

APPENDIX J

GROUND PENETRATING RADAR SURVEY



Utilities Located: <input type="checkbox"/> Gas <input type="checkbox"/> Electrical <input type="checkbox"/> Water <input type="checkbox"/> Sanitary Services <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Telecom <input type="checkbox"/> Unknown	Date Completed: 10/18/2023
---	-------------------------------

Located Area: Excavator shall not work outside the located area without obtaining another locate.

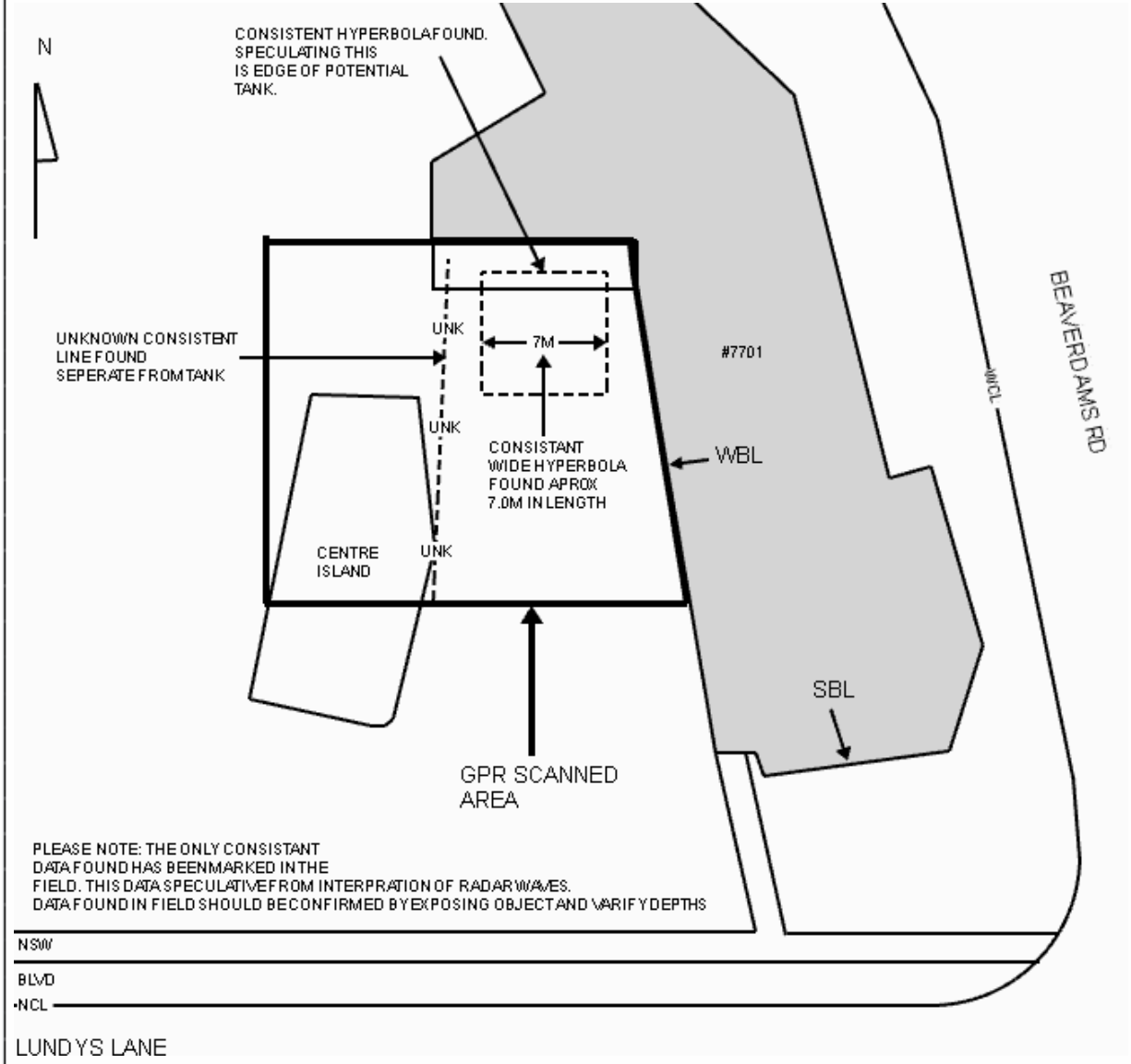
From: 55M N OF THE SBL OF #7701LUNDYS LANE	To: 25M N OF THE SBL OF #7701 LUNDYS LANE
From: 20M W OF THE WBL OF #7701 LUNDYS LANE	To: WBL OF #7701 LUNDYS LANE

LEGEND

Water	-W-
Sanitary Sewer	-SAN-
Storm Sewer	-ST-
Street Lights	-SL-
Traffic	-TS-
Gas Service	-GS-
Gas Main	-GM-
Fibre Optic	-FO-
Telephone Cable	-B-
Conduit	-C-
Hydro Primary	-HP-
Hydro Service	-HS-
Valve Chamber	
Water Main Valve	
Water Service Valve	
Building Line	BL
Fence Line	FL
Face of Curb	CL
Road Edge	RE
Driveway	DW
Sidewalk	SW
Catch Basin	
Manhole	
Pole	
Demarcation	
Railway	#####
Hydrant	
Pedestal	
North	N
South	S
East	E
West	W

HAND DIG CAUTIOUSLY WITHIN 1 m AS MEASURED HORIZONTALLY FROM THE FIELD MARKINGS TO AVOID DAMAGING THE BURIED UTILITIES. IF YOU DAMAGE THE PLANT, YOU MAY BE HELD LIABLE. IF YOU DAMAGE THE BURIED PLANT, CONTACT THE FACILITY OWNER IMMEDIATELY. DEPTH VARIES AND MUST BE VERIFIED BY HAND DIGGING OR VACUUM EXCAVATION.

LOCATE AREA HAS BEEN ALTERED AS PER:



PLEASE NOTE: THE ONLY CONSISTANT DATA FOUND HAS BEEN MARKED IN THE FIELD. THIS DATA SPECULATIVE FROM INTERPRATION OF RADAR WAVES. DATA FOUND IN FIELD SHOULD BE CONFIRMED BY EXPOSING OBJECT AND VERIFY DEPTHS

This form is valid only with the primary locate sheet. This sketch is not to scale. Measurements are in metres.

A copy of the Primary Locate Sheet and the Auxiliary Locate Sheet must be on site and in the hands of the machine operator during the work operations. Should sketch and markings not coincide, a new locate must be obtained.

The party requesting the locate of underground services, hereafter known as the Customer, shall indemnify and save Ontario Utility Locates and it's employees and/or subcontractors harmless from and against all actions, proceedings, claims and demands for injuries, death, losses, debts, costs, damages and expenses which may be brought against or suffered by the Customer or its clients or which any of them may sustain, pay or incur as a result of the location of underground plant given that the customer is solely responsible to provide the specific details and/or records of the plant or equipment that is 'in situ and within the area of the locate. THIS PRIVATE LOCATE IS NOT VALID WITHOUT A VALID ONE CALL LOCATE