



August 29, 2025

Project No. CA0053504.3959

John Mestek

River Realty Development (1976) Inc.
6265 Morrison Street,
Niagara Falls, ON
L2E 7H1

**ENVIRONMENTAL SITE ASSESSMENT AND REMEDIATION SUMMARY LETTER – 3456 PORTAGE ROAD,
NIAGARA FALLS, ONTARIO**

Dear Mr. Mestek,

WSP Canada Inc. (WSP) was retained by River Realty Development (1976) Inc. (River Realty) to complete a Phase One and Two Environmental Site Assessment (ESA), and Soil Remediation Program (SRP; the Environmental Investigations) at 3456 Portage Road in Niagara Falls, Ontario (herein referred to as the Site). A Site Location Plan is included in **Figure 1**. A plan showing the layout of the Site and surrounding properties is included in **Figure 2**. The Environmental Investigations were completed in accordance with Ontario Regulation (O.Reg.) 153/04 to:

- Identify potentially contaminating activities (PCAs) at the Site and within 250 metres (m) of the Site (**Figure 3**) to determine if any areas of potential environmental concern (APECs) exist at the Site (**Figure 4**);
- Investigate the quality of soil and groundwater at the Site to determine if any exceedances of the applicable Ministry of the Environment, Conservation and Parks (MECP) site conditions standards (SCS) are present in soil and/or groundwater; and
- Remediate the exceedances of the applicable SCS found in soil samples at the Site by removing the contaminated soil from the Site and depositing it at Walkers Landfill (Walkers) in Thorold, Ontario.

This letter report summarizes the results of the Phase One ESA, the Phase Two ESA, including all soil and groundwater sampling activities completed to date, and the SRP completed at the Site.

1.0 PHASE ONE ESA

At the time of the site reconnaissance, conducted on May 13, 2025, the Phase One Property was vacant with one two-storey building. It is understood the Phase One Property is to be redeveloped for residential land use. The Phase One Property is owned by the Client.

Based on our historical review, the Phase One Property appears to have been developed with a residential / commercial building since at least 1932, according to the city directories.

Based on the information obtained and reviewed as part of this Phase One ESA, five APECs were identified at the Phase One Property as follows:

Area of Potential Environmental Concern ¹	Location of 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 - Possible fill material of unknown quality was used for grading purposes on the Phase One Property. The extent of the fill materials is unknown.	The Phase One Property	#30. Importation of Fill Material of Unknown Quality	On-site	Metals, As, Se, Sb, PHCs, BTEX, PAHs, pH, EC, SAR	Soil
APEC 2 - Salt and ice-melt was applied to the walkways, entrances, and parking lot for safety purposes during the winter.	The parking lot areas, walkways, and entrances	Other – Salting and application of ice-melt on the walkways, entrances, and parking lot for safety purposes in the winter. Exempt by O.Reg. 153/04 Section 49.1	On-site	EC, SAR Exempt by O.Reg. 153/04 Section 49.1	Soil Exempt by O.Reg. 153/04 Section 49.1
APEC 3 - A pad-mounted transformer was present at the time of the Site Visit near the southwest corner of the Phase One Property.	Southwest corner of the Phase One Property	#55. Transformer Manufacturing, Processing and Use	Off-site	PCBs, PHCs, BTEX	Soil and Groundwater
APEC 4 - Two steel gasoline tanks with a capacity of 22,700 and 45,400 L were listed for the property immediately south of the Phase One Property. The property was historically occupied by an ESSO gas station and operated from the 1950s to the 1990s.	Southern portion of the Phase One Property	#28. Gasoline and Associated Product Storage in Fixed Tanks	Off-site	PHCs, VOCs, metals, As, Se, Sb	Groundwater

Area of Potential Environmental Concern ¹	Location of 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 5 - Two dry-cleaning businesses were listed for the commercial plaza across Portage Road, west of the Phase One Property. Royal Professional Dry Cleaner/Colonial Cleaners operated at 3519/3523 Portage Road (110 m southwest) from 1970 to 2017. Imperial Cleaners has operated at 3489/3479 Portage Road (80 m west of the Phase One Property) since 1965.	Southwestern portion of the Phase One Property	#37. Operation of Dry Cleaning Equipment (where chemicals are used)	Off-site	VOC	Groundwater

A Phase Two ESA was recommended to address these APECs.

2.0 PHASE TWO ESA

The Phase Two ESA fieldwork was conducted between May 21, 2025 and July 3, 2025 and consisted of the drilling of boreholes and the installation of monitoring wells and the excavation of testpits for delineation purposes. All field sampling was carried out by WSP. The field activities were carried out in general accordance with the field investigation requirements of Part VIII and Schedule E of O.Reg. 153/04.

The analytical results from the sampling and analysis program indicated that the reported concentrations of lead and various polycyclic aromatic hydrocarbons (PAHs) parameters in fill material at the Phase Two Property did not meet the applicable MECP Table 3 site condition standards (residential/parkland/institutional property use, coarse textured soil). The reported concentrations of all other parameters tested in soil and groundwater were below the Table 3 SCS.

An SRP was recommended to address these soil impacts following delineation of the lead and PAH-impacted soils.

3.0 SOIL REMEDIATION PROGRAM

The Site building was demolished by a contractor retained by the Client prior to the SRP.

To determine the disposal requirements of the metal and PAH-impacted fill, a representative sample of the fill was submitted for Ontario Regulation 558 (O.Reg. 558) Toxicity Characteristic Leaching Procedure (TCLP) testing for inorganics, Volatile Organic Compounds (VOCs), and total (bulk) Polychlorinated Biphenyls (PCBs). The O.Reg. 558 TCLP analysis amended the former O.Reg. 347 of the revised Regulation of Ontario, 1990 made under the Environmental Protection Act as of 31 March 2001.

The TCLP results were compared to Schedule 4 Leachate Quality Criteria provided in O.Reg. 558 (the "Schedule 4 Criteria"). The submitted sample was classified as non-hazardous under the revised O.Reg. 558 Schedule 4 leachate quality criteria and was approved for disposal at the Walker Industries landfill in Thorold, Ontario.

On August 21, 2025, 242.42 metric tonnes of soil/fill was removed from the central portion of the property and was transported to Walker's landfill for disposal. WSP was present to document the removal and collect the verification soil samples. The results of the verification soil samples indicated the remediation was successful, as the final walls and floor samples met the applicable MECP standards.

4.0 CONCLUSIONS

WSP was retained by River Realty to complete a Phase One and Two ESA, and SRP at 3456 Portage Road in Niagara Falls, Ontario. The Phase Two ESA identified metal and PAH-impacted soil/fill in the central portion of the Site. No groundwater impacts were identified. Removal and landfill disposal of this impacted soil/fill was successful.

Based on the successful remediation, the Site meets the applicable MECP Table 3 SCS (residential / parkland / institutional property use, coarse textured soil).

5.0 CLOSING

We trust that this report meets your immediate requirements. If you have any questions regarding this report, please do not hesitate to contact this office.

Sincerely,

WSP Canada Inc.



Braedan Huras
Environmental Scientist

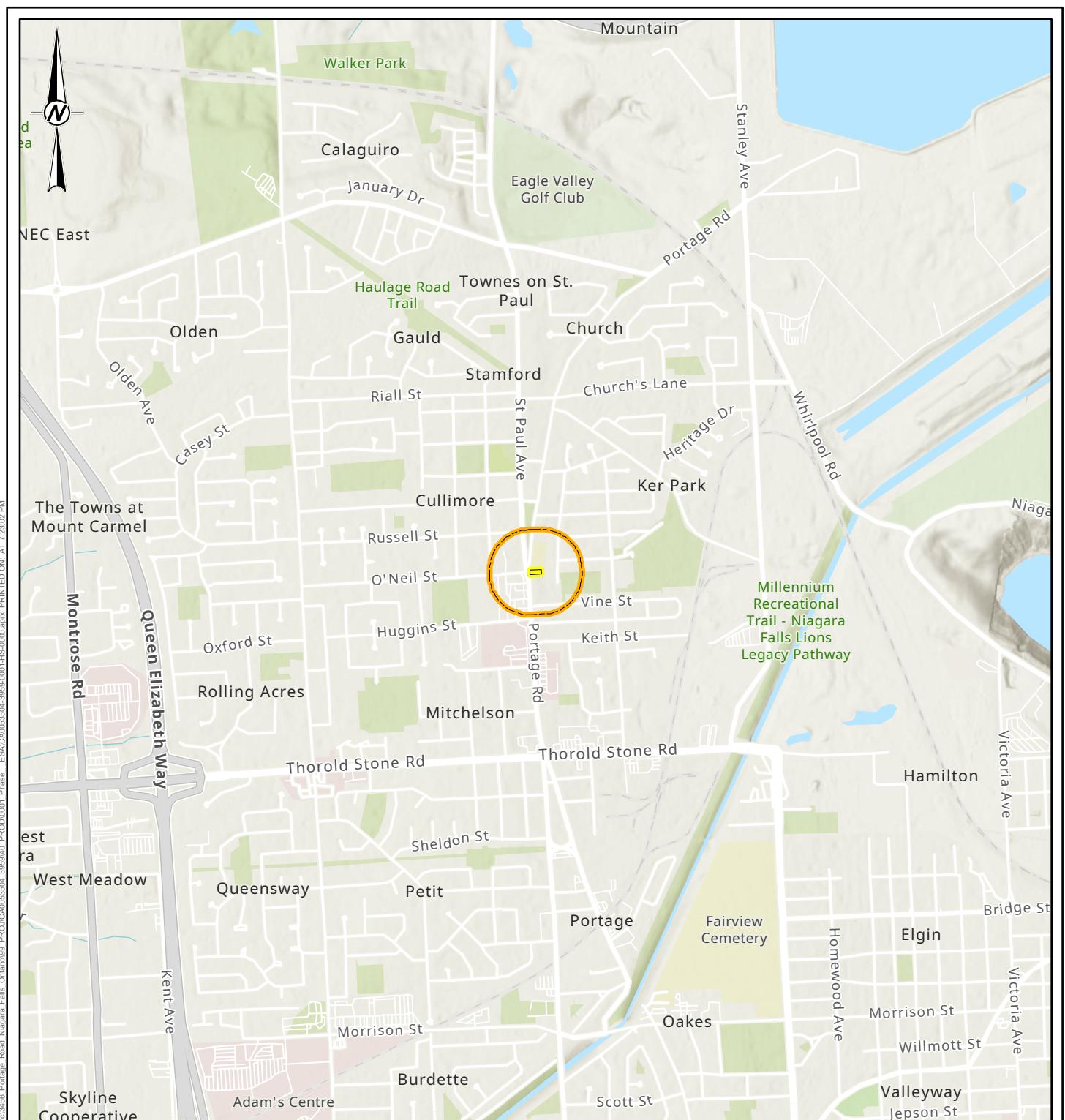


Patrick Shriner, P.Geo., QPESA
Principal, Environmental Scientist

BH/PS/rc

Attachments: Figure 1 – Site Plan and Borehole/Test Pit Locations
Figure 2 – Summary of Soil Analytical Results
Figure 3 – Remediation Areas
Figure 4 – Areas of Potential Environmental Concern

Figures



LEGEND

 PHASE ONE PROPERTY BOUNDARY
 PHASE ONE STUDY AREA

A scale bar for a 1:25 000 map. It features a horizontal line with three white segments and two black segments. Above the line, '0', '500', and '1,000' are labeled. Below the line, '1:25 000' is on the left and 'METRES' is on the right.

NOTE(S)

1. PHASE ONE PROPERTY CENTROID COORDINATES = 654620.99 E, 4776208.15 N.
2. PHASE ONE PROPERTY AREA = 0.10 HECTARES.

REFERENCE(S)

1. BASE MAP: ESRI, NASA, NGA, USGS, FEMA, SOURCES: ESRI, TOMTOM, GARMIN, FAO, NOAA, USGS, © OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY
2. PROPERTY BOUNDARY IS APPROXIMATE AND MAY NOT MATCH THE LEGAL BOUNDARY
3. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT

RIVER REALTY DEVELOPMENT (1976) INC.

PROJECT

3456 PORTAGE ROAD, NIAGARA FALLS, ONTARIO

TITLE

SITE LOCATION

CONSULTANT

YYYY-MM-DD 2025-05-27

2025-05-27

DESIGNED JT

JT

PREPARED AR

AR

REVIEWED AF

AF

APPROVED PS

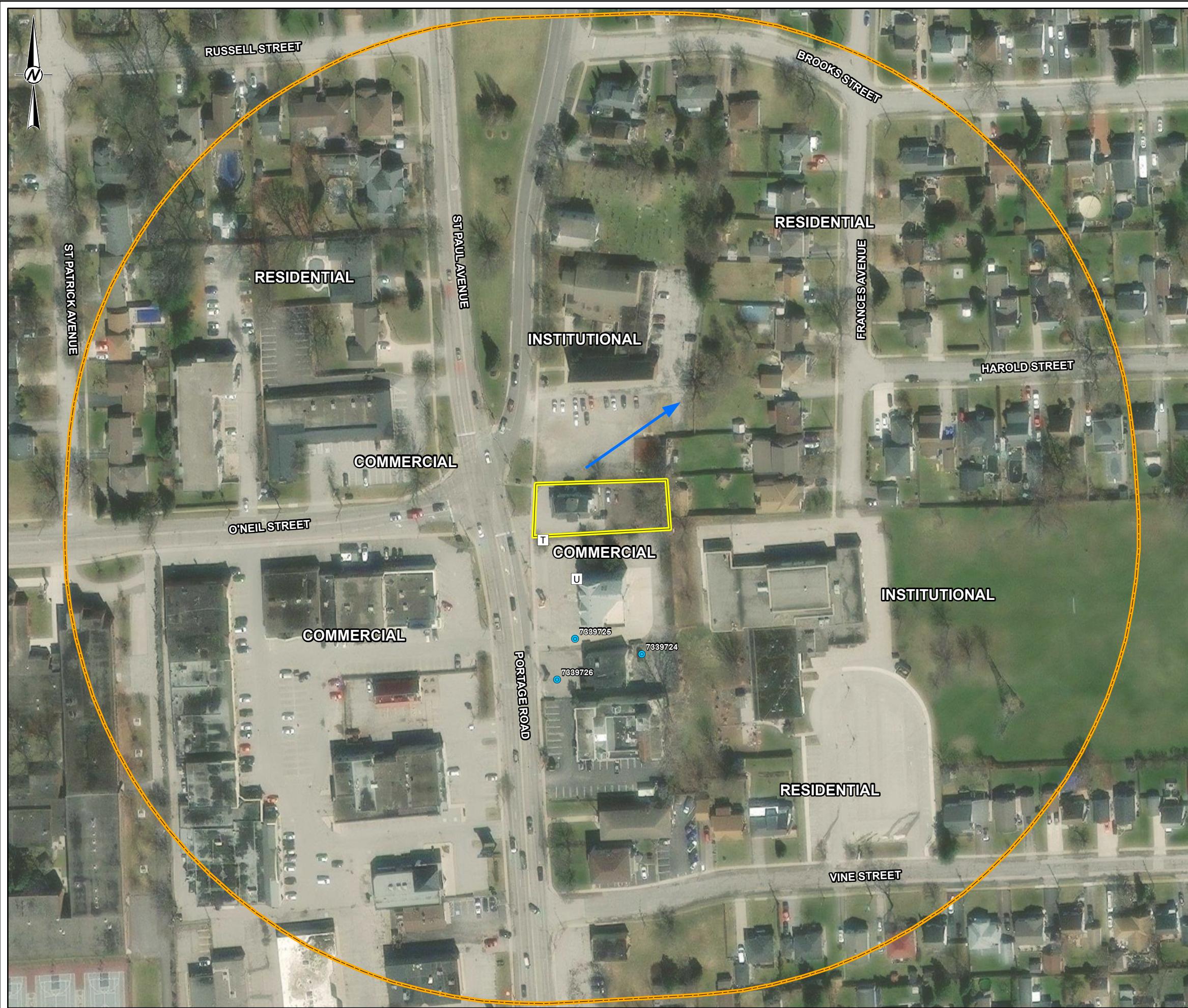
PS

PROJECT NO.
CA0053504.3959

CONTROL
0001

REV.
0

FIGURE
1



LEGEND	
WELL RECORD	●
UST	□
TRANSFORMER	■
INFERRED GROUNDWATER FLOW DIRECTION	→
PHASE ONE PROPERTY BOUNDARY	■
PHASE ONE STUDY AREA	○

0 30 60 METRES

REFERENCE(S)

- FIGURE INCLUDES THE FOLLOWING LAYERS OBTAINED FROM LAND INFORMATION ONTARIO AND MECP: ROADS, RAILWAYS, UTILITY LINES, WATER BODIES, WELL RECORDS, PETROLEUM WELLS, FGP/DFO SARA CRITICAL HABITAT, PROVINCIAL SIGNIFICANT WETLANDS, WILDERNESS AREAS, NIAGARA ESCARPMENT PLAN DESIGNATION, ORM LAND USE DESIGNATION, PROVINCIAL PARKS/CONSERVATION RESERVES, MUNICIPAL PARKS, AREAS OF NATURAL AND SIGNIFICANT INTEREST (ANSI), NATURAL HERITAGE AREA, SIGNIFICANT ECOLOGICAL AREA.
- PROPERTY BOUNDARY IS APPROXIMATE AND MAY NOT MATCH THE LEGAL BOUNDARY
- BASE MAP: MAXAR, MICROSOFT
- COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

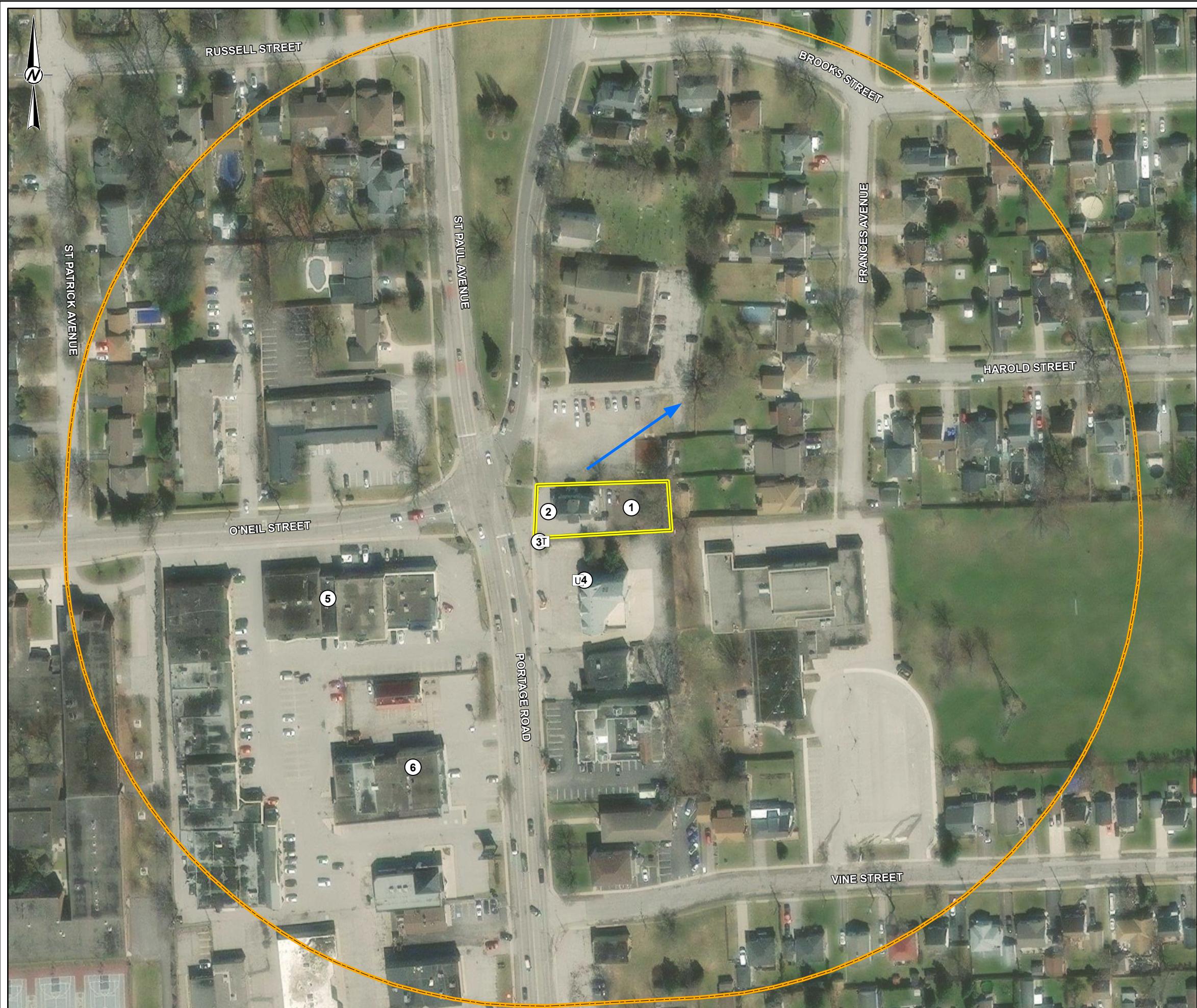
CLIENT
RIVER REALTY DEVELOPMENT (1976) INC.

PROJECT
3456 PORTAGE ROAD, NIAGARA FALLS, ONTARIO

TITLE
PHASE ONE PROPERTY AND PHASE ONE STUDY AREA

CONSULTANT YYYY-MM-DD 2025-05-27
DESIGNED JT
PREPARED AR
REVIEWED AF
APPROVED PS

PROJECT NO. CA0053504.3959 CONTROL 0001 REV. 0 FIGURE 2



LABEL	PCA	DESCRIPTION
1	30 - IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY	POSSIBLE FILL MATERIAL OF UNKNOWN QUALITY WAS USED FOR GRADING PURPOSES ON THE PHASE ONE PROPERTY. THE EXTENT OF THE FILL MATERIALS IS UNKNOWN.
2	N/A	SALTING OF THE WALKWAYS AND PARKING LOT FOR SAFETY PURPOSES IN THE WINTER.
3	55 - TRANSFORMER MANUFACTURING, PROCESSING AND USE	A PAD-MOUNTED TRANSFORMER WAS PRESENT AT THE TIME OF THE SITE VISIT NEAR THE SOUTHWEST CORNER OF THE PHASE ONE PROPERTY.
4	28 - GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS	TWO STEEL GASOLINE TANKS WITH A CAPACITY OF 22,700 AND 45,400 L WERE LISTED FOR THE PROPERTY IMMEDIATELY SOUTH OF THE PHASE ONE PROPERTY. THE PROPERTY WAS HISTORICALLY OCCUPIED BY AN ESSO GAS STATION AND OPERATED FROM THE 1950S TO THE 1990S.
5	37 - OPERATION OF DRY CLEANING EQUIPMENT (WHERE CHEMICALS ARE USED)	IMPERIAL CLEANERS HAS OPERATED AT 3489/3479 PORTAGE ROAD (80 M WEST OF THE PHASE ONE PROPERTY) SINCE 1965.
6	37 - OPERATION OF DRY CLEANING EQUIPMENT (WHERE CHEMICALS ARE USED)	ROYAL PROFESSIONAL DRY CLEANER/ COLONIAL CLEANERS OPERATED AT 3519/3523 PORTAGE ROAD (110 M SOUTHWEST) FROM 1970 TO 2017.

1:1,500 METRES

REFERENCE(S)

1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE - ONTARIO.
2. PROPERTY BOUNDARY IS APPROXIMATE AND MAY NOT MATCH THE LEGAL BOUNDARY
3. BASE MAP: MAXAR, MICROSOFT
4. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N

CLIENT
RIVER REALTY DEVELOPMENT (1976) INC.

PROJECT
3456 PORTAGE ROAD, NIAGARA FALLS, ONTARIO

TITLE
POTENTIALLY CONTAMINATING ACTIVITIES

CONSULTANT 1000/MILLION 2005-05-07

CONSULTANT	YYYY-MM-DD	2025-05-27
	DESIGNED	JT
	PREPARED	AR
	REVIEWED	AF
	APPROVED	RS

PROJECT NO.	CONTROL	APPROVED	PS
CA0053504.3959	0001	0	

WSP

