PHASE I ENVIRONMENTAL SITE ASSESSMENT

7800 Lundy's Lane
Niagara Falls, Ontario

RiskCheck Project No. 31464

Prepared for:
Gatta Homes
28 Cottage Street
Niagara Falls, Ontario
L0S 1J0

Prepared by:
RiskCheck Environmental
7050 Woodbine Avenue, Suite 106
Markham, Ontario
L3R 4G8

Tel: (416) 640-2444
Fax: (416) 640-2445
www.riskcheckenv.com

January 6, 2025

EXECUTIVE SUMMARY

RiskCheck Environmental (RiskCheck) was retained by Gatta Home Inc., herein also referred to as the "Client", to carry out a Phase I Environmental Site Assessment (ESA) of the commercial property located at 7800 Lundy's Lane in Niagara Falls, Ontario (subject property). The Phase I ESA was completed in general accordance with the requirements of the Canadian Standards Association (CSA) Standard Z768-01, as reaffirmed in 2016.

The subject property appeared to be rectangular in shape and comprised a total area of approximately 250 m. sq. The subject property consisted of a two-storey commercial building with no basement (subject building). The subject building reportedly was constructed in approximately the 1970s-1980s.

Authorization to proceed with this Phase I ESA was awarded by Mr. Cyrus Gatta of Gatta Homes on December 23, 2024. RiskCheck understands that the Client requires this investigation for their due diligence purposes.

A Phase II ESA is not recommended for the subject property at this time.

A Hazardous Building Materials Survey should be completed prior to any renovations and/or building demolition activities.

At the time of issuance of this report, a response had not been received from the Ontario Ministry of the Environment, Conservation and Parks (MECP) Freedom of Information and Privacy Office regarding a search of their records for any pertinent information on the subject property. Should further information be received which alters the conclusions of this report, an addendum will be forwarded to the Client.

The statements made here in the Executive Summary are subject to the same limitations outlined in Section *8. - Closure* and are to be read in conjunction with the remainder of the Phase I ESA report.

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1. INTRODUCTION

RiskCheck Environmental (RiskCheck) was retained by Gatta Home Inc., herein also referred to as the "Client", to carry out a Phase I Environmental Site Assessment (ESA) of the commercial property located at 7800 Lundy's Lane in Niagara Falls, Ontario (subject property). The Phase I ESA was completed in general accordance with the requirements of the Canadian Standards Association (CSA) Standard Z768-01, as reaffirmed in 2016.

The subject property appeared to be irregular in shape and comprised a total area of approximately 2,300 m. sq. The subject property consisted of a two-storey commercial building with no basement (subject building). The subject building reportedly was constructed in approximately the 1970s to 1980s.
A location plan is presented as Figure No. 1 in Appendix A.

Authorization to proceed with this Phase I ESA was awarded by Mr. Cyrus Gatta of Gatta Homes on December 23, 2024. RiskCheck understands that the Client requires this investigation for their due diligence purposes.

1.1. Property Description

At the time of the site visit, the subject property consisted of a two-storey commercial building with no basement (subject building). The subject building was estimated to be constructed in the 1970s to 1980s.

The current tenants at the subject building were comprised of Super 8, a motel business.

The subject property was bounded to the north, east and west by commercial properties and to the south by parkland.

A site and surrounding land use plan is presented on Figure No. 2 in Appendix A. Selected photographs of the subject property are presented in Appendix B.

2. SCOPE OF INVESTIGATION

The Phase I ESA was completed in general accordance with the requirements of the CSA Standard Z768-01, as reaffirmed in 2016. The scope of this Phase I ESA consisted of the following:

i. Review of historical records (where reasonably available) for the subject property and neighbouring properties including available previous environmental reports (provided by the Client), city directories, fire insurance plans (FIPs) and aerial photographs to evaluate the current environmental condition at the subject property;
ii. Assess the physical setting of the subject property and environs using reasonably available topographic and physiographic maps, and geological and hydrogeological information;
iii. Review of an Environmental Risk Information Services Ltd. (ERIS) report for the subject property and surrounding properties;
iv. Review of available property underwriters' plans, property underwriters' reports and other available records from Opta Information Intelligence (Opta) for the subject property;
v. Contacting provincial agencies to determine the existence of any records for the subject property regarding environmental regulatory non-compliance or environmental impacts;

vi. Conduct interviews with personnel knowledgeable about the subject property and its history;
vii. Complete a site visit to assess the current environmental condition of the subject property and a visual assessment of the surrounding properties (where visible from the subject property and/or publicly accessible areas); and,
viii. Complete a report and provide recommendations for further actions or investigations, if any.

For the purposes of this investigation, the Phase I ESA study area was generally defined as a radius of approximately 250 m from the subject property and the above noted resources were consulted up to the maximum extent of the Phase I ESA study area (see Figure No. 1 in Appendix A).

A Phase I ESA does not include any intrusive testing and/or laboratory analysis of site conditions, and no intrusive testing and/or laboratory analysis of site conditions was authorized under this Phase I ESA scope of work. The Phase I ESA is not intended to fulfil the requirements of Ontario Regulation (O. Reg.) 153/04 (as amended), inclusive of filing a Record of Site Condition (RSC) with the Ontario Ministry of the Environment, Conservation and Parks (MECP).

No deviations and/or enhancements were required to the Phase I ESA scope of work from those as described in the CSA Standard.

3. RECORDS REVIEW

3.1. General

A historical review was undertaken to assess potential environmental impacts from prior use of the subject property and neighbouring properties. RiskCheck conducted a review of records and files including computer databases, city directories, previous environmental reports, FIPs, and aerial photographs (where reasonably available or as provided by the Client). RiskCheck also contacted the Technical Standards & Safety Authority (TSSA), Opta, ERIS, and the MECP Freedom of Information and Privacy Office regarding the subject property.

3.2. Physical Setting

3.2.1. Topography, Geology and Hydrogeology

The topography of the subject property was generally observed to be flat with a gentle downwards slope to the north.

Geology

A review of the Quaternary Geology of Ontario, Southern Sheet; Ontario Geological Survey, Map 2556, scale 1:1,000,000 (Barnett, P.J., Cowan, W.R., and Henry, A.P., 1991) obtained from the Ontario Ministry of Energy, Northern Development and Mines (MENDM) indicated that the subsurface soil conditions in the vicinity of the subject property consisted of coarse-textured glaciolacustrine deposits of the sand, gravel, minor silt and clay.

A review of the Ontario Geological Survey (1991), Bedrock Geology of Ontario, Southern Sheet; Ontario Geological Survey, Map 2544, scale 1:1,000,000 and obtained from the MENDM, indicated that the

bedrock type in the vicinity of the subject property consisted of Sandstone, Shale, dolostone, siltstone of the Guelph Formation.

It should be noted that a subsurface investigation (i.e., boreholes) would be required to accurately characterize the subsurface soils for the subject property.

Hydrogeology

The subject property and surrounding area were reportedly municipally serviced, and wells were not required to supply potable water. Based on a review of the Atlas of Canada (Natural Resources Canada) interactive topographic maps database (Map 030M04), groundwater was inferred to flow to the northwest towards an unnamed tributary , located approximately 1.1km m to the northwest of the subject property. However, foundations, buried utilities/services, subsurface drainage (including septic) systems and zones of local, natural high permeability soils (sand seams/lenses and fissures) and zones of buried rubble (concrete and building stone, metal) may significantly alter the groundwater movement. Shallow groundwater may be encountered as a perched layer on underlying soils of low permeability or buried floor slabs.

A subsurface investigation (i.e., boreholes and/or monitoring wells) and/or hydrogeological investigation would be required to accurately assess the soil permeability and other hydrogeological characteristics for the subject property. Installation of groundwater monitoring wells (a minimum of three) would be required to assess groundwater levels and to determine the flow direction on the subject property. It is expected that groundwater levels would seasonally fluctuate, and groundwater levels may be different, if monitored at different points in time.

3.2.2. Water Bodies and Environmentally Sensitive Areas

No water bodies were observed on the subject property or within the Phase I ESA study area at the time of the site visit. The nearest water body to the subject property was identified to be an unnamed tributary approximately 1.1km northwest of the subject property. Lake Ontario was identified approximately 17 km north of the subject property.

A review of the Ontario Ministry of Natural Resources and Forestry (MNRF) natural heritage map did not identify any environmentally sensitive areas within the Phase I ESA study area.

3.2.3. Aerial Photographs

Available aerial photographs for 1934, 1948, 1954, 1965, 1968, 1995, 2000, 2002, 2006, 2010, 2013, and 2015 (from Niagara Air Photo Index) and 2023 (from Google Earth) were reviewed by RiskCheck.

The subject building was identified to be constructed at the subject property in the 1995 aerial photograph. No aerial photography was available between the 1970s and 1980s. Prior to this photograph, the subject property appeared to be undeveloped or vacant. The surrounding properties consisted of primarily commercial land use with some residential land use prior to the 1960s.

There were no other pertinent findings noted in the aerial photographs reviewed.

3.3. Fire Insurance Plans

RiskCheck contacted Opta (as detailed in Section 3.6) to access any available FIPs for the Phase I ESA study area. The 1965 FIP was available for review by RiskCheck. No pertinent environmental findings were made from the provided FIPs.

3.4. City Directories

The city directories at the Toronto Reference Library were accessed for the subject property and the immediate adjacent/neighbouring properties and were reviewed for this Phase I ESA. RiskCheck reviewed selected years in the available city directories for the subject property and the adjacent/neighbouring properties generally between 1962 and 2002.

The subject property was occupied by residential/commercial property as early as the 1980 city directory. The surrounding properties consisted of motels and diners since the 1960s.

No other pertinent environmental findings were made.

3.5. Opta Records

RiskCheck initiated a search for the property underwriters' reports, property underwriters' plans, and any other FIPs available from Opta for the subject property.

No pertinent information was available.

A copy of the Opta records is included in Appendix C.

3.6. ERIS Database Report

The ERIS Database Report consists of historical environmental information compiled from governmental and private source records (including federal, provincial and private databases). The extent of historical environmental information varies with each database and current information is determined by what is available to ERIS at the time of their report preparation. The ERIS Database Report, including a brief description of each of the databases searched for the Phase I ESA is included in Appendix D.

Based on the provided ERIS report, no pertinent findings were made regarding the subject property.

RiskCheck reviewed the other listings associated with the neighbouring properties (including unplottable records noted by ERIS) to determine issues of potential environmental concern to the subject property. It is our opinion that there were no other pertinent listings for the subject property and neighbouring properties from the review of the ERIS Database Report.

3.7. Other Environmental Databases and Publications

Additional environmental databases or publications were reviewed on January 5, 2024 for the subject property and the immediate adjacent and neighbouring properties (where applicable) as follows:

Database or Publication Name and Details	Results
MECP Resource Productivity and Recovery Authority (RPRA) Registered Generator List (November 2022 to the present), database includes hazardous waste generators, carriers, and receivers registered with the MECP. Searched for the subject property only.	- No records were found for the subject property
The archived MECP HWIN records from 1986 to 2021 were reviewed for the subject property and select surrounding properties. Only selected databases and selected years were reviewed.	- No records were found for the subject property and no pertinent records were found for the surrounding properties

4. INTERVIEWS AND CORRESPONDENCES

4.1. Interviews

No information from the onsite interview identified any potential environmental concerns for the subject property.

4.2. Regulatory Agencies

4.2.1. Ontario Ministry of the Environment, Conservation and Parks

RiskCheck contacted the MECP Freedom of Information and Privacy Office regarding the subject property. The MECP response is strictly limited to a search of available records including environmental concerns (general correspondence, occurrence reports or abatement), orders, historical spills and investigations/prosecutions. At the time of writing this report, no response from the MECP had been received. Should further information be received which alters the conclusions of this report, an addendum will be forwarded to the Client.

4.2.2. Technical Standards and Safety Authority

RiskCheck contacted the TSSA regarding the subject property and selected surrounding properties on January 6, 2025 to inquire about records of registered fuel tanks, which may include compliance orders, incident reports, inspection records, spills or records of contamination or specifications of the registered fuel tanks. No fuel tanks were identified from TSSA records.

No other fuel tank records were found on the subject property or the selected surrounding properties searched and no other details with respect to the records above were available to RiskCheck for review.

5. SITE RECONNAISSANCE

5.1. General

RiskCheck conducted an inspection at the subject property on December 27, 2024. The Phase I ESA site visit was conducted by Fred Lo of RiskCheck. The weather was generally overcast with an approximate

ambient temperature of 2°C. RiskCheck was provided access to all exterior areas of the subject property with the exception of the roof.

No evidence of stressed vegetation, ponded water, watercourses, debris, deleterious fill materials, and significant source of noise/vibration and electromagnetic fields were observed on the subject property at the time of the site visit. It should be noted that fill would be expected to be located in the immediate vicinity of the subject building (i.e., footings).

Selected photographs of the subject property are presented in Appendix B.

5.2. Asbestos

The use of asbestos in building products began declining in the 1970s, with product usage becoming significantly limited in the 1990s as a result of restrictions on the North American supply chain imposed by the U.S. Environmental Protection Agency. Asbestos was not formally banned in Canada until December 2018. Furthermore, asbestos is still utilized in manufacturing of some cement products (Transite pipes and panels). Friable asbestos-containing materials (ACMs) are materials that when dry, can be disturbed (i.e., crumbled, powdered or pulverized) by hand or moderate pressure. Friable ACMs have a greater potential to release airborne asbestos fibres when disturbed. Non-Friable ACMs are materials that when dry, generally cannot be easily disturbed by hand or moderate pressure. Asbestos is defined as a designated substance under the *Ontario Occupational Health and Safety Act* (OHSA), R.S.O., 1990.

Based on the construction of the subject building in approximately the 1960s, there is the potential for ACMs to be present in building materials at the subject property. No asbestos survey or asbestos management program (AMP) was provided to RiskCheck for review at the time of the site visit.

An asbestos survey will be required for the subject property in accordance with O. Reg. 278/05 under the OHSA. An AMP should be implemented if ACMs are confirmed to be present in the subject building. Furthermore, appropriate abatement measures should be taken where ACMs are in deteriorated condition and potential human health risks exist due to exposure.

A Hazardous Building Materials Survey should be completed prior to any renovations and/or building demolition activities.

5.3. Urea Formaldehyde Foam Insulation

Most urea formaldehyde foam insulation (UFFI) sale and installations occurred between 1970 and its ban in 1980 under the federal *Hazardous Products Act*. Foam may be obvious at floor and wall connections and around electrical switch plates and connections.

Based on the construction of the subject building in approximately the late 1950s, it is possible that UFFI may be present at the subject property. However, no UFFI (or evidence of UFFI) was observed at accessible locations within the subject building.

5.4. Polychlorinated Biphenyls

The import, manufacture, and sale including for re-use of polychlorinated biphenyls (PCBs) were made illegal in Canada in 1977 and release of PCBs to the environment was made illegal in 1985 (Environment Canada, 2014). Storage and end-of-use deadlines for PCB-containing equipment are regulated federally through the Canadian Environmental Protection Act, 1999, PCB Regulations, SOR/2008-273. Handling, transportation and disposal of PCB wastes are regulated in Ontario by Waste Management – PCBs, R.R.O. 1990, Regulation 362.

PCBs were widely used in fluorescent and high intensity discharge light ballasts, transformers and capacitors prior to the early 1980s. Locations that have these types of lighting and electrical equipment installed prior to the early 1980s are considered to be potentially PCB-containing.

Based on the construction of the subject building, it is possible that PCB containing electrical equipment may be present at the subject property. No suspected PCB-containing transformers were observed in the accessed areas of the subject property. There was fluorescent lighting utilized throughout the subject property at the time of the site visit.

5.5. Lead

Lead is a soft metallic element that is stable, ductile and resistant to corrosion. It has historical widespread use in building materials because it is easy to extract/smelt and is highly malleable. Lead was commonly added to paint as a pigment, and to increase durability, resist corrosion and increase pliability. Lead can pose a health risk to humans if ingested or inhaled and is specifically a significant concern to children and pregnant women. The lead content on surfaces including paint is regulated by the federal *Surface Coating Materials Regulations* (SOR/2016-193) which defines the acceptable level of lead content in paint as 0.009% by dry weight (90 parts-per-million [ppm]). Lead is present in plumbing solder, roof flashing, batteries, noise baffles, cast iron piping gaskets and old pipes (including bell and spigot connection) manufactured or installed prior to 1990 as well as other lead-based products such as wall/radiation shielding (associated with x-ray rooms in hospitals, dental or medical clinics and laboratories). Lead may also be present in electronic components (e.g., wiring connections, wire bundles, etc.). Lead is also a designated substance regulated under the OHSA.

Based on the construction of the subject building in approximately the 1970s to 1980s, lead or lead-containing compounds may be present in plumbing (including pipe solder) and paints. Suspected lead containing painted surfaces were observed at the time of the site visit and included walls, ceilings and mechanical/structural elements. The painted surfaces were noted to be in good condition with no major cracking or peeling paint at the time of the site visit.

Lead-acid batteries are considered to be present in emergency lighting and the fire alarm panel at the subject property.

A Hazardous Building Materials Survey including a survey for all building materials and painted surfaces for lead content should be completed prior to any renovations and/or building demolition activities, to determine if any of the paint to be disturbed is lead containing.

5.6. Ozone Depleting Substances

Ozone depleting substances (ODSs) or other halocarbon alternatives (non-ozone depleting) may be present at the subject property in the form of tenant and property owned and maintained domestic and commercial refrigeration equipment, rooftop HVAC units and air conditioning units.

No refrigerant leaks were reported to RiskCheck at the time of the site visit. No halon fire suppression equipment was observed onsite.

5.7. Mould

The OHSA places a responsibility on employers and supervisors to ensure the health and safety of workers in Ontario. This includes protecting workers from mould exposure in the workplace.

No visually suspected mould growth was identified in the subject building at the time of the site visit and mould was not reported by the property representative at the time of the site visit.

5.8. Fuel and Chemical Storage Tanks

No vent or fill pipes or other evidence of underground storage tanks (USTs) were observed in the accessed areas of the subject property by RiskCheck or reported by the site representative at the time of site visit. In addition, no aboveground storage tanks (ASTs) for fuel or chemical storage were observed in the accessed areas of the subject property by RiskCheck or reported by the site representative at the time of site visit.

5.9. Hydraulic Equipment and Oil Reservoirs

The subject property was not equipped with hydraulic elevators or equipment with oil reservoirs (dock levellers, compactors, etc.).

5.10. Air Emissions

Air emission sources observed onsite included:

1. Natural gas-fired hot water boiler;
2. Natural gas-fired rooftop HVAC units;
3. Washroom exhausts; and,
4. Plumbing ventilation.

No MECP approvals were available for RiskCheck to review or from the ERIS Database Report or were reported by the site representative.

No sources of air emissions that are suspected to result in residual contamination at the subject property were identified onsite.

5.11. Chemical Inventory

Small amounts of chemicals including general household cleaning supplies, paints/stains and building maintenance supplies were observed onsite in maximum 20 L sized containers within the subject building. In addition, various oil change and auto maintenance related fluids were noted in the mechanics portion of the subject building.

No significant staining was observed in the vicinity of the chemical storage areas noted above. The floors at the chemical storage locations were noted to be in good condition with no significant floor cracks at the time of the site visit. No floor drains were observed in the immediate vicinity of the chemical storage areas.

5.12. Waste Management

No hazardous waste storage was observed at the time of the site visit and no waste generators were identified at the subject property.

Non-hazardous wastes (general commercial wastes) were generated onsite. Refuse and recyclables were collected and stored in on-site bins.

No waste management concerns were noted at the subject property.

5.13. Water and Wastewater Management

The subject property was reportedly serviced by municipal water and sewers. Storm water drainage for the subject property was provided by drains located on the roof of the subject building and through surface infiltration into the grass areas and catch basins of the subject property.

Sanitary sewer wastewater discharge onsite appears to be limited to that from the washrooms (i.e., toilets and sinks).

5.13.1. Wells

No monitoring wells were identified on the subject property.

5.13.2. Sumps, Pits and Below Grade Structures

No sumps (elevator, storm, sanitary) were identified at the subject property at the time of the site visit or were reported to be present by the property representative.

5.13.3. Water and Wastewater Equipment

No water or wastewater management devices were observed on the subject property at the time of the site visit.

5.14. Spill and Stain Areas

No evidence of active spills or stained areas were observed at the subject property and no spills were reported by the property representative at the time of the site visit.

5.15. Radon

Radon is a radioactive gas that is found naturally throughout the environment. Radon gas is typically associated with the decay of uranium found in rocks, soil, and water. Since radon is a gas, it can move freely through the soil enabling it to escape into the atmosphere or seep into buildings. When radon gas enters an enclosed space, such as a basement, it can accumulate to high levels. The level of risk associated with radon gas is dependent upon the concentration of the radon gas and the length of exposure. The Canadian Guideline for Radon in Indoor Air recommends action be taken to reduce radon levels if the average annual concentration exceeds 200 Becquerel per cubic metre (Bq/m^3) in indoor air.

According to Health Canada's March 2012 report entitled "Cross-Canada Survey of Radon Concentrations in Homes", natural radon levels were found to be below the 200 Bq/m^3 threshold within 95% of the 100 sites surveyed in the City of Hamilton Health Unit. However, it should be noted that approximately 5% of the sites surveyed were found to have natural radon levels between 200 Bq/m^3 and 600 Bq/m^3.

Based on the available information to-date and no subsurface levels, radon is not expected to pose significant human health concern to the subject property; however, according to Health Canada, the only way to determine if a building has an elevated level of radon is to test for its presence, regardless of location.

5.16. Surrounding Land Use

At the time of the site visit, no evidence of USTs, including suspected vent or fill pipes, or ASTs were observed on the neighbouring properties from publicly accessible areas of the surrounding properties. Furthermore, no evidence of significant chemical storage or obvious evidence of significant deleterious fill materials (i.e., fill mounds or pits) were observed on the neighbouring properties from publicly accessible areas of the surrounding properties.

The current and past uses of the surrounding properties are summarized in Section 6.2.

6. REVIEW AND EVALUATION

6.1. Current and Past Uses of the Subject Property

A review of historical records indicated that the subject building was constructed in approximately the 1970s to 1980s. The subject property is currently occupied by a hotel business.

The subject building was heated by natural gas at the time of the site visit. At the time of this site visit, no obvious visual evidence of USTs or ASTs (i.e. no vent and/or fill pipes or fill ports) associated with fuel oil storage (i.e. heating) were observed at the subject property, and RiskCheck notes that any USTs or ASTs would have been removed at the time of the development of the subject building. Based on the available

information to-date, the potential for significant subsurface impact to the subject property from the potential of the historical use of fuel oil for heating appears to be low at this time.

6.2. Current and Past Uses of the Neighbouring Properties

A review of historical records indicated that the neighbouring properties were developed for commercial and/or residential uses since the 1930s.

The following is a general description of the current and historical land use in the immediate surroundings of the subject property and discussions on the significant findings identified in the Phase I ESA study area:

Direction and Inferred Gradient	Immediate Adjacent/Neighbouring Properties (Current occupant and current/historical land use)	Other Neighbouring Properties /Features (current land use only)	Significant Findings Identified in the Phase I ESA Study Area
South (Up-gradient)	**Parkland**	- Institutional	- None noted
North (beyond Lundy's Lane); Down-gradient	**7805 Lundy's Lane (Commercial):** - Restaurant and various commercial stores	- Commercial/Residential	None noted
West; Down-Gradient	**7860 Lundy's Lane (Residential)** - Retirement home	- Commercial	- None noted
East (up-gradient)	**7700 Lundy's Lane (Commercial):** - Currently and historically occupied by hotel businesses	- Commercial/Residential	- None noted

7. CONCLUSIONS AND RECOMMENDATIONS

A Phase II ESA is not recommended for the subject property at this time.

A Hazardous Building Materials Survey should be completed prior to any renovations and/or building demolition activities.

At the time of issuance of this report, a response had not been received from the Ontario Ministry of the Environment, Conservation and Parks (MECP) Freedom of Information and Privacy Office regarding a search of their records for any pertinent information on the subject property. Should further information be received which alters the conclusions of this report, an addendum will be forwarded to the Client.

8. CLOSURE

This report has been prepared for Gatta Homes Inc. (Client). The information and conclusions outlined in this report cannot be used by third parties without the expressed written consent of the Client and RiskCheck.

It should be noted that the findings and results contained in this report are limited to site conditions at the time of the Phase I ESA and information obtained from available documents, records and interviews. RiskCheck does not claim responsibility for undisclosed environmental concerns that may result in costs for environmental clean-up, remediation or any other consequential loss.

Any quantities or areas (including but not limited to damaged areas, mould affected areas, asbestos or lead containing materials, chemicals, contaminated media) provided in this report are order-of-magnitude values or estimates and should not be considered as exact values. Should there be a requirement for abatement (e.g. asbestos, lead or mould) or remediation services (e.g. soil or groundwater), the estimated quantities or areas noted are not to be used for tender documents or providing quotations or for any other business decisions without prior consent from RiskCheck. A more detailed site investigation may be required to verify the quantity and/or areas of materials and site conditions that may affect the overall project cost. Furthermore, it is important to note that the conditions of the potential hazardous building materials or areas of subsurface contamination may have changed since the time of the RiskCheck site visit or investigation. RiskCheck will not be held responsible for any deviations in the estimated quantities or areas documented.

The Phase I ESA is not intended to fulfil the requirements of Ontario Regulation (O. Reg.) 153/04 for the purposes of supporting filing of a Record of Site Condition with the Ontario Ministry of the Environment, Conservation and Parks (MECP).

The limitations outlined in this closure section are supplemental to our Limitations, Terms and Conditions of Retainer, attached to this report as Appendix E and applies to all work performed.

We trust the information presented herein meets your requirements. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.
Yours truly,

RISKCHECK ENVIRONMENTAL LTD.

Alexis Teohari, B.Sc., P.Geo.
Principal Geoscientist
ateohari@riskcheckenv.com

Dennis Hsu, P.Eng.
Principal Engineer
dhsu@riskcheckenv.com

9. QUALIFICATIONS OF ASSESSORS

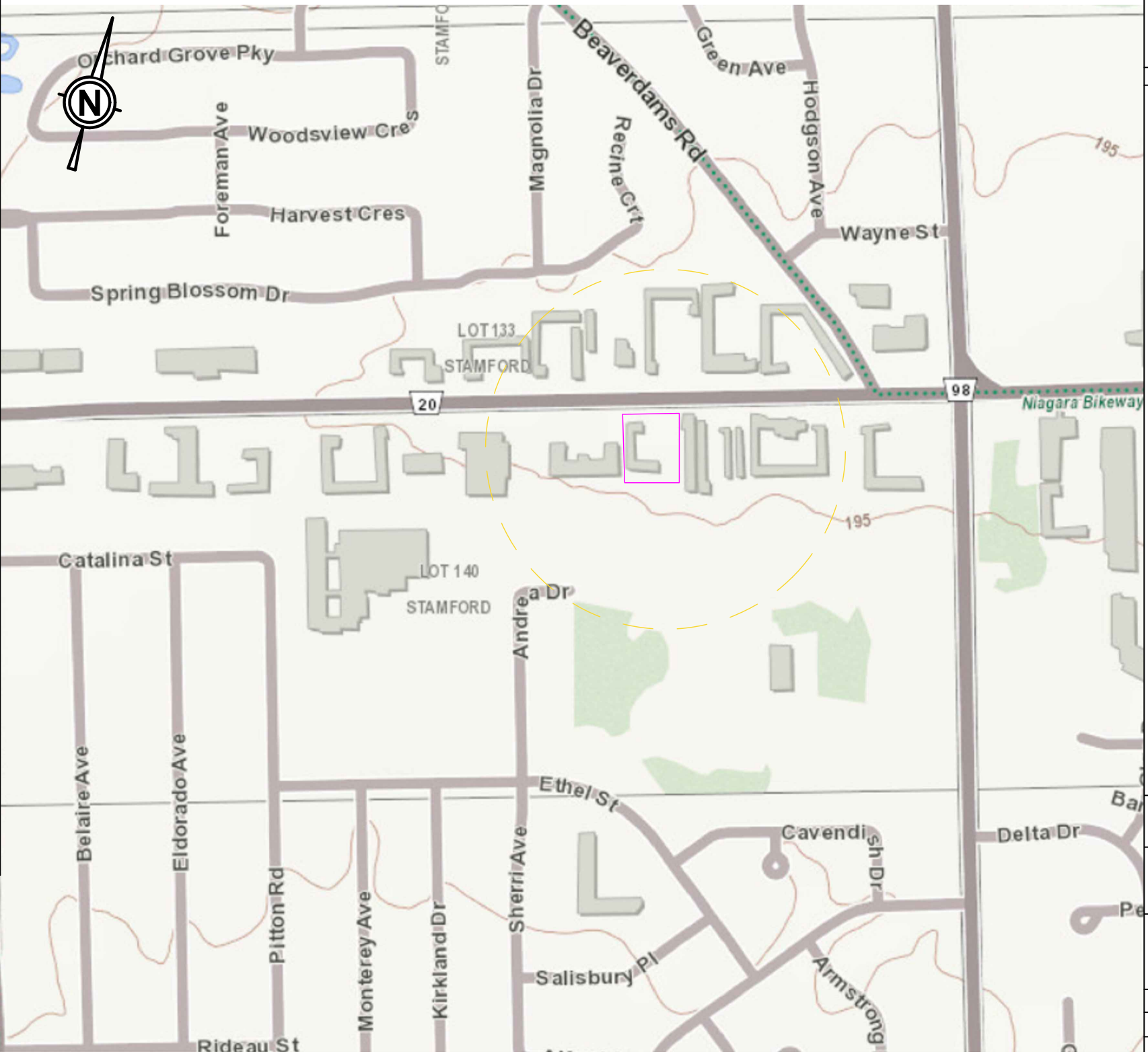
RiskCheck Environmental Ltd. is a privately held Canadian company incorporated in 1999. Our mandate is to remain solely focused on providing top quality Environmental Consulting Services.

Mr. Dennis Hsu, P.Eng. has over 8 years of environmental consulting, project management and contracting experience including Phase I ESA, Phase II ESA, and contaminated site remediation projects for real estate and financing due diligence, property risk management and compliance, and brownfields re-development. Mr. Hsu is responsible for technical review, technical proposals, project management, and management of junior staff. Mr. Hsu graduated from the University of Toronto with a Master of Applied Science in Chemical Engineering degree, and is licensed with the Professional Engineers Ontario, and is a Qualified Person for environmental site assessments as defined in the amended O. Reg. 153/04.

Mr. Alexis Teohari, P.Geo., has over 5 years of environmental consulting, project management and contracting experience including Phase I ESA, Phase II ESA, and contaminated site remediation projects for real estate and financing due diligence, property risk management and compliance, and brownfields re-development. He is an expert in environmental site assessments and environmental consulting. Mr. Teohari is responsible for conducting field investigations, report-writing, technical review, training of junior staff. Mr. Teohari graduated from the University of Toronto with a Bachelor of Science degree, specializing in Environmental Geoscience, and is registered with the Professional Geoscientists of Ontario as a Geoscientist.

APPENDIX A

FIGURES



RiskCheck

LEGEND

- SUBJECT PROPERTY BOUNDARY
- PHASE I ESA STUDY AREA

NOTES
- SOURCE: NATURAL RESOURCES CANADA - TOPORAMA, ACCESSED SEPTEMBER 2024
- FOR ILLUSTRATIVE PURPOSES ONLY
- ALL SITE FEATURES/DETAILS ARE CONSIDERED APPROXIMATE AND ARE NOT TO SCALE

INFERRED GROUNDWATER FLOW DIRECTION

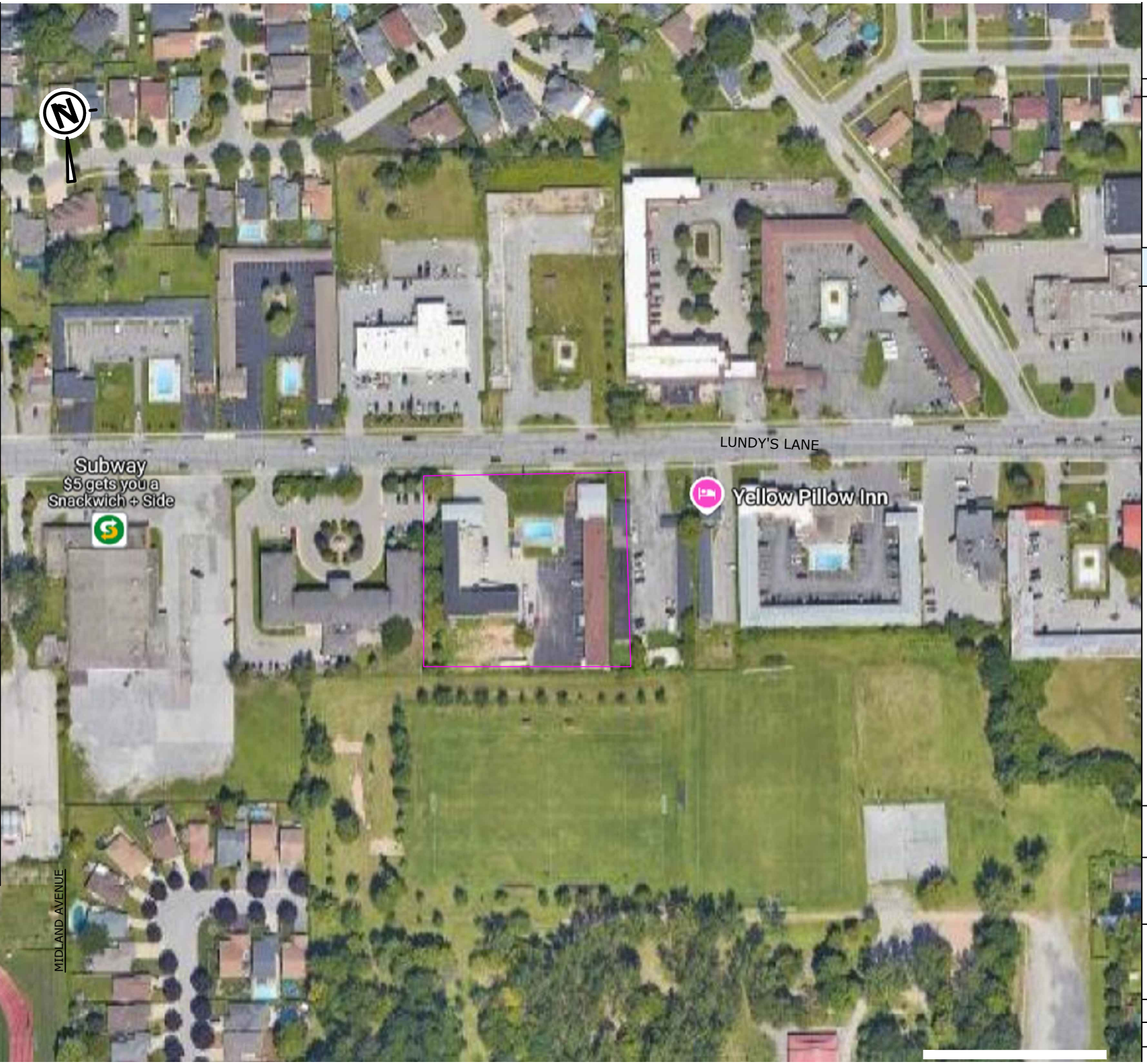
FIGURE TITLE:

LOCATION PLAN

PROJECT ADDRESS:

7800 Lundy's Lane, Niagara Falls, Ontario

DATE: January 8, 2025		FIGURE: 1
DRAWN BY: A.TEOHARI	REVIEWED BY: D.HSU	
SCALE:	PROJECT NO:	



RiskCheck

LEGEND

SUBJECT PROPERTY BOUNDARY

LIST OF POTENTIAL ENVIRONMENTAL CONCERNS:

NOTES
- SOURCE: GOOGLE MAPS 2022
- FOR ILLUSTRATIVE PURPOSES ONLY
- ALL SITE FEATURES/DETAILS ARE CONSIDERED APPROXIMATE

INFERRED GROUNDWATER FLOW DIRECTION

FIGURE TITLE:

SITE AND SURROUNDING LAND USE PLAN

PROJECT ADDRESS:

7800 LUNDY'S LANE, NIAGARA FALLS, ONTARIO

DATE: JAN 8, 2025		FIGURE: 2
DRAWN BY: A.TEOHARI	REVIEWED BY: D.HSU	
SCALE:	PROJECT NO:	

APPENDIX B

PHOTOGRAPHS

Photo 1.
Exterior view of the subject property, currently used as a motel business.

Photo 2.
Interior view of storage area of the property. No significant chemical storage was observed on-site.

Photo 3.
View of Lundy's Manor, found west adjacent from the subject property at 7860 Lundy's Lane

Photo 4.
General view of the commercial strip mall, found across Lundy's Lane at 7805 Lundy's Lane

APPENDIX C

ERIS DATABASE REPORT

DATABASE REPORT

Project Property:	*7800 Lundy's Lane, Niagara Falls, ON* *7800 Lundy's Lane* *Niagara Falls ON L2H 1H1*
Project No:	*31464*
Report Type:	*Standard Report*
Order No:	*24122700045*
Requested by:	*10766368 Ontario Limited o/a Riskcheck Environmental*
Date Completed:	*January 2, 2025*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Executive Summary

Property Information:

Project Property:	*7800 Lundy's Lane, Niagara Falls, ON* *7800 Lundy's Lane Niagara Falls ON L2H 1H1*
Project No:	*31464*

Coordinates:

Latitude:	*43.0887424*
Longitude:	*-79.1274448*
UTM Northing:	*4,772,371.26*
UTM Easting:	*652,410.91*
UTM Zone:	*17T*

Elevation:	*639 FT* *194.83 M*

Order Information:

Order No:	*24122700045*
Date Requested:	*December 27, 2024*
Requested by:	*10766368 Ontario Limited o/a Riskcheck Environmental*
Report Type:	*Standard Report*

Historical/Products:

ERIS Xplorer	*ERIS Xplorer*
Insurance Products	*Fire Insurance Maps/Inspection Reports/Site Plans*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	5	5
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	8	8
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	3	3
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	1	1
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	1	1
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	Fuel Oil Spills and Leaks	Y	0	1	1
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPR2	National Pollutant Release Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory - Historic	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	1	1
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PFAS	Ontario PFAS Spills	Y	0	0	0
PFCH	NPRI Reporters - PFAS Substances	Y	0	0	0
PFHA	Potential PFAS Handlers from NPRI	Y	0	0	0
PINC	Pipeline Incidents	Y	0	1	1
PPHA	Potential PFAS Handlers from EASR	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	3	3
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	2	2
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	4	4

Database	Name	Searched	Project Property	Within 0.25 km	Total
Total:		0		30	30

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	EHS		7860 Lundy's Lane Niagara Falls ON L2H 1H1	SW/61.8	0.00	19
2	GEN	Revera Lundy Manor	7860 Lundy's Lane Niagara Falls ON L2H 1H1	WSW/71.6	0.00	19
3	PINC		7805 Lundy's Lane, Niagara Falls ON	NNW/87.7	0.00	20
4	WWIS		7906 LUNDY'S LANE NIAGARA FALLS ON ***Well ID:*** 7312323	WSW/122.1	0.00	20
5	EHS		7906 Lundy's Lane Niagara Falls ON L2H 1H1	W/123.4	0.00	23
5	RSC	RIVER REALTY DEVELOPMENT (1976) INC.	7906 LUNDY'S LANE ON Niagara Falls ON	W/123.4	0.00	24
6	SPL	CONTRACTOR	7737 LUNDY'S LANE (N.O.S.) NIAGARA FALLS CITY ON L2H 1H3	NE/138.6	0.00	24
6	INC		7737 LUNDY'S LANE, NIAGARA FALLS ON	NE/138.6	0.00	25
6	EHS		7737 Lundy's Lane Niagara Falls ON L2H 1H3	NE/138.6	0.00	26
7	EHS		7737 Lundy's Ln Niagara Falls ON L2H 1H3	NE/138.8	0.00	26
8	SPL	Niagara Falls Hydro<UNOFFICIAL>	7895 Lundy's Lane Niagara Falls ON L2H 1H3	WNW/174.0	0.00	26
9	EHS		7701 Lundy's Ln Niagara Falls ON L2H 1H3	ENE/180.3	0.00	27

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
10	WWIS		ON **Well ID:** 7163355	E/194.8	0.00	27
11	WWIS		7606 LUNDY'S LANE Niagara Falls ON **Well ID:** 7312322	WSW/195.5	0.00	28
12	RSC	1960332 ONTARIO INC.	7746 BEAVERDAMS ROAD ON Niagara Falls ON	NE/196.1	0.00	32
13	CA	800460 ONTARIO LIMITED	MAGNOLIA DR./SPRING BLOSSOM DR NIAGARA FALLS CITY ON	NW/196.2	0.00	32
13	CA	800460 ONTARIO LIMITED	SPRING BLOSSOM DR/MAGNOLIA DR. NIAGARA FALLS CITY ON	NW/196.2	0.00	32
14	RSC	1960332 ONTARIO INC.	7736 BEAVERDAMS ROAD ON Niagara Falls ON	NE/197.4	0.00	33
15	WWIS		7906 LUNDYS LANE Niagara Falls ON **Well ID:** 7312321	W/197.9	0.00	33
16	EHS		7746 Beaverdams Road Niagara Falls ON L2H 1R5	NE/198.7	0.00	37
17	EHS		7701 Lundy's Lane Niagara Falls ON L2H 1H3	ENE/199.1	0.00	37
18	HINC		7786 SPRING BLOSSOM DRIVE NIAGARA FALLS ON L2H 3M2	NNE/209.5	0.00	37
19	CA		Part of Lot 133, Recine Court and Spring Blossom Drive Niagara Falls ON	N/211.0	0.00	37
19	CA		Part of Lot 133 Recine Court and Spring Blossom Drive Niagara Falls ON	N/211.0	0.00	38
20	OOGW	Robert J. Thompson H. E. Mashford #1	Stamford ON	NNE/211.5	0.00	38

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
			Licence No: F013943			
21	EHS		7939 Lundy's Lane Niagara Falls ON	W/235.4	0.00	41
22	CA	NIAGARA FALLS CITY	HODGSON AVE. BEAVERDAMS RD. NIAGARA FALLS CITY ON	NE/235.5	0.00	41
23	FST	2535110 ONTARIO INC	7939 LUNDY'S LANE NIAGARA FALLS ON	W/236.4	0.00	41
23	FST	2535110 ONTARIO INC	7939 LUNDY'S LANE NIAGARA FALLS ON	W/236.4	0.00	41
23	FST	2535110 ONTARIO INC	7939 LUNDY'S LANE NIAGARA FALLS ON	W/236.4	0.00	42

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.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
800460 ONTARIO LIMITED	SPRING BLOSSOM DR/MAGNOLIA DR. NIAGARA FALLS CITY ON	NW	196.16	13
800460 ONTARIO LIMITED	MAGNOLIA DR./SPRING BLOSSOM DR NIAGARA FALLS CITY ON	NW	196.16	13
	Part of Lot 133 Recine Court and Spring Blossom Drive Niagara Falls ON	N	211.03	19
	Part of Lot 133, Recine Court and Spring Blossom Drive Niagara Falls ON	N	211.03	19
NIAGARA FALLS CITY	HODGSON AVE. BEAVERDAMS RD. NIAGARA FALLS CITY ON	NE	235.49	22

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 31, 2024 has found that there are 8 EHS site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	7860 Lundy's Lane Niagara Falls ON L2H 1H1	SW	61.82	1
	7906 Lundy's Lane Niagara Falls ON L2H 1H1	W	123.35	5
	7737 Lundy's Lane Niagara Falls ON L2H 1H3	NE	138.56	6

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	7737 Lundy's Ln Niagara Falls ON L2H 1H3	NE	138.83	7
	7701 Lundy's Ln Niagara Falls ON L2H 1H3	ENE	180.26	9
	7746 Beaverdams Road Niagara Falls ON L2H 1R5	NE	198.67	16
	7701 Lundy's Lane Niagara Falls ON L2H 1H3	ENE	199.12	17
	7939 Lundy's Lane Niagara Falls ON	W	235.38	21

FST - Fuel Storage Tank

A search of the FST database, dated Oct 2023 has found that there are 3 FST site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
2535110 ONTARIO INC	7939 LUNDY'S LANE NIAGARA FALLS ON	W	236.39	23
2535110 ONTARIO INC	7939 LUNDY'S LANE NIAGARA FALLS ON	W	236.39	23
2535110 ONTARIO INC	7939 LUNDY'S LANE NIAGARA FALLS ON	W	236.39	23

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Nov 30, 2022 has found that there are 1 GEN site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
Revera Lundy Manor	7860 Lundy's Lane Niagara Falls ON L2H 1H1	WSW	71.57	2

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.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	7786 SPRING BLOSSOM DRIVE NIAGARA FALLS ON L2H 3M2	NNE	209.50	18

INC - Fuel Oil Spills and Leaks

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

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	7737 LUNDY'S LANE, NIAGARA FALLS ON	NE	138.56	6

OOGW - Ontario Oil and Gas Wells

A search of the OOGW database, dated 1800-Aug 2024 has found that there are 1 OOGW site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
Robert J. Thompson H. E. Mashford #1	Stamford ON ***Licence No:*** F013943	NNE	211.54	20

PINC - Pipeline Incidents

A search of the PINC database, dated Feb 28, 2021 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	7805 Lundy's Lane, Niagara Falls ON	NNW	87.74	3

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Nov 2024 has found that there are 3 RSC site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
RIVER REALTY DEVELOPMENT (1976) INC.	7906 LUNDY'S LANE ON Niagara Falls ON	W	123.35	5
1960332 ONTARIO INC.	7746 BEAVERDAMS ROAD ON Niagara Falls ON	NE	196.14	12
1960332 ONTARIO INC.	7736 BEAVERDAMS ROAD ON Niagara Falls ON	NE	197.40	14

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jun 2024; Aug 2024; Oct 2024 has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

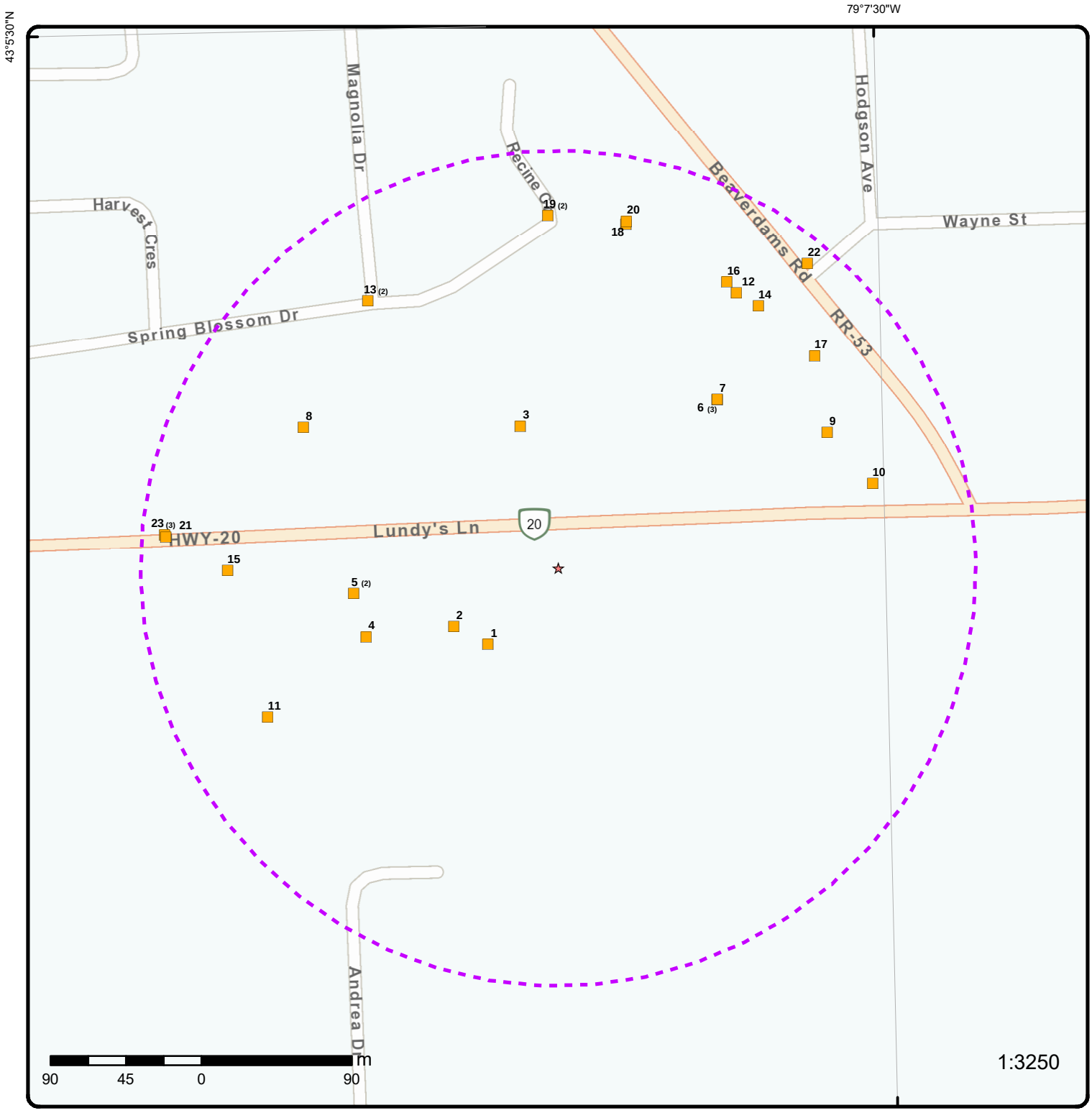
Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
CONTRACTOR	7737 LUNDY'S LANE (N.O.S.) NIAGARA FALLS CITY ON L2H 1H3	NE	138.56	6
Niagara Falls Hydro<UNOFFICIAL>	7895 Lundy's Lane Niagara Falls ON L2H 1H3	WNW	173.98	8

WWIS - Water Well Information System

A search of the WWIS database, dated Dec 31 2023 has found that there are 4 WWIS site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	7906 LUNDY'S LANE NIAGARA FALLS ON ***Well ID:*** 7312323	WSW	122.09	4
	ON ***Well ID:*** 7163355	E	194.82	10

Equal/Higher Elevation	Address	Direction	Distance (m)	Map Key
	7606 LUNDY'S LANE Niagara Falls ON ***Well ID:*** 7312322	WSW	195.48	11
	7906 LUNDYS LANE Niagara Falls ON ***Well ID:*** 7312321	W	197.91	15



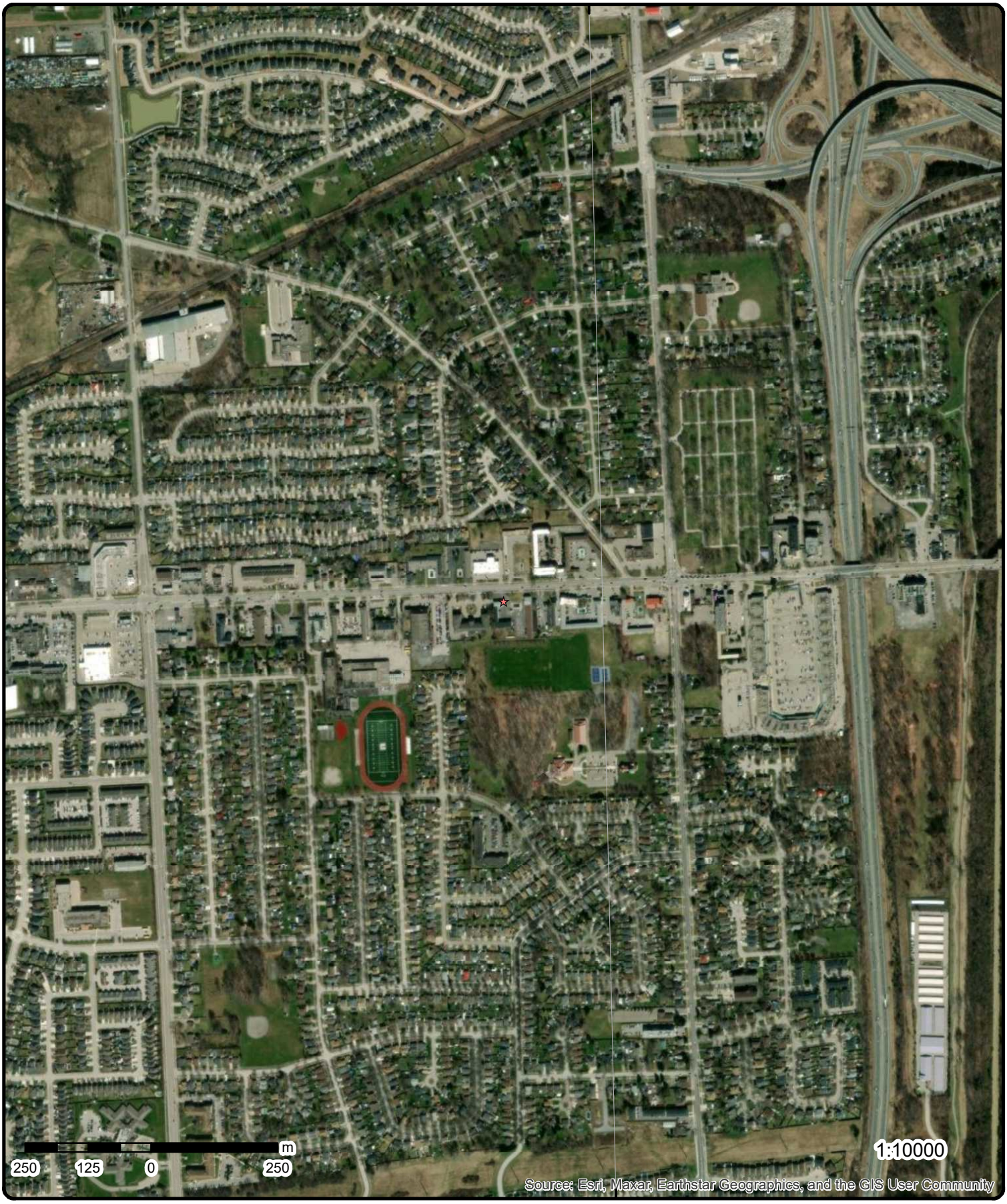
Map: 0.25 Kilometer Radius

Order Number: 24122700045

Address: 7800 Lundy's Lane, Niagara Falls, ON

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

79°7'30"W



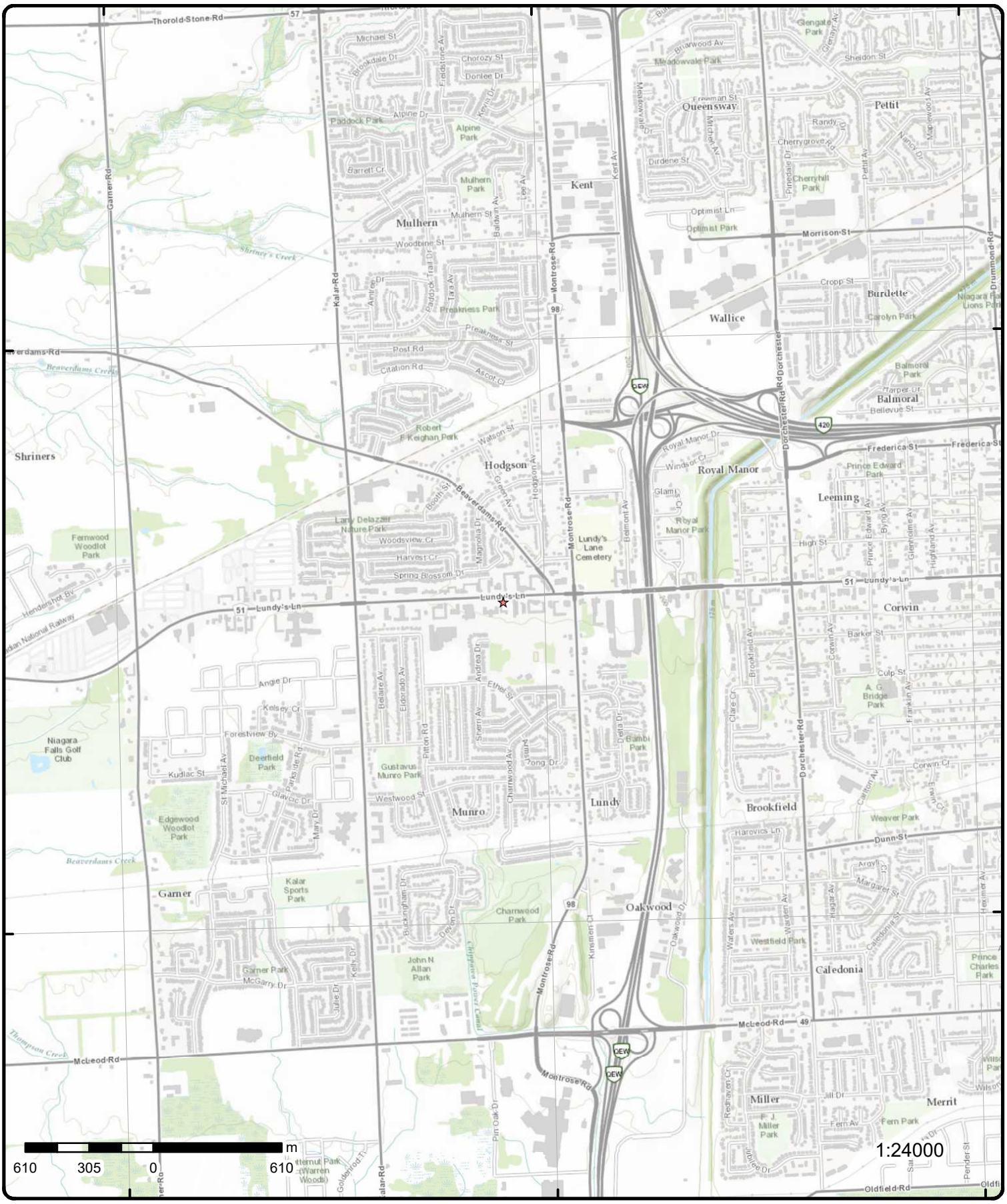
Aerial

Year: 2023

Order Number: 24122700045

Address: 7800 Lundy's Lane, Niagara Falls, ON

Source: ESRI World Imagery



Topographic Map

Address: 7800 Lundy's Lane, ON

Source: ESRI World Topographic Map

Order Number: 24122700045

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	SW/61.8	194.8 / 0.00	7860 Lundy's Lane Niagara Falls ON L2H 1H1	EHS

Order No:	20190307156	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Custom Report	**Client Prov/State:**	ON
Report Date:	15-MAR-19	**Search Radius (km):**	.25
Date Received:	07-MAR-19	**X:**	-79.128228
Previous Site Name:		**Y:**	43.088439
Lot/Building Size:			
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans; City Directory; Aerial Photos		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
2	1 of 1	WSW/71.6	194.8 / 0.00	Revera Lundy Manor 7860 Lundy's Lane Niagara Falls ON L2H 1H1	GEN

Generator Info

Generator No:	ON5652161	**Choice of Contact:**	
Approval Years:	As of Dec 2017	**Contaminated Fac:**	
Status:	Registered	**MHSW Facility:**	
PO Box No:		**SIC Code:**	
Country:	Canada		
Co Admin:			
Phone No Admin:			
SIC Description:			

Waste Detail(s)

Waste Class:	252 L
Waste Class Name:	Waste crankcase oils and lubricants

2017 Generator Info

Gen No:	ON5652161	**Choice of Contact:**	CO_OFFICIAL
ID:	22335	**Phone No Official:**	705-652-6544 Ext.
Contaminated Fac:	N	**Phone No Admin:**	
MHSW Facility:	N	**County Ont:**	NIAGARA (R. M.)
NAICS Code1:	623999	**County Out:**	
NAICS Code2:		**District:**	203
NAICS Code3:			
Gen Name:	Revera Lundy Manor		
Gen Div:			
Gen Op Name:	Revera Lundy Manor		
Gen Op Div:			
Site Adrs1:	7860 Lundy's Lane		
Site Bldg:			
Site Pobox:			
Province In:	ONTARIO		
Site Adrs2:			
Site City:	Niagara Falls		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Province Out:
Site Postal Code: L2H 1H1
Site Country: Canada
Co Official: Alex Brown
Co Admin:

---

3 | **1 of 1** | **NNW/87.7** | **194.8 / 0.00** | **7805 Lundy's Lane, Niagara Falls ON** | **PINC**

Incident Id:
Incident No: 808032
Incident Reported Dt:
Type: FS-Pipeline Incident
Status Code: Pipeline Damage Reason Est
Tank Status: RC Established
Task No: 3831788
Spills Action Centre:
Fuel Type:
Fuel Occurrence Tp:
Date of Occurrence:
Occurrence Start Dt: 2012/05/14
Depth:
Customer Acct Name:
Incident Address:
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:

Pipe Material:
Fuel Category: Natural Gas
Health Impact:
Environment Impact:
Property Damage: No
Service Interrupt:
Enforce Policy: Yes
Public Relation:
Pipeline System:
PSIG:
Attribute Category: FS-Perform P-line Inc Invest
Regulator Location:
Method Details: E-mail

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4 | **1 of 1** | **WSW/122.1** | **194.8 / 0.00** | **7906 LUNDY'S LANE NIAGARA FALLS ON** | **WWIS**

Well ID: 7312323
Construction Date:
Use 1st: Test Hole
Use 2nd:
Final Well Status: Monitoring and Test Hole
Water Type:
Casing Material:
Audit No: Z286035
Tag: A247710
Constructn Method:
Elevation (m):
Elevatn Reliabilty:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Clear/Cloudy:
Municipality: NIAGARA FALLS CITY
Site Info:

Flowing (Y/N):
Flow Rate:
Data Entry Status:
Data Src:
Date Received: 06/11/2018
Selected Flag: TRUE
Abandonment Rec:
Contractor: 7320
Form Version: 7
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/731\7312323.pdf

Additional Detail(s) (Map)

Well Completed Date:	05/17/2018
Year Completed:	2018
Depth (m):	6.1
Latitude:	43.0883941296745
Longitude:	-79.1288671335067
X:	-79.12886698507207
Y:	43.088394125906994
Path:	731\7312323.pdf

Bore Hole Information

Bore Hole ID:	1007098271	***Elevation:***	
DP2BR:		***Elevrc:***	
Spatial Status:		***Zone:***	17
Code OB:		***East83:***	652296.00
Code OB Desc:		***North83:***	4772330.00
Open Hole:		***Org CS:***	UTM83
Cluster Kind:		***UTMRC:***	4
Date Completed:	05/17/2018	***UTMRC Desc:***	margin of error : 30 m - 100 m
Remarks:		***Location Method:***	wwr
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	1007190842
Layer:	2
Color:	6
General Color:	BROWN
Material 1:	05
Material 1 Desc:	CLAY
Material 2:	
Material 2 Desc:	
Material 3:	
Material 3 Desc:	
Formation Top Depth:	0.8999999761581421
Formation End Depth:	3.0
Formation End Depth UOM:	m

Overburden and Bedrock Materials Interval

Formation ID:	1007190841
Layer:	1
Color:	6
General Color:	BROWN
Material 1:	28
Material 1 Desc:	SAND
Material 2:	11
Material 2 Desc:	GRAVEL
Material 3:	
Material 3 Desc:	
Formation Top Depth:	0.0
Formation End Depth:	0.8999999761581421
Formation End Depth UOM:	m

Overburden and Bedrock Materials Interval

Formation ID:	1007190844
Layer:	4
Color:	2
General Color:	GREY
Material 1:	06
Material 1 Desc:	SILT
Material 2:	
Material 2 Desc:	
Material 3:	91
Material 3 Desc:	WATER-BEARING
Formation Top Depth:	4.599999904632568
Formation End Depth:	6.099999904632568
Formation End Depth UOM:	m

Overburden and Bedrock Materials Interval

Formation ID:	1007190843
Layer:	3
Color:	2
General Color:	GREY
Material 1:	05
Material 1 Desc:	CLAY
Material 2:	
Material 2 Desc:	
Material 3:	
Material 3 Desc:	
Formation Top Depth:	3.0
Formation End Depth:	4.599999904632568
Formation End Depth UOM:	m

Annular Space/Abandonment Sealing Record

Plug ID:	1007190852
Layer:	2
Plug From:	0.15000000596046448
Plug To:	2.700000047683716
Plug Depth UOM:	m

Annular Space/Abandonment Sealing Record

Plug ID:	1007190853
Layer:	3
Plug From:	2.700000047683716
Plug To:	6.099999904632568
Plug Depth UOM:	m

Annular Space/Abandonment Sealing Record

Plug ID:	1007190851
Layer:	1
Plug From:	0.0
Plug To:	0.15000000596046448
Plug Depth UOM:	m

Method of Construction & Well

Use

Method Construction ID:	1007190850
Method Construction Code:	2
Method Construction:	Rotary (Convent.)
Other Method Construction:	HSA

Pipe Information

Pipe ID:	1007190840
Casing No:	0
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	1007190847
Layer:	1
Material:	5
Open Hole or Material:	PLASTIC
Depth From:	0.0
Depth To:	3.0
Casing Diameter:	5.099999904632568
Casing Diameter UOM:	cm
Casing Depth UOM:	m

Construction Record - Screen

Screen ID:	1007190848
Layer:	1
Slot:	.01
Screen Top Depth:	3.0
Screen End Depth:	6.099999904632568
Screen Material:	5
Screen Depth UOM:	m
Screen Diameter UOM:	cm
Screen Diameter:	6.099999904632568

Water Details

Water ID:	1007190846
Layer:	1
Kind Code:	8
Kind:	Untested
Water Found Depth:	
Water Found Depth UOM:	m

Hole Diameter

Hole ID:	1007190845
Diameter:	21.0
Depth From:	0.0
Depth To:	6.099999904632568
Hole Depth UOM:	m
Hole Diameter UOM:	cm

5	***1 of 2***	***W/123.4***	***194.8 / 0.00***	***7906 Lundy's Lane Niagara Falls ON L2H 1H1***	***EHS***

Order No:	20180511089	***Nearest Intersection:***	
Status:	C	***Municipality:***	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	18-MAY-18	**Search Radius (km):**	.25
Date Received:	11-MAY-18	**X:**	-79.129444
Previous Site Name:		**Y:**	43.088286
Lot/Building Size:			
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans		

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5 *2 of 2* *W/123.4* *194.8 / 0.00* ***RIVER REALTY DEVELOPMENT (1976) INC.*** ***RSC***
7906 LUNDY'S LANE ON
Niagara Falls ON

RSC No:	225302	**X:**	-79.12921781647475
RA No:		**Y:**	43.0881747485413
Status:	FILED	**Latitude:**	43.08817475
Filing Date:		**Longitude:**	-79.12921782
Date Ack:		**UTM Coordinates:**	
Date Returned:		**Latitude Longitude:**	
Approval Date:	January 15, 2019	**Accuracy Estimate:**	
Cert Date:		**Measurement Method:**	
Cert Prop Use No:		**Mailing Address:**	
Curr Property Use:		**Telephone:**	
Intended Prop Use:		**Fax:**	
Restoration Type:		**Email:**	
Soil Type:		**Postal Code:**	L2H 1H1
Criteria:		**Ministry District:**	
Stratified (Y/N):		**MOE District:**	Niagara
Audit (Y/N):		**SWP Area Name:**	Niagara Peninsula
Entire Leg Prop. (Y/N):		**Qual Person Name:**	PATRICK SHRINER
CPU Issu Sect 1686:		**Consultant:**	
Business Name:	RIVER REALTY DEVELOPMENT (1976) INC.		
Address:	7906 LUNDY'S LANE ON		
Legal Desc:			
Site Pin:	64361-0004 (LT), 64361-0012 (LT)		
Asmt Roll No:			
Project Type:	POST2011		
Approval Type:	RSC based on Phase One and Two ESAs		
Applicable Standards:			
PDF Link:	https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=225302		

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6 *1 of 3* *NE/138.6* *194.8 / 0.00* ***CONTRACTOR*** ***SPL***
7737 LUNDY'S LANE (N.O.S.)
NIAGARA FALLS CITY ON L2H 1H3

Ref No:	154275	**Municipality No:**	18101
Year:		**Nature of Damage:**	
Incident Dt:	4/5/1998	**Discharger Report:**	
Dt MOE Arvl on Scn:		**Material Group:**	
MOE Reported Dt:	4/6/1998	**Impact to Health:**	
Dt Document Closed:		**Agency Involved:**	WORKS
Site No:			
MOE Response:			
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:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Site Map Datum:	
Northing:	
Easting:	
Entity Operating Name:	
Client Name:	
Client Type:	
Source Type:	
Incident Cause:	UNKNOWN
Incident Preceding Spill:	
Incident Reason:	UNKNOWN
Incident Summary:	SPUD ERECTORS: UNK AMOUNTOF DIESEL TO PAVED LOT & STORM C/B, WORKS.
Environment Impact:	POSSIBLE
Health Env Consequence:	
Nature of Impact:	Water course or lake
Contaminant Qty:	
Contaminant Qty 1:	
Contaminant Unit:	
Contaminant Code:	
Contaminant Name:	
Contaminant Limit 1:	
Contam Limit Freq 1:	
Contaminant UN No 1:	
Receiving Medium:	LAND / WATER
Activity Preceding Spill:	
Property 2nd Watershed:	
Property Tertiary Watershed:	
Sector Type:	
SAC Action Class:	
Call Report Locatn Geodata:	
Time Reported:	
System Facility Address:	

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6 | **2 of 3** | **NE/138.6** | **194.8 / 0.00** | **7737 LUNDY'S LANE, NIAGARA FALLS ON** | **INC**

Incident No:	1956778	**Any Health Impact:**	No
Incident ID:		**Any Enviro Impact:**	No
Instance No:		**Service Intrp:**	Yes
Status Code:		**Was Prop Damaged:**	Yes
Incident Status:		**Reside App. Type:**	
Incident Severity:		**Commer App. Type:**	
Task No:	6376489	**Indus App. Type:**	
Attribute Category:	FS-Perform L1 Incident Insp	**Institut App. Type:**	
Context:		**Depth Ground Cover:**	
Date of Occurrence:	2016/10/11 00:00:00	**Operation Pressure:**	
Time of Occurrence:	09:42:00	**Equipment Type:**	
Occr Insp Start Dt:	2016/10/11 00:00:00	**Equipment Model:**	
Incident Creat On:		**Serial No:**	
Instance Creat Dt:		**Cylinder Capacity:**	
Instance Install Dt:		**Cylinder Cap Units:**	
Approx Quant Rel:		**Cylinder Mat Type:**	
Tank Capacity:		**Pump Flow Rate Cap:**	
Fuels Occur Type:	Fire	**Contam. Migrated:**	
Occur Type Rpt:		**Near Body of Water:**	
Occur Category:		**Drainage System:**	
Fuel Type Involved:	Natural Gas	**Sub Surface Contam:**	
Fuel Type Reported:		**Tank Material Type:**	
Enforcement Policy:	NULL	**Tank Storage Type:**	
Prc Escalation Req:	NULL	**Tank Location Type:**	
Item:			
Item Description:			
Device Installed Location:			
Venting Type:			
Vent Conn Mater:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Vent Chimney Mater:
Pipeline Type:
Pipeline Involved:
Pipe Material:
Regulator Location:
Regulator Type:
Liquid Prop Make:
Liquid Prop Model:
Liquid Prop Serial No:
Liquid Prop Notes:
Inventory Address: 7737 LUNDY'S LANE, NIAGARA FALLS - FIRE
Invent Postal Code:
Notes:
Contact Natural Env:
Aff Prop Use Water:
Occurence Narrative: NULL
Operation Type Involved: Commercial (e.g. restaurant, business unit, etc)

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6 | ***3 of 3*** | ***NE/138.6*** | ***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

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7 | ***1 of 1*** | ***NE/138.8*** | ***194.8 / 0.00*** | ***7737 Lundy's Ln, Niagara Falls ON L2H 1H3*** | ***EHS***

Order No: 24060600946
Status: C
Report Type: Standard Report
Report Date: 11-JUN-24
Date Received: 06-JUN-24
Previous Site Name:
Lot/Building Size:
Additional Info Ordered: Fire Insur. Maps and/or Site Plans; City Directory
Nearest Intersection:
Municipality:
Client Prov/State: ON
Search Radius (km): .25
X: -79.1262486
Y: 43.0896331

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8 | ***1 of 1*** | ***WNW/174.0*** | ***194.8 / 0.00*** | ***Niagara Falls Hydro<UNOFFICIAL>, 7895 Lundy's Lane, Niagara Falls ON L2H 1H3*** | ***SPL***

Ref No: 8663-8NKBNP
Year:
Incident Dt: 11/13/2011
Dt MOE Arvl on Scn:
MOE Reported Dt: 11/13/2011
Dt Document Closed:
Site No:
MOE Response:
Site County/District:
Site Geo Ref Meth:
Site District Office:
Nearest Watercourse:
Site Name: A 1 Motel (pad mnt xfrmr spill)<UNOFFICIAL>
Site Address: 7895 Lundy's Lane
Municipality No:
Nature of Damage:
Discharger Report:
Material Group:
Impact to Health:
Agency Involved:

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Site Region:	
Site Municipality:	Niagara Falls
Site Lot:	
Site Conc:	
Site Geo Ref Accu:	
Site Map Datum:	
Northing:	
Easting:	
Entity Operating Name:	
Client Name:	Niagara Falls Hydro<UNOFFICIAL>
Client Type:	
Source Type:	
Incident Cause:	Other Discharges
Incident Preceding Spill:	
Incident Reason:	Spill
Incident Summary:	NF Hydro: 100 L non-PCB min. oil from pad mnt xfrmr.
Environment Impact:	Confirmed
Health Env Consequence:	
Nature of Impact:	Soil Contamination
Contaminant Qty:	100 L
Contaminant Qty 1:	100
Contaminant Unit:	L
Contaminant Code:	15
Contaminant Name:	TRANSFORMER OIL (N.O.S.)
Contaminant Limit 1:	
Contam Limit Freq 1:	
Contaminant UN No 1:	
Receiving Medium:	
Activity Preceding Spill:	
Property 2nd Watershed:	
Property Tertiary Watershed:	
Sector Type:	Transformer
SAC Action Class:	Land Spills
Call Report Locatn Geodata:	
Time Reported:	
System Facility Address:	

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9 | **1 of 1** | **ENE/180.3** | **194.8 / 0.00** | **7701 Lundy's Ln, Niagara Falls ON L2H 1H3** | **EHS**

Order No:	23092900198	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	04-OCT-23	**Search Radius (km):**	.25
Date Received:	29-SEP-23	**X:**	-79.1254462
Previous Site Name:		**Y:**	43.0894407
Lot/Building Size:			
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans		

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10 | **1 of 1** | **E/194.8** | **194.8 / 0.00** | **ON** | **WWIS**

Well ID:	7163355	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:		**Data Entry Status:**	Yes
Use 2nd:		**Data Src:**	
Final Well Status:		**Date Received:**	05/24/2011
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	M08996	**Contractor:**	7464
Tag:	A111483	**Form Version:**	5
Constructn Method:		**Owner:**	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Elevation (m):		**County:**	NIAGARA (WELLAND)
Elevatn Reliabilty:		**Lot:**	
Depth to Bedrock:		**Concession:**	
Well Depth:		**Concession Name:**	
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	
Clear/Cloudy:		**UTM Reliability:**	
Municipality:	NIAGARA FALLS CITY (STAMFORD)		
Site Info:			

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
X:	-79.12512096475092
Y:	43.08916121674654
Path:	716\7163355.pdf

Bore Hole Information

Bore Hole ID:	1003511710	**Elevation:**	
DP2BR:		**Elevrc:**	
Spatial Status:		**Zone:**	17
Code OB:		**East83:**	652599.00
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
Location Method Desc:	on Water Well Record		
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
11	1 of 1	WSW/195.5	194.8 / 0.00	7606 LUNDY'S LANE Niagara Falls ON	WWIS

Well ID:	7312322	**Flowing (Y/N):**	
Construction Date:		**Flow Rate:**	
Use 1st:	Test Hole	**Data Entry Status:**	
Use 2nd:		**Data Src:**	
Final Well Status:	Monitoring and Test Hole	**Date Received:**	06/11/2018
Water Type:		**Selected Flag:**	TRUE
Casing Material:		**Abandonment Rec:**	
Audit No:	Z286036	**Contractor:**	7320
Tag:	A247792	**Form Version:**	7
Constructn Method:		**Owner:**	
Elevation (m):		**County:**	NIAGARA (WELLAND)
Elevatn Reliabilty:		**Lot:**	
Depth to Bedrock:		**Concession:**	
Well Depth:		**Concession Name:**	
Overburden/Bedrock:		**Easting NAD83:**	
Pump Rate:		**Northing NAD83:**	
Static Water Level:		**Zone:**	

Clear/Cloudy: ***UTM Reliability:***
Municipality: NIAGARA FALLS CITY
Site Info:

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/731\7312322.pdf

Additional Detail(s) (Map)

Well Completed Date: 05/17/2018
Year Completed: 2018
Depth (m): 6.1
Latitude: 43.087973971023
Longitude: -79.1296047877616
X: -79.12960463916355
Y: 43.087973966934605
Path: 731\7312322.pdf

Bore Hole Information

Bore Hole ID: 1007098268 ***Elevation:***
DP2BR: ***Elevrc:***
Spatial Status: ***Zone:*** 17
Code OB: ***East83:*** 652237.00
Code OB Desc: ***North83:*** 4772282.00
Open Hole: ***Org CS:*** UTM83
Cluster Kind: ***UTMRC:*** 4
Date Completed: 05/17/2018 ***UTMRC Desc:*** margin of error : 30 m - 100 m
Remarks: ***Location Method:*** wwr
Location Method Desc: on Water Well Record
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Overburden and Bedrock Materials Interval

Formation ID: 1007190794
Layer: 2
Color: 6
General Color: BROWN
Material 1: 05
Material 1 Desc: CLAY
Material 2: 06
Material 2 Desc: SILT
Material 3: 91
Material 3 Desc: WATER-BEARING
Formation Top Depth: 0.8999999761581421
Formation End Depth: 3.0
Formation End Depth UOM: m

Overburden and Bedrock Materials Interval

Formation ID: 1007190795
Layer: 3
Color: 2
General Color: GREY
Material 1: 05
Material 1 Desc: CLAY

Material 2:
Material 2 Desc:
Material 3:
Material 3 Desc:
Formation Top Depth: 3.0
Formation End Depth: 4.599999904632568
Formation End Depth UOM: m

Overburden and Bedrock Materials Interval

Formation ID: 1007190793
Layer: 1
Color: 6
General Color: BROWN
Material 1: 28
Material 1 Desc: SAND
Material 2: 11
Material 2 Desc: GRAVEL
Material 3:
Material 3 Desc:
Formation Top Depth: 0.0
Formation End Depth: 0.8999999761581421
Formation End Depth UOM: m

Overburden and Bedrock Materials Interval

Formation ID: 1007190796
Layer: 4
Color: 2
General Color: GREY
Material 1: 05
Material 1 Desc: CLAY
Material 2:
Material 2 Desc:
Material 3:
Material 3 Desc:
Formation Top Depth: 4.599999904632568
Formation End Depth: 6.099999904632568
Formation End Depth UOM: m

Annular Space/Abandonment Sealing Record

Plug ID: 1007190805
Layer: 3
Plug From: 2.700000047683716
Plug To: 6.099999904632568
Plug Depth UOM: m

Annular Space/Abandonment Sealing Record

Plug ID: 1007190804
Layer: 2
Plug From: 0.15000000596046448
Plug To: 2.700000047683716
Plug Depth UOM: m

Annular Space/Abandonment Sealing Record

Plug ID: 1007190803
Layer: 1
Plug From: 0.0
Plug To: 0.15000000596046448
Plug Depth UOM: m

Method of Construction & Well Use

Method Construction ID: 1007190802
Method Construction Code: 2
Method Construction: Rotary (Convent.)
Other Method Construction:

Pipe Information

Pipe ID: 1007190792
Casing No: 0
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 1007190799
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0.0
Depth To: 3.0
Casing Diameter: 5.099999904632568
Casing Diameter UOM: cm
Casing Depth UOM: m

Construction Record - Screen

Screen ID: 1007190800
Layer: 1
Slot: .01
Screen Top Depth: 3.0
Screen End Depth: 6.099999904632568
Screen Material: 5
Screen Depth UOM: m
Screen Diameter UOM: cm
Screen Diameter: 6.099999904632568

Water Details

Water ID: 1007190798
Layer: 1
Kind Code: 8
Kind: Untested
Water Found Depth:
Water Found Depth UOM: m

Hole Diameter

Hole ID: 1007190797
Diameter: 21.0
Depth From: 0.0
Depth To: 6.099999904632568

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Hole Depth UOM: m
Hole Diameter UOM: cm

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12 | **1 of 1** | **NE/196.1** | **194.8 / 0.00** | **1960332 ONTARIO INC.**
7746 BEAVERDAMS ROAD ON
Niagara Falls ON | **RSC**

RSC No:	223313	**X:**	-79.12619879979039
RA No:		**Y:**	43.0901940583326
Status:	FILED	**Latitude:**	43.09019406
Filing Date:		**Longitude:**	-79.1261988
Date Ack:		**UTM Coordinates:**	
Date Returned:		**Latitude Longitude:**	
Approval Date:	May 29, 2017	**Accuracy Estimate:**	
Cert Date:		**Measurement Method:**	
Cert Prop Use No:		**Mailing Address:**	
Curr Property Use:		**Telephone:**	
Intended Prop Use:		**Fax:**	
Restoration Type:		**Email:**	
Soil Type:		**Postal Code:**	L2H 1R5
Criteria:		**Ministry District:**	
Stratified (Y/N):		**MOE District:**	Niagara
Audit (Y/N):		**SWP Area Name:**	Niagara Peninsula
Entire Leg Prop. (Y/N):		**Qual Person Name:**	KEVIN CHRISTIAN
CPU Issu Sect 1686:		**Consultant:**	

Business Name: 1960332 ONTARIO INC.
Address: 7746 BEAVERDAMS ROAD ON
Legal Desc:
Site Pin: 64305-0469 (LT)
Asmt Roll No:
Project Type: POST2011
Approval Type: RSC based on Phase One ESA
Applicable Standards:
PDF Link: https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=223313

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13 | **1 of 2** | **NW/196.2** | **194.8 / 0.00** | **800460 ONTARIO LIMITED**
MAGNOLIA DR./SPRING BLOSSOM DR
NIAGARA FALLS CITY ON | **CA**

Certificate #: 3-0310-99-
Application Year: 99
Issue Date: 4/15/1999
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

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13 | **2 of 2** | **NW/196.2** | **194.8 / 0.00** | **800460 ONTARIO LIMITED**
SPRING BLOSSOM DR/MAGNOLIA DR.
NIAGARA FALLS CITY ON | **CA**

Certificate #: 7-0192-99-
Application Year: 99
Issue Date: 4/15/1999
Approval Type: Municipal water

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

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14 | ***1 of 1*** | ***NE/197.4*** | ***194.8 / 0.00*** | ***1960332 ONTARIO INC.***
7736 BEAVERDAMS ROAD ON
Niagara Falls ON | ***RSC***

RSC No:	223313	***X:***	-79.12619879979039
RA No:		***Y:***	43.0901940583326
Status:	FILED	***Latitude:***	43.09019406
Filing Date:		***Longitude:***	-79.1261988
Date Ack:		***UTM Coordinates:***	
Date Returned:		***Latitude Longitude:***	
Approval Date:	May 29, 2017	***Accuracy Estimate:***	
Cert Date:		***Measurement Method:***	
Cert Prop Use No:		***Mailing Address:***	
Curr Property Use:		***Telephone:***	
Intended Prop Use:		***Fax:***	
Restoration Type:		***Email:***	
Soil Type:		***Postal Code:***	L2H 1R5
Criteria:		***Ministry District:***	
Stratified (Y/N):		***MOE District:***	Niagara
Audit (Y/N):		***SWP Area Name:***	Niagara Peninsula
Entire Leg Prop. (Y/N):		***Qual Person Name:***	KEVIN CHRISTIAN
CPU Issu Sect 1686:		***Consultant:***	
Business Name:	1960332 ONTARIO INC.		
Address:	7736 BEAVERDAMS ROAD ON		
Legal Desc:			
Site Pin:	64305-0469 (LT)		
Asmt Roll No:			
Project Type:	POST2011		
Approval Type:	RSC based on Phase One ESA		
Applicable Standards:			
PDF Link:	https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=223313		

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15 | ***1 of 1*** | ***W/197.9*** | ***194.8 / 0.00*** | ***7906 LUNDYS LANE***
Niagara Falls ON | ***WWIS***

Well ID:	7312321	***Flowing (Y/N):***	
Construction Date:		***Flow Rate:***	
Use 1st:	Test Hole	***Data Entry Status:***	
Use 2nd:		***Data Src:***	
Final Well Status:	Monitoring and Test Hole	***Date Received:***	06/11/2018
Water Type:		***Selected Flag:***	TRUE
Casing Material:		***Abandonment Rec:***	
Audit No:	Z286034	***Contractor:***	7320
Tag:	A236930	***Form Version:***	7
Constructn Method:		***Owner:***	
Elevation (m):		***County:***	NIAGARA (WELLAND)
Elevatn Reliabilty:		***Lot:***	
Depth to Bedrock:		***Concession:***	
Well Depth:		***Concession Name:***	
Overburden/Bedrock:		***Easting NAD83:***	
Pump Rate:		***Northing NAD83:***	
Static Water Level:		***Zone:***	

Clear/Cloudy: ***UTM Reliability:***
Municipality: NIAGARA FALLS CITY
Site Info:

PDF URL (Map): https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/731\7312321.pdf

Additional Detail(s) (Map)

Well Completed Date: 05/17/2018
Year Completed: 2018
Depth (m):
Latitude: 43.0887708020921
Longitude: -79.1298753966786
X: -79.12987524840491
Y: 43.08877079805704
Path: 731\7312321.pdf

Bore Hole Information

Bore Hole ID: 1007098265 ***Elevation:***
DP2BR: ***Elevrc:***
Spatial Status: ***Zone:*** 17
Code OB: ***East83:*** 652213.00
Code OB Desc: ***North83:*** 4772370.00
Open Hole: ***Org CS:*** UTM83
Cluster Kind: ***UTMRC:*** 4
Date Completed: 05/17/2018 ***UTMRC Desc:*** margin of error : 30 m - 100 m
Remarks: ***Location Method:*** wwr
Location Method Desc: on Water Well Record
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Overburden and Bedrock Materials Interval

Formation ID: 1007190751
Layer: 4
Color: 2
General Color: GREY
Material 1: 05
Material 1 Desc: CLAY
Material 2:
Material 2 Desc:
Material 3:
Material 3 Desc:
Formation Top Depth:
Formation End Depth:
Formation End Depth UOM: m

Overburden and Bedrock Materials Interval

Formation ID: 1007190748
Layer: 1
Color: 6
General Color: BROWN
Material 1: 28
Material 1 Desc: SAND

Material 2: 11
Material 2 Desc: GRAVEL
Material 3: 01
Material 3 Desc: FILL
Formation Top Depth: 0.0
Formation End Depth:
Formation End Depth UOM: m

Overburden and Bedrock Materials Interval

Formation ID: 1007190749
Layer: 2
Color: 6
General Color: BROWN
Material 1: 05
Material 1 Desc: CLAY
Material 2: 06
Material 2 Desc: SILT
Material 3:
Material 3 Desc:
Formation Top Depth:
Formation End Depth:
Formation End Depth UOM: m

Overburden and Bedrock Materials Interval

Formation ID: 1007190750
Layer: 3
Color: 2
General Color: GREY
Material 1: 05
Material 1 Desc: CLAY
Material 2:
Material 2 Desc:
Material 3:
Material 3 Desc:
Formation Top Depth:
Formation End Depth:
Formation End Depth UOM: m

Annular Space/Abandonment Sealing Record

Plug ID: 1007190759
Layer: 2
Plug From: 0.15000000596046448
Plug To: 2.700000047683716
Plug Depth UOM: m

Annular Space/Abandonment Sealing Record

Plug ID: 1007190760
Layer: 3
Plug From: 2.700000047683716
Plug To: 6.099999904632568
Plug Depth UOM: m

Annular Space/Abandonment Sealing Record

Plug ID: 1007190758
Layer: 1
Plug From: 0.0
Plug To: 0.15000000596046448
Plug Depth UOM: m

Method of Construction & Well Use

Method Construction ID: 1007190757
Method Construction Code: 2
Method Construction: Rotary (Convent.)
Other Method Construction:

Pipe Information

Pipe ID: 1007190747
Casing No: 0
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 1007190754
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0.0
Depth To: 3.0
Casing Diameter: 5.099999904632568
Casing Diameter UOM: cm
Casing Depth UOM: m

Construction Record - Screen

Screen ID: 1007190755
Layer: 1
Slot: .01
Screen Top Depth: 3.0
Screen End Depth: 6.099999904632568
Screen Material: 5
Screen Depth UOM: m
Screen Diameter UOM: cm
Screen Diameter: 6.099999904632568

Water Details

Water ID: 1007190753
Layer: 1
Kind Code: 8
Kind: Untested
Water Found Depth:
Water Found Depth UOM: m

Hole Diameter

Hole ID: 1007190752
Diameter: 21.0
Depth From: 0.0
Depth To: 6.099999904632568

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

Hole Depth UOM: m
Hole Diameter UOM: cm

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16 | **1 of 1** | **NE/198.7** | **194.8 / 0.00** | **7746 Beaverdams Road, Niagara Falls ON L2H 1R5** | **EHS**

Order No: 20160802081
Status: C
Report Type: Standard Report
Report Date: 09-AUG-16
Date Received: 02-AUG-16
Previous Site Name:
Lot/Building Size:
Additional Info Ordered:

Nearest Intersection:
Municipality:
Client Prov/State: ON
Search Radius (km): .25
X: -79.126158
Y: 43.090262

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17 | **1 of 1** | **ENE/199.1** | **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

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18 | **1 of 1** | **NNE/209.5** | **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
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:

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19 | **1 of 2** | **N/211.0** | **194.8 / 0.00** | **Part of Lot 133, Recine Court and Spring Blossom Drive, Niagara Falls ON** | **CA**

Certificate #: 5305-56LL7U
Application Year: 02
Issue Date: 1/21/02
Approval Type: Municipal & Private sewage

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB

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:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
19	2 of 2	N/211.0	194.8 / 0.00	Part of Lot 133 Recine Court and Spring Blossom Drive Niagara Falls ON	CA

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:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
20	1 of 1	NNE/211.5	194.8 / 0.00	Robert J. Thompson H. E. Mashford #1 Stamford ON	OOGW

Licence No:	F013943	**Well Compl:**	25510
Well ID:	25852	**County:**	Welland
Well Compl ID:	25510	**Block:**	
W Class ID:	2367	**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:	1950-6-2 0:00:00	**Bottom Long NAD83:**	-79.12688444
Depth Reached:	1950-6-2 0:00:00	**Lot Sides (m):**	X
Capped Date:	1950-6-2 0:00:00	**E/W (m):**	X
Class ID:		**Latitude Nad27:**	
DB Source:		**Longitude Nad27:**	
Status as of:	August 2024	**bottom lat27:**	
Start Date:	1950-5-22 0:00:00	**bottom long27:**	
SPUD Date:	1950-5-22 0:00:00	**Lateral:**	No
Class:	NPW	**Accuracy:**	50.00
Grnd Elev:	194.95	**Method:**	Well Records (1921 to 1954)
KB Elev:	195.25	**Parent:**	
TVD:	113.08	**Prod Top:**	0
PBTD:		**Prod Bot:**	
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

License No:	F013943	***Elevation (m):***	141.91
Geology Formation:	Rochester	***Static Level (m):***	n/a
Type of Water:	n/a	***Geology/Water:***	Geology
Source:	FORM 7	***Elevatn / Top (m):***	141.91 / 53.34
Top (m):	53.34		

License No:	F013943	***Elevation (m):***	n/a
Geology Formation:	Guelph	***Static Level (m):***	
Type of Water:	Fresh	***Geology/Water:***	Water
Source:	n/a	***Elevatn / Top (m):***	n/a / 18.9
Top (m):	18.9		

License No:	F013943	***Elevation (m):***	182.45
Geology Formation:	Guelph	***Static Level (m):***	n/a
Type of Water:	n/a	***Geology/Water:***	Geology
Source:	FORM 7	***Elevatn / Top (m):***	182.45 / 12.8
Top (m):	12.8		

License No:	F013943	***Elevation (m):***	n/a
Geology Formation:	Guelph	***Static Level (m):***	
Type of Water:	Sulphur	***Geology/Water:***	Water
Source:	n/a	***Elevatn / Top (m):***	n/a / 48.77
Top (m):	48.77		

License No:	F013943	***Elevation (m):***	101.37
Geology Formation:	Cabot Head	***Static Level (m):***	n/a
Type of Water:	n/a	***Geology/Water:***	Geology
Source:	FORM 7	***Elevatn / Top (m):***	101.37 / 93.88
Top (m):	93.88		

License No:	F013943	***Elevation (m):***	82.78
Geology Formation:	Queenston	***Static Level (m):***	n/a
Type of Water:	n/a	***Geology/Water:***	Geology
Source:	MNRF	***Elevatn / Top (m):***	82.78 / 112.47
Top (m):	112.47		

License No:	F013943	***Elevation (m):***	182.45
Geology Formation:	Top of Bedrock	***Static Level (m):***	n/a
Type of Water:	n/a	***Geology/Water:***	Geology
Source:	FORM 7	***Elevatn / Top (m):***	182.45 / 12.8
Top (m):	12.8		

License No:	F013943	***Elevation (m):***	90.4
Geology Formation:	Whirlpool	***Static Level (m):***	n/a
Type of Water:	n/a	***Geology/Water:***	Geology
Source:	MNRF	***Elevatn / Top (m):***	90.4 / 104.85
Top (m):	104.85		

License No:	F013943	***Elevation (m):***	115.7
Geology Formation:	Grimsby	***Static Level (m):***	n/a
Type of Water:	n/a	***Geology/Water:***	Geology
Source:	FORM 7	***Elevatn / Top (m):***	115.7 / 79.55
Top (m):	79.55		

License No:	F013943	***Elevation (m):***	125.15

Geology Formation:	Irondequoit	**Static Level (m):**	n/a
Type of Water:	n/a	**Geology/Water:**	Geology
Source:	FORM 7	**Elevatn / Top (m):**	125.15 / 70.1
Top (m):	70.1		

License No:	F013943	**Elevation (m):**	125.15
Geology Formation:	Irondequoit	**Static Level (m):**	n/a
Type of Water:	n/a	**Geology/Water:**	Geology
Source:	MNRF	**Elevatn / Top (m):**	125.15 / 70.1
Top (m):	70.1		

License 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):**	
Geology Formation:	Drift	**Static Level (m):**	n/a
Type of Water:	n/a	**Geology/Water:**	Geology
Source:	MNRF	**Elevatn / Top (m):**	/ 0
Top (m):	0		

License No:	F013943	**Elevation (m):**	182.45
Geology Formation:	Guelph	**Static Level (m):**	n/a
Type of Water:	n/a	**Geology/Water:**	Geology
Source:	MNRF	**Elevatn / Top (m):**	182.45 / 12.8
Top (m):	12.8		

License No:	F013943	**Elevation (m):**	101.37
Geology Formation:	Cabot Head	**Static Level (m):**	n/a
Type of Water:	n/a	**Geology/Water:**	Geology
Source:	MNRF	**Elevatn / Top (m):**	101.37 / 93.88
Top (m):	93.88		

License No:	F013943	**Elevation (m):**	82.78
Geology Formation:	Queenston	**Static Level (m):**	n/a
Type of Water:	n/a	**Geology/Water:**	Geology
Source:	FORM 7	**Elevatn / Top (m):**	82.78 / 112.47
Top (m):	112.47		

License No:	F013943	**Elevation (m):**	90.4
Geology Formation:	Whirlpool	**Static Level (m):**	n/a
Type of Water:	n/a	**Geology/Water:**	Geology
Source:	FORM 7	**Elevatn / Top (m):**	90.4 / 104.85
Top (m):	104.85		

License No:	F013943	**Elevation (m):**	115.7
Geology Formation:	Grimsby	**Static Level (m):**	n/a
Type of Water:	n/a	**Geology/Water:**	Geology
Source:	MNRF	**Elevatn / Top (m):**	115.7 / 79.55
Top (m):	79.55		

License No:	F013943	**Elevation (m):**	141.91
Geology Formation:	Rochester	**Static Level (m):**	n/a
Type of Water:	n/a	**Geology/Water:**	Geology
Source:	MNRF	**Elevatn / Top (m):**	141.91 / 53.34
Top (m):	53.34		

License No:	F013943	**Elevation (m):**	182.45
Geology Formation:	Top of Bedrock	**Static Level (m):**	n/a
Type of Water:	n/a	**Geology/Water:**	Geology
Source:	MNRF	**Elevatn / Top (m):**	182.45 / 12.8
Top (m):	12.8		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
21	1 of 1	W/235.4	194.8 / 0.00	7939 Lundy's Lane Niagara Falls ON	EHS

Order No:	20170117037	**Nearest Intersection:**	
Status:	C	**Municipality:**	
Report Type:	Standard Report	**Client Prov/State:**	ON
Report Date:	24-JAN-17	**Search Radius (km):**	.25
Date Received:	17-JAN-17	**X:**	-79.130321
Previous Site Name:		**Y:**	43.088958
Lot/Building Size:			
Additional Info Ordered:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
22	1 of 1	NE/235.5	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:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
23	1 of 3	W/236.4	194.8 / 0.00	2535110 ONTARIO INC 7939 LUNDY'S LANE NIAGARA FALLS ON	FST

Inventory No:	64760828	**Tank Material:**	Fiberglass (FRP)
Inventory Status:	active	**Corrosion Protect:**	Fiberglass
Installation Year:	2017	**Overfill Protection:**	Gravity
Capacity:	100000	**Inventory Context:**	FS Liquid Fuel
Capacity Unit:	L	**Inventory Item:**	FS Liquid Fuel Tank
Tank Type:	Double Wall UST		
Manufacturer:			
Model:			
Description:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
23	2 of 3	W/236.4	194.8 / 0.00	2535110 ONTARIO INC 7939 LUNDY'S LANE NIAGARA FALLS ON	FST

Inventory No:	64760829	**Tank Material:**	Fiberglass (FRP)
Inventory Status:	active	**Corrosion Protect:**	Fiberglass
Installation Year:	2017	**Overfill Protection:**	Gravity
Capacity:	50000	**Inventory Context:**	FS Liquid Fuel
Capacity Unit:	L	**Inventory Item:**	FS Liquid Fuel Tank
Tank Type:	Double Wall UST		
Manufacturer:			
Model:			
Description:	compartment 25kL diesel; 25kL super		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
23	3 of 3	W/236.4	194.8 / 0.00	2535110 ONTARIO INC 7939 LUNDY'S LANE NIAGARA FALLS ON	FST

Inventory No:	64760827	**Tank Material:**	
Inventory Status:	Active	**Corrosion Protect:**	
Installation Year:		**Overfill Protection:**	
Capacity:	150000	**Inventory Context:**	Liquid Fuels
Capacity Unit:	L	**Inventory Item:**	FS Gasoline Station - Self Serve
Tank Type:			
Manufacturer:			
Model:			
Description:			

Unplottable Summary

Total: 5 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	Orchard Grove Estates Extension	Recine Court	Niagara Falls ON	
ECA	800460 Ontario Limited		Niagara Falls ON	L2E 6S5
ECA	800460 Ontario Limited		Niagara Falls ON	L2E 6S5
ECA	Rodilio Recine	Recine Court	Niagara Falls ON	L2H 1R5
ECA	800460 Ontario Limited		Niagara Falls ON	L2E 6S5

Unplottable Report

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 managment facilities in Orchard Grove Estates (extension) for quality and quantity control.
Contaminants:	
Emission Control:	

Site: ***800460 Ontario Limited***
Niagara Falls ON L2E 6S5

Database: ***ECA***

Approval No:	4767-9HQLYA	***MOE District:***	
Approval Date:	2014-04-11	***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:	800460 Ontario Limited
Address:	
Full Address:	
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/4778-9GGSRL-14.pdf
PDF Site Location:	

Site: ***800460 Ontario Limited***
Niagara Falls ON L2E 6S5

Database: ***ECA***

Approval No:	0577-9KAS92	***MOE District:***	
Approval Date:	2014-05-29	***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:	800460 Ontario Limited
Address:	
Full Address:	
Full PDF Link:	https://www.accessenvironment.ene.gov.on.ca/instruments/4653-9JPPXA-14.pdf
PDF Site Location:	

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

Database: ***ECA***

Approval No:	3-0234-99-006	***MOE District:***	

Approval Date:	2002-07-11	***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:	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:			

Site: ***800460 Ontario Limited***
Niagara Falls ON L2E 6S5

Database: ***ECA***

Approval No:	5615-7LJL9S	***MOE District:***	
Approval Date:	2008-11-27	***City:***	
Status:	Approved	***Longitude:***	
Record Type:	ECA	***Latitude:***	
Link Source:	IDS	***Geometry X:***	
SWP Area Name:		***Geometry Y:***	
Approval Type:	ECA-Municipal Drinking Water Systems		
Project Type:	Municipal Drinking Water Systems		
Business Name:	800460 Ontario Limited		
Address:			
Full Address:			
Full PDF Link:			
PDF Site Location:			

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

This database of licensed and permitted pits and quarries is maintained by the Ontario Ministry of Natural Resources and Forestry (MNRF), as regulated under the Aggregate Resources Act, R.S.O. 1990. Aggregate site data has been divided into active and inactive sites. Active sites may be further subdivided into partial surrenders. In partial surrenders, defined areas of a site are inactive while the rest of the site remains active.

Government Publication Date: Up to Nov 2023

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-Apr 2024

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-Apr 30, 2024

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 2022

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: Oct 2023

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-Apr 30, 2024

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 2024

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-Oct 2024

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 - Oct 31, 2024

Drill Hole Database: Provincial DRL

The Ontario Drill Hole Database (ODHD) is offered by the Province of Ontario's Ministry of Mines. The dataset contains information for over 164,000 percussion, overburden, sonic and diamond-drill holes. The presence of assay results with cutoff values for gold, silver, copper, zinc, lead, nickel and platinum group elements is noted. Drill hole data are compiled from assessment files that have been submitted to the ministry in accordance with the Ontario Mining Act (OMA). Source assessment file numbers are captured for cross reference with the Ontario Assessment File Database (OAFD). 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. 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 - Aug 2024

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: Oct 2023

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-Oct 31, 2024

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 - Oct 31, 2024

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-Oct 31, 2024

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-Aug 31, 2024

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 or water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2023

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: Oct 2023

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-Sep 2024

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: Oct 31, 2021

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: Oct 2023

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-Nov 30, 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 2022

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 in 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: 31 Oct, 2023

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 31, 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 2024

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, 2022

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-Nov 2023

National Defence & Canadian Forces Waste Disposal Sites: Federal NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents: Federal NEBI

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

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells: Federal NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES): Federal NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory: Federal NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory: Federal 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: Feb 2024

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-May 31, 2024

Ontario Oil and Gas Wells: Provincial OOGW

In 1998, the Ministry of Natural Resources (MNR) handed over to the Ontario Oil, Gas and Salt Resources (OGSR) 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 includes well owner/operator, location, permit issue date, and well cap date, license number, 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 provided for each well record.

Government Publication Date: 1800-Aug 2024

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 - Oct 31, 2024

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-Oct 31, 2024

Ontario PFAS Spills: Provincial PFAS

This specific list of spills includes those incidents where one or more of the listed contaminants are identified in the PFAS Structure List and/or PFAS Chemicals Without Explicit Structure List made available by the United States Environmental Protection Agency (US EPA), is originally sourced from the Ministry of the Environment, Conservation and Parks spills related data. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Mar 2024; May 2024

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: Feb 2024

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: Feb 2024

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 in 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

Potential PFAS Handlers from EASR: Provincial PPHA

The Ontario Environmental Activity and Sector Registry (EASR), described in Ontario Regulation 245/11, allows businesses with less complex operations - and hence not requiring an Environmental Compliance Approval - to register their activities with the Ontario Ministry of the Environment, Conservation and Parks (MECP). This list of potential PFAS handlers includes those EASR 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.

Government Publication Date: Jun 30, 2024

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 - Oct 31, 2024

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). The Government of Ontario states that it is not responsible for the accuracy of the information in this Registry.

Government Publication Date: 1997-Sept 2001, Oct 2004-Nov 2024

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-Apr 30, 2024

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.

Government Publication Date: 1988-Jun 2024; Aug 2024; Oct 2024

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, 2021

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 2024

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 - Oct 31, 2024

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: Dec 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

LIMITATIONS, TERMS AND CONDITIONS OF RETAINER

RISKCHECK ENVIRONMENTAL LTD.

LIMITATIONS, TERMS AND CONDITIONS OF RETAINER

1. **Our Standard of Care** - RiskCheck Environmental Ltd. (RiskCheck) will conduct/has conducted the work as specified in the scope of work, contained in the RiskCheck proposal and/or the engagement letter, and perform/performed the environmental investigations requested by the Client according to the standards of a reasonable environmental consultant ("Retainer"). Any work performed by RiskCheck is conducted in accordance with generally accepted engineering or scientific or environmental practices current in the location and at the time the work is performed. No other warranty, expressed or implied is made.

2. **Our Sources of Information** - RiskCheck will/has sought to obtain relevant information, statements, documents and analytical test results concerning the subject property from our Client, third party sources, government or regulatory publications, databases and officials, and other persons to the extent covered by our Retainer. The accuracy of the findings, opinions and conclusions expressed in the RiskCheck report and/or any deliverables ("Deliverables") are subject to any errors or omissions in, or refusals to provide, information. RiskCheck shall not be responsible for any deficiency, misstatement, or inaccuracy contained in the Deliverables as a result of relying on the above information or lack thereof.

3. **Site Inspections** - RiskCheck will complete/has completed the inspection(s) of the subject property in the manner covered by our Retainer. The purpose of our inspection is to identify obvious visible evidence of potential and/or actual sources of environmental contamination and patent irregularities in waste management practices at the subject property. Our findings during the site inspection(s) are subject to any restrictions placed upon our free access to all aspects of the subject property, and neighbouring properties, including but not limited to snow coverage and material storage. A reasonable site inspection may not identify latent or hidden contamination, evidence of potential environmental concerns or irregularities.

4. **Sample and Testing Procedures** - The sample and testing procedures described in the Deliverables, are performed at specific point locations, by experienced personnel using equipment and techniques appropriate for our Retainer. Based upon available data, RiskCheck provides expressed opinion as to the conditions, which may exist between the points investigated, and is based on the location and time of sample collection, and the type of media and parameters analyzed. As actual conditions may vary significantly between sample or test points, and with time, our Client assumes the inherent risk that some conditions may not be detected. RiskCheck shall not be responsible for any cross-contamination resulting from subsurface investigations.

5. **Legal Issues** - The Deliverables are intended to direct our Client's attention to potential and/or actual sources of environmental contamination, including but not limited to, irregular waste management practices at the subject property. Nothing in the Deliverables are intended to express any legal opinion upon environmental liabilities relating to the subject property or whether site operations legally conform with relevant legislative requirements. RiskCheck makes no other representations or warranties whatsoever, including those concerning the legal significance of our findings, or as to other legal matters noted in the Deliverables, including but not limited to, ownership of any property, or the application of any law, to the facts set forth herein.

6. **Confidentiality of Client Information** – RiskCheck agrees to hold all information obtained in the course of our Retainer and the contents of the Deliverables in strict confidence, except where disclosure is directed by our Client's expressed written consent with instructions, or by compulsion of law.

7. **Working Information/Documents** – The Deliverables shall be the property of RiskCheck's Client. All other data, sample and test results, working sheets, draft reports or other papers, documents, information or records prepared or collected by us in the course of our Retainer, shall remain the property of RiskCheck Environmental Ltd. and/or successors. Our Client agrees that we shall be entitled to retain a copy of the Deliverables for RiskCheck's own files.

8. **Use of the Deliverables –** The information and opinions expressed in the Deliverables are prepared for the sole benefit of our Client. No other party may use or rely upon the Deliverables, or any portion thereof, without the express written consent of RiskCheck Environmental Ltd. and/or successors. We accept no responsibility for the accuracy of the Deliverables to other parties. We give no warranty, representation, or assurance to other parties, that the findings, statements, opinions or conclusions expressed in the Deliverables are accurate or valid. RiskCheck, at its discretion, will consent to any reasonable request by our Client to approve the use of the Deliverables by other parties as "Approved Users" within one year from the date of the Deliverables.

9. **Copyright** – RiskCheck owns copyright of the Deliverables. We authorize our Client and "Approved Users" to make copies of the Deliverables only in such quantities as are reasonably necessary for its use by those parties. Our Client and Approved Users may not give, lend, sell, or otherwise make available our Deliverables, or any portion or copy thereof, to any party, without our express written consent. No person may alter or modify the Deliverables.

10. **Personal Liability** – The Client and/or “Approved User” expressly agrees that RiskCheck employees shall have no personal liability to the Client and/or “Approved User” with respect to a claim, whether in contract, tort and/or any other cause of action in law. Furthermore, the Client and/or “Approved User” agrees that it will bring no proceedings, nor take any action in any court of law, against RiskCheck employees in their personal capacity.

11. **Professional Liability** – RiskCheck will not be responsible for any consequential or indirect losses incurred by the Client and/or "Approved Users", including but not limited to, loss of income, business opportunities, business interruptions, personal injury or death.

12. **Subconsultant and Contractor Liability** – RiskCheck on certain investigations/assessments (including but not limited to subsurface investigations, laboratory services, remediation, risk assessments, abatements) will require hiring the services of individuals and companies with special expertise and/or services, which are not provided by RiskCheck. RiskCheck may retain these services on behalf of the Client, as part of the overall project, as a convenience to the Client. RiskCheck shall not be responsible for errors, omissions or negligence by those parties in carrying out their work. These will be the responsibility of the subconsultant and contractors retained for completion of the project. The Client indemnifies RiskCheck from all such claims associated with the work carried out by subconsultant and contractors.