

**Phase I
Environmental Site Assessment
Part Lot 27, Concession 1 E.H.S. (Chinguacousy)
Property Number 0021 on Block 14297
Caledon, Ontario**

Prepared for:

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BRGE00306669B
December 18, 2009

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Executive Summary

Trow Associates Inc. (Trow) was retained by the Regional Municipality of Peel to complete a Phase I Environmental Site Assessment (ESA) of the property located on the south side of King Street, west of Victoria Street East and Kennedy Road in Caledon, Regional Municipality of Peel, Ontario, hereinafter referred to as the 'Site'. The Site is legally described as Part of Lot 27, Concession 1 – East of Hurontario Street, being further designated as Freehold Property Number 0021 on Block 14297 (Chinguacousy), Caledon, Ontario. A Site Location Plan is included in Appendix A. It is understood that the construction of a water reservoir and feedermain at a portion of the Site is being considered.

The work was completed in accordance with the general requirements of CSA Standard Z768-01, November 2001, which outlines the protocol for Phase I Environmental Site Assessments. As per Z768-01, the scope of work included a review of historical land use and occupancy records, a visual inspection of the Site and surrounding properties, and interviews with person(s) having knowledge of past and present activities.

It should be noted that general environmental management and housekeeping practices were reviewed as a part of this assessment insofar as they could impact the environmental conditions of the Site. However, a detailed review of regulatory compliance issues was beyond the scope of our investigations.

This Phase I ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards.

A written response from the provincial government agencies may require several months to receive. If upon receipt of the response from the regulatory agencies, significant environmental issues are identified, Trow will forward their response to Regional Municipality of Peel as an addendum to this report.

Based on our findings of this Phase I ESA, and conclusions reached, it is our opinion that a Phase II ESA (i.e. - sampling and analysis) is not warranted for the Site. It is likely that any redevelopment on site would be serviced by a municipal supply of potable water. The on Site private water well would require decommissioning in accordance with O.Reg.903 once it is no longer required. In addition, minor remedial excavation activities may be required to remove the surficial hydrocarbon impacted material in the area of the basement AST of the residential dwelling and in the immediate vicinity of the waste oil drum storage in the storage shed on Site. Prior to development of the Site, limited soil testing may be required on selected samples of fill and native material to assist in determining disposal options for excess materials generated during future development of the Site.

We have summarized the conclusions and recommendations of this Phase I ESA in the following tables.

Summary of Potential Environmental Concerns Identified in the Phase I ESA:

Area of Potential Environmental Concern	Media	Potential Contaminants of Concern	Comments	Relative Degree of Environmental Risk
Site				
Oil staining on ground surface of buildings on Site.	Soil	Benzene, toluene, ethyl benzene and xylenes (BTEX) and petroleum hydrocarbon compounds (PHCs)	Oil staining was observed on the dirt and gravel ground surface in Buildings A and D in the vicinity of an AST and waste oil drums, respectively. Minor remedial excavation activities may be required to remove the surficial hydrocarbon impacted material in these areas.	Low
Potential asbestos (ACM) containing material in, stucco materials and acoustic ceiling tiles.	Air	Asbestos	Based on the age of the buildings on Site, the presence of ACMs is possible in some building materials.	Low, if managed
Regulated substances in cooling equipment, such as air conditioning units.	Air, soil and groundwater	Ozone depleting substances (ODS)	Under management of a licensed contractor, the ODS does not represent a significant threat to human health or the environment. However, these materials will require replacement by 2010. An air-conditioning unit was observed on the southeast side of Building A.	Low, if managed
Regulated building materials in paint coating	Soil, groundwater and human contact	Lead and mercury	Based on the age of the buildings on Site, any original or older paint layers in the building may be lead based or contain elevated levels of mercury. In addition, mercury may be present in the thermostats on Site.	Low, if managed
Regulated substances in insulation	Air	UFFI	Based on the age of the building, UFFI may be present in Building A on Site.	Low, if managed

Area of Potential Environmental Concern	Media	Potential Contaminants of Concern	Comments	Relative Degree of Environmental Risk
Adjacent Properties				
No potential sources of environmental concerns identified.				

Summary of Recommendations of this Phase I ESA:

Issue Identified	Recommendation	Rationale
The potential presence of asbestos containing materials in the building materials of the existing building on Site.	Prior to any future major renovations or demolition on Site, a survey of asbestos containing materials should be conducted specifically for the proposed work area to ensure the health and safety of the workers.	Airborne asbestos fibre is a health hazard material. Prior to future renovations or demolitions, a survey of ACM is required as per the requirements of the Occupational Health and Safety Act, R.S.O. 1990.
The potential presence of UFFI.	Prior to any renovations or demolitions of the building on Site, it is recommended that these materials be surveyed, assessed and managed in accordance with the applicable regulations and guidelines.	Vapour formed by UFFI may be health hazardous to workers. Recommendation based on Occupational Health and Safety Act, R.S.O. 1990.
The presence of ozone depleting substances in cooling equipment on Site.	Maintenance of the cooling equipment should be conducted by licensed contractors.	Recommendation based on Occupational Health and Safety Act, R.S.O. 1990 and in accordance with Ontario Regulation 189/94.
Lead/mercury based paint may potentially be present in the existing building on Site.	Prior to any renovations or demolitions of the building on Site, it is recommended that these materials be surveyed, assessed and managed in accordance with the applicable regulations and guidelines.	To eliminate exposure to the workers and potential impact to the soil and groundwater. Recommendation based on Occupational Health and Safety Act, R.S.O. 1990.

1. Introduction

Trow Associates Inc. (Trow) was retained by the Regional Municipality of Peel to complete a Phase I Environmental Site Assessment (ESA) of the property located on the south side of King Street, west of Victoria Street East and Kennedy Road in Caledon, Regional Municipality of Peel, Ontario, hereinafter referred to as the 'Site'. The Site is legally described as Part of Lot 27, Concession 1 – East of Hurontario Street, being further designated as Freehold Property Number 0021 on Block 14297 (Chinguacousy), Caledon, Ontario. A Site Location Plan is included in Appendix A. It is understood that the construction of a water reservoir and feedermain at a portion of the Site is being considered.

Trow conducted this Phase I ESA in accordance with the scope of work described in Trow's proposal, which was prepared to comply with the general requirements of CSA Standard Z768-01 for Phase I ESA, published in November 2001.

1.1 Objective

The objective of this Phase I ESA was to identify actual or potential contamination that may be present on Site.

1.2 Scope of Work

The work was carried out in general accordance with the Canadian Standards Association (CSA) Standard Z768-01 '*Phase I Environmental Site Assessment*'.

The scope of the work included a review of historical land use and occupancy records, a visual inspection of the Site and surrounding properties, interviews with person(s) having knowledge of past/present Site activities, and compilation of this information into a Phase I ESA report. Intrusive sampling and analysis were not part of this investigation.

1.3 Deviations

This Phase I ESA does not contain any deviations from the principal components of a Phase I ESA, as defined in Clause 6.1 of CSA Z768-01.

2. Site Description

The Site is legally described as Part of Lot 27, Concession 1 – East of Hurontario Street, being further designated as Freehold Property Number 0021 on Block 14297 (Chinguacousy), Caledon, Ontario. It is located on the south side of King Street, west of Victoria Street East and Kennedy Road in Caledon, Regional Municipality of Peel, Ontario. A map illustrating the location of the Site can be found in Appendix A. Photographs of the Site are included in Appendix B.

The Site is irregular in shape and is primarily under agricultural land use. A vacant residential dwelling and three (3) farm structures including a barn is also located on the Site. A forested area was observed at the southeast portion of the Site.

The Site is bounded by residential land use on the north side and on a portion of the southwest and east sides of the Site. The remainder of adjacent properties was under agricultural land use at the time of site visit. King Street is located along the majority of the north property line and Kennedy Road is located along a portion of the northeast property line. It is understood that the construction of a water reservoir and feedermain Site is being considered.

3. Records Review / Land Use History

Available public records, as noted below, were reviewed to obtain information and to establish the land use history of the Site and the adjacent properties.

3.1 Aerial Photographs

Aerial photographs of the Site, dated 1960, 1974 and 1985, were obtained from the National Air Photo Library to review the development and the land use history of the Site. Our review of the aerial photographs indicated the following:

- **1960:** The Site was depicted primarily as agricultural land use. The existing four (4) structures were depicted at the northeastern portion of the Site. The surrounding properties were depicted under residential and agricultural land use. King Street was depicted to the north of the Site.
- **1974:** No significant changes from the 1960 aerial photograph were depicted.
- **1985:** No significant changes from the 1974 aerial photograph were depicted.

The review of aerial photographs indicated that the Site and its surrounding area were historically under agricultural and residential land use in general. No apparent sources of environmental concern were identified by the review of aerial photographs.

3.2 Fire Insurance Plans

No Fire Insurance Plans for the Site were available for review.

3.3 Property Use Directories

No property use directories for the Site were available for review. It was understood from the review of aerial photographs that the Site was historically under residential / agricultural land use.

3.4 Land Title Search

A land titles search, completed by Title Search Services Limited, was undertaken to identify previous owners and provide information on the chronology of ownership of the Site. Based on the land title search, the Site was previously owned by private individuals since 1840. The current owner, Broxton Holdings Limited, took ownership in 1974. No potential environmental concerns were identified by the results of the land title search. The land titles search is included in Appendix C.

3.5 Regulatory Information

The appropriate regulatory agencies at the provincial and municipal levels were contacted to obtain information regarding environmental permits, past or pending environmental control orders or complaints, outstanding environmental regulatory non-compliance issues and Sewer Use By-Law infractions. No need for contacting federal agencies was identified.

The following agencies were contacted:

1. The Ontario Ministry of the Environment (MOE), Freedom of Information, Protection of Privacy Office.
2. The Technical Standards and Safety Authority (TSSA), Fuel Safety Branch

A written response from some of the regulatory agencies such as the Ministry of the Environment typically requires several months. If significant issues are identified upon receipt of the response from these agencies, Trow will forward their response to the Regional Municipality of Peel as an addendum to this report, under separate cover.

The TSSA fuel safety division was contacted regarding any fuel storage or spillage records for the Site. The TSSA indicated no records were located on the database for the municipal addresses of the Site.

3.6 Prior Environmental or Geotechnical Reports

No previous reports were identified for the purpose of this Phase I ESA.

3.7 Topographic Maps

The following topographic map was reviewed:

- “Bolton, Ontario” Surveys and Mapping Branch, Department of Energy, Mines and Resources, series 1:50,000 dated 1994.

A review of the map identified the following:

- Based on the surficial topography of the area, the groundwater gradient in the area of the Site likely flows southeast, towards Etobicoke Creek.
- Three (3) structures were depicted on the northeast portion of the Site, likely the existing buildings.

3.8 Geological and Soil Maps

The following information sources were reviewed to determine the nature of the subsurface materials of the Site:

- “*Quaternary Geology of Ontario*” - Southern Sheet, Map 2556.
- “*Bedrock Geology of Ontario*” - Southern Sheet, Map 2544.

A review of Quaternary Geology revealed that the subject property and area are dominated by Halton Till (Ontario-Erie Lobe): predominately silt to silty clay matrix, high in matrix carbonate content and clast poor.

A review of Bedrock Geology revealed that the bedrock in the general area consists of Ordovician (Upper Ordovician): shale, limestone, dolostone and siltstone (Queenston Formation).

3.9 Company Records

No company records were available for review by Trow.

3.10 Land Use Documents

A review of the following publications was carried out as part of this Phase I ESA:

- Inventory of Coal Gasification Plant Waste Sites in Ontario (April 1987).
- Waste Disposal Site Inventory (June 1991).

The Site can be identified by the Universal Traverse Mercator (UTM) coordinates of central portion of the Site is approximately 591200 m East and 4847950 m North. A review of the above publications did not indicate the presence of any coal gasification sites or waste disposal sites within 1 km of the Site.

3.11 Utility Company Records

No utility company records were provided to Trow for review.

3.12 Public Health Concerns

No conditions indicative of public health concern were noted for the Site.

4. Visual Site Assessment

On December 3 and 11, 2009, Robert Milne of Trow conducted the site visit in accordance with its internal health and safety protocols and the Ministry of Labour Health and Safety Regulations. Weather condition at the time of the visual site assessment was overcast and cool.

It should be noted that general environmental conditions were reviewed as a part of this assessment insofar as it could impact the environmental condition of the property. However, a detailed review of regulatory compliance issues was beyond the scope of our investigation.

Observations of the Site were recorded by walking over the grounds and inside the buildings on Site. Adjoining properties were observed from within the property boundaries of the Site.

Photographs of the Site were taken and are included in Appendix B.

4.1 Subject Site

4.1.1 Property Use

The Site was under residential and agricultural land use at the time of the Phase I ESA. The residential dwelling on Site was vacant. The farm fields on Site appeared to be active, however, the farm structures did not appear to be in use.

4.1.2 Buildings and Structures

Four (4) structures were observed at the northeast portion of the Site. For the purpose of this report, the structures have been identified as Building A, B, C and D. Locations and photographs of these buildings are included in Appendices A and B, respectively.

A vacant residential dwelling (3427 King Street) was observed on the south side of King Street and was constructed prior to 1960 (Building A). The dwelling is a two storey, wood-framed structure with one (1) partial basement level and a sloping shingled roof. A crawl space was observed in the areas adjacent to the basement level. The basement was primarily used for storage and the oil-fired furnace and aboveground storage tank for fuel oil.

A two-storey wooden barn structure (Building B) was located adjacent to Building A. The ground level of Building B was primarily used for storage of various farming accessories (i.e. wooden crates, tools). The second level was observed to be primarily empty with the exception of hay and some tools. A greenhouse area was located on the north side of the barn structure. Through cursory observations, Building B was likely used for the penning of farm animals. Concrete troughs were observed traversing Building B and were likely previously

used for wash troughs for animal feces. No significant staining was observed in this section of the building.

Building C is a partially destroyed wood structure used for the storage of general storage of old items.

Building D is a wooden garage-style structure. At the time of the site visit, the structure was being used for general storage (car, oil drums, etc.). Minor ground staining was observed in the vicinity of the waste oil drums on the south side of the structure. The ground surface of Building D was a concrete slab on the southern half and bare earth on the northern half.

4.1.3 Limitations at the Site

Free access to the Site was provided during the Site visit.

4.1.4 Chemical Inventory, Storage and Handling

No chemical inventory, storage or handling activities were observed on Site at the time of our visit.

4.1.5 Storage Tanks and Containers

An aboveground storage tank (AST) was located in the basement of Building A on Site. The AST was previously used to store fuel oil for the furnace equipment. Minor staining in the vicinity of the AST was observed on the dirt ground surface. However, no hydrocarbon odour was noted in the basement. The associated fill and vent pipes were observed on the south exterior of the house.

Another AST was observed adjacent to Building D on the south side of the structure. No signs of spills or leaks (i.e. staining or stressed vegetation) around the AST were observed during the site visit. Drums storing waste oil were observed within Building D. Oil staining on the ground surface in the immediate vicinity of the oil drums was observed.

Three (3) empty metal containers were located on the east side of Building B. No signs of spills or leaks (i.e. staining or stressed vegetation) around the containers were observed during the site visit.

4.1.6 Special Attention Substances

4.1.6.1 Polychlorinated Biphenyls (PCBs)

The manufacture of PCBs in North America was prohibited under the Toxic Substances Control Act (1977). Their use as a constituent of new products manufactured in or imported

into Canada was prohibited by regulations in 1977 and 1980. As such, sites developed prior to 1980 may have PCB containing equipment on the Site. Potential equipment, which could contain PCBs, includes fluorescent mercury and sodium vapour light ballasts, oil filled capacitors and transformers. A review of the Site was conducted to evaluate the potential presence of PCB containing equipment in use or stored at the Site.

No fluorescent lighting or transformers were observed on the Site at the time of the site visit.

4.1.6.2 Asbestos-Containing Materials (ACMs)

Asbestos-containing materials (ACMs) are fibrous hydrated silicates, and can be found in building materials as either friable or non-friable asbestos. Friable asbestos refers to materials where the asbestos fibres can be separated from the material with which it is associated. Non-friable asbestos refers to asbestos, which is associated with a binding agent (such as tar or cement). Friable asbestos is commonly found in boiler and pipe insulation. Non-friable asbestos is typically found in roofing tars, asbestos cement, transite pipe, floor and ceiling tiles.

No wall or pipe insulation, roof tar or floor and ceiling tiles were identified in the farm structures (Buildings B, C and D). However, based on the age of the residential dwelling (Building A) on Site, ACMs may be present on Site.

4.1.6.3 Ozone Depleting Substances (ODSs)

Freons and halons often comprise of chlorofluorocarbons (CFCs), which were banned from production in Canada in 1996, with the ban on their use slated for 2010. The use of these materials is still permitted but equipment must be serviced by a licensed contractor such that CFCs are contained and not released to the environment during servicing or operation.

Building A is cooled by an individual air-conditioning unit that may contain R-22 as a refrigerant. A household refrigerator was also present in the residential dwelling.

Under the management of a licensed contractor, the subject systems do not represent a significant threat to human health or the environment. However, any ODS will require replacement by 2010 and as such consideration should be given to future phase out programs.

Maintenance of refrigerant containing equipment, if any, should continue to be completed by a licensed refrigeration contractor. The equipment should only be repaired, removed, or serviced by an appropriately licensed contractor.

4.1.6.4 Lead

Lead has frequently been used in oil-based paints, roofing materials, cornices, tank linings, electrical conduits and soft solders for tinsplate and plumbing. The use of lead based paints

(LBPs) was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts of lead. Paint that was produced or used prior to 1950 may contain high levels of lead. The main concern regarding lead paint is its potential to become lead dust or chips either through deterioration and/or mechanical means (i.e., sanding, abrasion, etc.). Exposure to lead dust or chips occurs by ingestion or inhalation.

Based on the age of the buildings on Site, lead based paint may be present on Site.

4.1.6.5 Urea Formaldehyde Foam Insulation (UFFI)

UFFI was formerly sprayed into cavities of walls and above ceiling as an insulating material. UFFI has been discontinued from commercial use since the early 1980s.

No wall or pipe insulation were identified in the farm structures (Buildings B, C and D). Based on the age of the residential dwelling, UFFI may be present on Site.

4.1.6.6 Mercury

Mercury could be found in some batteries, light bulbs, old paints, thermostats, old mirrors, etc.

Based on an investigation by Consumer and Corporate Affairs Canada, and an assessment of potential health risks by Health and Welfare Canada, in 1991 the decision was made to eliminate the use of mercury compounds in indoor latex paints. The Canadian Paint and Coatings Association (CPCA) supported the withdrawal and all Canadian manufacturers and formulators of the preservative voluntarily agreed to remove “interior uses” from their product labels.

Based on the age of the building, mercury may be present in original paint layers on Site. Mercury may also be present in the thermostat installed in the residential dwelling on Site.

4.1.6.7 Mould

No evidence of mould was detected in the existing building on Site at the time of this Phase I ESA.

4.1.6.8 Radon

Based on the overburden and bedrock materials underlying the site, it is unlikely that radon gas emissions would be a concern at the Site.

4.1.6.9 Other Substances

No other special attention substances were observed at the Site at the time of this Phase I ESA.

4.1.7 Unidentified Substances

No unidentified substances were present on Site at the time of this Phase I ESA.

4.1.8 Drains and Sumps

No drains or pumps were observed on Site at the time of the site visit.

4.1.9 Building Heating and Cooling Systems

The residential dwelling (Building A) was previously heated by a fuel oil-fired furnace. However, at the time of the site visit, the furnace was not in operation. An individual air-conditioning unit was located on the southeast corner of the house.

4.1.10 Mechanical Equipment

No mechanical equipment was observed on Site at the time of the site visit.

4.1.11 Air Emissions

Regulatory control of air emissions in Ontario is the responsibility of the MOE. According to the Environmental Protection Act (EPA), a Certificate of Approval (C of A (Air)) is required for any equipment that may discharge a contaminant into the natural environment if the equipment was installed, modified or altered after June 29, 1988. According to the MOE, permitting of any equipment installed prior to this date, which has not been modified or altered, is not required. The EPA also provides a list of specific equipment and conditions, which are exempt from requiring C of A (Air) (i.e., fuel burning equipment for comfort heating in a building using natural gas or number 2 fuel oil at a rate of less than 1.5 million British Thermal Units per hour [BTU/hour]).

No issues with regards to air emissions were identified at the time of our visit.

4.1.12 Odour

No chemical or unusual odours were detected during the Phase I ESA.

4.1.13 Noise

No excessive noise was detected at the Site during the Phase I ESA.

4.1.14 Sewage and Wastewater Disposal

The residential dwelling (Building A) likely used a septic system for sewage and wastewater disposal.

4.1.15 Liquid Chemical Waste Generation, Storage & Disposal

No liquid chemical waste generation, storage or disposal was observed during the visit.

4.1.16 Solid Waste Generation, Storage & Disposal

No issues regarding waste generation, storage or disposal were observed at the time of the Site visit.

4.1.17 Topographic, Geologic and Hydrogeologic Conditions

The surficial topography of the Site consists of undulating terrain in general but generally slopes downward towards a small unnamed creek. It is expected that the Site may have been graded in some of the areas for the purposes of cultivating the land in the past.

From the topography of the area, the regional groundwater flow in the vicinity of the Site is expected to be southeast, towards Etobicoke Creek.

4.1.18 Water Courses, Ditches and Site Drainage

A small unnamed drainage creek was observed extending from King Street to the central portion of the Site to the southwest side of the Site.

No other open water bodies or courses were observed in close proximity of the Site.

4.1.19 Abandoned and Existing Wells

An existing water well is located to the west of Building A.

4.1.20 Potable Water Sources

A private water well was likely used during occupancy of Building A. The location of the water well was not observed. The surrounding properties in the vicinity of the Site also use private water wells for potable water.

4.1.21 Fill Materials

Fill material consisting of disturbed parent material and topsoil may also be present in some areas of the Site where former cultivation activities may have occurred. It should be noted that it was often common practice for farmers to fill in low lying areas with on-site excavated soils and materials generated through demolition of structures. Although evidence of this was not observed during the site inspection for this Phase I ESA, the possibility of the presence of buried fill on the site cannot be ruled out. Pockets of such fill may be encountered during excavation for future development.

Prior to development of the Site, limited soil testing may be required on selected samples of fill and native material to assist in determining disposal options for excess materials generated during future development of the Site.

4.1.22 Stained Materials

Surficial staining (oil) was observed on the ground surface in the southeast portion of Building D in the vicinity of waste oil storage (drums).

Minor oil staining was also observed in the basement of Building A in the vicinity of the AST and oil-fired furnace. The ground surface below the AST was bare earth.

4.1.23 Stressed Vegetation

Signs of stressed vegetation were not observed on Site at the time of Trow's visit.

4.1.24 Roads, Parking Facilities and Right of Ways

The Site is accessed by two (2) asphalt driveways off of King Street on the northwest side of the Site. No right-of-ways were apparent at the time of the visit.

4.1.25 Pits and Lagoons

No pits or lagoons were observed on Site at the time of our visit.

4.1.26 Other Issues

No other issues were identified during this Phase I ESA.

4.2 Adjacent Properties

The conditions of the adjacent and surrounding properties were observed at the time of Trow's site visit. The findings of the visual reconnaissance of the adjacent properties are as follows:

- **North and** Residential dwellings, followed by Victoria Street East and Kennedy

- northeast:** Road.
- **Northwest:** King Street, followed by residential and agricultural land use.
- **South, southeast and southwest:** Agricultural land use.
- **West:** Residential dwelling (3259 King Street) and agricultural land use, followed by King Street.
- **East and southeast** Residential dwelling and agricultural land use.

5. Interviews

5.1 Site Representative

No Site representative was available for interview at the time of the Site visit.

5.2 Occupants of the Site

The Site was vacant at the time of the site visit.

5.3 Town Officials

No town officials were interviewed as part of this assessment.

5.4 Government Officials

Freedom of Information and Protection of Privacy Office of the MOE, have been contacted to obtain information regarding environmental permits, past or pending environmental control orders or complaints and outstanding environmental regulatory non-compliance issues.

The TSSA was contacted regarding any records associated with the Site.

6. Conclusions

The results of this Phase I ESA indicate the following conclusions in table format regarding the expected environmental conditions and potential liabilities of the Site:

Area of Potential Environmental Concern	Media	Potential Contaminants of Concern	Comments	Relative Degree of Environmental Risk
Site				
Oil staining on ground surface of buildings on Site.	Soil	Benzene, toluene, ethyl benzene and xylenes (BTEX) and petroleum hydrocarbon compounds (PHCs)	Oil staining was observed on the dirt and gravel ground surface in Buildings A and D in the vicinity of an AST and waste oil drums, respectively. Minor remedial excavation activities may be required to remove the surficial hydrocarbon impacted material in these areas.	Low
Potential asbestos (ACM) containing material in, stucco materials and acoustic ceiling tiles.	Air	Asbestos	Based on the age of the buildings on Site, the presence of ACMs is possible in some building materials.	Low, if managed
Regulated substances in cooling equipment, such as air conditioning units.	Air, soil and groundwater	Ozone depleting substances (ODS)	Under management of a licensed contractor, the ODS does not represent a significant threat to human health or the environment. However, these materials will require replacement by 2010. An air-conditioning unit was observed on the southeast side of Building A.	Low, if managed
Regulated building materials in paint coating	Soil, groundwater and human contact	Lead and mercury	Based on the age of the buildings on Site, any original or older paint layers in the building may be lead based or contain elevated levels of mercury. In addition, mercury may be present in the thermostats on Site.	Low, if managed

Area of Potential Environmental Concern	Media	Potential Contaminants of Concern	Comments	Relative Degree of Environmental Risk
Regulated substances in insulation	Air	UFFI	Based on the age of the building, UFFI may be present in Building A on Site.	Low, if managed
Adjacent Properties				
No potential sources of environmental concerns identified.				

7. Recommendations

Based on our findings of this Phase I ESA, and conclusions reached, it is our opinion that a Phase II ESA (i.e. - sampling and analysis) is not warranted for the Site. If the redevelopment on site would be serviced by a municipal supply of potable water, the existing private water well on Site would require decommissioning in accordance with O.Reg.903 once it is no longer required. In addition, minor remedial excavation activities may be required to remove the surficial hydrocarbon impacted material in the area of the basement AST of Building A and in the immediate vicinity of the waste oil drum storage of Building D. Prior to development of the Site, limited soil testing may be required on selected samples of fill and native material to assist in determining disposal options for excess materials generated during future development of the Site.

Our recommendations for the on-going activities of the Site are outlined in the following table.

Issue Identified	Recommendation	Rationale
The potential presence of asbestos containing materials in the building materials of the existing building on Site.	Prior to any future major renovations or demolition on Site, a survey of asbestos containing materials should be conducted specifically for the proposed work area to ensure the health and safety of the workers.	Airborne asbestos fibre is a health hazard material. Prior to future renovations or demolitions, a survey of ACM is required as per the requirements of the Occupational Health and Safety Act, R.S.O. 1990.
The potential presence of UFFI.	Prior to any renovations or demolitions of the building on Site, it is recommended that these materials be surveyed, assessed and managed in accordance with the applicable regulations and guidelines.	Vapour formed by UFFI may be health hazardous to workers. Recommendation based on Occupational Health and Safety Act, R.S.O. 1990.
The presence of ozone depleting substances in cooling equipment on Site.	Maintenance of the cooling equipment should be conducted by licensed contractors.	Recommendation based on Occupational Health and Safety Act, R.S.O. 1990 and in accordance with Ontario Regulation 189/94.
Lead/mercury based paint may potentially be present in the existing building on Site.	Prior to any renovations or demolitions of the building on Site, it is recommended that these materials be surveyed, assessed and managed in accordance with the applicable regulations and guidelines.	To eliminate exposure to the workers and potential impact to the soil and groundwater. Recommendation based on Occupational Health and Safety Act, R.S.O. 1990.

8. Qualifications of Assessor

The records review and site visit for this assessment was conducted by Mr. Robert Milne, B.Eng., who has been trained to conducting Phase I ESAs in accordance with the CSA Standard. Mr. Milne has conducted numerous Phase I ESAs for commercial/industrial/residential clients and government agencies and is routinely engaged in this field.

This report was reviewed by Mr. Simon Lan, P.Eng., who obtained his Civil Engineering degree from the University of Toronto. Mr. Lan has many years of diverse hands-on experience in environmental site assessments, remediation of contaminated sites, surveys and abatements of designated substances and hazardous building materials, preparation of technical specifications, cost estimates, contract documents and project management. He was a member of the project management team for many portfolio acquisition projects.

Trow Associates Inc. (founded in 1957) provides a full range of environmental services through a full-time Environmental Services Group. Trow's Geotechnical and Environmental Services Group has developed a strong working relationship with clients in both the private and public sectors and has developed a positive relationship with the Ontario Ministry of the Environment. Personnel in the numerous branch offices form part of a large network of full-time dedicated environmental professionals in the Trow organization.

9. References

1. Canadian Standards Association, November 2001. *Z768-01 Phase I Environmental Site Assessment*.
2. Technical Standards and Safety Act, 2000:
 - Fuel Oil Regulation 213/01.
 - Liquid Fuels Regulation 217/01.
3. Environmental Protection Act, 1990:
 - Ontario Regulation 189/94 (Refrigerants).
 - Ontario Regulation 358/90 - Sewage Systems.
 - Ontario Regulation 323/94 - Dry Cleaners.
 - Ontario Regulation 362 (PCBs - Waste Management).
 - Ontario Regulation 356 (Ozone Depleting Substances-General).
4. Occupational Health and Safety Act, 1990:
 - Ontario Regulation 278/05 (Asbestos, Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations).
 - Ontario Regulation 837/90 (Asbestos, Designated Substance).
 - Bill 208 - Designated Substances.
5. Ontario Water Resources Act, 1990:
 - Ontario Regulation 903 (Wells).

10. Limitations

The information presented in this report is based on information provided by others and visual observations as identified herein. This type of limited investigation is designed to provide information to support an overall Phase I Environmental Site Assessment (ESA) of the current environmental conditions of the Site. Sampling and analysis of soils, groundwater, and other material was not carried out as part of this investigation. The findings cannot be extended to portions of the Site, which were unavailable for direct observation at the time of Trow's observations.

The role of the site assessor is to document evidence of contamination and not to judge the acceptability of risks associated with contamination (Clause 0.2.7 of CSA Z768-01). To further reduce or eliminate uncertainty would require a Phase II investigation. It should be noted that some of the information and resultant conclusions of a Phase I are time sensitive.

Achieving the objectives stated in this report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

It should also be noted that current environmental guidelines and regulations are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report.

The conclusions and recommendations noted throughout this report reflect existing Site conditions with respect to the current environmental condition of the Site at the time of this assessment summary. Compliance of past owners with applicable environmental regulations was not within the scope of this Phase I ESA summary.

It is possible that unexpected environmental conditions may be encountered on the Site, which has not been explored within the scope of this Phase I ESA summary. Should such an event occur, Trow should be notified in order that we may determine if modifications to our conclusions are necessary.

This summary report has been prepared in accordance with accepted environmental study and/or engineering practices for a Phase I ESA (CSA Standard Z768-01). No other warranties, either expressed or implied, are made as to the professional services provided under the terms of the Phase I ESA and included in this summary report.

This report was prepared by Trow for the exclusive use of the Regional Municipality of Peel and may not be reproduced in whole or in part, without the prior written consent of Trow, or used or relied upon in whole or in part by a party other than the Regional Municipality of Peel. Any use which a third party makes of this report, or any part thereof, or any reliance on or decisions to be made based on it, are the sole responsibility of such third parties. Trow Associates Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

We trust this summary report is satisfactory for your purposes. If you have any questions regarding our submission, please do not hesitate to contact this office.

Yours Truly,

Trow Associates Inc.



Robert Milne, B.Eng.
Engineering Associate, Markham Office



Simon Lan, P.Eng.
Project Engineer, Markham Office

cc: Client – Regional Municipality of Peel (2)
Trow Markham (1)
Trow Brampton (1)

Appendix A: Drawings



Drawing 1 - Site Location Plan
 Part Lot 27, Concession 1 - E.H.S.
 Caledon, Ontario

Project Number: BRGE00306669B
 Scale: Not to Scale
 Date: December 2009

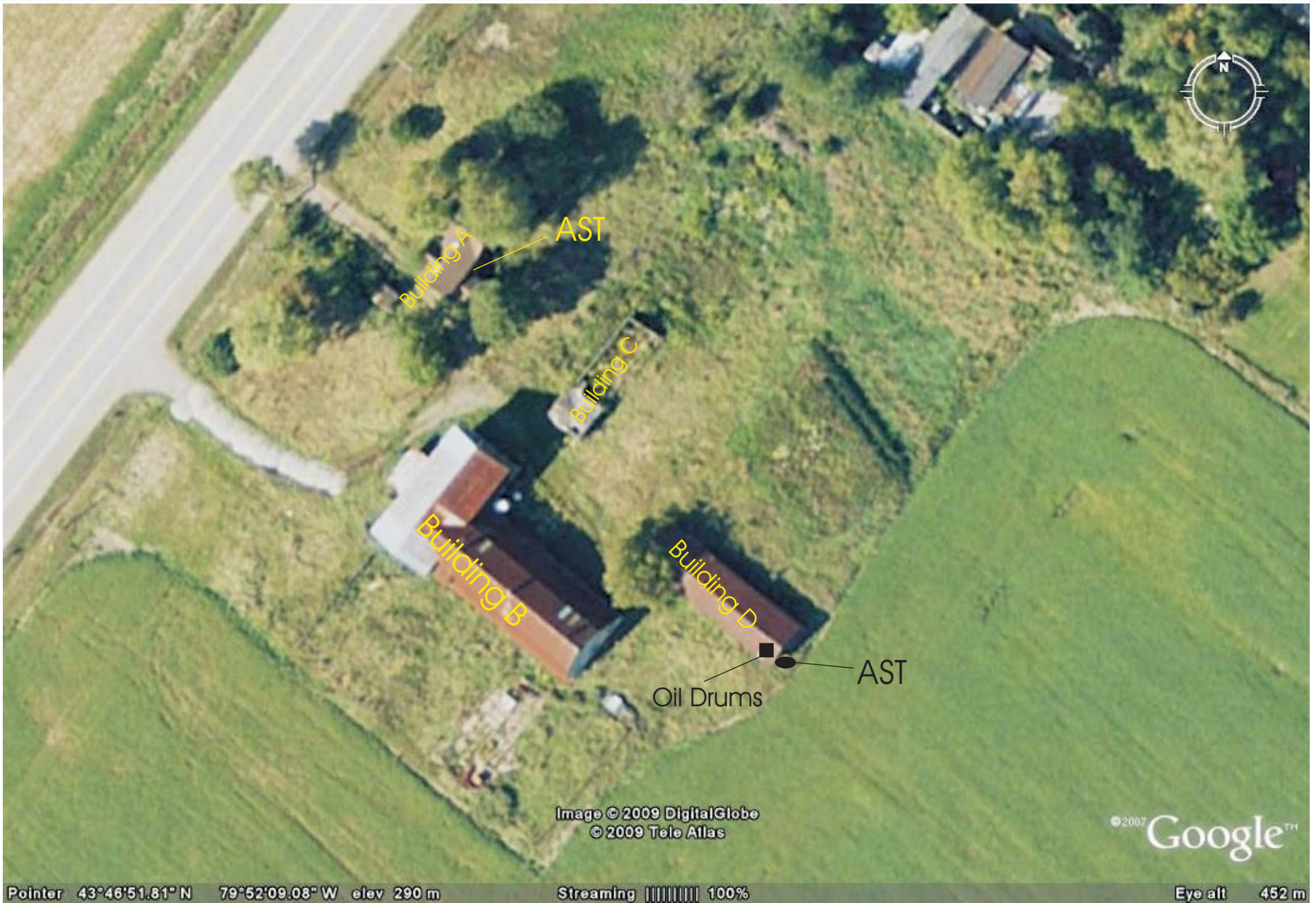
Dwn by: RM

Chk by: DD



TROW ASSOCIATES INC.

70 Gibson Drive, Unit 12, Markham, Ontario. L3R 4C2
 Telephone: (905) 470-0073 Fax: (905) 470-9848 www.trow.com



Drawing 2 - Building Location Plan
 Part Lot 27, Concession 1 - E.H.S.
 Caledon, Ontario

Project Number: BRGE0030669B
 Scale: Not to Scale
 Date: December 2009

Dwn by: RM

Chk by: DD



TROW ASSOCIATES INC.

70 Gibson Drive, Unit 12, Markham, Ontario. L3R 4C2
 Telephone: (905) 470-0073 Fax: (905) 470-9848 www.trow.com

Appendix B: Site Photographs



Photograph No. 1
View of northwest portion of Site.



Photograph No. 2
View of Building B on Site.



Photograph No. 3
Building A and B on Site.



Photograph No. 4
Main level in Building B.



Photograph No. 5
Empty containers on east side of Building B.



Photograph No. 6
View of damaged Building C. Building used for general storage.



Photograph No. 7
AST on southeast side of Building D.



Photograph No. 8
Waste oil storage in Building D. Minor ground staining around drums.



Photograph No. 9
Inside northwest portion of Building D.



Photograph No. 10
Air-conditioning unit and fill and vent pipes on southeast side of Building A.



Photograph No. 11
AST in basement of Building A.



Photograph No. 12
Oil-fired furnace in basement of Building A.

Appendix C: Land Title Search

PROPERTY TITLE REPORT

December 17, 2009

SUBJECT: 3427 KING STREET, CALEDON. ONTARIO

PROPERTY Part Lot 27, Concession 1 - E.H.S. (Chinguacousy)

DESCRIPTION Pin. 14297 - 0021 (See the Pin Print for the full description)

PROPERTY TITLE HISTORY

<u>Date</u>		<u>Ownership</u>		<u>Deed #</u>
14 April	1840	John Purkiss	-	PATENT
18 October	1842	William Neelands	-	20227
22 October	1846	John Snell	-	27667
28 February	1851	James Neelands	-	39628
06 May	1851	William W. Hodgson	-	40424
06 September	1853	Edward T. Haggard	-	50842
03 April	1854	Luke Gardner	-	562
03 April	1854	Joseph Gardner	-	563
09 June	1857	Abraham Campbell	-	3992
28 June	1860	Edinburgh Life As. Co.	-	8285
12 October	1860	Francis Campbell	-	8471
14 June	1881	Charles J. Campbell	-	4039
27 April	1882	William Miller	-	4296
28 October	1882	Charles J. Campbell	-	4401
10 September	1896	William J. Montgomery	-	7993
21 October	1897	Isabella Montgomery	-	8284
29 July	1902	William Sparrow	-	9340
25 September	1918	Joseph T. Ellis	-	13313
02 May	1924	William G. Bailey	-	15149
02 May	1924	Miller Giffen	-	15151
08 November	1927	William G. Bailey	-	16147
30 May	1969	John Szustaczek, Mayer Garten	-	108940
02 May	1974	<u>BROXTON HOLDINGS LIMITED</u> (For the Subject Property)	-	VS312039 (Recent Deed)

(End of the Title Search Report)

DUE TO THE NATURE OF THE TITLE SEARCH WORK, THIS REPORT IS REFLECTING TO THE BEST POSSIBLE THE STATUS OF THE LAND REGISTRY RECORD. - THE RESULT OF THIS TITLE SEARCH IS INFORMATIONAL ONLY AND CONTAINS ONLY THE OWNERSHIP HISTORY ON THE PROPERTY. IT DOES NOT CONSTITUTE A LEGAL OPINION AND NO RESEARCH OR OTHER VERIFICATION AS TO THE LEGALITY OF ANY OF THE TRANSACTIONS, OR LEGAL VALIDITY OF THE TITLE TO THE PROPERTY IS MADE OR IMPLIED. ARMAND SIMO IN THIS TITLE SEARCH REPORT / SERVICE DISCLAIMS ANY LIABILITY AND/OR RESPONSIBILITY ON THE USE OF (THE) / THIS TITLE SEARCH INFORMATION BY THE CLIENT(S) AND / OR OTHER PARTIES

COMPLETE - ACCURATE - PROVINCE WIDE - TITLE SEARCH SERVICES



MINISTRY OF
CONSUMER AND
BUSINESS
SERVICES

MAP SHOWS ALL
S EXISTING IN
97 - SHEET 4
ER 1, 2002

SCALE

PROPERTY INDEX MAP
BLOCK 14297
TOWN OF CALEDON
REG. MUNICIPALITY OF
PEEL
(OFFICE 43)

LEGEND

FRIEHOOD PROPERTY BOUNDARY	---
LEASEHOLD PROPERTY BOUNDARY	----
NATURAL RESOURCE PROPERTY BOUNDARY	----
FRIEHOOD PROPERTY NUMBER	01-47
LEASEHOLD PROPERTY NUMBER	01-47
NATURAL RESOURCE PROPERTY NUMBER	01-47
TOWNSHIP FABRIC	----
STREAMS, RIVERS	----
UNDERLYING FABRIC, EASEMENT	----
UTM GRID	0802000 E
ADJOINING MAP NUMBER	BLOCK 1428

NOTES

NORTH AMERICAN DATUM 83
UNIVERSAL TRANSVERSE MERCATOR PROJECTION
ZONE 17 CENTRAL MERIDIAN 83° W

THIS IS NOT A PLAN
OF SURVEY

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND REGISTRY
SYSTEM AND HAS BEEN PREPARED FOR PROPERTY
BIDDING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTY BOUNDARIES
SEE RECORDED PLANS AND DOCUMENTS
ONLY MAJOR EASEMENTS
ARE SHOWN
REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

THE LINKAGE IDENTIFIER FOR ANY PROPERTY (E.G. 0028 - 047)
IS COMPOSED OF THE MAP BLOCK NUMBER (0028) AND THE FOUR
DIGIT NUMBER (047) WHICH APPEARS IN EACH ACTIVATED PROPERTY

3427 King St.

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #43



PAGE 1 OF 1

PREPARED FOR T.S.S.
ON 2009/12/17 AT 11:00:02

14297-0021 (LT)

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

PROPERTY DESCRIPTION: PT LT 27 CON 1 EHS CHINGUACOUSY AS IN VS312039 EXCEPT PT 1 43R19202 ; CALEDON

PROPERTY REMARKS:

RECENTLY:
RE-ENTRY FROM 14297-0207

PIN CREATION DATE:
1999/05/17

ESTATE/QUALIFIER:
FEE SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES
BROXTON HOLDINGS LIMITED

CAPACITY SHARE
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT / CHED
EFFECTIVE	2000/07/29	THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/06/24 ON THIS PIN				
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/05/17						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1999/05/17 **						
**SUBJECT. ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO MIGHT, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/05/18 **						
VS312039	1974/05/02	TRANSFER	\$2		BROXTON HOLDINGS LIMITED	C

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

This Indenture

made (in duplicate) the **SIXTEENTH** day of **APRIL**
one thousand nine hundred and **SEVENTY-FOUR**

In Pursuance of The Short Forms of Conveyances Act

Between

JOHN SZUSTACZEK, Esquire, and MAYER GARTE
Esquire, both of the City of Toronto, in
the Municipality of Metropolitan Toronto,
formerly the Municipality of Metropolitan
Toronto, in the County of York, as
partnership property

hereinafter called the Grantors
OF THE FIRST PART

and

BROXTON HOLDINGS LIMITED, a Corporation
incorporated under the laws of the
Province of Ontario.

Dye & Durham
Co. Limited
Toronto, Canada
Form 1 to 4

Witnesseth that in consideration of other good and valuable
consideration and the sum of TWO - - - - -

- - - - - (\$2.00) - - - - - Dollars
of lawful money of Canada now paid by the said Grantee to the said
Grantors (the receipt whereof is hereby by them acknowledged),
the said Grantors do Grant unto the said Grantee in fee simple.

All and Singular that certain parcel or tract of land and premises
situate lying and being in the Town of Caledon, in the Regional
Municipality of Peel, (formerly in the Township of Chinguacousy,
in the County of Peel) and being composed of part of the East
half of Lot 27 Concession 1 East of Hurontario Street and which
may be more particularly described as follows:

PREMISING that the Northwesterly limit of said Lot 27 has an
assumed bearing of North 38 degrees 04 minutes 30 seconds East
(referred from instrument number 24865) and relating all bearings
herein thereto;

COMMENCING at the most Easterly angle of said Lot 27;

THENCE North 44 degrees 17 minutes 30 seconds West and along
the Northeasterly limit of said Lot 27 a distance of 505.70
feet;

THENCE South 39 degrees 02 minutes 50 seconds West 219.29 feet;

THENCE North 44 degrees 17 minutes 30 seconds West 500(.00 feet

The said Grantors Covenant with the said Grantee that they have the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantors.

And that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantors Covenant with the said Grantee that they will execute such further assurances of the said lands as may be requisite.

And the said Grantors Covenant with the said Grantee that they have done no act to encumber the said lands.

And the said Grantors Release to the said Grantee All their claims upon the said lands.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Melvin Bergman

John Szustaczek
JOHN SZUSTACZEK

Mayer Garten
MAYER GARTEN

IN THE MATTER OF SUBSECTION 3 OF SECTION 6 OF
THE LAND SPECULATION TAX ACT, 1974

Affidavit

WE, X JOHN SZUSTACZEK and MAYER GARTEN of CITY OF TORONTO
(print name)

in the Municipality of Metropolitan Toronto
(print address)

MAKE OATH AND SAY THAT:

^{We}
1. ~~I~~ ^I verify believe that the disposition of designated land evidenced in the attached instrument or writing is exempt from the tax imposed by subsection 1 of section 2 of the above Act by virtue of the disposition being:
Pursuant to an Agreement of Purchase and Sale which was reduced to writing and executed by all parties thereto prior to April 10, 1974, the last parties to execute such Agreement having done so on March 11th, 1974.

describe nature of disposition

as provided for by section 19, clause _____, subclause _____ of the above Act.

We are

2. ~~I~~ ^I the transferor making the disposition referred to in paragraph 1 hereof.

delete this paragraph if inapplicable

3. ~~I~~ ^I ~~am a resident of the City of Toronto for the purposes of the Act and I am not a resident of any other municipality for the purposes of the Act.~~

delete this paragraph if inapplicable

Sworn by ~~me~~ us at the City of Toronto in the Municipality of ~~the~~ Metropolitan Toronto

this 29TH

day of APRIL 19 74

John Szustacek
JOHN SZUSTACZEK

Mayer Garten
MAYER GARTEN

Melvin Bergman
A Commissioner, etc.

AFFIDAVIT AS TO PARTNERSHIP

We, John Szustaczek and Mayer Garten, both of the City of Toronto, in the Municipality of Metropolitan Toronto, MAKE OATH AND SAY AS FOLLOWS:

1. That the lands herein where aquired by us in partnership, as partnership property, and have been held, have continued to be and are partnership assets.
2. That at the time we purchased the said lands we were the only partners of the said partnership. That no other persons have been associated with us as owners of the said lands, from the date of the purchase by us to the present time.
3. That we are the only members of the said partnership.

SEVERALLY SWORN before me at
the City of Toronto,
in the Municipality of
Metropolitan Toronto,
this 29TH
day of APRIL
1974.

)
) *John Szustaczek*
) JOHN SZUSTACZEK
)
) *Mayer Garten*
) MAYER GARTEN
)

Melvin Bayman
A Commissioner etc.

Planning Act

The Registry Act

IN THE MATTER of the PLANNING ACT (as amended)

AND IN THE MATTER of a (Deed) ~~(Mortgage)~~ (Deed) of (Part of) Lot 27
in the ~~City of Toronto~~ Con. 1, E.H.S. dated April 16, 1974

EX WE, John Szustaczek and Mayer Garten
of the City of Toronto
in the Municipality of Metropolitan Toronto

make oath and say as follows:

we are

1 That ~~(Mortgagee)~~ the (Grantor) ~~(Mortgagor)~~ named in the above mentioned
(Deed) ~~(Mortgage)~~ which is attached hereto.

2 That the said (Deed) ~~(Mortgage)~~
does not contravene the provisions of *The Planning Act*, as amended, because:

(State Exception)

The present registered owners do not retain the fee or
the equity of redemption in, or a power or right to grant,
assign or exercise a power of appointment with respect to
any land abutting the land affected by the Deed,

SWORN before me
at the City of Toronto
in the Municipality of Metropolitan
Toronto
this 29TH day of APRIL
19 74

Melvin Bergman
A Commissioner, etc

John Szustaczek
JOHN SZUSTACZEK
Mayer Garten
MAYER GARTEN

AFFIDAVIT OF SUBSCRIBING WITNESS

AMENDED MARCH 1972

I, MELVYN BERGMAN

of the City of Toronto

in the Municipality of Metropolitan Toronto

make oath and say:

I am a subscribing witness to the attached instrument and I was present and saw it executed

at Toronto

by

John Szustaczek and Mayer Garten

note

*See footnote

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

SWORN before me at the City of Toronto

in the Municipality

of Metropolitan Toronto

this 27TH day of APRIL

19 74

Melvin Bergman
MELVYN BERGMAN

J. Lark

A COMMISSIONER FOR TAKING AFFIDAVITS ETC

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

Amended, May, 1973

AFFIDAVIT IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO

I, MAYER GARTEN

JUDICIAL DISTRICT OF YORK

of the City of Toronto

in the Municipality of Metropolitan Toronto

To Wit:

named in the within (or annexed) transfer make oath and say:

*For place of residence insert appropriate County, District, Regional Municipality, etc.

1. I am ONE of the Grantors named in the within (or annexed) transfer.

2. I have a personal knowledge of the facts stated in this affidavit.

3. (1) The total consideration for this transaction has been allocated as follows:

(a) Land, building, fixtures and goodwill	\$ 285,000.00
(b) Chattels — items of tangible personal property (see note)	\$. nil
TOTAL CONSIDERATION	
	\$ 285,000.00

(2) The true consideration for the transfer or conveyance for Land Transfer Tax purposes is as follows:

(a) Monies paid in cash	\$ 102,000.00
(b) Property transferred in exchange (Detail Below)	\$. nil
(c) Securities transferred to the value of (Detail Below)	\$. nil
(d) Balances of existing encumbrances with interest owing at date of transfer	\$ 72,500.00
(e) Monies secured by mortgage under this transaction	\$ 110,500.00
(f) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$. nil
(g) Other (Detail Below)	\$. nil
TOTAL CONSIDERATION (should agree with 3(1)(a) above)	
	\$ 285,000.00

Approved AC

AR blanks must be filled in
5 285,000.00

1710 000
105
1605.00

4. If consideration is nominal, is the transfer for natural love and affection? n/a

5. If so, what is the relationship between Grantor and Grantee? n/a

6. Other remarks and explanations, if necessary n/a

SWORN before me at the City of Toronto

in the Municipality of Metropolitan Toronto

this 27TH day of APRIL 1974

Mayer Garten
(signature)

Melvin Bergman
A Commissioner, etc.

Chattels: Retail sales tax is payable on the valuation of items shown in 3(1)(b) unless otherwise exempted under the provisions of The Retail Sales Tax Act. For the purpose of this affidavit insert above only the value of chattels, the total value of which in the opinion of the deponent exceeds \$100.00. This does not exempt a purchaser from the payment of Retail Sales Tax on any tangible personal property as part of this transaction. When chattels are purchased as part of this transaction with a value of less than \$100.00, the applicable tax should be paid by the purchaser to the Treasurer of Ontario and remitted to the Minister of Revenue.

WE, JOHN SZUSTACZEK and MAYER GARTEN, both
of the City of Toronto
in the Municipality of Metropolitan Toronto

* If attorney
see footnote

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

~~WE~~ were each at least eighteen years old.

Strike out
inapplicable
clauses.

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

We held the land as ~~Partnership~~ Partnership Property.

We are each now and will be at the time of registration of the
within document a Canadian resident within the meaning of the
Income Tax Act.

Resident of
Canada, etc

(SEVERALLY) SWORN before me at the City
of Toronto in the Municipality
of Metropolitan Toronto
the 29th day of APRIL 1974

John Szustaczk
JOHN SZUSTACZEK
Mayer Garten
MAYER GARTEN

Melvin Bergman
A COMMISSIONER FOR TAKING AFFIDAVITS, ETC

* Where affidavit made by attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (marital status, and if married, name of spouse), and when he/she executed the power of attorney, he/she had attained the age of majority"

312039 VS Caledon. 312039 19 74
Dated April 16, 1974

JOHN SZUSTACZEK and MAYER GARTEN

TO

BROXTON HOLDINGS LIMITED

Address:

Unit 101, 400500
Entered 1974. 74
Deed of Land
SITUATE
Part of the East half Lot 27
Concession 1, E.H.S., Caledon
Dye & Durham Co. Limited, 150 Berday Drive, Toronto

ASSESSMENT ROLL NO
ADDRESS OF PROPERTY

South side 27th side road
Town of Caledon

DELZOTTO FORZI
1225 ST CLARE AVE W.
Farb, Saitman & Bergman,
Barristers & Solicitors,
2313A Bloor Street West,
Toronto, Ontario.

TOWN OF
CALEDON

TOWN OF MAY 2 PM 10 53
CALEDON 312039 VS

No. Registry Division of Peel (No. 43)
I CERTIFY that this instrument is registered as of
MAY 2 1974

MAY 2 - 1974

In the

Registry Office
at Brampton,
Ontario.

THIS INSTRUMENT
IS THE PROPERTY OF
THE REGISTRY OFFICE FOR
THE COUNTY OF PEEL

MAY 2 74 6839
MAY 2 74 6840

REGISTRATION FEE	
LAND TRANSFER TAX	605.00
RETAIL SALES TAX	000.00

A 1615.00 T

