

February 16, 2021

VIA EMAIL (armin@nyxcapital.com)

NYX Tannery Ltd.
201-1131A Leslie Street
Toronto, Ontario
M3C 3L8

Attention: Mr. Armin Fatehi

Dear Mr. Fatehi

Subject: Summary of Storage Tanks
208 Emby Drive, 51 Tannery Street, 57 Tannery Street
Mississauga, Ontario
OHE Project No.: 23322

As requested, OHE Consultants (OHE) is pleased to present NYX Tannery Ltd. with the following Summary of Storage Tanks for the above captioned Property.

Underground Storage Tanks:

The following underground storage tanks (USTs) were formerly present at the Property:

208 Emby Drive:

- two (2) fuel USTs, at the exterior immediately east of the south building;
- one (1) fuel UST, at the exterior, immediately south of the southeast corner of the north building;

51 Tannery Street:

- one fuel oil UST, at the exterior, immediately west of the existing dwelling;

Aboveground Storage Tanks:

The following aboveground storage tanks (ASTs) are present and in use at the Property:

208 Emby Drive:

- one (1) steel fuel oil AST, at the rear (west) exterior of the dwelling structure;
- one (1) steel fuel AST, in a concrete crib, at the northwest exterior of the north building, and used by Superior Vault Co. Ltd.
- one (1) steel lubricating oil AST, within the north building and used by Schueller Auto Service;

All three (3) ASTs were inspected by OHE Consultants. No visible evidence of leakage was identified. No surface staining at the locations of the ASTs was identified.

Overall:

The OHE Consultants and the previous Coffey Geotechnics Inc. environmental investigative work was scoped taking the storage tank locations into consideration. These storage tanks, both former USTs and existing ASTs, were classified by OHE Consultants as Potentially Contaminating Activities (PCAs) resulting in associated Areas of Potential Environmental Concern (APECs). As per the requirements of Ontario Regulation 153 /04 and the requirements for the acquisition of a Record of Site Condition, borehole and monitoring well coverage included coverage for the APECs associated with storage tanks.

Photographs of the storage tank locations are included with this letter. A site plan showing storage tank locations is also attached to this letter.

Closure:

We trust that the information presented herein meets your current requirements. Should you have any questions or require additional information, please do not hesitate to contact the undersigned at 905-890-9000.



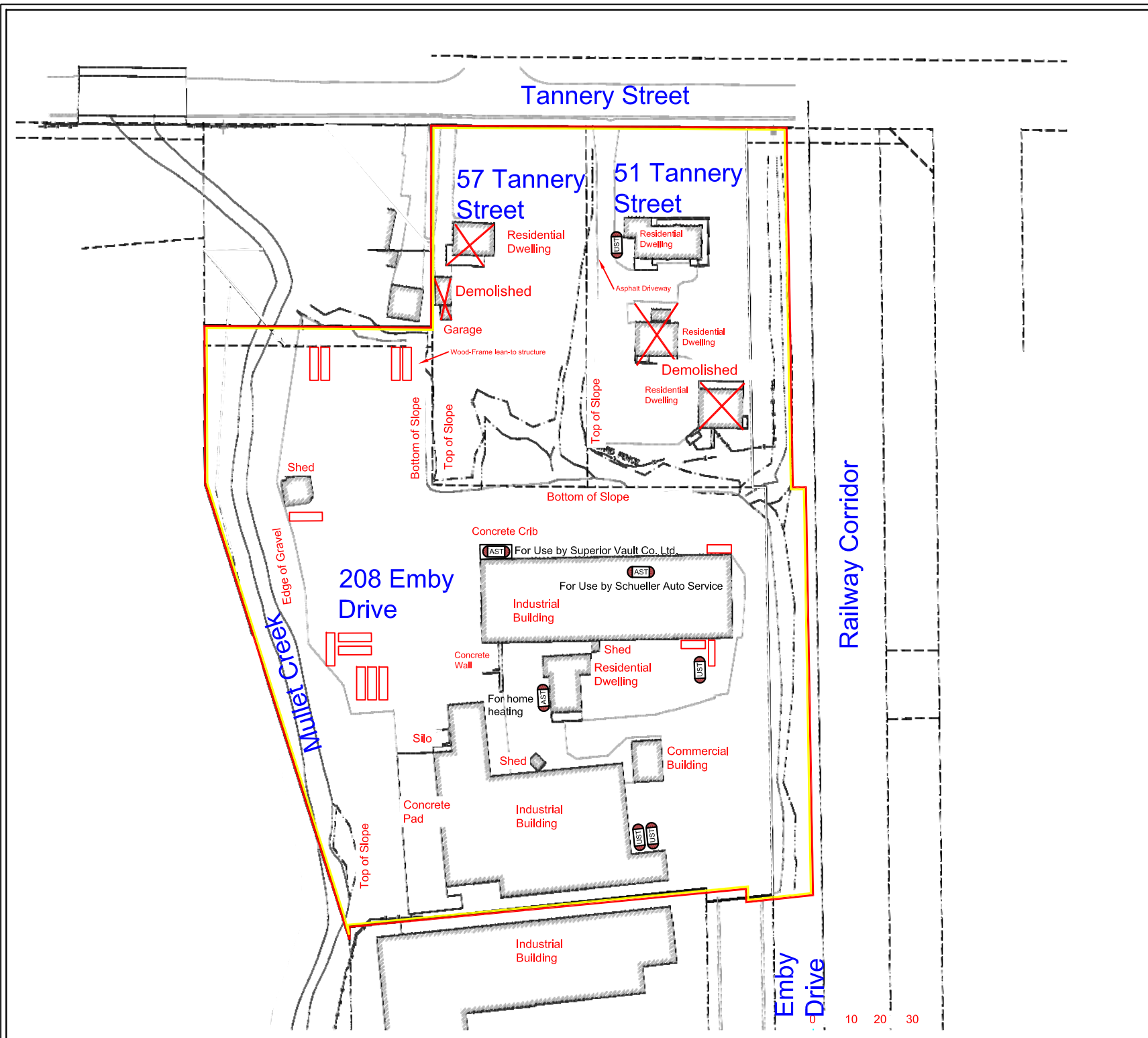
OHE Consultants
Occupational Hygiene & Environment

Prepared by

Mike Grayhurst, P.Eng., Q.P.^{ESA}, EP, PMP
Senior Managing Consultant



DRAWING



Legend:

- Trailers
- Approximate location of former underground storage tank (UST)
- Approximate location of existing aboveground storage tank (AST)

USTs have all been removed from the ground

Notes:
Locations of site features are approximate and may vary from that shown

Drawing Title:
Site Plan showing Storage Tanks

Client Address:
NYX Capital Corp.
Suite 400- 1131 Leslie Street
Toronto, ON

Project Location:
51, 57 Tannery Street,
208 Emby Drive
Mississauga, ON

Project No: 23322

Date: Nov. 2020

Scale: As Shown

Drawn By: PN

Approved By: MG

Drawing No:
1a

Referenced N
N

HT CONSULTANTS
Occupational Hygiene & Environment

PHOTOGRAPHS



location of two (2) former USTs, 208 Emby Drive south building



location of former UST, south of 208 Emby Drive north building



location of former UST, 51 Tannery Street



location of AST, dwelling, 208 Emby Drive



location of AST, Superior Vault Co. Ltd., 208 Emby Drive



location of AST, Schueller Auto Service