

S2S PROJECT NO. 8935

REPORT TO

YOUR HOME DEVELOPMENTS INC.

ON

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
SUMMARY OF FINDINGS**

**5034 NINTH LINE
MISSISSAUGA, ONTARIO**

CONDUCTED BY:



**S2S
Environmental Inc.**

**1099 KINGSTON ROAD, SUITE 260
PICKERING, ONTARIO
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AUGUST 12, 2019

SUMMARY OF FINDINGS

S2S Environmental Inc. (S2S) was retained by Your Home Developments Inc. (Client) to conduct a Phase One Environmental Site Assessment (ESA) historical review and site reconnaissance, to prepare a Summary of Findings for the residential and agricultural property located at 5034 Ninth Line in Mississauga, Ontario (Phase One Property).

At the time of the site reconnaissance, the Phase One Property was occupied by a single-storey residential building with a full basement (Subject Building); and an attached parking garage on the south side of the Subject Building; and one chicken coop and two storage sheds on the north-central portion of the Phase One Property. The Subject Building was reportedly constructed in approximately the early-1960s. Vehicular access to the Phase One Property was from an interlocking brick driveway off Ninth Line, located on the east side of the Phase One Property. Interlocking brick surface parking/driveways were present on east side of the Subject Building and on the east portion of the Phase One Property. Landscaped areas were present along the north and east sides of the Subject Building; on the west portion of the Phase One Property and along all boundaries of the Phase One Property. The Subject Building reportedly had a total floor area of approximately 110 m² (1,184 ft²) excluding the attached garage, and the Phase One Property had a total area of 7,953 m² (85,605 ft²). The Property Identification Number (PIN) for the Phase One Property was reportedly 24931-0110 (LT). At the time of the site reconnaissance, the Phase One Property was reportedly owned and managed by Mr. Fausto Trinca and Mrs. Marcella Trinca.

It is understood that this Phase One ESA Summary of Findings is being completed for due diligence purposes in advance of the potential acquisition of the Phase One Property by the Client. The historical review and site reconnaissance completed as part of this Summary of Findings were completed in general accordance with *Ontario Regulation 153/04 (O. Reg. 153/04) (as amended)* and can be enhanced at a later date to prepare a full Phase One ESA report.

The Phase One ESA site reconnaissance was conducted on July 25, 2019 by Ms. Stephanie Campbell of S2S, under the supervision of Mr. Milan Makusa, P.Geo. a Qualified Person as defined by *O. Reg. 153/04 (as amended)*. The weather was mainly sunny, and the ambient temperature was approximately 20°C. The S2S representative was accompanied by Mr. Steven Shirriff (Client's Representative) of Your Home Developments Inc. and Mr. Fausto Trinca (Property Owner).

S2S was permitted to access all of the interior areas the Subject Building. Additionally, the garage, both sheds and all of the exterior areas of the Phase One Property were also accessible to S2S for inspection. It should also be noted that the roof sections of the Subject Building and the chicken coop on the north portion of the Phase One Property were not accessed due to safety concerns at the time of the site reconnaissance conducted on July 25, 2019.

The Phase One Property and readily visible and publicly accessible portions of the adjacent and neighbouring properties were examined for the presence and identification of Potentially



Contaminating Activities (PCAs) and/or Areas of Potential Environmental Concern (APECs) associated with the Phase One Property during the site reconnaissance.

The following drawings have been included as an attachment to this Summary:

- Drawing No.1 - A site location map (Ontario Base Map (OBM));
- Drawing No. 2 - An aerial photograph depicting the Phase One Conceptual Site Model (CSM) including the neighbouring land uses and locations of PCAs resulting in APECs on the Phase One Property; and
- Drawing No. 3 - A site plan showing the Phase One Property and the APECs on the Phase One Property.

Based on information gathered and observations made, the Phase One ESA Summary of Findings has identified the following PCAs within the Phase One Study Area resulting in APECs at the Phase One Property:

APEC	Location of APEC on Phase One Property	PCA	Location of PCA (on-site or off site)	Contaminants of Potential Concern ¹	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC 1 Historical and current agricultural activities at the Phase One Property	Entire Phase One Property	PCA #1: 40 – Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage & Large-Scale Application	On-site	OCPs, PAHs, Metals	Soil
APEC 2 Fill materials of unknown quality at the Phase One Property	East and central portions of the Phase One Property	PCA #2: 30 – Importation of Fill Material of Unknown Quality	On-site	PAHs, Metals including As, Sb, Se, B-HWS, Cr (VI), Hg, CN, EC, SAR	Soil

1- Notes: The acronyms noted above indicate the following contaminants of potential concern: petroleum hydrocarbons (PHCs); benzene, toluene, ethylbenzene and xylene (BTEX); polychlorinated biphenyls (PCBs); polycyclic aromatic hydrocarbons (PAHs); organochlorine pesticides (OCPs); arsenic (As); antimony (Sb); selenium (Se); chromium VI (Cr(VI)); mercury (Hg); cyanide (CN-); boron (hot water soluble) (B-HWS); Electrical Conductivity (EC); Sodium Adsorption Ratio (SAR); and volatile organic compounds (VOCs).

For due diligence purposes as part of the potential acquisition of the Phase One Property, the above-noted PCAs (the potential presence of fill materials of unknown quality and historical and current agricultural activities) identified during the completion of this Phase One ESA Summary of Findings are not anticipated to result in materially significant concerns for the Phase One Property. It is inferred that soil and/or groundwater impacts identified in these APECs resulting from these PCAs, if present, can likely be addressed as part of the proposed redevelopment of the Phase One Property. Therefore, no further investigation is required at this time.

However, it is recommended that a Phase Two ESA be completed at the Phase One Property



at the time of redevelopment and in conjunction with a full Phase One ESA Report to assess the quality of the soils and groundwater in accordance with the current applicable Ontario Ministry of the Environment, Conservation and Parks (MECP) O. Reg. 153/04 Standards.

A reply has not yet been received the MECP for the request of information regarding the Phase One Property at the time of issuance of this Summary. Should these records alter the conclusion noted above, the Client will be updated of this new information upon receipt of these records.

CLOSURE

This Summary of Findings has been prepared for the sole benefit of Your Home Developments Inc. (Client).

The Summary of Findings may not be relied upon by any other person or entity without the express written consent of S2S Environmental Inc. (S2S) and the Client. Any use that a party makes of this Summary of Findings, or any reliance on decisions made based on it, is the responsibility of such parties. S2S accepts no responsibility for damages, if any, suffered by any party as a result of decisions made or actions based on this Summary of Findings.

S2S makes no other representation whatsoever, including those concerning the legal significance of its findings, or as to the other legal matters addressed incidentally in this Summary of Findings, including but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time; thus, the Client should review such issues with appropriate legal counsel.

Some of the information presented in this Summary of Findings was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, S2S in certain instances has been required to assume that this information provided is accurate.



The conclusions as presented represent the best judgment of the assessor based on the visual observations of the accessible property elements of the Phase One Property and adjacent properties observed on July 25, 2019. Should additional information become available, S2S requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

Respectfully Submitted,

S2S ENVIRONMENTAL INC.



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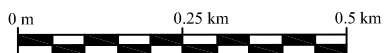
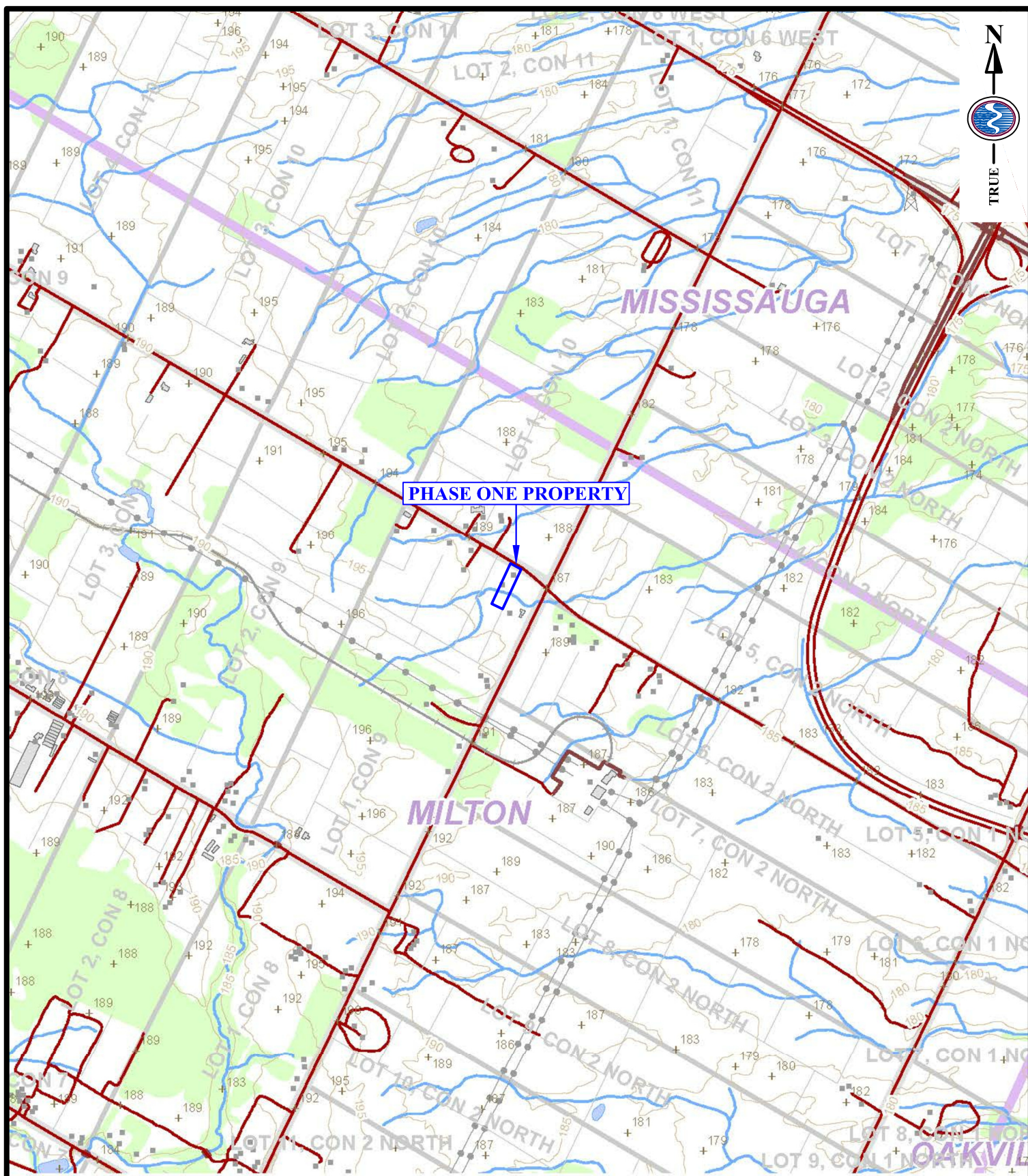
Distribution: (1 PDF Copy) – Mr. Stewart Turk (Your Home Developments Inc.)



ATTACHMENT A

DRAWINGS





DRAWN BY: YP DATE: AUG 1, 2019 SCALE: 1:22,000

SITE LOCATION MAP
 Ontario Base Mapping (OBM), 2010.
 Ontario Ministry of Natural Resources



**S2S
 Environmental Inc.**

PROJECT NO:

8935

SITE LOCATION:

5034 NINTH LINE
 MISSISSAUGA, ONTARIO

DRAWING NO:

1



1

LEGEND

PHASE ONE ASSUMED PROPERTY LINE

PHASE ONE STUDY AREA

POTENTIALLY CONTAMINATING ACTIVITY (PCA)

1. Entire Phase One Property

40 - Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents)

Manufacturing, Processing, Bulk Storage & Large-Scale Application

2. Northwest, North, Northeast and Central Portions of the Phase One Property

30 - Importation of Fill of Unknown Quantity

NOTE: IMAGERY DATE: MAY 2018, GOOGLE EARTH

PHASE ONE ESA CONCEPTUAL SITE MODEL

DATE: AUG 1, 2019

DRAWN BY: YP



S2S

Environmental Inc.

PROJECT NO:

8935

SITE LOCATION:

5034 NINTH LINE

MISSISSAUGA, ONTARIO

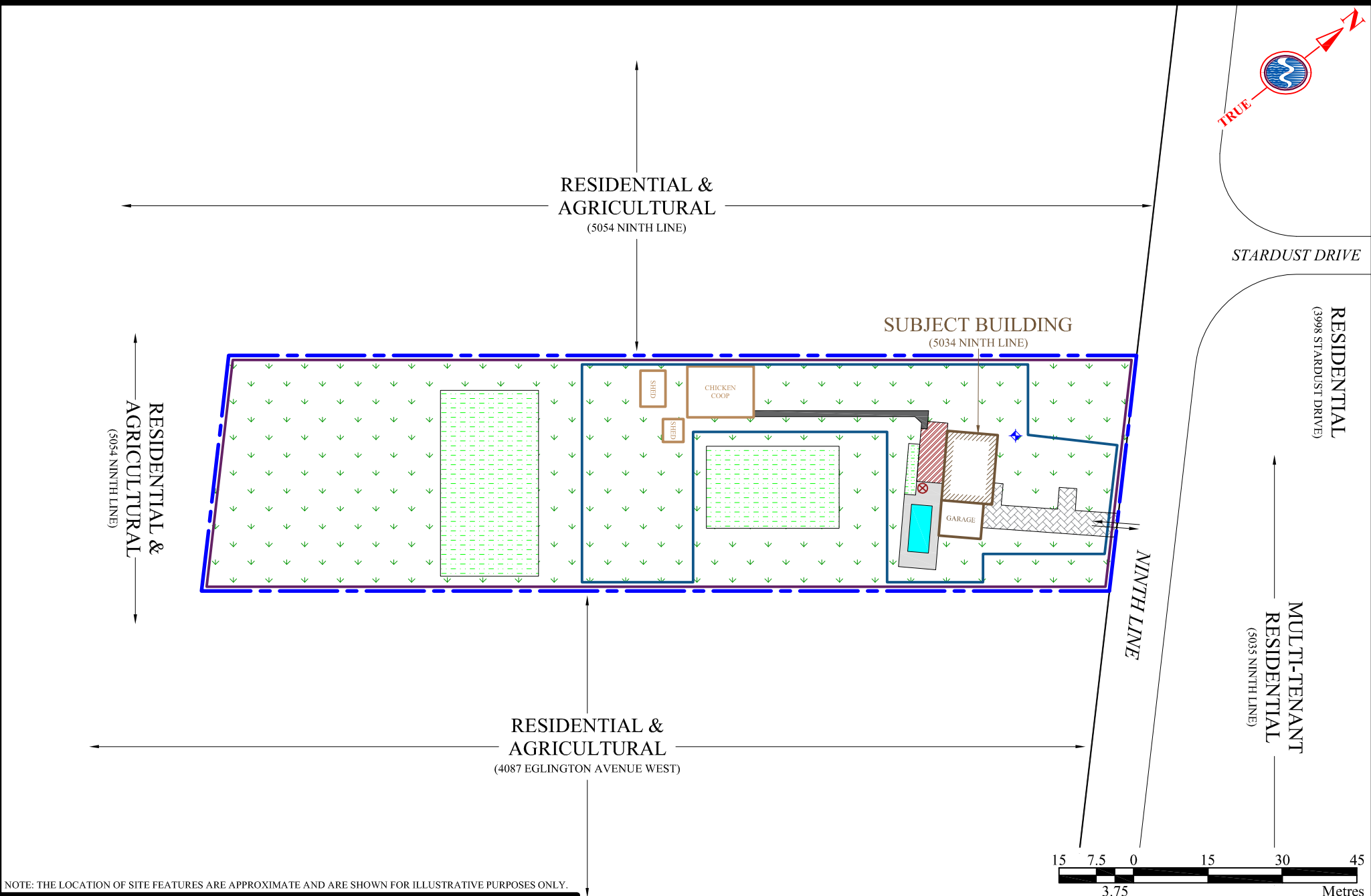
SCALE:

0m

70m

DRAWING NO:

2



LEGEND

- | | | | |
|--|--|--|---------------------------------------|
| | ASSUMED PROPERTY LINE | | SUBJECT BUILDING |
| | SITE ACCESS | | PRE-CAST CONCRETE WALKWAY/ PAVED AREA |
| | CHAIN LINK FENCE | | INTERLOCKING BRICK WALKWAY |
| | APPROXIMATE LOCATION OF POTABLE WATER WELL | | LANDSCAPED AREA |
| | APPROXIMATE LOCATION OF SEPTIC TANK | | GARDEN |
| | AREA OF POTENTIAL ENVIRONMENTAL CONCERN 1 | | SWIMMING POOL |
| | AREA OF POTENTIAL ENVIRONMENTAL CONCERN 2 | | |

**SITE PLAN SHOWING
NEIGHBOURING LAND USES**

DRAWN BY: YP

DATE: AUG 7, 2019



**S2S
Environmental Inc.**

SCALE:

AS SHOWN

PROJECT NO:

SITE LOCATION:

DRAWING NO:

8935

5034 NINTH LINE
MISSISSAUGA, ONTARIO

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