

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

11 Garden Street, Whitby, Ontario

**SUBMITTED TO:**

ABC Land Holdings Ltd.  
Suite 202, 1513 Dundas Street, Whitby, Ontario

**SUBMITTED BY:**

**GAEA Technologies Ltd.  
202, 1614 Dundas Street East  
Whitby, Ontario  
L1N 8Y8**

September 15, 2003  
Samples

September 15, 2003  
Ref. No. Samples

ABC Land Holdings Ltd.  
Suite 202, 1513 Dundas Street, Whitby, Ontario

**Attention:** ABC Land Holdings Ltd.

**Re: Phase I Environmental Site Assessment at**  
11 Garden Street, Whitby, Ontario

We are pleased to submit our report describing the findings of the Phase I Environmental Site Assessment of the above referenced site.

If you have any questions or require further clarification of the report findings, please contact the undersigned at your convenience. Thank you for the opportunity to be of service to ABC Land Holdings Ltd..

Yours very truly,  
**GAEA Technologies Ltd.**

Michael J. Fraser, M.E.Sc., P.Eng.  
Manager

Encl.

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## **EXECUTIVE SUMMARY**

ABC Land Holdings Ltd. engaged GAEA Technologies Ltd. (GAEA) to conduct a Phase I Environmental Site Assessment (ESA) of the property at 11 Garden Street, Whitby, Ontario, subsequently referred to in this report as "the subject property" (Enclosure 1).

The purpose of the Phase I ESA was to identify any potential sources of environmental risk or liability on the subject property that may have resulted from past or present land uses, construction activities, site management or operations

Based on the evidence made available to GAEA Technologies through records, site inspections, and interviews the following environmental issues may present potential legal or financial liability to the owner or a potential risk to the human health of the occupants.

Property was formerly used as a gas station. There is no record of the USTs being removed and two vent pipes are still present. Recommend a Phase II ESA be conducted to determine the presence of the USTs.

## **1.0 INTRODUCTION**

ABC Land Holdings Ltd. engaged GAEA Technologies Ltd. (GAEA) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 11 Garden Street, Whitby, Ontario, subsequently referred to in this report as "the subject property" (Enclosure 1).

The purpose of this investigation was to complete a cursory assessment of the site in order to determine if conditions exist, that indicate the possibility of environment liability.

## **2.0 ASSESSMENT PROCESS**

### **2.1 Objectives**

The purpose of the Phase I ESA was to identify any actual or potential sources of environmental risk or liability on the subject property that may have resulted from past or present land uses, construction activities, site management or operations.

### **2.2 Scope and Limitations**

The Phase I ESA process consisted of:

- a review of historical and current documentation pertaining to the site;
- a reconnaissance inspection of the site; and
- interviews with people knowledgeable about the site.

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorised by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

Statements of limitations are provided in Appendix E.

### 2.3 Methodology

The Phase I ESA was conducted according to GAEA's internal environmental site assessment protocol. This protocol is based upon guidelines prepared by CSA Z768-94 Standard (1994), which set standards for review of information pertaining to the site, completion of detailed checklists, site inspection procedures and preparation of the final report.

A Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water or building materials. These activities would be carried out in a Phase II ESA, if required. For this Phase I ESA, no enhancements were made to the CSA Z768-94 Standard.

Paul Spurvey conducted the site inspection on September 15, 2003.

Municipal and government agencies were contacted for historical information on the subject property. Inspections were visual and did not include sampling or testing. This process is consistent with the industry standards for a Phase I ESA.

## 3.0 DESCRIPTION OF THE SITE AND SETTING

### 3.1 Property Description

The legal description of the subject property is Plan 66, Parcel 322, Lot 692. The subject property is 1.1 acres.

The subject property consists of radiator repair shop.

The subject property is located at southeast corner of Dundas and Garden streets.

The area is zoned as Commercial.

The subject property is currently used for:  
Light Industrial.

The following buildings and structures are located on the subject property:

Age	No. of Stories	Usage	Construction
14	1	radiator repair shop	concrete block

### **3.2 Adjoining Properties**

The property on the north side is used for:  
Residential

The property on the south side is currently used for:  
Commercial

The current use of the property on the east side is:  
Shopping Centre

The current use of the property on the west side is:  
Residential

The following issues were noted from a visual inspection of the adjoining properties:

**North:** No potential sources of contamination were identified on the property located north of the subject property.

**South:** No potential sources of contamination were identified on the property located south of the subject property.

**East:** No potential sources of contamination were identified on the property located east of the subject property.

**West:** No potential sources of contamination were identified on the property located west of the subject property.

### **3.3 Site Geology**

A review of a soil map indicates that the subject property is located within a region known as the St. Lawrence Lowlands. The prevailing soil type is sandy silt till. Bedrock in this area is predominantly brown shale.

### **3.4 Drainage and Topography**

The site has been graded so that site drainage is directed to catch basins on the subject property.

The subject site and surrounding properties are relatively flat.

## 4.0 HISTORICAL REVIEW

### 4.1 Information Obtained from the Client

The current owner of the subject properties, ABC Land Holdings Ltd., was interviewed on September 15, 2003. He indicated that he has been the owner for 14 years and that to his knowledge there no asbestos containing materials, no UFFI present, and no lead paint present in the buildings.

### 4.2 Historical Land Use

Historical information describing the subject property were obtained from a variety of sources as detailed in Appendix B of this report. This information is summarized in the table below.

Period/Date	Land Use	Source of Information
1948	farm	Land Titles Records
1958	gas station	Fire Insurance Records
1983	vacant	Land Titles Records
1988	radiator repair shop	Government Records

### 4.3 Regulatory Information

Below is a summary of information obtained from interviews with and/or written requests from regulatory agencies:

#### **Regulatory Infractions Search**

According to the regulatory agencies consulted, there are no charges or convictions regarding the subject property.

#### **Reportable Spill Occurrences**

The following reportable spills were reported for the subject property:

Minor spill in 1978

#### **Generator Registration**

Information indicates that the owners or tenants of the subject property are not registered as generators of registerable wastes for this property.

#### **Inventory of PCB Storage Sites**

Information from regulatory agencies indicates that the subject property is not listed as PCB storage facilities.

Information from regulatory agencies indicates that the adjoining properties are not listed as PCB storage facilities.

#### **Coal Gasification Plant Waste Sites**

Information from regulatory agencies indicates that the subject property is not listed as a Coal Gasification Plant Waste Site.

Information from regulatory agencies indicates that the adjoining properties are not listed as Coal Gasification Plant Waste Sites.

### **Waste Disposal Site Inventory**

Information from regulatory agencies indicates that the subject property is not listed as closed or active landfill site.

Information from regulatory agencies indicates that the adjoining property is not listed as closed or active landfill site.

## **5.0 SITE VISIT**

### **5.1 Site Maintenance**

Numerous piles of scraped car parts, tires, empty drums, and trash were observed.

### **5.2 Air Emissions**

Air emissions from the subject property were limited to heating and air conditioning systems exhaust. No air emissions that require a Certificate of Approval were identified during the site investigation.

### **5.3 Noise and Vibrations**

There were no major sources of noise and vibration identified on the subject property.

### **5.4 Asbestos Containing Materials (ACMs)**

The common use of potential friable asbestos-containing materials (ACMs) (pipe/boiler insulation and fireproofing) in construction generally ceased voluntarily in the mid-1970s.

Based on the age of the building (prior to 1975) asbestos containing materials may be present within some building materials. Materials that may contain asbestos include drywall joint compound, mechanical insulation, roofing materials, floor and ceiling tiles, and fire doors.

The following materials were observed on the subject property and may contain asbestos:  
floor tiles in office

### **5.5 Urea Formaldehyde Foam Insulation (UFFI)**

The sale and installation of UFFI as thermal insulation began in approximately 1970, and continued until December 1980 when it was banned under the federal *Hazardous Products Act*. UFFI was installed in both

new and existing buildings during this period. Urea formaldehyde foam insulation was not commonly used in industrial or commercial buildings.

Based on the age of the building on the subject property it is unlikely that UFFI is present; ; however, intrusive inspection of wall cavities for UFFI was not performed .

### 5.6 Freon and Halon

In 1994, the federal government filed the Ozone-depleting Substances Regulations to amend controls on production and consumption of (chlorofluorocarbons (CFCs)) halons, tetrachloride and methyl chloroform.

There do not appear to be any equipment containing freon or halon in the subject property.

### 5.7 Radon

Radon is an odourless, invisible gas that occurs naturally in soils. Natural radon levels vary and are closely related to geologic formations. It cannot be detected without specialized equipment. Radon may enter buildings through basement sumps or other openings.

Based upon information contained on regional geological maps, radon gas products are not expected to be found.

### 5.8 Lead

In 1976, the lead content in interior paint was limited to 0.5% by weight under the federal *Hazardous Products Act*. Lead is also associated with plumbing solder and old pipes as well as other lead based products such as wall shielding (x-ray rooms).

No evidence of lead based products were observed on the subject property.

### 5.9 Poly Chlorinated Biphenyls (PCBs)

The past use of PCBs in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common. The federal Environmental Contaminants Act, 1976, prohibited the use of PCBs in heat transfer and electrical equipment installed after September 1, 1977, and in transformers and capacitors installed after July 1, 1980. In addition, storage and disposal of PCB waste materials is regulated.

Based on the age of the buildings on the property it is possible that PCB containing equipment is present. Below is a list of the equipment that may contain PCBs.

Serial #	PCB Label	Location Type	
13275864	D5446-088	main garage	light ballast

54328568                      D3456-967                      main garage                      light ballast

### **5.10 Hazardous Material Storage, Use and Handling**

No use or storage of hazardous chemicals were observed on-site during the site reconnaissance.

### **5.11 Aboveground Storage Tanks (ASTs)**

Aboveground storage tanks that may contain hazardous chemicals or fuel were observed on the subject property.

The following aboveground storage tanks were observed:

<b>Contents</b>	<b>Age</b>	<b>Size</b>	<b>Location</b>
Chemical	7	500 gallons	behind garage

No aboveground storage tanks were observed on adjoining properties. However, these properties were inaccessible and could only be observed visually.

### **5.12 Underground Storage Tanks (USTs)**

No underground storage tanks were observed on the subject property.

Vent and/or fill pipes were observed on the subject property. These pipes may indicate the presence of un-recorded underground storage tanks. two vents at northeast corner

No aboveground storage tanks were observed on adjoining properties. However, these properties were inaccessible and could only be observed visually.

### **5.13 Solid Waste Handling**

Solid wastes are collected by municipal garbage collection.

### **5.14 Hazardous Waste**

No hazardous wastes are generated on the subject property.

### **5.15 Liquid Effluents and Site Runoff**

The site is connected to municipal storm and sanitary sewers.

The site is municipally serviced with drinking water, storm and sanitary sewers.

Site runoff is directed to and collected by catch basins on the subject property.

There are no liquid effluents from the site other than sanitary sewage and storm water.

### **5.16 Dumps and Landfills**

There is no evidence of dumping activity on the subject property.

No evidence of a landfill was observed on the subject property.

### **5.17 Spill and Stain Areas**

No areas of stained soil were observed on the subject property.

No areas of sparse, stressed, of dead vegetation were observed on the subject property.

### **5.18 Other Environmental Issues**

No high-tension transmission lines or electrical substations which could generate significant electromagnetic frequencies were identified near the subject property.

There were no major sources of noise and vibration identified on or near the subject property.

No wells were observed on the subject property.

#### **Type No. of Wells**

Potable 0

Irrigation 0

Industrial 0

Abandoned 0

## **6.0 CONCLUSIONS**

Based on the evidence made available to GAEA Technologies through records, site inspections, and interviews the following environmental issues may present potential legal or financial liability to the owner or a potential risk to the human health of the occupants.

Property was formerly used as a gas station. There is no record of the USTs being removed and two vent pipes are still present. Recommend a Phase II ESA be conducted to determine the presence of the USTs.

## **7.0 CLOSURE**

The American Society for Testing and Materials Standard of Practice notes that no ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of a standard ESA protocol is intended to reduce, but not eliminate this uncertainty, given reasonable limits of time and cost.

This report has been prepared for the exclusive use of ABC Land Holdings Ltd. for specific application to the subject properties. The report may not be relied upon by any other person or entity without the express written consent of GAEA Technologies and ABC Land Holdings Ltd.

The environmental investigation was conducted in accordance with the work plan prepared for the site, verbal and written requests from ABC Land Holdings Ltd. and generally accepted environmental assessment practices. Any use that a third party makes of this report, or any reliance on decisions made based on it, is the responsibility of such third parties. GAEA Technologies accepts no responsibility for damages, if any, suffered by any third party because of decisions made or actions based on this report. No other warranty, expressed or implied, is made. The limitations of this report are specified in Appendix D.

## **8.0 REFERENCES CITED**

American Society for Testing and Materials (ASTM) 1993. A Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-93). Philadelphia, PA, USA.

Canadian Standards Association (CSA) 1994. A Phase 1 Site Assessment (CSA Z768-94). Ottawa, Ontario.

## 9.0 CLOSURE

This report has been prepared for the sole benefit of ABC Land Holdings Ltd. The report may not be relied upon by any other person or entity without the express written consent of GAEA Technologies and ABC Land Holdings Ltd..

Respectfully submitted,  
**GAEA Technologies Ltd.**

**Prepared by:**

Paul Spurvey

**Reviewed by:**

Michael Fraser

**APPENDIX A – SITE PLAN**

**APPENDIX B – RECORDS REVIEWED**

## **APPENDIX C - PHOTOGRAPHS**

## **APPENDIX D - QUESTIONNAIRE**

**1. Describe the property?**

radiator repair shop

**2. What is the address of the property?**

11 Garden Street, Whitby, Ontario

**3. What is the size of the property?**

1.1 acres

**4. Describe the drainage on the property?**

The site has been graded so that site drainage is directed to catch basins on the subject property.

**5. Describe the topography of the property?**

The subject site and surrounding properties are relatively flat.

**6. Date Interviewed?**

September 15, 2003

**7. How long have you owned the property?**

14 years

**8. To your knowledge are there any ACMs?**

no asbestos containing materials

**9. To your knowledge is there UFFI present in any of the buildings?**

no UFFI present

**10. To your knowledge is there lead paint in any of the buildings?**

no lead paint present

**Site Description** The property on the north side is used for:

1. Residential

**12. Were any potential sources of contamination observed on the property to the north?**

No potential sources of contamination were identified on the property located north of the subject property.

**Site Description** The property on the south side is currently used for:

1. Commercial

**14. Were any potential sources of contamination observed on the property to the south?**

No potential sources of contamination were identified on the property located south of the subject property.

**15. What is the name of the reviewer?**

Michael Fraser

**16. Were any hazardous materials or substances observed to be used or stored on the subject or adjoining properties? If yes, answer the questions below.**

No use or storage of hazardous chemicals were observed on-site during the site reconnaissance.

**17. Are the subject or adjoining properties used for Bulk Fuel Storage (wholesale distribution)?**

**18. Are there any service stations present on the subject or adjoining properties?**

**19. Are the subject or adjoining properties being used for vehicle sales?**

**20. Are the subject or adjoining properties being used for construction company?**

**21. Are the subject property or adjoining properties used for equipment rental?**

**22. Are the subject or adjoining properties used for lumber yards?**

**23. Are the subject or adjoining properties being used for laboratories?**

**24. Are the subject or adjoining properties being used for vehicle repair or painting?**

**25. Are the subject or adjoining properties being used a Laundry or Dry Cleaning?**

**26. Are the subject or adjoining properties being used for Chemical Manufacturing?**

**27. Are the subject or adjoining properties being used for Metal Manufacturing?**

**28. Are the subject or adjoining properties being used for Wood Perserving?**

**29. Are the subject or adjoining properties being used for recycling?**

**30. Are the subject or adjoining properties being used for a railroad?**

**31. Were any high tension transmission lines or electrical substations which could generate significant electromagnetic frequencies observed on or near the subject property.?**

No high-tension transmission lines or electrical substations which could generate significant electromagnetic frequencies were identified near the subject property.

**32. Were any major sources of noise and vibration observed on or near the subject property?**

There were no major sources of noise and vibration identified on or near the subject property.

**33. Were any wells observed on the subject property? If yes, answer the question below.**

No wells were observed on the subject property.

**34. What wellls were observed on the subject property?**

<b>Type</b>	<b>No. of Wells</b>
Potable	0
Irrigation	0
Industrial	0
Abandoned	0

**35. Were any drums or other storage containers observed on the subject property?**

**36. Are there aboveground storage tanks on the subject property? If yes, answer the question below.**

Aboveground storage tanks that may contain hazardous chemicals or fuel were observed on the subject property.

The following aboveground storage tanks were observed:

**37. What are the contents in the aboveground storage tanks?**

<b>Contents</b>	<b>Age</b>	<b>Size</b>	<b>Location</b>
Chemical	7	500 gallons	behind garage

**38. Are there any aboveground storage tanks on any adjoining properties?**

No aboveground storage tanks were observed on adjoining properties. However, these properties were inaccessible and could only be observed visually.

**39. Are there underground storage tanks on the subject property? If yes, answer the next question.**

No underground storage tanks were observed on the subject property.

**40. Contents of the underground storage tanks**

**41. Are there any vent or fill pipes indicating possible underground storage tanks that have not been previously recorded?**

Vent and/or fill pipes were observed on the subject property. These pipes may indicate the presence of un-recorded underground storage tanks. two vents at northeast corner

**42. Are the subject or adjoining properties being used for a Power Sub Station?**

**43. Is the subject site connected to municipal storm and sanitary sewers? If not, answer the next question.**

The site is connected to municipal storm and sanitary sewers.

**44. Where is the property located?**

southeast corner of Dundas and Garden streets

**45. What is the client's name?**

ABC Land Holdings Ltd.

**46. What is the address of the Client?**

Suite 202, 1513 Dundas Street, Whitby, Ontario

**47. Date of the Inspection?**

September 15, 2003

**48. What is the Project Name?**

Samples

**49. What is the zoning in the area?**

**Residential**

**Commercial**

Commercial

**Industrial**

**50. What is the legal description of the property?**

Plan 66, Parcel 322, Lot 692

**Site Description** The current use of the property on the east side is:

1. Shopping Centre

**52. Were any potential sources of contamination observed on the property to the east?**

No potential sources of contamination were identified on the property located east of the subject property.

**53. What is the date or period of first land use?**

1948

**Site Description** The subject property is currently used for:

1. Light Industrial

**Site Description** The current use of the property on the west side is:

1. Residential

**56. What is the geologic region?**

St. Lawrence Lowlands

**57. What is the normal soil type?**

sandy silt till

**58. What is the typical bedrock?**

brown shale

**59. What is the name of the assessor?**

Paul Spurvey

**60. What is the appearance and housekeeping of the property?**

Numerous piles of scraped car parts, tires, empty drums, and trash were observed.

**61. Were any potential sources of contamination observed on the property to the west?**

No potential sources of contamination were identified on the property located west of the subject property.

**62. Are there any electrical transformers, hydraulic equipment or fluorescent light ballasts on the property that may contain PCBs?**

Based on the age of the buildings on the property it is possible that PCB containing equipment is present. Below is a list of the equipment that may contain PCBs.

**63. Are there any sources of freon or halon observed on the property?**

There do not appear to be any equipment containing freon or halon in the subject property.

**64. Are there any areas of stained soils?**

No areas of stained soil were observed on the subject property.

**65. Any other environmental issues that were observed on the subject property?**

**66. How are sanitary and storm water discharges collected and disposed?**

The site is municipally serviced with drinking water, storm and sanitary sewers.

**67. Is site run-off directed to catch basins?**

Site runoff is directed to and collected by catch basins on the subject property.

**68. Other than storm water and sanitation are any other liquid effluents generated on the site?**

There are no liquid effluents from the site other than sanitary sewage and storm water.

**69. Are any hazardous wastes generated on site? If yes, answer the next question.**

No hazardous wastes are generated on the subject property.

**70. Are there any areas of stained pavement on the subject property?**

**71. Were any waste oil disposal areas observed on the subject property?**

**72. Were any areas of sparse, stressed or dead vegetation observed on the subject property?**

No areas of sparse, stressed, of dead vegetation were observed on the subject property.

**73. Is there any evidence of dumping on the subject property?**

There is no evidence of dumping activity on the subject property.

**74. Are there any recently disturbed soil area on the subject property?**

**75. Is there any dumped debris on the subject property?**

**76. Is there any Iridescent sheen on or discoloured standing water on the subject property?**

**77. How are solid wastes disposed of from the subject property?**

Solid wastes are collected by municipal garbage collection.

**78. Were any air emissions observed from the property that would pose an environmental concern?**

Air emissions from the subject property were limited to heating and air conditioning systems exhaust. No air emissions that require a Certificate of Approval were identified during the site investigation.

**79. Were any materials suspected or known to contain friable asbestos observed on the property?**

Based on the age of the building (prior to 1975) asbestos containing materials may be present within some building materials. Materials that may contain asbestos include drywall joint compound, mechanical insulation, roofing materials, floor and ceiling tiles, and fire doors.

The following materials were observed on the subject property and may contain asbestos:

floor tiles in office

**80. Were any major sources of noise or vibration observed on the subject property?**

There were no major sources of noise and vibration identified on the subject property.

**81. Is UFFI suspected to be present in any of the buildings on the subject property?**

Based on the age of the building on the subject property it is unlikely that UFFI is present; ; however, intrusive inspection of wall cavities for UFFI was not performed.

**82. Is radon gas expected in this geologic area and is there a basement in the building where radon may accumulate?**

Based upon information contained on regional geological maps, radon gas products are not expected to be found.

**83. Were any lead based products observed or suspected to be used on the subject property?**

No evidence of lead based products were observed on the subject property.

**84. List any transformers, light ballasts or other equipment on the property that may contain PCBs?**

Serial #	PCB Label	Location	Type
13275864	D5446-088	main garage	light ballast

**85. Are there any underground storage tanks on adjoining properties?**

No aboveground storage tanks were observed on adjoining properties. However, these properties were inaccessible and could only be observed visually.

**86. How are the hazardous wastes disposed?**

**87. Were any odours or discolouration present in storm drain runoff locations or catch basins?**

**88. Are there any landfills present on the subject property?**

No evidence of a landfill was observed on the subject property.

**89. Are there any buildings or structures located on the subject property? If yes, answer the next question.**

The following buildings and structures are located on the subject property:

**90. List any buildings or structures located on the property?**

<b>Age</b>	<b>No. of Stories</b>	<b>Usage</b>	<b>Construction</b>
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14	1	radiator repair shop	concrete block
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**91. Is there any information from regulatory agencies regarding charges or convictions for the subject property?**

According to the regulatory agencies consulted, there are no charges or convictions regarding the subject property.

**92. Are there any records of reported spills for the subject property?**

The following reportable spills were reported for the subject property:

Minor spill in 1978

**93. Are the owners or tenants of the subject property registered as generators of registerable wastes for the subject property?**

Information indicates that the owners or tenants of the subject property are not registered as generators of registerable wastes for this property.

**94. Is the subject site or adjoining sites listed as PCB storage facilities?**

Information from regulatory agencies indicates that the subject property is not listed as PCB storage facilities.

Information from regulatory agencies indicates that the adjoining properties are not listed as PCB storage facilities.

**95. Is the subject site or adjoining sites listed as Coal Gasification Plant Waste Sites?**

Information from regulatory agencies indicates that the subject property is not listed as a Coal Gasification Plant Waste Site.

Information from regulatory agencies indicates that the adjoining properties are not listed as Coal Gasification Plant Waste Sites.

**96. Is the subject site or adjoining sites listed as closed or active landfill sites?**

Information from regulatory agencies indicates that the subject property is not listed as closed or active landfill site.

Information from regulatory agencies indicates that the adjoining property is not listed as closed or active landfill site.

**97. What was the first land use?**

farm

**98. What is the information source for the first land use?**

Land Titles Records

**99. What is the date or period for the second land use?**

1958

**100. What was the second land use?**

gas station

**101. What is the information source for the second land use?**

Fire Insurance Records

**102. What is the date or period of the third land use?**

1983

**103. What is the third land use?**

vacant

**104. What is the information source for the third land use?**

Land Titles Records

**105. What is the date or period of the fourth land use?**

1988

**106. What is the fourth land use?**

radiator repair shop

**107. What is the information source for the fourth land use?**

Government Records

**108. Based on the results of the Phase I ESA is there any environmental contamination associated with the subject property?**

Based on the evidence made available to GAEA Technologies through records, site inspections, and interviews the following environmental issues may present potential legal or financial liability to the owner or a potential risk to the human health of the occupants.

Property was formerly used as a gas station. There is no record of the USTs being removed and two vent pipes are still present. Recommend a Phase II ESA be conducted to determine the presence of the USTs.

## **APPENDIX E - LIMITATIONS**

## **LIMITATIONS**

1. The work performed in this report was carried out in accordance with the Standard Terms of Conditions made part of our contract. The conclusions presented herein are based solely upon the scope of services and time and budgetary limitations described in our contract.
2. The report has been prepared in accordance with generally accepted environmental study and/or engineering practices. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report.
3. The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of GAEA Technologies Ltd.
4. The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial and federal government laws and regulations was not included in our contract for services.
5. Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.
6. The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. Should such an event occur, GAEA Technologies Ltd. must be notified in order that we may determine if modifications to our conclusions are necessary.