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A REPORT TO BROCK ROAD DUFFINS FOREST INC.

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT UPDATE

PROPOSED DEVELOPMENT

2055 BROCK ROAD

CITY OF PICKERING

Reference No. 1803-E002

May 14, 2018

DISTRIBUTION

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It should be noted that the information supplied in this report is not sufficient to obtain approval for disposal of excess soil or materials generated during construction.



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1.0 EXECUTIVE SUMMARY

Soil Engineers Ltd. was retained by Brock Road Duffins Forest Inc. to carry out a Phase One Environmental Site Assessment Update (hereinafter referred to as the 'Phase One ESA Update') at a property located at 2055 Brock Road in the City of Pickering (hereinafter referred to as the 'subject site').

The purpose of the study is to identify potential environmental concern associated with the subject site. The findings from our research of documents pertaining to the subject site, interviews with persons knowledgeable of the subject site, and an environmental site reconnaissance, together with our assessment, are presented in this report.

The records review indicates that the subject site has been mainly used for residential purposes and is currently vacant. The records review indicates that the subject site has been mainly used for residential purposes and is currently vacant. The neighbouring properties consist of mixed institutional/residential properties to the north, wooded area to the east, West Duffins Creek to the south and mixed residential/community properties to the west.

The Phase One ESA Update has revealed the following items of environmental concern attendant to the subject site:

- Presence of in-ground fill material at the location of the former residential building and at the gravel surface area to the south of the building, at the northwestern portion of the subject site.
- Presence of soil stockpiles (fill material) at the northwestern portion of the subject site.

It should be noted that the in-ground fill material at the gravel surface area to the south of the former residential building was identified as potential environmental concern in our 2014 Phase One Environmental Site Assessment (Phase One ESA) and, also it was assessed during our Phase Two Environmental Site Assessment (Phase Two ESA) in 2014.



It is recommended a Phase Two Environmental Site Assessment Update (Phase Two ESA Update) be conducted to address the remaining items environmental concerns.

2.0 INTRODUCTION

Soil Engineers Ltd. (SEL) has carried out a Phase One Environmental Site Assessment Update (Phase One ESA Update), as defined by the Environmental Protection Act (EPA), Ontario Regulation (O. Reg.) 153/04, as amended by O. Regs. 366/05, 66/08, 511/09, 245/10, 179/11, 269/11 and 333/13, hereinafter referred to as O. Reg. 153/04.

2.1 Phase One Property Information

The subject site, as shown on the Site Location Plan, Drawing No. 1, is located on the east side of Brock Road and 100 m north of Finch Avenue and in the City of Pickering. The municipal address of the subject site is 2055 Brock Road in the City of Pickering. The subject site is a comprised of three (3) Property Identification Numbers (PINs): 26439-0851 (LT), 26439-0847 (LT), and 26439-0849 (LT), as shown on the Property Index Map, Drawing No. 2.

The property information obtained from the Parcel Register, land transfer documents, and the UTM coordinates obtained from Google Earth are given in the table below:

PIN from Parcel Register	Property Description from Parcel Register	UTM Coordinates (1983 NAD)	Municipal Address
26439-0851 (LT)	PART LOT 18 CONCESSION 2 PICKERING PART 12 PLAN 40R28897; CITY OF PICKERING	17 T 654720 m E 4857288 m N	2055 Brock Road
26439-0847 (LT)	PART LOT 18 CONCESSION 2 PICKERING PART 1 PLAN 40R29297; CITY OF PICKERING		
26439-0849 (LT)	PART LOT 18 CONCESSION 2 PICKERING PART 2 PLAN 40R29297; CITY OF PICKERING		

The subject site is irregular in shape, with an approximate area of 5.18 ha (12.80 ac).

Municipal Property Assessment Corporation (MPAC)

A MPAC Primary Structure Report for 2055 Brock Road is shown in Appendix 'A'. The Property Code and Description of the subject site is described as 301 – Single Family Detached. The roll number for 2055 Brock Road is 1801020016126000000. The former on-site building at 2055 Brock Road was built in 1959 with a total floor area of 125 m² (1350 ft²) with basement total and finished areas of 111.0 m² (1196 ft²) and 125.0 m² (1350 ft²), respectively. The area for 2055 Brock Road is 5.18 ha (12.80 ac).

2.2 Contact Information

This Phase One ESA Update was commissioned to address any potential environmental concern in association with the proposed development in accordance with our proposal dated February 2, 2018, as approved by Ms. Alison Lin, Director of Brock Road Duffins Forest Inc. on February 27, 2018. Our client can be contacted at:

Brock Road Duffins Forest Inc.
24 Georgia Court
Richmond Hill, Ontario
L4E 0N7

Attention: Ms. Alison Lin



3.0 SCOPE OF INVESTIGATION

The general objectives of a Phase One ESA Update, as defined by Part VII of O. Reg. 153/04 of the EPA, are the following:

- To develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the subject site.
- To determine the need for a Phase Two Environmental Site Assessment (Phase Two ESA).
- To provide a basis for carrying out any required Phase Two ESA.
- To provide adequate preliminary information about the environmental conditions in the land or water on, in or under the subject site, in order to conduct a risk assessment following the completion of a Phase Two ESA, if required.

A Phase One ESA generally consists of the following components:

- Records review.
- Interview(s).
- Site reconnaissance.
- An evaluation of the information gathered from the records review, interviews and site reconnaissance.
- Completion of a Phase One ESA report.
- The submission of the Phase One ESA report to the commissioner of the report.

This Phase One ESA Update was commissioned in support of a proposed development. It is anticipated that the new development will be provided with municipal services meeting urban standards.



4.0 **RECORDS REVIEW**

4.1 **General**

(i) **Phase One Study Area**

Except where noted, the Phase One Study Area generally consists of the subject site plus 250 m beyond the perimeter boundaries of the subject site.

(ii) **First Developed Use**

The first developed use of the subject site is defined by O. Reg. 153/04 as the earlier of either the first use in or after 1875 that resulted in the development of a building or a structure on the subject site, or the first potentially contaminating use or activity on the subject site.

A Historical Map dated 1877 was located at the McGill University Canadian County Atlas Digital Project website on March 1, 2018. A copy of the map is presented on Drawing No. 3, showing that the subject site was part of the estate owned by W. and J. Spink at that time. Based on the size and shape of the estate, the subject site was mostly likely used for agricultural purposes at that time.

(iii) **Fire Insurance Plans**

A search for fire insurance plans was conducted at the Toronto Reference Library. No fire insurance plan is available for the subject site or the Phase One Study Area.

**(iv) Chain of Title**

A land title search was conducted for the subject site at the Durham Region Land Registry Office on March 13, 2018.

The information from the Parcel Register and Land Title research is listed in Appendix 'B'. The earliest records show that the subject site was part of Lot 18 in the 2nd Concession, within the City of Pickering. The subject site was part of the land patented by the Crown to Hon. D. W. Smith in 1799.

Throughout the researched years, the land was subdivided, with the ownership of the subject site changing several times between private individuals and companies. The most recent transaction for the subject site is listed in the table below:

PIN	Instrument No.	Year	Party From	Party To
26439-0851 (LT)	DR1588036	2017	Fortress Munir 2013 Ltd.	Brock Road Duffins Forest Inc.
26439-0849 (LT)				
26439-0847 (LT)				

(v) Environmental Reports

The following reports prepared by Soil Engineers Ltd. were reviewed:

- Phase One Environmental Site Assessment, Proposed Mixed-Use Development, 2055 Brock Road, City of Pickering, Reference No. 1407-E106 dated November 27, 2014
- Phase Two Environmental Site Assessment, Proposed Mixed-Use Development, 2055 Brock Road, City of Pickering, Reference No. 1407-E106 dated December 18, 2014



Phase One Environmental Site Assessment

The Phase One Environmental Assessment revealed that fill material was noted at the gravel surface area to the south of the former residential building, at the northwestern portion of the subject site.

Phase Two Environmental Site Assessment

A total of eight (8) test pits were conducted to depths of 0.5 to 1.5 mbgs. The subsoil condition indicated a layer of topsoil followed by fill material at most of the test pit location. The subject site is generally underlain by a stratum of silty clay. Selected soil samples were submitted for analysis of Organochlorine Pesticides (OCs) and Metals and Inorganics (M&I). A review of the analytical test results indicates that the tested parameters at the test locations meet Table 2 and Table 8 Standards.

4.2 Environmental Source Information

(i) **Ministry of the Environment**

Waste Disposal Sites

Active and closed landfill sites located in excess of 1 km from the subject site are considered to have no significant potential for environmental impact on the subject site. On March 1, 2018, SEL reviewed the Ontario Ministry of the Environment and Climate Change (MOECC) “Waste Disposal Site Inventory”, dated June 1991. There is no record of any active or closed waste disposal site within 1 km of the subject site.



Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario

On March 1, 2018, SEL reviewed the MOECC “Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario”, dated November 1988, and the “Inventory of Coal Gasification Plant Waste Sites in Ontario”, dated April 1987. There is no record of any coal gasification plant, coal tar distillation plant, cresosote plant, etc., at or within the vicinity of the subject site. All facilities of this nature are located in excess of 1 km from the subject site and are considered to have no significant potential for environmental impact on the subject site.

PCB Waste Storage Sites

The MOECC “Ontario Inventory of PCB Storage Sites”, dated October 1991 and April 1995 respectively, were reviewed on March 1, 2018. The subject site is not listed as a polychlorinated biphenyl (PCB) waste storage site, and no PCB waste storage site is located within the Phase One Study Area.

MOECC Waste Generator

On March 1, 2018, the MOECC Waste Generator Registration database files, dated 2000, 2008, 2013 and 2015, were reviewed. The subject site is not listed as a waste generator under Regulation 558 of the EPA, and no Waste Generator sites are located within the Phase One Study Area.

Records of Site Condition

On March 1, 2018 the MOECC public Brownfields Environmental Site Registry was reviewed for Records of Site Condition (RSCs) filed for the subject site or within the Phase One Study Area. No RSCs were filed for the subject site or neighbouring properties within the Phase One Study Area.



MOECC Freedom of Information

A request for documented environmental concerns and citations pertaining to the subject site was forwarded to the MOECC Freedom of Information Office on March 14, 2018. No response has been received at the time of writing this report. In the event that their response suggests cause for concern, it will be forwarded together with an assessment of its significance. The request form is presented in Appendix 'C'.

(ii) Environment Canada

National Pollutant Release Inventory

On March 1, 2018, the Environment Canada National Pollutant Release Inventory (NPRI) database files were reviewed. The subject site is not registered in the NPRI database and no properties within the Phase One Study Area are listed in the database.

National PCB Inventory

On March 1, 2018, the Environment Canada PCB Inventory database files, dated 1994, were reviewed. The subject site is not registered in the National PCB Inventory database and no property within the Phase One Study Area is listed in the database.

(iii) Other Sources

Municipal Freedom of Information

Generally, documented environmental concerns or significant environmental records are not within the City of Pickering's custody and control. Therefore, Soil



Engineers Ltd. has not forwarded a request for documented environmental concerns and citations pertaining to the subject site.

Technical Standards & Safety Authority

The use of underground storage tanks (USTs) containing petroleum products is regulated in Ontario by the Ministry of Consumer and Commercial Relations (MCCR) under various legislative instruments, including the Gasoline Handling Act and Energy Act. Above-ground and underground storage tanks that contain petroleum products are required by law to be registered with the MCCR, and the Technical Standards & Safety Authority (TSSA) is responsible for keeping records of these tanks. Customer Services of the TSSA was contacted on March 1, 2018, regarding possible registration, size and age of USTs and above-ground storage tanks (ASTs) on the subject site and surrounding properties. On April 2, 2018, they informed us that no records were found. It should be noted that TSSA records are only reliable from 1987 to the present. The response letter is presented in Appendix 'D'.

Environmental Risk Assessment Service (ERIS) Ltd.

ERIS Ltd. provides reports that compile information from both government and private databases of interest to the environmental field. The ERIS database report prepared for the subject site (Report No. 20140721062) can be found in Appendix 'E'. The database and number of records found pertaining to the subject site and Phase One Study Area are listed in the table below.

Database	Number of Records for the subject site	Additional Number of Records for Phase One Study Area
Certificates of Approval	0	3
TSSA Historic Incidents	0	1
Ontario Spills	0	1
Water Well Information System	1	9



Certificates of Approval (CA)

There are no records of Certificates of Approval issued to the subject site. However, three (3) CA records were issued for properties within the Phase One Study Area. Details of these approvals are outlined in the table below:

Company/Site Name	Type of Approval	Location within Phase One Study Area
Rougecrest Construction (Finch Avenue/Brock Road)	Industrial Air/Odour Control	Approximately 105 m south from the subject site boundary
Rougecrest Construction (Brock Road/Major Oaks Road)	Municipal Water	Approximately 220 m northwest from the subject site boundary
Regional Municipality of Durham (Royal Road/Finch Avenue)	Municipal Sewage	Approximately 220 m south-southwest from the subject site boundary

These types of approvals are not considered to be environmental concerns with regards to the subject site.

TSSA Historic Incidents (HINC)

The Technical Standards and Safety Authority (TSSA) maintains a database of all fuel related incidents in Ontario, i.e., pipe line breaches, gas leaks, etc. The ERIS report indicates that there is one (1) record of a TSSA historic incident within the Phase One Study Area. The record indicates that there was a vapour release of natural gas at 1990 Brock Road, located approximately 230 m east from the subject site boundary. Airborne releases are not considered to be environmental concerns with regards to the subject site.

Ontario Spills (SPL)

Information such as the location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. are recorded in the database from 1988 to 2011. According to the ERIS Report, there are no spill incidents listed for the subject site. However, one (1) spill incident is listed in the database for a neighbouring property located within the Phase One Study Area. A natural gas spill occurred at 2126 Saffron Drive, approximately 40 m north-northeast from the subject site



boundary. Airborne releases are not considered to be environmental concerns with regards to the subject site.

Water Well Information System (WWIS)

The Water Well Information System describes the locations and characteristics of water wells found within Ontario in accordance with O. Reg. 903. It includes information such as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc.

The database indicates that there is one (1) well located on the subject site and nine (9) wells are located within the Phase One Study Area. For details, please refer to Appendix 'E'.

4.3 Physical Setting Sources

(i) **Aerial Photographs**

Aerial photographs dated 1954, 1960, 1988, 1995, 2002, 2010, and 2017, showing the subject site and surrounding area, were found at from the University of Toronto Robart's Library, the National Air Photo Library, and the Durham Region interactive map on March 1, 2018. Copies of the aerial photographs are presented in Appendix 'F'. Please note the subject site is adjacent to Brock Road and West Duffins Creek. A review of the aerial photographs is summarized in the table below:

Years	Subject site	Phase One Study Area
1954	The subject site is a wooded area	Residential properties are observed to the north and south beyond West Duffins Creek, with agricultural fields in remaining directions
1960	A structure is observed at the northern portion of the subject site	
1988		
1995		
2002		Residential development is observed to the west
2010	The structure has been removed	
2017	The site is vacant	Construction is observed to the north of the subject site.



It should be noted that in all photographs, the subject site is adjacent to a roadway (Brock Road) to the west.

(ii) **Topography, Hydrology, Geology**

Maps of the area were located at the Ontario Geological Survey and Ontario Ministry of Natural Resources and Forestry on March 1, 2018. An Ontario Base Map (OBM) and a Topographic Map were available for our review, showing the land features at those dates. Copies of the maps are presented on Drawing Nos. 4 and 5, respectively, showing one (1) structure is located at the subject site and a watercourse is located to the south. Based on the topography of the area, precipitation runoff on the subject site is expected to flow in a south-easterly direction towards West Duffins Creek.

Geological maps of the area were located at the Ontario Geological Survey and the Bedrock Geology of Ontario Database on March 1, 2018. A surface geology map is presented on Drawing No. 6, showing that the subject site is underlain predominately by Glaciolacustrine Deposits which is consisted of silt, clay, and minor sand. A bedrock geology map is presented on Drawing No. 7 showing that the subject site is underlain by bedrock of Georgian Bay Formation; Blue Mountain Formation; Billings Formation; Collingwood Member; or Eastview Member (shale, limestone, dolostone, and siltstone).

The subject site is located in the larger hydrogeological region known as Southern Ontario Lowlands. A watershed map of the area was obtained from Land Information Ontario on March 1, 2018. A copy of the map is presented on Drawing No. 8. The map indicates that the subject site is situated within the Duffins Creek Watershed.

According to the Ontario Geological Survey Bedrock Drift Thickness Database, accessed on March 1, 2018, the bedrock at the subject site is overlain by 12 m of drift.



(iii) **Fill Material and Topsoil**

Fill material are noted at the northwestern portion of the subject site.

(iv) **Water Bodies and Areas of Natural Significance**

Ontario Ministry of Natural Resources and Forestry

SEL reviewed the Ontario Ministry of Natural Resources and Forestry (OMNRF) Natural Heritage Information Centre (NHIC) database on March 1, 2018 for listings of the various classes of natural areas located in the vicinity of the subject site. There are no or areas of natural and scientific interest located on the subject site or within the Phase One Study Area. However there is a waterbody located adjacent to the subject site to the southeast, and unevaluated wetlands located at neighbouring properties within the Phase One Study Area. A copy of the Natural Features and Protection Area Plan is presented on Drawing No. 9.

Planning Authorities/Wellhead Protection Areas

The Ministry of the Environment and Climate Change Source Water Protection Map was reviewed on March 1, 2018. Based on our review, the subject site is not located within a Wellhead Protection Area.

(v) **Well Records**

The MOECC's help desk at Water Well Ontario was contacted regarding the subject site and the surrounding area. One (1) well record is located on the subject site and nine (9) well records are located within the Phase One Study Area. A copy of the MOECC Well Records is included in Appendix 'G'.

4.4 **Occupancy Search**

An occupancy search for the subject site and Phase One Study Area was conducted at the Toronto Reference Library. A review of the occupancy records shows that P. Loretta



occupied the subject site in 2001, and that no businesses of environmental concern were located at the subject site. However, there are three (3) neighbouring businesses of environmental concern within the Phase One Study Area. A copy of the Occupancy Records is located in Appendix 'H'.

4.5 **Records Review Summary**

A summary of the relevant information disclosed by our records review as of April 2, 2018, is given below:

- In-ground fill material is noted at the location of the former residential building and at the gravel surface area to the south of the building, at the northwestern portion of the subject site (Source: Previous Environmental Report, MPAC Report, Aerial Photographs)
- A record for one (1) water well is located on the subject site and nine (9) records for water wells are located at neighbouring properties within the Phase One Study Area. (Sources: ERIS Report, MOECC Well Records)
- Businesses of environmental concern are located within the Phase One Study Area (Source: Occupancy Records)
- A waterbody (West Duffins Creek) is adjacent to the subject site and unevaluated wetlands are located within the Phase One Study Area. (Source: OMNRF)
- The subject site is adjacent to roadways (Brock Road and Usman Road)(Source: Maps)



5.0 INTERVIEW

5.1 Owner Interview

Ms. Alison Lin, the owner of the subject site since 2017, was interviewed on March 1, 2018. Based on her understanding, the subject site has been vacant. She has no knowledge of any stain, odour, spills or other major environmental concern related to the subject site. She has indicated that Soil Engineers Ltd. had previously prepared Phase One and Two Environmental Site Assessments for the subject site, and that no clean up was warranted. A copy of the interview document is included in Appendix 'I'.

5.2 Owner of Adjacent Property

Mr. Jason Cheng, the owner of the neighbouring property adjacent to the north of the subject site, was interviewed by e-mail on March 8, 2018. He stated that he has permission from Ms. Alison Lin (current owner) and Fortress Real Developments (previous owners) to store fill material from his property at the subject site. It should be noted that the soil at the adjacent property was analyzed for Metals and Inorganics, and the results meet Table 1 Standards. A copy of the e-mail and chemical letter are included in Appendix 'I'.

5.3 Summary of Interviews

The interview has not disclosed any item of environmental concern with regards to the subject site.



6.0 SITE RECONNAISSANCE

6.1 General

A visual inspection of the subject site and the publicly accessible areas of the Phase One Study Area was conducted by our representative, Ms. Janet Szeto, B.Sc., on March 1, 2018, to determine the general environmental conditions of the subject site. The weather conditions and time of the site reconnaissance are presented in the table below:

Date	Weather Condition	Temperature	Duration of Visit	Precipitation Conditions
March 1, 2018	Overcast	0° C	2 hours 1:00 pm – 3:00 pm	None

Site photographs taken during the inspection are presented in Appendix 'J'.

At the time of inspection, the subject site is a vegetated/wooded land with no buildings or structures. A storage area for construction materials for the construction site adjacent to the north of the subject site was located in the northwestern portion of the subject site. Three (3) soil stockpiles, construction debris, and two (2) empty metal drums are located in this storage area. Two (2) monitoring wells were observed at the subject site. The topsoil in the central section of the northern portion of the subject site has been stripped. The neighbouring properties consist of mixed institutional/residential properties to the north, wooded area to the east, West Duffins Creek to the south and mixed residential/community properties to the west.

The ground surface at the subject site is undulating. The general grade of the subject site descends towards the southeast towards West Duffins Creek. There was no visible sign of any underground tank, excavated pit, or sump at the subject site. There was no noticeable nuisance odour, stained soil or stressed vegetation observed in any area of the subject site. There was no evidence to suggest that materials of environmental concern are disposed on the subject site.



6.2 Specific Observations at Phase One Property

(i) **Building Inspection**

At the time of the site inspection, there are no buildings or structures at the subject site.

(ii) **Hazardous Materials**

Our representative checked for the presence of hazardous materials such as asbestos-containing materials (ACMs), polychlorinated biphenyls (PCBs), urea-formaldehyde foam insulation (UFFI), ozone-depleting substances (ODSs), mercury and lead-based paints. Based on our visual inspection of the subject site, there is no evidence to suggest that any of these hazardous materials are used, stored or disposed at the subject site.

(iii) **Underground Storage Tanks**

There is no vent or filler pipe visible to indicate the presence of USTs at the subject site.

(iv) **Above-Ground Storage Tanks**

No above-ground storage tank is observed at the subject site during the site reconnaissance.

(v) **Substance Containers**

Our representative checked for the presence of substance containers such as oil drums, used oil containers, gasoline jerry cans, paint cans, etc. At the time of our inspection, two (2) empty metal drums were noted in the construction storage area within the subject site.

**(vi) Waste Management and Maintenance Practices**

No waste is generated at the subject site.

(vii) Air Quality and Noise

During our inspection, there was no offensive odour or detectable source of air emissions that may impact the ambient air quality at the subject site. No unexpected noise level greater than the ambient is noted at the subject site. In this case, ambient noise includes the noise of traffic along Brock Road and Usman Road, which are adjacent to the subject site.

(viii) Water Wells

Two (2) monitoring wells were observed at the subject site at the time of the site reconnaissance. The approximate UTM coordinates of the wells are listed in the table below:

No.	Approximate UTM Coordinates	
	Easting	Northing
1	17T 654716	4857387
2	17T 654779	4857373

(ix) Phase One Study Area Inspection

Based on our visual inspection of the publicly accessible areas, the neighbouring properties consist of mixed institutional/residential properties to the north, wooded area to the east, West Duffins Creek to the south, and mixed community/residential properties to the west. Please note that Brock Road is located to the west of the subject site and Usman Road is located to the north.



(x) **Enhanced Property Investigation**

There is no industrial processing, dry cleaning service, or chemical manufacturing or handling carried out at the subject site at the time of this Phase One ESA Update. No record of such activities in the past was recovered for the subject site during our search. Therefore, no enhanced property investigation was conducted.

6.3 **Summary of Site Reconnaissance**

Our site reconnaissance, conducted on March 1, 2018 has revealed the following items which warrant further discussion:

- Three (3) soil stockpiles were observed in the northwestern portion of the subject site
- Two (2) monitoring wells were observed at the subject site
- The subject site is adjacent to roadways (Brock Road and Usman Road)



7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

The records review indicates that the subject site has been mainly used for residential purposes and is currently vacant.

A description of the major uses of the subject site and the year in which they appear to have commenced is presented in the Table of Current and Past Use, Appendix 'K'.

7.2 Discussion of Environmental Items

Based on our review of records, interviews and site reconnaissance, as of March 14, 2018, the following information pertaining to the environmental condition of the subject site has been disclosed by the Phase One ESA Update:

- In-ground fill material is noted at the location of the former residential building and at the gravel surface area to the south of the building, at the northwestern portion of the subject site (Source: Previous Environmental Report, MPAC Report, Aerial Photographs, Site Inspection)
- A record for one (1) water well is located on the subject site and nine (9) records for water wells are located at neighbouring properties within the Phase One Study Area. (Sources: ERIS Report, MOECC Well Records)
- Businesses of environmental concern are located within the Phase One Study Area (Source: Occupancy Records)
- A waterbody (West Duffins Creek) is adjacent to the subject site and unevaluated wetlands are located within the Phase One Study Area. (Source: OMNRF)
- The subject site is adjacent to roadways (Brock Road and Usman Road)(Source: Maps)



(i) **Potentially Contaminating Activity**

A Potentially Contaminating Activity (PCA) is defined by O. Reg. 153/04 as a use or an activity that is occurring or has occurred in a Phase One Study Area, as per Table 2 of Schedule “D”.

We have evaluated the risk associated with specific items in the above list to determine the potential for that activity to impact the environmental condition of the subject site.

Fill Material

Based on review of our previous environmental reports, in-ground fill material is located at the gravel surface area to the south of the former building at the northwestern portion of the subject site. This item is a PCA: #30 – Importation of Fill Material of Unknown Quality

Based on our records review, the findings of our previous environmental reports and our recent site reconnaissance, a former residential building with a basement was located in the northwestern corner of the subject site. The building has been demolished and the cavity was backfilled. This item is a PCA: #30 – Importation of Fill Material of Unknown Quality

Based on our recent site reconnaissance, there are three (3) soil stockpiles at the northwestern portion of the subject site. Based on the information obtained from the client, the source of the soil stockpiles is the neighbouring property to the north. This item is a PCA: #30 – Importation of Fill Material of Unknown Quality

Businesses of Environmental Concern

Based on the records review, there are three (3) businesses of environmental concern located at neighbouring properties within the Phase One Study Area. Total Automation Components, Wilcox Auto Wreckers, and Sheridan Chevrolet



Oldsmobile Cadillac Ltd, are located approximately 200 m west, 240 m south, and 210m south from the subject site respectively. Wilcox Auto Wreckers and Sheridan Chevrolet Oldsmobile Cadillac Ltd are located downgradient at a large distance from the subject site. Total Automation Components is listed as a wholesaler that is transgradient and at a large distance from the subject site. Therefore, these three (3) businesses are considered to possess a low potential to influence the environmental quality of the subject site.

(ii) **Other Environmental Items**

Water Wells

Based on the records review and site inspection, there are two (2) wells located at the subject site. Wells that are found and not in use must be properly decommissioned. A copy of the work orders should be retained for future reference.

Adjacent Roadways

The subject site is adjacent to roadways (Brock Road and Usman Road). This is of concern due to the de-icing chemicals used during the winter season which may result in higher than usual levels for the Sodium Adsorption Ratio and Electrical Conductivity of the soil. If the soil remains in situ, it is considered to meet the standards through clause 48(3) of O. Reg. 153/04. However, should the material be displaced, it will no longer qualify for this exemption and must be managed accordingly.

Debris

As no material of concern was noted during our site inspection, debris items are considered more of a nuisance rather than a hazard. It is recommended that during construction, any deleterious debris found on the surface or buried on site



must be removed for proper disposal.

Water Bodies and Areas of Natural Significance

There are no or areas of natural and scientific interest located on the subject site or within the Phase One Study Area. However there is a waterbody adjacent to the southeast of the subject site and unevaluated wetlands located at neighbouring properties within the Phase One Study Area.

7.3 Areas of Potential Environmental Concern

Based on our review of the activities identified at the subject site and Phase One Study Area, the identified Areas of Potential Environmental Concern (APECs) are provided in Appendix 'L'.

7.4 Phase One Conceptual Site Plan

A Phase One Conceptual Site Plan illustrating the findings and results of the assessment is presented on Drawing No. 10.



8.0 CONCLUSIONS

Soil Engineers Ltd. was retained by Brock Road Duffins Forest Inc. to carry out a Phase One Environmental Site Assessment Update at a property located at 2055 Brock Road in the City of Pickering. The records review indicates that the subject site has been mainly used for residential purposes and is currently vacant. The neighbouring properties consist of mixed institutional/residential properties to the north, wooded area to the east, West Duffins Creek to the south and mixed residential/community properties to the west.

8.1 Phase Two Assessment Recommendation

The Phase One ESA Update has revealed the following items of environmental concern attendant to the subject site:

- Presence of in-ground fill material at the location of the former residential building and at the gravel surface area to the south of the building, at the northwestern portion of the subject site.
- Presence of soil stockpiles (fill material) at the northwestern portion of the subject site.

It should be noted that the in-ground fill material at the gravel surface area to the south of the former residential building was identified as potential environmental concern in our 2014 Phase One Environmental Site Assessment (Phase One ESA) and, also it was assessed during our Phase Two Environmental Site Assessment (Phase Two ESA) in 2014.

It is recommended a Phase Two Environmental Site Assessment Update (Phase Two ESA Update) be conducted to address the remaining items environmental concerns.

8.2 RSC Requirements

Based on the type of development proposed for the subject site, an RSC is not required to be filed in accordance with O. Reg. 153/04, as amended. However, local and regional governments may require an RSC as part of the development approval process.



Please note that if there is intent to file an RSC, in accordance with O. Reg. 153/04, any environmental reports including a Phase One ESA must be dated within 18 months of the date of filing.

8.3 ESA, Body of Water, ANSI

There are no or areas of natural and scientific interest located on the subject site or within the Phase One Study Area. However there is a waterbody adjacent to the southeast of the subject site and unevaluated wetlands located at neighbouring properties within the Phase One Study Area.

8.4 Legal Requirements

If an RSC has been submitted and filed, the property owner must retain a copy of this report for at least seven (7) years in accordance with O. Reg. 153/04, Section 18.

The objectives and requirements as set out in the O. Reg. 153/04, as amended, for a Phase One ESA were applied in carrying out the environmental site assessment and in the preparation of this report.

SOIL ENGINEERS LTD.

Zoë Hawkes, B.Sc.

Kathryn Miles, B. Sc. (Eng.)

Eleni Girma Beyene, P.Eng. QP_{ESA}
ZH/KM/EGB:zh





9.0 REFERENCES

Information in the Public Domain

Environment Canada. National PCB Inventory (1994).

Environment Canada. National Pollutant Release Inventory (1995 - 2015).

Environmental Protection Act (EPA). Part VII of Ontario Regulation 511/09. The Ontario Ministry of the Environment and Climate Change (MOECC) (Amended 2009).

MOECC Brownfields Environmental Site Registry (March, 2018).

MOECC Inventory of Coal Gasification Plant Waste Sites in Ontario (April 1987).

MOECC Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario (November 1988).

MOECC Ontario Inventory of PCB Storage Sites (1991 and 1995).

MOECC Waste Disposal Site Inventory (June 1991).

MOECC Waste Generator Registration Database Files (2000, 2008, 2013 and 2015).

yourDurham, Durham Region Interactive Map (2017).

Ontario Ministry of Natural Resources (OMNR). OMNR Natural Heritage Information Centre (NHIC) (2018).

Service Ontario, Land Registry Office. Historical Land Titles Search (1810 - 2000).

Service Ontario, Land Registry Office 40. Parcel Registry for Property Identifier Number 26439-0851 (LT) Land Titles Act (2018).

Water Well Help Desk, Environmental Monitoring and Reporting Branch, MOECC. The MOECC Well Records (2018).

Information from Commercial Databases

ERIS Report. Report Number 20140721062, detailing over 50 public and private databases (2018).

Municipal Property Assessment Corporation. Residential Primary Structure Reports and Map and Photo Reports (May 27, 2014).



References of Plans and Drawings

Illustrated historical atlas of the county of York. © 1878 Walker & Miles

yourDurham, Durham Region Interactive Map (2017).

Ontario Ministry of Natural Resources. 1983 Ontario Base Maps (1983).

Contour, Ontario Ministry of Natural Resources ©2015 Queen's Primer for Ontario
Topographic Map

Water Course, Ontario Ministry of Natural Resources ©2015 Queen's Primer for Ontario
Topographic Map

Water Body, Ontario Ministry of Natural Resources ©2015 Queen's Primer for Ontario
Topographic Map

Ontario Geological Survey 1997, Surface Geology of Ontario; Ontario Geological Survey, Miscellaneous
Released- Data 0014, Surface Geology Map

The Ontario Ministry of Government Services. Property Index Map (Block 13311) (2017).

Watershed and Sub-Watershed shp-file data, accessible on LIO website (2017)



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FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

DRAWINGS

REFERENCE NO. 1803-E002



 Subject Site



Title	Site Location Plan
Project	Proposed Development 2055 Brock Road City of Pickering
Reference No.	I803-E002
Date	March 1, 2018
Scale	See Drawing
Drawing No.	1

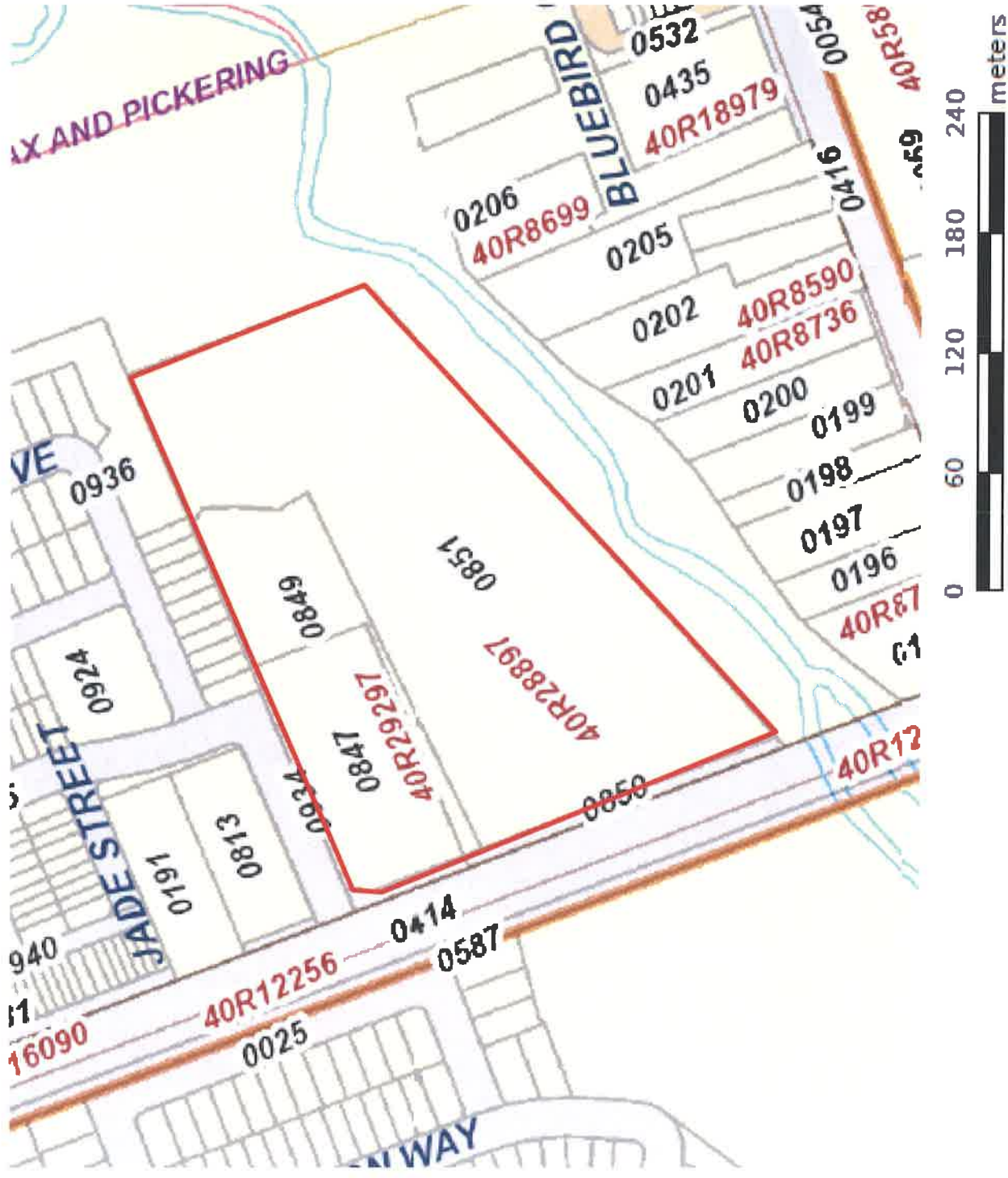





Subject Site



Title	Property Index Map
Project	Proposed Development 2055 Brock Road City of Pickering
Reference No.	1803-E002
Date	March 1, 2018
Scale	See Drawing
Drawing No.	2



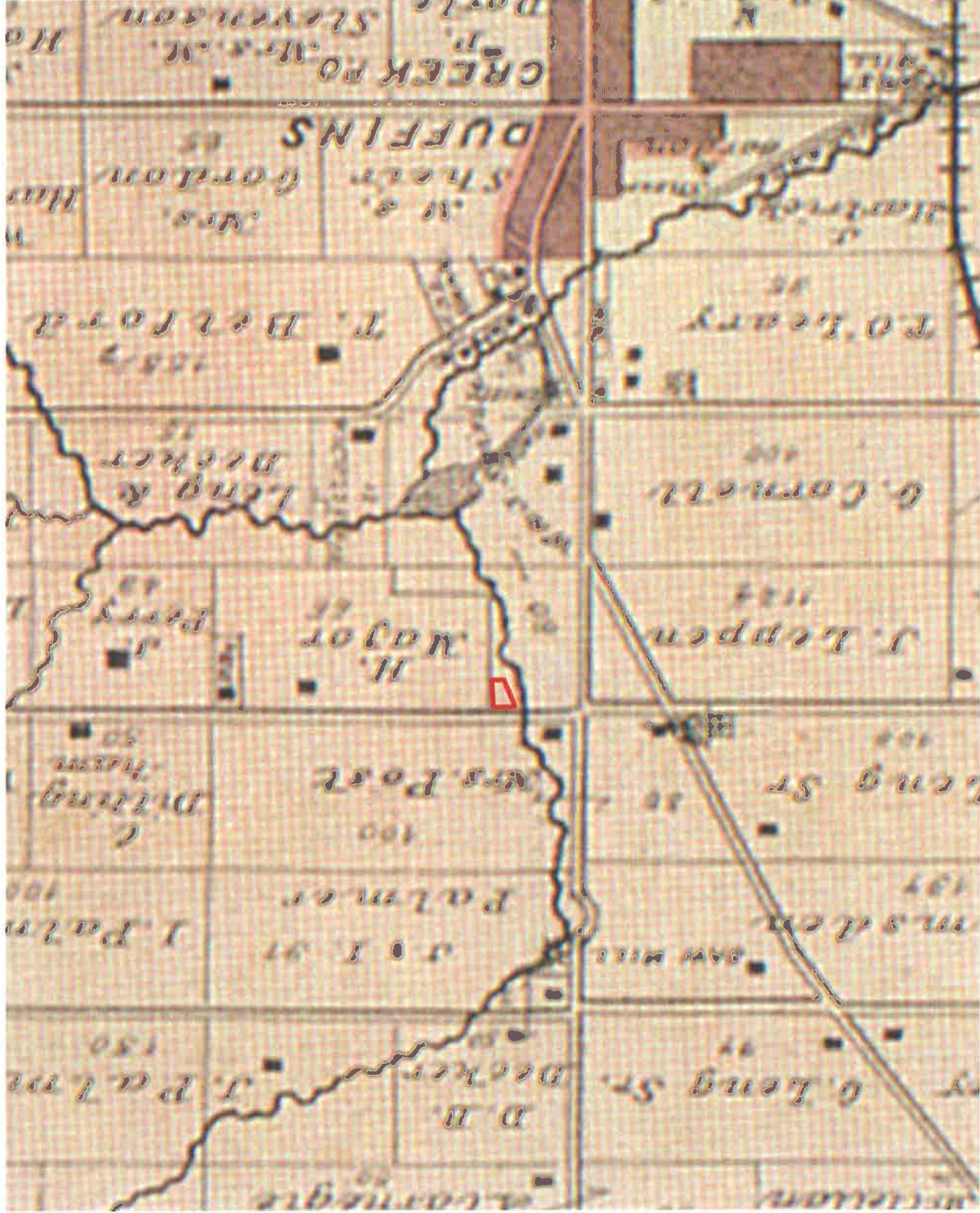


 Subject Site



Soil Engineers Ltd.

Title	1877 Historical Map
Project	Proposed Development 2055 Brock Road City of Pickering
Reference No.	1803-E002
Date	March 1, 2018
Scale	NTS
Drawing No.	3



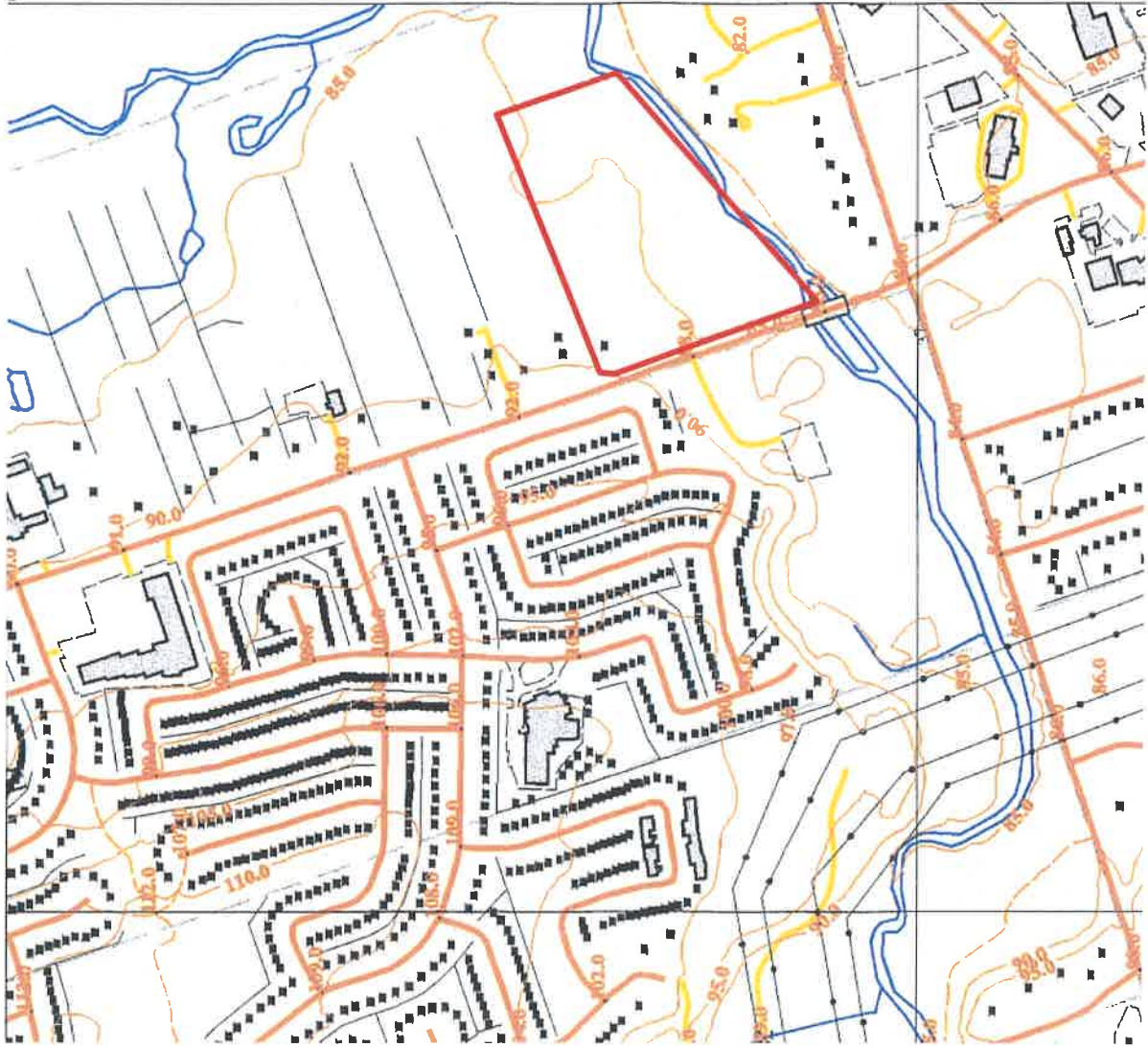


 Subject Site




Soil Engineers Ltd.

Title	Ontario Base Map
Project	Proposed Development 2055 Brock Road City of Pickering
Reference No.	1803-E002
Date	March 1, 2018
Scale	See Drawing
Drawing No.	4



Scale 1:10 000 Échelle






Subject Site (Red outline)

Waterbody (Blue line with arrow)

Major Road (Thick black line)

Local Road (Thin black line)

Topographic Contour (masl) (Thin grey line with 'SS')



Soil Engineers Ltd.

Title: Topographic Map

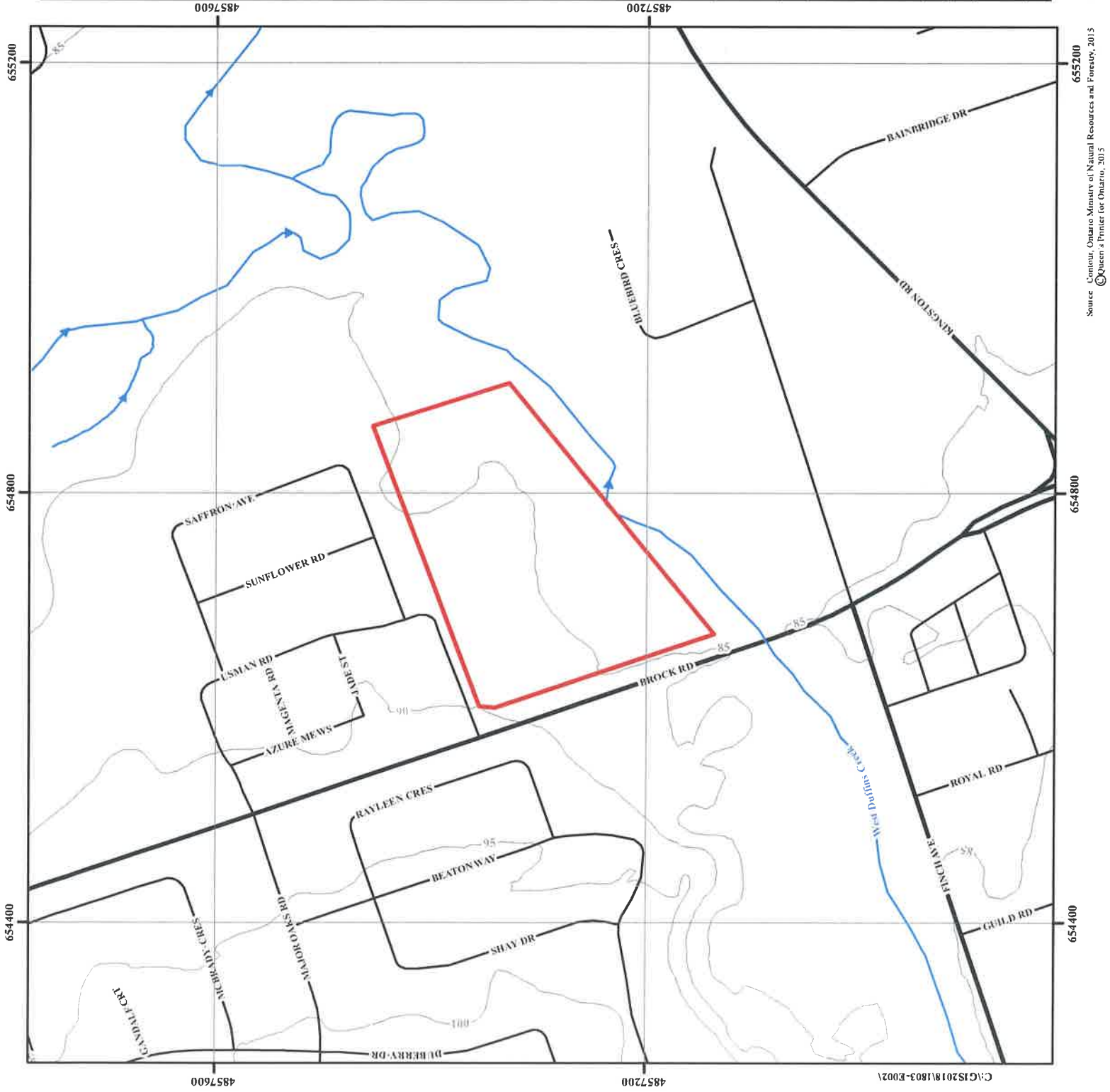
Project:
Proposed Development
2055 Brock Road
City of Pickering

Reference No. 1803-E002

Date: March 1, 2018

Scale:
0 25 50 100 150 200 250
Metres

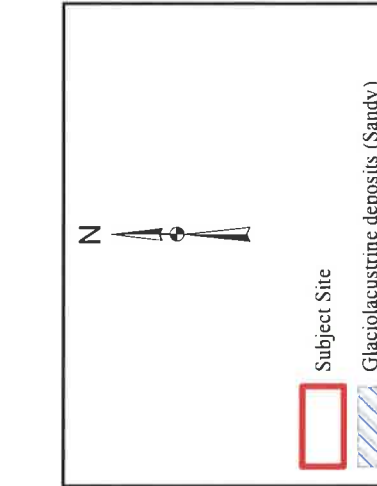
Drawing No. 5



Source: Water Body, Ontario Ministry of Natural Resources and Forestry, 2015
 © Queen's Printer for Ontario, 2015
 Source: Water Contour, Ontario Ministry of Natural Resources and Forestry, 2015
 © Queen's Printer for Ontario, 2015

Source: Contour, Ontario Ministry of Natural Resources and Forestry, 2015
 © Queen's Printer for Ontario, 2015

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- Subject Site
- Glaciolacustrine deposits (Sandy)
Material: sand, gravelly sand and gravel, nearshore and beach deposits
- Glaciolacustrine deposits (Silty)
Material: silt and clay, minor sand, basin and quiet water deposits
- Halton Till
Material: predominantly silt to silty clay matrix, high in matrix carbonate content and clast poor
- Till
Material: undifferentiated, predominantly sandy silt to silt matrix, commonly rich in clasts, often high in total matrix carbonate content
- Oil and Gas Wells
- Expressway/Freeway
- Major Road

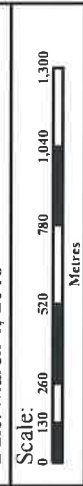


Title: Surface Geology Map

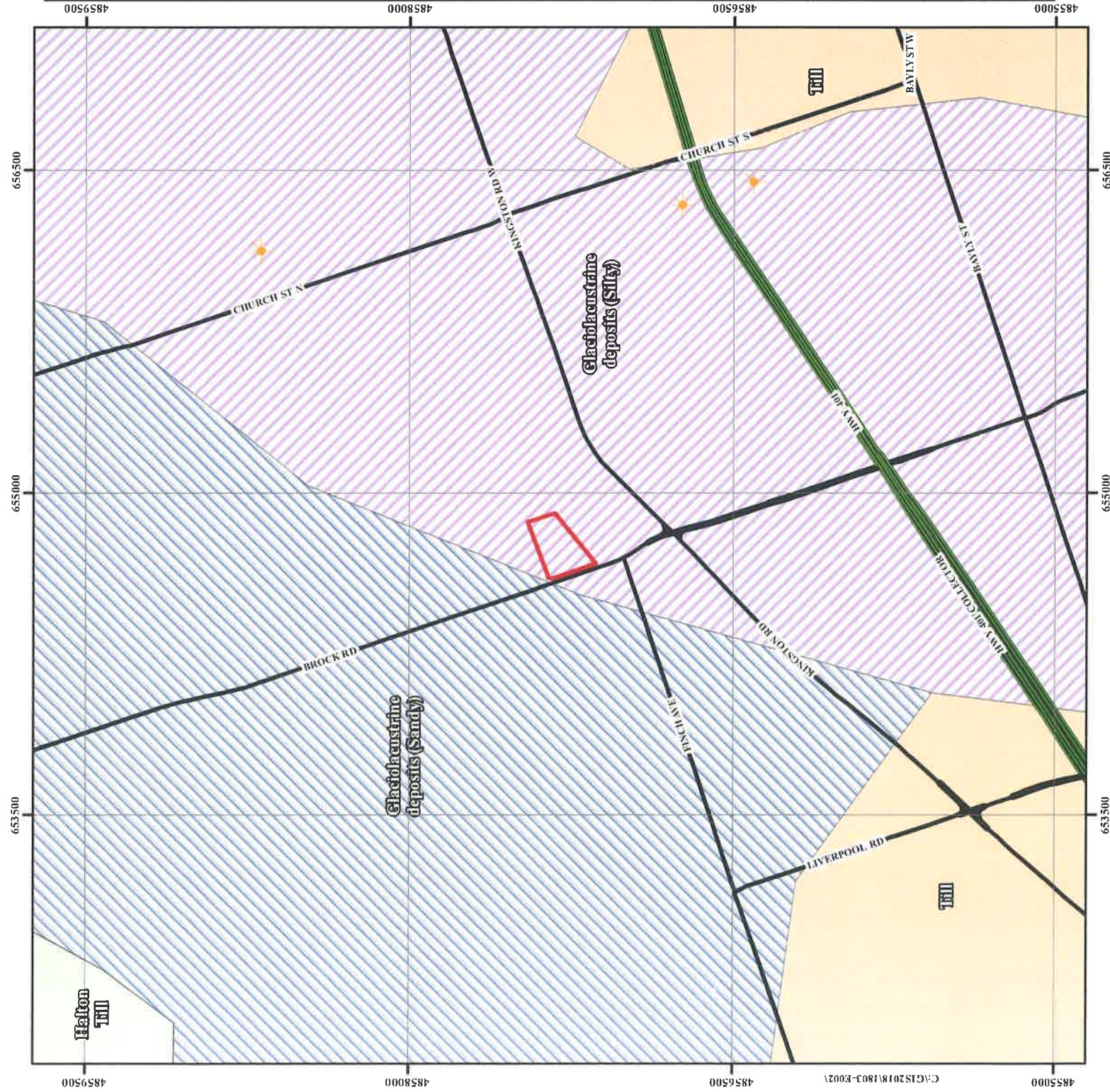
Project:
Proposed Development
2055 Brock Road
City of Pickering

Reference No. 1803-E002

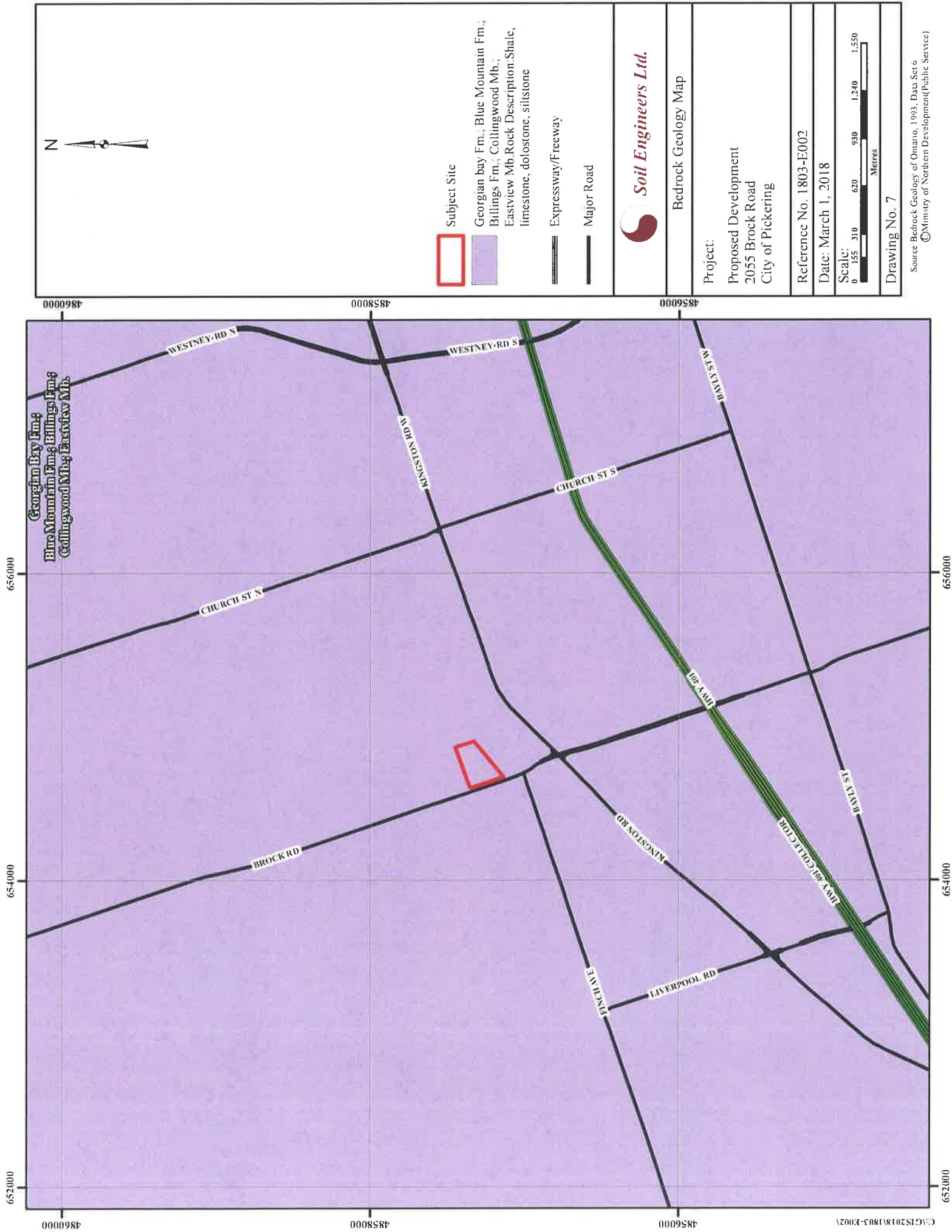
Date: March 1, 2018



Drawing No. 6



Source Ontario Geological Survey, 1997.
Surface Geology of Ontario, Ontario Geological Survey.
Miscellaneous Released-Data 0014



- Subject Site
- Georgian bay Fm.; Blue Mountain Fm.; Billings Fm.; Collingwood Mb.; Eastview Mb. Rock Description: Shale, limestone, dolostone, siltstone
- Expressway/Freeway
- Major Road

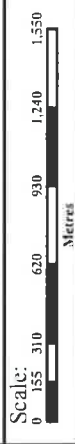


Bedrock Geology Map

Project:
Proposed Development
2055 Brock Road
City of Pickering

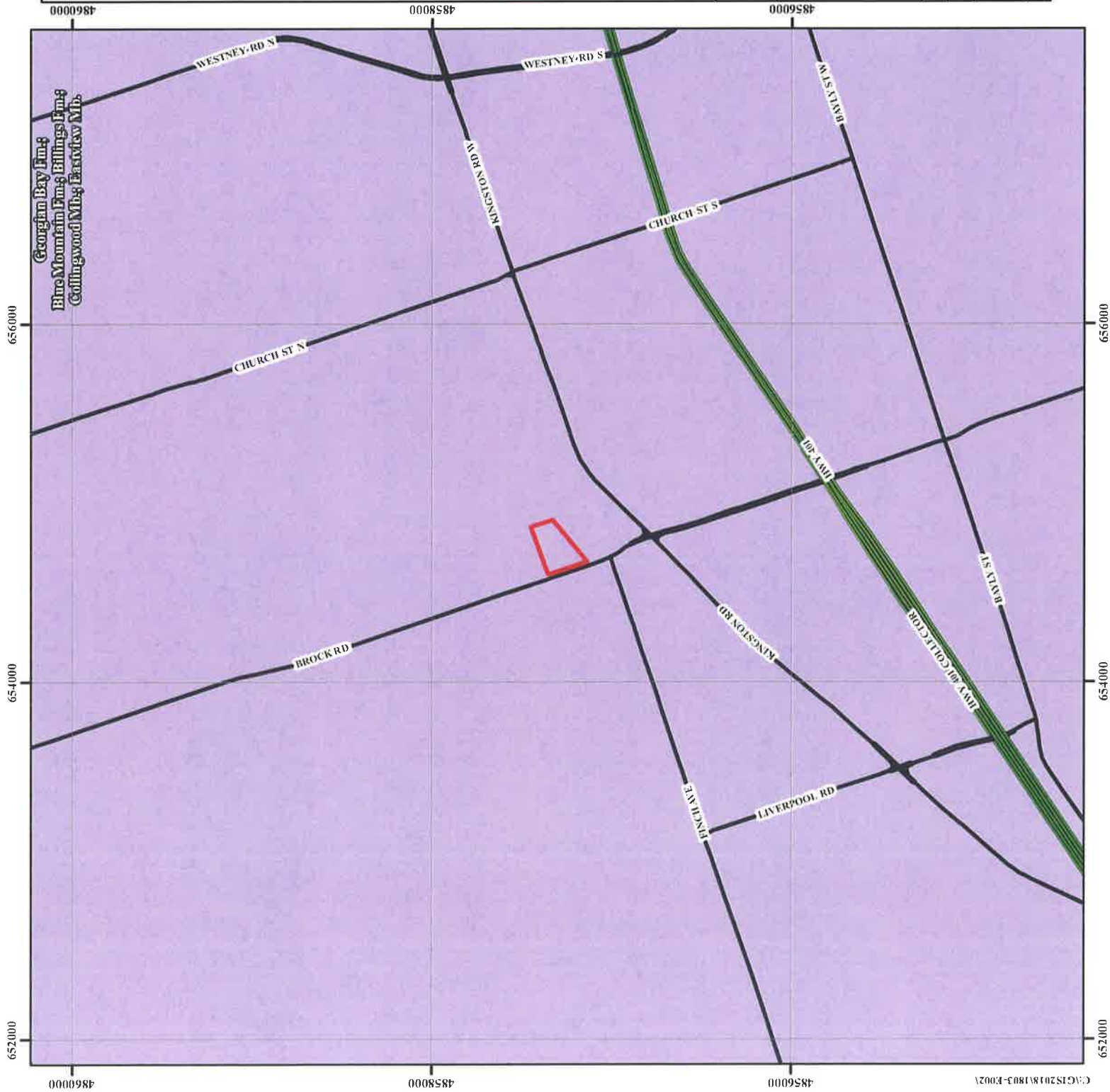
Reference No. 1803-E002

Date: March 1, 2018




Drawing No. 7


Source: Bedrock Geology of Ontario, 1993, Data Set 6
©Ministry of Northern Development (Public Service)




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Subject Site





Soil Engineers Ltd.

Title: Watershed Map

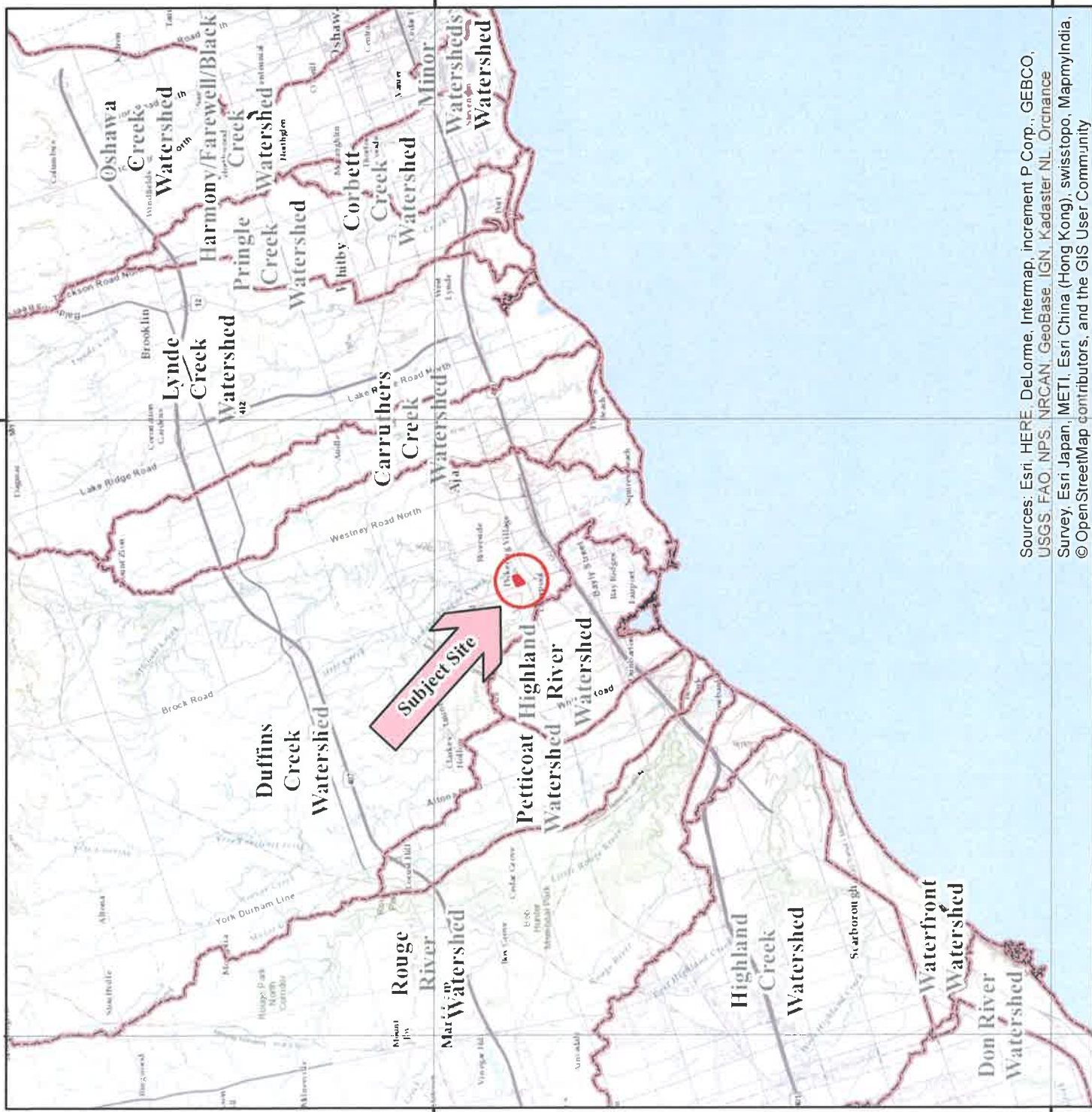
Project:
Proposed Development
2055 Brock Road
City of Pickering

Reference No. 1803-E002

Date: March 1, 2018

Scale:
0 950 1,900 3,800 5,700 7,600 9,500
Metres

Drawing No. 8



Sources: Esri, HERE, DeLorme, Intermop, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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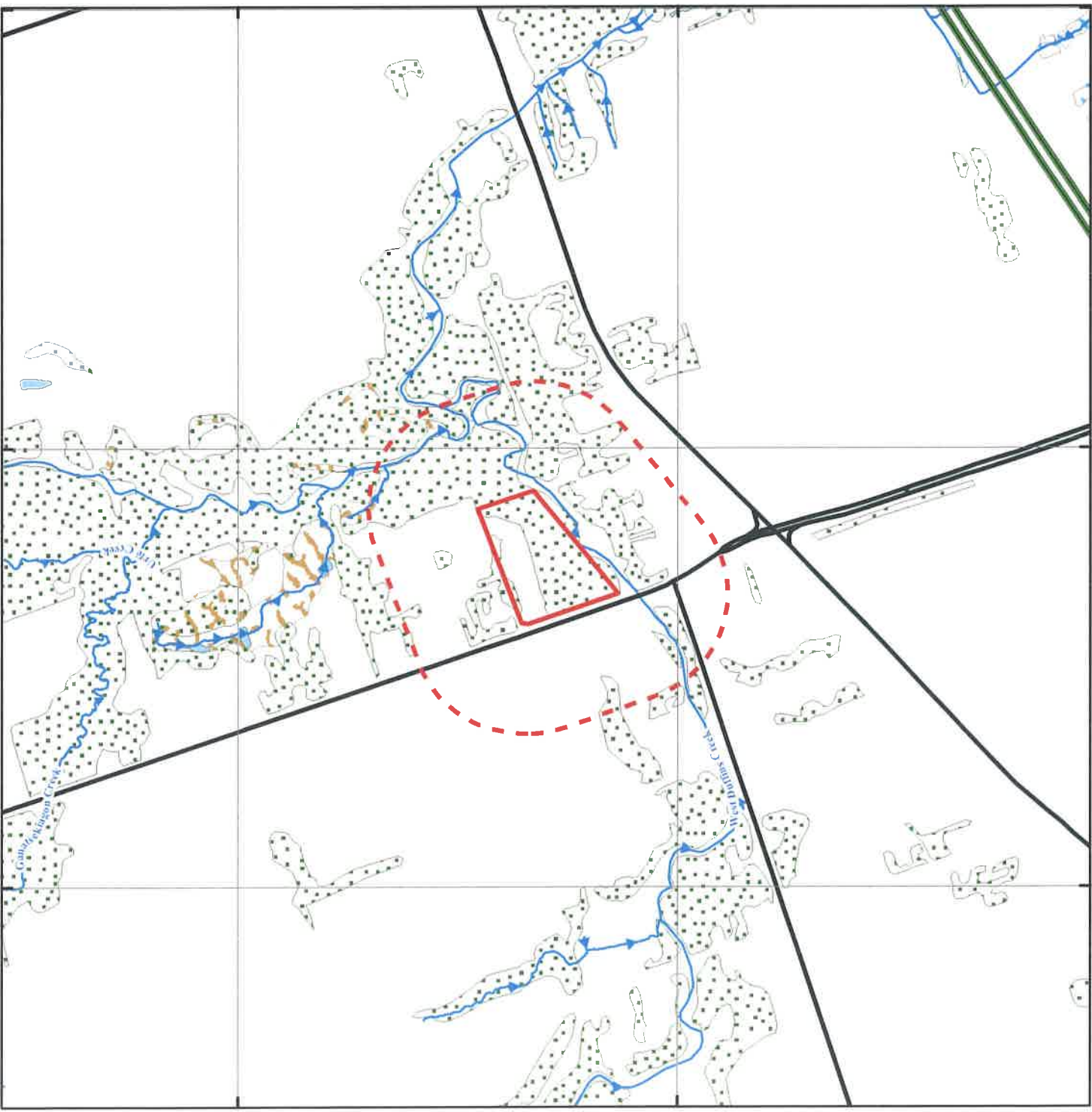
4858000









4858000

4857000

4857000

654000



-  Subject Site
-  Phase One Study Area
-  Wetland (classified as Provincial)
-  Wetland (Not Evaluated per OWES)
-  Wooded Area
-  Waterbody
-  Expressway/Freeway
-  Major Road



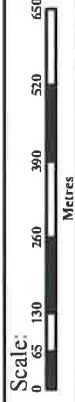
Soil Engineers Ltd.

Title: Area of Natural Features and Protection Area Plan

Project:
Proposed Development
2055 Brock Road
City of Pickering

Reference No. 1803-E002

Date: March 1, 2018



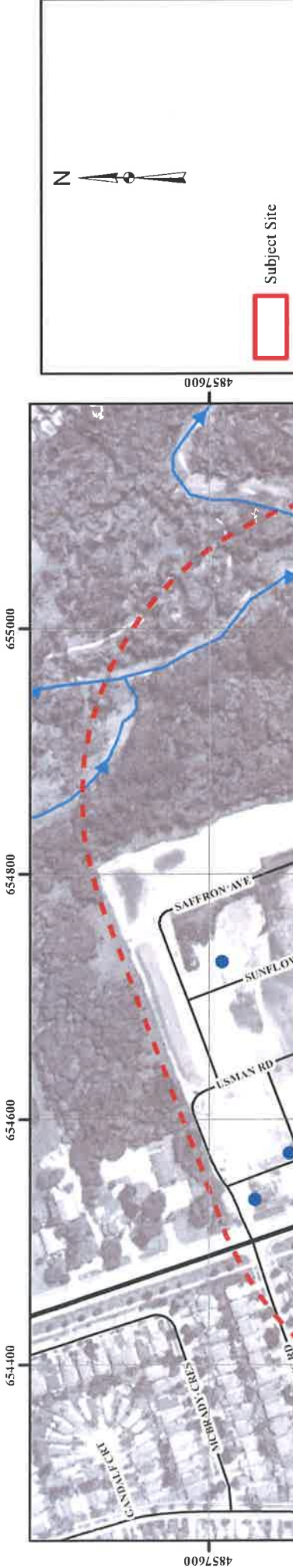
Drawing No. 9

Source: Water Course, Ontario Ministry of Natural Resources and Forestry, 2015
 Source: Queen's Printer for Ontario, 2015
 Source: Water Body, Ontario Ministry of Natural Resources and Forestry, 2015
 Source: Queen's Printer for Ontario, 2015

Source: Ontario Ministry of Natural Resources and Forestry, 2015
 Source: Queen's Printer for Ontario, 2015
 OWES: Ontario Wetland Evaluation System

Contains information licensed under the Open Government Licence - Ontario, 2014 and 2015
 Includes information: Provincial Park, Conservation Reserve, Area of Natural and Scientific Interest, Wetland, Niagara Escarpment Protection Area, Oak Ridges Moraine Conservation and Wilderness Areas

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4857600 4857400 4857200 4857000

655000 654800 654600 654400

4857600 4857400 4857200 4857000

655000 654800 654600 654400

Image Landsat/Corona

- Subject Site
- Phase One Study Area
- Water Well Location from MOECC Well Help Desk
- Inferred Groundwater Flow Direction
- Waterbody
- Major Road
- Local Road

Potentially Contaminating Activities

- Importation of Fill Material of Unknown Quality

Areas of Potential Environmental Concern (APEC)

- APEC 1, APEC 2
- APEC 3, APEC 4, APEC 5



Title: Phase One Conceptual Site Plan

Project:
Proposed Development
2055 Broek Road
City of Pickering

Reference No. 1803-E002

Date: March 1, 2018

Scale: 0 25 50 100 150 200 250 Metres

Drawing No. 10

Source: Water Quality, Ontario Ministry of Natural Resources and Forestry, 2015
 © Queen's Printer for Ontario, 2015
 Source: Water Quality, Ontario Ministry of Natural Resources and Forestry, 2015
 © Queen's Printer for Ontario, 2015



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FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'A'

MPAC REPORTS

REFERENCE NO. 1803-E002



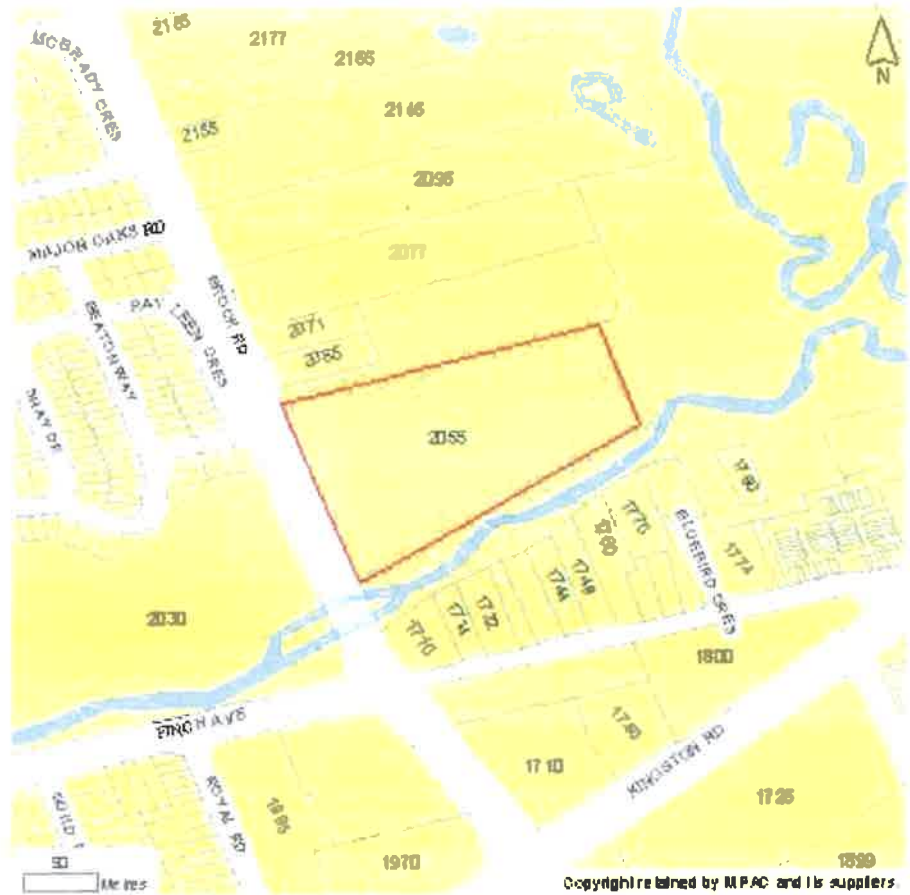
Single Property Map

Generated on 7/24/2014

Property Address

2055 BROCK RD

Single Property Map



Disclaimer: contents provided on an "as is" and "as available" basis. MPAC and its suppliers make no warranties or representations regarding contents (including accuracy of measurements and currency of contents). Not a plan of survey.



Primary Structure Report

Generated on 7/24/2014

Property Address	2055 BROCK RD
Roll Number	1801020016126000000
Legal Description	PICKERING CON 2 S PT LOT 18
Property Code & Description	125 - Residential Development Land
Structure Code & Description	301 - Single Family Detached
Year Built	1959
Total Floor Area (Above Grade)	1350
Basement finished Area	1196
Basement total Area	1350
Heating Type	FA
Air Conditioning	N
Frontage	-
Depth	-
Site Area	12.8 A
Last Valid Sale Date	-
Last Valid Sale Amount	-



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FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'B'

OWNERSHIP HISTORY

REFERENCE NO. 1803-E002

Properties

<i>PIN</i>	26439 - 0851	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PART LOT 18 CONCESSION 2 PICKERING PART 12 PLAN 40R28897; CITY OF PICKERING			
<i>Address</i>	2055 BROCK ROAD PICKERING			
<i>PIN</i>	26439 - 0847	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PART LOT 18 CONCESSION 2 PICKERING PART 1 PLAN 40R29297; CITY OF PICKERING			
<i>Address</i>	2055 BROCK ROAD PICKERING			
<i>PIN</i>	26439 - 0849	LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PART LOT 18 CONCESSION 2 PICKERING PART 2 PLAN 40R29297; CITY OF PICKERING			
<i>Address</i>	2055 BROCK ROAD PICKERING			

Consideration

Consideration \$13,800,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name FORTRESS MUNIR 2013 LTD.
Address for Service 25 Brodie Drive
 Unit 1
 Richmond Hill, ON
 L4B 3K7

I, Vince Petrozza, Vice-President, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Transferee(s)

	<i>Capacity</i>	<i>Share</i>
<i>Name</i> BROCK ROAD DUFFINS FOREST INC.	Registered Owner	
<i>Address for Service</i> 24 GEORGIA COURT, RICHMOND HILL ONTARIO, L4E 0N7		

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

John Francis Fox	2600-120 Adelaide St. West Toronto M5H 1T1	acting for Transferor(s)	Signed	2017 04 26
------------------	--	-----------------------------	--------	------------

Tel 416-868-1080

Fax 416-868-0306

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Signed By

Yi Zhou 209-100 Cowdray Court acting for Signed 2017 04 26
Toronto Transferee(s)
M1S 5C8

Tel 416-916-2068

Fax 416-292-4822

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

YI ZHOU LAW OFFICE 209-100 Cowdray Court 2017 04 26
Toronto
M1S 5C8

Tel 416-916-2068

Fax 416-292-4822

Fees/Taxes/Payment

Statutory Registration Fee	\$63.35
Provincial Land Transfer Tax	\$272,475.00
Total Paid	\$272,538.35

File Number

Transferor Client File Number : 1700145

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 26439 - 0851 PART LOT 18 CONCESSION 2 PICKERING PART 12 PLAN 40R28897; CITY OF PICKERING

26439 - 0847 PART LOT 18 CONCESSION 2 PICKERING PART 1 PLAN 40R29297; CITY OF PICKERING

26439 - 0849 PART LOT 18 CONCESSION 2 PICKERING PART 2 PLAN 40R29297; CITY OF PICKERING

BY: FORTRESS MUNIR 2013 LTD.

TO: BROCK ROAD DUFFINS FOREST INC.

Registered Owner

1. LI LIN

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for BROCK ROAD DUFFINS FOREST INC. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$13,800,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$13,800,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$13,800,000.00

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 40 Registration No. DR1588036 Date: 2017/04/26

B. Property(s):
PIN 26439 - 0851 Address 2055 BROCK ROAD Assessment -
PICKERING Roll No
PIN 26439 - 0847 Address 2055 BROCK ROAD Assessment -
PICKERING Roll No
PIN 26439 - 0849 Address 2055 BROCK ROAD Assessment -
PICKERING Roll No

C. Address for Service: 24 GEORGIA COURT, RICHMOND HILL
ONTARIO, L4E 0N7

D. (i) Last Conveyance(s):
PIN 26439 - 0851 Registration No. DR1263468
PIN 26439 - 0847 Registration No. DR1263468
PIN 26439 - 0849 Registration No. DR1263468

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Yi Zhou
209-100 Cowdray Court
Toronto M1S 5C8



LAND REGISTRY OFFICE #40
 PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER
 26439-0847 (LT)

PAGE 1 OF 7
 PREPARED FOR MRINALI
 ON 2018/03/13 AT 13:33:56

PROPERTY DESCRIPTION: PART LOT 18 CONCESSION 2 PICKERING PART 1 PLAN 40R29297; CITY OF PICKERING
 * CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2016/07/27.
 RECENTLY:
 DIVISION FROM 26439-0193
 OWNERS' NAMES: BROCK ROAD DUFFINS FOREST INC.
 CAPACITY SHARE: ROWN
 PIN CREATION DATE: 2016/07/27

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2016/07/27 **				
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
**		PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FOREFEITURE **				
**		TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **				
CO94E60	1961/05/17	BYLAW		UNDER DR116972 *AS TO PIN 26409-0006 *ADDED 2003 01 06 BY DONNA WARREN		C
REMARKS: PLANNING ACT FOR SUBDIVISION CONTROL DELETED						
LT975702	2000/08/30	APL ANNEX REST COV		BHOLAT, FARIDA		C
DR431374	2005/09/26	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
REMARKS: AIRPORT ZONING REGULATIONS						
DR12E3468	2014/05/14	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** 2143087 ONTARIO LIMITED	FORTRESS MUNIR 2013 LTD.	C
REMARKS: PLANNING ACT STATEMENTS.						
DR12E3470	2014/05/14	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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26439-0847 (IT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
DR1417883	2015/10/30	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHURU, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH	
DR1417884	2015/10/30	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	VECTOR FINANCIAL SERVICES LIMITED	
DR1418035	2015/10/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHURU, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH	VECTOR FINANCIAL SERVICES LIMITED	
DR1419366	2015/11/04	CHARGE	REMARKS: DR125470 TO DR1417883, DR1417884	*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	CENTRO MORTGAGE INC.	
DR1419368	2015/11/04	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	CENTRO MORTGAGE INC.	

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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26439-0847 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR1422009	2015/11/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	OLYMPIA TRUST COMPANY	
DR1430065	2015/12/08	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
DR1437219	2016/01/05	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
DR1445924	2016/02/03	APL CH NAME INST		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
DR1446619	2016/02/05	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
DR1451591	2016/02/25	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1455079	2016/03/09	NOTICE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1455080	2016/03/09	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1455115	2016/03/14	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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26439-0847 (LT)

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

REG. NOM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR1451214	2016/04/01	TRANSFER OF CHARGE REMARKS: DR1455080 DR1419366		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1454863	2016/04/14	NOTICE REMARKS: DR1419366 DR1465115 DR1414866		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1470698	2016/05/04	TRANSFER OF CHARGE REMARKS: AMENDING DR1419366		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1479430	2016/06/02	TRANSFER OF CHARGE REMARKS: DR146214 DR1419366		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1482668	2016/06/14	NOTICE REMARKS: SITE PLAN AGREEMENT	\$2	THE CORPORATION OF THE CITY OF PICKERING	FORTRESS MUNIR 2013 LTD.	C
DR1482686	2016/06/14	POSTPONEMENT REMARKS: DR1417863 TO DR1482668		*** DELETED AGAINST THIS PROPERTY *** VECTOR FINANCIAL SERVICES LIMITED	THE CORPORATION OF THE CITY OF PICKERING	
DR1482687	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA	THE CORPORATION OF THE CITY OF PICKERING	

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DRI482688	2016/06/14	POSTPONEMENT REMARKS: DRI26370 TO DRI482668		VETTESE, PHILLIP SODHI, RAVIN DHROV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH *** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	THE CORPORATION OF THE CITY OF PICKERING	
DRI482689	2016/06/14	POSTPONEMENT REMARKS: DRI49366 TO DRI482668		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	THE CORPORATION OF THE CITY OF PICKERING	
40R29297	2016/07/27	PLAN REFERENCE REMARKS: DRI446619 TO DRI482668		FORTRESS MUNIR 2013 LTD.		C
DRI496289	2016/07/27	APL ABSOLUTE TITLE REMARKS: DRI46618		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
DRI49605	2016/07/29	TRANSFER OF CHARGE REMARKS: DRI49366		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DRI511507	2016/08/31	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DRI542287	2016/11/28	NOTICE REMARKS: DRI49366		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DRI542288	2016/11/28	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DRI568024	2017/02/15	NOTICE		*** COMPLETELY DELETED *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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26439-0847 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR1558076	2017/02/15	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1575050	2017/03/13	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1588036	2017/04/26	TRANSFER	\$13,800,000	FORTRESS MUNIR 2013 LTD.	BROCK ROAD DUFFINS FOREST INC.	C
DR1588038	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
DR1588039	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHURV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH		
DR1588040	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

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LAND REGISTRY OFFICE #40

26439-0847 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
DR1588041	2017/04/26	DISCH OF CHARGE		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY		
				*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.		

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
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26439-0193 (LT)

PAGE 1 OF 9
PREPARED FOR MRINALI
ON 2018/03/13 AT 13:46:36

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

PROPERTY DESCRIPTION: PT LT 18 CON 2 PICKERING AS IN D27790;; CITY OF PICKERING

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

OWNERS' NAMES
FORTRESS MUNIR 2013 LTD.

RECENTLY:
RE-ENTRY FROM 26439-0453

CAPACITY SHARE

PIN CREATION DATE:
2000/02/18

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				"BLOCK IMPLEMENTATION DATE" OF 1998/05/11 ON THIS PIN**		
				EFFECTIVE 2000/07/29 THE NOTATION OF THE "PIN CREATION DATE" OF 2000/02/18		
				WAS REPLACED WITH THE "PIN CREATION DATE" OF 2000/02/18		
				** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2000/02/18 **		
				**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:		
				SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *		
				AND ESCHETS OR FORFEITURE TO THE CROWN.		
				THE RIGHTS OF ANY PERSON WHO WOULD, 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: 2000/02/21 **		
				NOTE: THIS PROPERTY WAS RETIRED ON 2016/07/17. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 26439-0847 TO 26439-0848		
C094560	1961/05/17	BYLAW				C
				REMARKS: PLANNING ACT FOR SUBDIVISION CONTROL DELETED UNDER DR116972 *AS TO PIN 26409-0006 *ADDED 2003 01 06 BY DONNA WARREN		
D277790	1988/05/02	TRANSFER			TRILLIUM FUNERAL SERVICE CORPORATION	
				*** DELETED AGAINST THIS PROPERTY ***		
LT979701	2000/08/30	TRANSFER			TRILLIUM FUNERAL SERVICE CORPORATION	
				*** COMPLETELY DELETED ***		
LT979702	2000/08/30	APL ANNEX REST COV			BHOLAT, FARIDA	C
				*** COMPLETELY DELETED ***		
LT1005558	2001/01/02	CHARGE			BANK OF MONTREAL	

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26439-0193 (LT)

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
DR431374	2005/09/26	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
		REMARKS: AIRPORT ZONING REGULATIONS				
DR626933	2007/07/24	TRANSFER		*** COMPLETELY DELETED *** BHOLAT, FARIDA 1089375 ONTARIO LTD.	2143087 ONTARIO LIMITED	
		REMARKS: PLANNING ACT STATEMENTS				
DR626934	2007/07/24	CHARGE		*** COMPLETELY DELETED *** 2143087 ONTARIO LIMITED	BHOLAT, FARIDA 1089375 ONTARIO LTD.	
DR772963	2008/12/08	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
		REMARKS: LTI005558.				
DR1011843	2011/07/28	CHARGE		*** COMPLETELY DELETED *** 2143087 ONTARIO LIMITED	C & K MORTGAGE SERVICES INC.	
DR1011844	2011/07/28	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 2143087 ONTARIO LIMITED	C & K MORTGAGE SERVICES INC.	
		REMARKS: DR1011843				
DR1012551	2011/07/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** BHOLAT, FARIDA 1089375 ONTARIO LTD.		
		REMARKS: DR626934.				
DR1019487	2011/08/23	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** C & K MORTGAGE SERVICES INC.	E. MANSON INVESTMENTS LIMITED BAMBURGH HOLDINGS LTD. B & M HANDELMAN INVESTMENTS LIMITED M. HIMEL HOLDINGS INC. I. HIMEL HOLDINGS INC. TITLE DRESS LIMITED BARKSY INVESTMENTS LTD. 558678 ONTARIO LIMITED HOLLANDER, HARRY MAXORAN INVESTMENTS INC. RUDMORE INVESTMENTS LTD. SHEILACO INVESTMENTS INC. ORENBACH INVESTMENTS	

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26439-0193 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR1019488	2011/08/23	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** C & K MORTGAGE SERVICES INC.	E. MANSON INVESTMENTS LIMITED BAMBURGH HOLDINGS LTD. B & M HANDELMAN INVESTMENTS LIMITED M. HIMEL HOLDINGS INC. I. HIMEL HOLDINGS INC. TITLE DRESS LIMITED BASKY INVESTMENTS LTD. 558678 ONTARIO LIMITED HOLLANDER, HARRY SHELLACO INVESTMENTS INC. MAXORAN INVESTMENTS INC. RUDMORE INVESTMENTS LTD. ORENBACH INVESTMENTS	
DR1022661	2011/09/01	CHARGE		*** COMPLETELY DELETED *** 2143087 ONTARIO LIMITED	SORRENTI, DEREK	
DR1025896	2011/09/14	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK	SORRENTI, DEREK OLYMPIA TRUST	
DR1032891	2011/10/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST	SORRENTI, DEREK OLYMPIA TRUST	
DR1035437	2011/10/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
DR1038986	2011/11/02	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
DR1044662	2011/11/25	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK	SORRENTI, DEREK	

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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PREPARED FOR MRINALI
ON 2018/03/13 AT 13:46:36

26439-0193 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				OLYMPIA TRUST COMPANY	OLYMPIA TRUST COMPANY	
	REMARKS: DR1022661.					
DR1051242	2011/12/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
	REMARKS: DR1022661.					
DR1100214	2012/06/29	NOTICE		*** COMPLETELY DELETED *** 2143087 ONTARIO LIMITED	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
	REMARKS: DR1022661					
DR1113662	2012/08/31	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
	REMARKS: DR1022661.					
DR1199673	2013/08/06	LIEN		*** COMPLETELY DELETED *** HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF FINANCE	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
	REMARKS: TAX LIEN					
DR1240381	2014/01/17	DISCHARGE INTEREST		*** COMPLETELY DELETED *** HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF FINANCE	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
	REMARKS: DR1199673.					
DR1241126	2014/01/21	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
	REMARKS: DR1022661.					
DR1263468	2014/05/14	TRANSFER	\$5,032,615	2143087 ONTARIO LIMITED	FORTRESS MUNIR 2013 LTD.	C
	REMARKS: PLANNING ACT STATEMENTS.					
DR1263469	2014/05/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY		
	REMARKS: DR1022661.					
DR1263470	2014/05/14	CHARGE	\$3,350,000	FORTRESS MUNIR 2013 LTD.	370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
40R28506	2014/09/05	PLAN REFERENCE		GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHRUV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH		C
40R28897	2015/07/24	PLAN REFERENCE				C
DR14-7883	2015/10/30	CHARGE	\$9,700,000		VECTOR FINANCIAL SERVICES LIMITED	C
DR14-7884	2015/10/30	NO ASSGN RENT GEN REMARKS: DR1417883.			VECTOR FINANCIAL SERVICES LIMITED	C
DR14-8035	2015/10/30	POSTPONEMENT		370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP	VECTOR FINANCIAL SERVICES LIMITED	C

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
DR1418126	2015/10/30	DISCH OF CHARGE		SODHI, RAVIN DHUV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH *** COMPLETELY DELETED *** BAMBURGH HOLDINGS LTD. E. MANKSON INVESTMENTS LIMITED B & M HANDELMAN INVESTMENTS LIMITED M. HIMEL HOLDINGS INC. I. HIMEL HOLDINGS INC. TITLE DRESS LIMITED BARSKY INVESTMENTS LTD. 558678 ONTARIO LIMITED ROLLANDER, HARRY MAXORAN INVESTMENTS INC. RUDMORE INVESTMENTS LTD. SHELLACO INVESTMENTS INC. ORENBACH INVESTMENTS		
		REMARKS: DR1263470 TO DR1417883, DR1417884				
DR1419366	2015/11/04	CHARGE	\$2,300,000	FORTRESS MUNIR 2013 LTD. CENTRO MORTGAGE INC.	CENTRO MORTGAGE INC.	C
DR1419368	2015/11/04	TRANSFER OF CHARGE			CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	C
		REMARKS: DR1419366.				
DR1422009	2015/11/13	TRANSFER OF CHARGE		CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	C
DR1430065	2015/12/08	TRANSFER OF CHARGE		CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	C
		REMARKS: DR1419366				
DR1437219	2016/01/05	TRANSFER OF CHARGE		CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	C
		REMARKS: DR1419366				
DR1445924	2016/02/03	APL CH NAME INST		CENTRO MORTGAGE INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	C
		REMARKS: DR1437219.				

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
DR1446619	2016/02/05	CHARGE	\$450,475	FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	C
DR1451591	2016/02/25	TRANSFER OF CHARGE REMARKS: DR1419366 DR1419366		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
DR1455079	2016/03/09	NOTICE REMARKS: DR1419366 REMARK ADDED 2016 07 26 BY P. KINSELLA.		FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
DR1455080	2016/03/09	TRANSFER OF CHARGE REMARKS: DR1419366 DR1451591 DR1419366		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
DR1456115	2016/03/14	TRANSFER OF CHARGE REMARKS: DR1455080 DR1419366		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
DR1461214	2016/04/01	TRANSFER OF CHARGE REMARKS: DR1419366 DR1465115 DR1419366		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
DR1464863	2016/04/14	NOTICE REMARKS: AMENDING DR1419366		FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
DR1468618	2016/04/28	NO APL ABSOLUTE		FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
DR1470698	2016/05/04	TRANSFER OF CHARGE REMARKS: DR1461214 DR1419366		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
DR1479430	2016/06/02	TRANSFER OF CHARGE REMARKS: DR1446619.		BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	C
DR1482668	2016/06/14	NOTICE REMARKS: SITE PLAN AGREEMENT	\$2	THE CORPORATION OF THE CITY OF PICKERING	FORTRESS MUNIR 2013 LTD.	C
DR1482686	2016/06/14	POSTPONEMENT REMARKS: DR1417983 TO DR1482668		VECTOR FINANCIAL SERVICES LIMITED	THE CORPORATION OF THE CITY OF PICKERING	C
DR1482687	2016/06/14	POSTPONEMENT		370271 ONTARIO LIMITED	THE CORPORATION OF THE CITY OF PICKERING	C

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26439-0193 (LT)

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
				GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHURV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH		
		REMARKS: DR1263470 TO DR1482668				
DR1482668	2016/06/14	POSTPONEMENT		BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	THE CORPORATION OF THE CITY OF PICKERING	C
		REMARKS: DR1419366 TO DR1482668				
DR1482669	2016/06/14	POSTPONEMENT		BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	THE CORPORATION OF THE CITY OF PICKERING	C
		REMARKS: DR1446619 TO DR1482668				
DR1495331	2016/07/19	TRANSFER	\$2	FORTRESS MUNIR 2013 LTD. VECTOR FINANCIAL SERVICES LIMITED	THE REGIONAL MUNICIPALITY OF DURHAM	C
		REMARKS: DR1417883. PART 1 PLAN 40E28897				
DR1495332	2016/07/19	DISCH OF CHARGE		370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC.		C
		REMARKS: DR1417883. PART 1 PLAN 40E28897				
DR1495333	2016/07/19	DISCH OF CHARGE				C

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LAND REGISTRY OFFICE #40

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

26439-0193 (1T)

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* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CRWN GRANT *

REG. NOM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
				SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESSE, PHILLIP SODHI, RAVIN DHUV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH		
				BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY		C
				BUILDING & DEVELOPMENT MORTGAGES CANADA INC.		C
				FORTRESS MUNIR 2013 LTD.		C

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26439-0851 (LT)

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PROPERTY DESCRIPTION: PART LOT 18 CONCESSION 2 PICKERING PART 12 PLAN 40R28897; CITY OF PICKERING

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

OWNERS' NAMES
BROCK ROAD DUFFINS FOREST INC.

CAPACITY SHARE
ROWN

PIN CREATION DATE:
2016/07/27

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2016/07/27 **				
**SUBJECT,		ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO				
**		SUBSECTION 41(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 WOULD, 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: 2000/01/21 **						
CO94360	1961/05/17	BYLAW			WARREN	C
		REMARKS: PLANNING ACT FOR SUBDIVISION CONTROL DELETED UNDER DR116972 *AS TO PIN 26409-0006 *ADDED 2003 01 06 BY DONNA				
DR431374	2005/09/26	NOTICE				C
		REMARKS: AIRPORT ZONING REGULATIONS				
DR1263468	2014/05/14	TRANSFER				
		REMARKS: PLANNING ACT STATEMENTS.				
DR1263470	2014/05/14	CHARGE				
		REMARKS: DELETED AGAINST THIS PROPERTY *** 2143087 ONTARIO LIMITED			FORTRESS MUNIR 2013 LTD.	
		REMARKS: DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.				
					370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
40R28897	2015/07/24	PLAN REFERENCE			1212805 ONTARIO INC. BRAR, SURINDER	
DR14-7883	2015/10/30	CHARGE			FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN	
DR14-7884	2015/10/30	NO ASSGN RENT GEN			DHRUV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH	C
		PE.MARKS: DR1417883.				
DR14-8035	2015/10/30	POSTPONEMENT			VECTOR FINANCIAL SERVICES LIMITED VECTOR FINANCIAL SERVICES LIMITED VECTOR FINANCIAL SERVICES LIMITED	
				*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.		
				*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.		
				*** DELETED AGAINST THIS PROPERTY *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHRUV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER		

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				BIRK, RUMINDER SINGH		
		REMARKS: DR1263470 TO DR1417883, DR1417884				
DR1419366	2015/11/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	CENTRO MORTGAGE INC.	
DR1419368	2015/11/04	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1419366.				
DR1422009	2015/11/13	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1419366				
DR1430065	2015/12/08	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1419366				
DR1437219	2016/01/05	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1419366				
DR1445924	2016/02/03	APL CH NAME INST		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	CENTRO MORTGAGE INC.	
		REMARKS: DR1437219.				
DR1446619	2016/02/05	CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
DR1451591	2016/02/25	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
		REMARKS: DR1419366 DR1419366		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1455079	2016/03/09	NOTICE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1419366 REMARK ADDED 2016 07 26 BY P. KINSHILLA.				

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DR1455080	2016/03/09	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1419366 DR1451591 DR1419366				
DR1456115	2016/03/14	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR145080 DR1419366				
DR1461214	2016/04/01	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1419366 DR1465115 DR1419366				
DR1464863	2016/04/14	NOTICE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: AMENDING DR1419366				
DR1470698	2016/05/04	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR146114 DR1419366				
DR1479430	2016/06/02	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
		REMARKS: DR1444619.				
DR1482668	2016/06/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF PICKERING	FORTRESS MUNIR 2013 LTD.	C
		REMARKS: SITE PLAN AGREEMENT				
DR1482686	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VECTOR FINANCIAL SERVICES LIMITED	THE CORPORATION OF THE CITY OF PICKERING	
		REMARKS: DR1417583 TO DR1482668				
DR1482687	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD.	THE CORPORATION OF THE CITY OF PICKERING	

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHRUV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH		
				*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	THE CORPORATION OF THE CITY OF PICKERING	
				*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	THE CORPORATION OF THE CITY OF PICKERING	
				*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
				*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
				*** COMPLETELY DELETED *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
				*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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PREPARED FOR MRINALI
ON 2018/03/13 AT 13:36:44

26439-0851 (LF)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CRWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR1558024	2017/02/15	NOTICE		*** COMPLETELY DELETED *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
	REMARKS: DR1419366					
DR1558076	2017/02/15	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
	REMARKS: DR1419366 IS THE ORIGINAL CHARGE/MORTGAGE.					
DR1575050	2017/03/13	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
	REMARKS: DR1566076, DR1419366					
DR1588036	2017/04/26	TRANSFER	\$13,800,000	*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED	BROCK ROAD DUFFINS FOREST INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
DR1588038	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILIP SODHI, RAVIN DHURV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH		
	REMARKS: DR1417883.					
DR1588039	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC.		

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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26439-0851 (LT)

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

REG. NOM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
RE/MARKS: DR1263470. DR1588040	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY		
RE/MARKS: DR1419366. DR1588041	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.		
RE/MARKS: DR1446519.						



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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26439-0849 (LT)

PAGE 1 OF 7
PREPARED FOR MRINALI
ON 2018/03/13 AT 13:35:00

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

PROPERTY DESCRIPTION: PART LOT 18 CONCESSION 2 PICKERING PART 2 PLAN 40R29297; CITY OF PICKERING

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2016/07/27.

ESTATE/QUALIFIER:
FEE SIMPLE
LT ABSOLUTE PLUS

PIN CREATION DATE:
2016/07/27

OWNERS' NAMES
BROCK ROAD DUFFINS FOREST INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2016/07/27 **		
				**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *		
				PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **		
				TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **		
CO94360	1961/05/17	BYLAW		UNDER DR116972 *AS TO PIN 26409-0006 *ADDED 2003 01 06 BY DONNA WARREN		C
DR431374	2005/09/26	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
				REMARKS: AIRPORT ZONING REGULATIONS		
DR1263468	2014/05/14	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** 2143087 ONTARIO LIMITED	FORTRESS MUNIR 2013 LTD.	
				REMARKS: PLANNING ACT STATEMENTS.		
DR1263470	2014/05/14	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP	

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR1417883	2015/10/30	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	SODHI, RAVIN DHUV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH	
DR1417884	2015/10/30	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	VECTOR FINANCIAL SERVICES LIMITED	
DR1418035	2015/10/30	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHUV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH	VECTOR FINANCIAL SERVICES LIMITED	
DR1413366	2015/11/04	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	CENTRO MORTGAGE INC.	
DR1413368	2015/11/04	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	

REMARKS: DR1263470 TO DR1417883, DR1417884

REMARKS: DR1413366

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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26439-0849 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CRCWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DRL1422009	2015/11/13	TRANSFER OF CHARGE REMARKS: DRI419366		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
DRL1430065	2015/12/08	TRANSFER OF CHARGE REMARKS: DRI419366		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
DRL1437219	2016/01/05	TRANSFER OF CHARGE REMARKS: DRI419366		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	CENTRO MORTGAGE INC. OLYMPIA TRUST COMPANY	
DRL1445924	2016/02/03	APL CH NAME INST REMARKS: DRI437219.		*** DELETED AGAINST THIS PROPERTY *** CENTRO MORTGAGE INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
DRL1446619	2016/02/05	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
DRL1451591	2016/02/25	TRANSFER OF CHARGE REMARKS: DRI437219		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DRL1455079	2016/03/09	NOTICE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DRL1455080	2016/03/09	TRANSFER OF CHARGE REMARKS: DRI419366 REMARK ADDED 2016 07 26 BY P. KINSELLA.		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DRL1456115	2016/03/14	TRANSFER OF CHARGE REMARKS: DRI419366 DRI451591 DRI419366		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	

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26439-0849 (LT)

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
DRI461214	2016/04/01	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DRI419366 DRI465115 DRI419366				
DRI464863	2016/04/14	NOTICE		*** DELETED AGAINST THIS PROPERTY *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: AMENDING DRI419366				
DRI470698	2016/05/04	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DRI461214 DRI419366				
DRI479430	2016/06/02	TRANSFER OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	
		REMARKS: DRI446619.				
DRI482668	2016/06/14	NOTICE	\$2	THE CORPORATION OF THE CITY OF PICKERING	FORTRESS MUNIR 2013 LTD.	C
		REMARKS: SITE PLAN AGREEMENT				
DRI482686	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** VECTOR FINANCIAL SERVICES LIMITED	THE CORPORATION OF THE CITY OF PICKERING	
		REMARKS: DRI417993 TO DRI482668				
DRI482687	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN	THE CORPORATION OF THE CITY OF PICKERING	

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26439-0849 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				DHRUV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH		
		REMARKS: DR1263470 TO DR1482668				
DR14E2688	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	THE CORPORATION OF THE CITY OF PICKERING	
		REMARKS: DR14159366 TO DR1482668				
DR14E2689	2016/06/14	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.	THE CORPORATION OF THE CITY OF PICKERING	
		REMARKS: DR1446619 TO DR1482668				
40R29297	2016/07/27	PLAN REFERENCE		FORTRESS MUNIR 2013 LTD.		C
DR1498289	2016/07/27	APL ABSOLUTE TITLE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	C
		REMARKS: DR1466618				
DR1499605	2016/07/29	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR14159366				
DR1511507	2016/08/31	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR14159366				
DR1542287	2016/11/28	NOTICE		*** COMPLETELY DELETED *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR14159366				
DR1542288	2016/11/28	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR1568024				
DR1568024	2017/02/15	NOTICE		*** COMPLETELY DELETED *** FORTRESS MUNIR 2013 LTD.	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
		REMARKS: DR14159366				

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ON 2018/03/13 AT 13:35:00

26439-0849 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR1568076	2017/02/15	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1575050	2017/03/13	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY	
DR1588036	2017/04/26	TRANSFER	\$13,800,000	FORTRESS MUNIR 2013 LTD.	BROCK ROAD DUFFINS FOREST INC.	C
DR1588038	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** VECTOR FINANCIAL SERVICES LIMITED		
DR1588039	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** 370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHURU, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH		
DR1588040	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC. OLYMPIA TRUST COMPANY		

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26439-0849 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
DR1588041	2017/04/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** BUILDING & DEVELOPMENT MORTGAGES CANADA INC.		

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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PREPARED FOR STEPHANIE
ON 2014/07/21 AT 09:11:29

26439-0194 (L2)

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

PROPERTY DESCRIPTION: PT LT 18 CON 2 PICKERING AS IN D218424 (EXCEPT THE EASEMENT THEREIN) EXCEPT D277790;; CITY OF PICKERING

PROPERTY REMARKS:

REINTEGRAZIONE
PTE SIMPLE
LT CONVERSION QUALIFIED
OWNERS' NAMES
FORTRESS MORNIN 2013 LTD.

RECENTLY:
RE-ENTRY FROM 26439--0454

CAPACITY SHARE

PIN CREATION DATE:
2000/02/18

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
				EFFECTIVE 2000/07/28 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/05/13 ON THIS PIN		
				WAS REPLACED WITH THE "PIN CREATION DATE" OF 2000/03/18		
				** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2000/02/18 **		
				**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:		
				** SUBSECTION 4(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 WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF		
				IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OF BOUNDARIES SETTLED BY		
				CONVENTION.		
				ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.		
				**DATE OF CONVERSION TO LAND TITLES: 2000/02/21 **		
P138495	1994/09/23	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	HUSAK, JOHN ROMANIUK, STANLEY PIDLISNYJ, PAUL	
C034350	1963/05/17	BYLAW		UNDER D2116973 AS TO PIN 26409-0006 *ADDED 2003 01 06 BY DOWNS	WARREN	
D218424	1986/04/28	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	HUSAK, EUGENIA	
D2247832	2004/01/29	TRANSMISSION-LAND		*** COMPLETELY DELETED *** ROMANIUK, STANLEY	ROSS, KRYSZYNA ROMANIUK, ROMA ROMANIUK, STANLEY - ESTATE	C

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CRCD
DR248981	2004/01/30	TRANS PERSONAL REP		*** COMPLETELY DELETED *** HUSAK, EUGENIA, PIDLINSKYJ, PAUL ROSS, KRISTINA KOMENIUK, ROMA	1089375 ONTARIO LTD.	
DR431374	2005/09/05	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		C
DR225933	2007/07/24	TRANSFER		*** COMPLETELY DELETED *** BROLAT, FARIDA 1089375 ONTARIO LTD.	2143087 ONTARIO LIMITED	
DR426934	2007/07/24	CHARGE		*** COMPLETELY DELETED *** 2143087 ONTARIO LIMITED	BROLAT, FARIDA 1089375 ONTARIO LTD.	
DR1011442	2011/07/28	CHARGE	\$1,909,000	2143087 ONTARIO LIMITED	C & K MORTGAGE SERVICES INC.	C
DR101194	2011/07/29	NO ASSGN RENT GEN		2143087 ONTARIO LIMITED	C & K MORTGAGE SERVICES INC.	C
DR1012581	2011/07/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** BROLAT, FARIDA 1089375 ONTARIO LTD.		
DR1012487	2011/08/23	TRANSFER OF CHARGE		C & K MORTGAGE SERVICES INC.	E. HANSON INVESTMENTS LIMITED BAMBURGH HOLDINGS LTD. B & H FANDELMAN INVESTMENTS LIMITED M. HIMEL HOLDINGS INC. I. HIMEL HOLDINGS INC. TITLE DRESS LIMITED BARKSY INVESTMENTS LTD. 558678 ONTARIO LIMITED HOLLANDER, HARRY MAXCRAN INVESTMENTS INC. RUDMORE INVESTMENTS LTD. SHEILACO INVESTMENTS INC. ORESEARCH INVESTMENTS	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.



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LAND
REGISTRY
OFFICE #40

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 3 OF 5

PREPARED FOR STEPHANIE
ON 2014/07/21 AT 09:11:28

26439-0194 (LT)

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

REG. NO.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHGD
DR101948	2011/06/23	NO ASSIGN RENT GEN		C & K MORTGAGE SERVICES INC.	E. MANSON INVESTMENTS LIMITED BAMBURGH HOLDINGS LTD. B & M HANDELMAN INVESTMENTS LIMITED M. HIMEL HOLDINGS INC. I. HIMEL HOLDINGS INC. TITLE DRESS LIMITED SAPSKY INVESTMENTS LTD. 558678 ONTARIO LIMITED HOLLANDER, HARRY SHEILACO INVESTMENTS INC. MAXORAN INVESTMENTS INC. RUDMORE INVESTMENTS LTD. ORENBACH INVESTMENTS	C
REMARKS: DR101948						
DR102661	2011/03/01	CHARGE		*** COMPLETELY DELETED *** 214307 ONTARIO LIMITED	SORRENTI, DEREK	
DR1025896	2011/03/14	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK	SORRENTI, DEREK OLYMPIA TRUST	
REMARKS: DR102661						
DR102891	2011/10/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST	SORRENTI, DEREK OLYMPIA TRUST	
REMARKS: DR102891						
DR1035037	2011/10/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
REMARKS: DR102661						
DR1030986	2011/11/02	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
REMARKS: DR102661						
DR1044882	2011/11/25	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
REMARKS: DR102661						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #40

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 4 OF 5
PREPARED FOR STEPHANIE
ON 2014/07/21 AT 09:11:28

26439-0194 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLE ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CEKD
DR1051242	2011/12/20	TRANSFER OF CHARGE REMARKS: DR1022661.		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
DR1100214	2012/06/29	NOTICE REMARKS: DR1022661.		*** COMPLETELY DELETED *** 2143087 ONTARIO LIMITED	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
DR1119662	2012/08/31	TRANSFER OF CHARGE REMARKS: DR1022661.		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
DR1199673	2013/08/06	LIEN REMARKS: TAX LITEN		*** COMPLETELY DELETED *** HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF FINANCE		
DR1240381	2014/01/17	DISCHARGE INTEREST REMARKS: DR1199673.		*** COMPLETELY DELETED *** HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF FINANCE		
DR1241126	2014/01/21	TRANSFER OF CHARGE REMARKS: DR1022661.		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
DR1263468	2014/05/14	TRANSFER REMARKS: PLANNING ACT STATEMENTS.	\$5,032,615	2143087 ONTARIO LIMITED	FORTRESS MUNIR 2013 LTD.	C
DR1263469	2014/05/14	DISCH OF CHARGE REMARKS: DR1022661.		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY		
DR1263470	2014/05/14	CHARGE	\$3,950,000	FORTRESS MUNIR 2013 LTD.	379271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO	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.



26439-0194 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CERTD
				DOUBILETT, DAVID MR&K 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED 1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION EGLITE, MILENA SIMONE, NICOLA VETTESE, PHILLIP SODHI, RAVIN DHUV, RICHARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #40

ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIER

26439-0454 (R)

PAGE 1 OF 1
PREPARED FOR STEPHANIE
ON 2014/07/21 AT 09:22:17

PROPERTY DESCRIPTION: PT LT 18 CON 2 TOWNSHIP OF PICKERING AS IN D218424 EXCEPT D277790 ; PICKERING

PROPERTY REMAINS RECENTLY: THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) D218424, P138495, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.
ESTATE/OWNER: PARCELIZED

PIN CREATION DATE:
1998/05/11

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CERTO
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/05/11 ON THIS PIN						
WAS REPLACED WITH THE *PIN CREATION DATE OF 1998/05/11						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1998/05/08 **						
THIS ABSTRACT INCLUDES ALL INSTRUMENTS AND DOCUMENTS FROM: 1998/05/11						
FOR THE PREVIOUS ABSTRACT SEE ABSTRACT BOOK						
NOTE: THIS PIN WAS ONCE REG PIN 26439-0194. THIS PROPERTY WAS CONVERTED TO LT ON 2000/02/18 REUSING PIN 26439-0194.						
P138495	1954/09/23	TRANSFER	\$1		HUSAK, JOHN ROMANIUK, STANLEY PYDLISNYK, PAUL	C
D218424	1998/04/28	TRANSFER			HUSAK, EUGENIA	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #40

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 5

PREPARED FOR STEPHANIE
ON 2014/07/21 AT 09:10:59

26439-0193 (LT)

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

PROPERTY DESCRIPTION: PT LT 14 CON 2 PICKERING AS IN D277790; CITY OF PICKERING

PROPERTY REMARKS:

RECENTLY:

RE-ENTRY FROM 26439-0453

IT CONVERSION QUALIFIED

OWNERS' NAME:

FORTRESS MUNIR 2613 LTD.

RE-ENTRY FROM 26439-0453

CAPACITY SHARE

PIN CREATION DATE:
2000/02/16

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT. / CHRG.
				EFFECTIVE 2006/07/23 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/05/11 ON THIS PIN		
				***AS REPLACED WITH THE "PIN CREATION DATE" OF 2000/02/16**		
				** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2000/02/16 **		
				**SUBJECT TO 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 SHOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF		
				** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR FORDARIES SETTLED BY		
				** CONVENTION.		
				** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.		
				**DATE OF CONVERSION TO LAND TITLES: 2000/02/16 **		
0064360	1961/05/17	BYLAW		REMARKS: PLANNING ACT FOR SUBDIVISION CONTROL DELETED UNDER D2116972 *AS TO PIN 26409-0006 *ADDED 2003 01 26 BY DONALD WARREN		
D277790	1985/05/02	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	TRILLIUM FUNERAL SERVICE CORPORATION	
L7979701	2000/08/30	TRANSFER		*** COMPLETELY DELETED *** TRILLIUM FUNERAL SERVICE CORPORATION	BHOLAT, FARIDA	
L7979702	2000/08/30	AFL ANNEX REST COV		BHOLAT, FARIDA		
L71005558	2001/01/02	CHARGE		*** COMPLETELY DELETED *** BHOLAT, FARIDA	BANK OF MONTREAL	

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.

26439-0193 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHGD
DR431374	2005/05/25	NOTICE REMARKS: AIRPORT ZONING REGULATIONS		HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF TRANSPORT		
DR626933	2007/07/24	TRANSFER		*** COMPLETELY DELETED *** BHOLOT, FARIDA 1049375 ONTARIO LTD.	2143087 ONTARIO LIMITED	
DR626934	2007/07/24	CHARGE		*** COMPLETELY DELETED *** 2143087 ONTARIO LIMITED	BHOLOT, FARIDA 1049375 ONTARIO LTD.	
DR722563	2009/12/08	DISCH OF CHARGE REMARKS: LT1005558.		*** COMPLETELY DELETED *** BANK OF MONTREAL		
DR1011841	2011/07/28	CHARGE	\$1,900,000	2143087 ONTARIO LIMITED	C & K MORTGAGE SERVICES INC.	C
DR1011844	2011/07/28	NO ASSGN RENT GEN REMARKS: DR1011843		2143087 ONTARIO LIMITED	C & K MORTGAGE SERVICES INC.	C
DR1011851	2011/07/28	DISCH OF CHARGE REMARKS: DR626934.		*** COMPLETELY DELETED *** BHOLOT, FARIDA 1049375 ONTARIO LTD.		
DR1011847	2011/06/23	TRANSFER OF CHARGE		C & K MORTGAGE SERVICES INC.	E. MANSON INVESTMENTS LIMITED BAMBURGH HOLDINGS LTD. B & M HANDELMAN INVESTMENTS LIMITED M. HIMEL HOLDINGS INC. I. HIMEL HOLDINGS INC. TITLE DRESS LIMITED BARKSY INVESTMENTS LTD. 558678 ONTARIO LIMITED KOLLANDER, HARRY MAKORAN INVESTMENTS INC. RUDMORE INVESTMENTS LTD. SHELLACO INVESTMENTS INC. ORENBACH INVESTMENTS	E
DR1011848	2011/06/23	NO ASSGN RENT GEN REMARKS: DR1011843.		C & K MORTGAGE SERVICES INC.	E. MANSON INVESTMENTS LIMITED	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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26439-0193 (17)

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

REG. NOX.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERK/ CEKD
	REMARKS: DR1011943				BAMBURGH HOLDINGS LTD. B & M HANDELMAN INVESTMENTS LIMITED M. KIMEL HOLDINGS INC. I. KIMEL HOLDINGS INC. TITLE DRESS LIMITED BARKSY INVESTMENTS LTD. 558678 ONTARIO LIMITED HOLLANDER, HARRY SHELLACO INVESTMENTS INC. MAXORAN INVESTMENTS INC. RUDMORE INVESTMENTS LTD. ORENBACH INVESTMENTS	
DR1022661	2011/09/01	CHARGE		*** COMPLETELY DELETED *** 2143087 ONTARIO LIMITED	SORRENTI, DEREK	
DR1025896	2011/05/24	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK	SORRENTI, DEREK OLYMPIA TRUST	
	REMARKS: DR1022661.					
DR1032891	2011/10/07	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST	SORRENTI, DEREK OLYMPIA TRUST	
	REMARKS: DR1022661.					
DR1035437	2011/10/08	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
	REMARKS: DR1022661.					
DR1038836	2011/11/02	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
	REMARKS: DR1022661.					
DR1044662	2011/11/25	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
	REMARKS: DR1022661.					
DR1051042	2011/12/20	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK	SORRENTI, DEREK	

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26439-0193 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CRAT/ CHES
		REMARKS: DR1022661.		OLYMPIA TRUST COMPANY	OLYMPIA TRUST COMPANY	
DR1160414	2012/06/29	NOTICE		*** COMPLETELY DELETED *** 2143087 ONTARIO LIMITED	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
		REMARKS: DR1022661				
DR1119562	2012/06/31	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
		REMARKS: DR1022661.				
DR1199673	2013/08/06	LIEN		*** COMPLETELY DELETED *** HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF FINANCE		
		REMARKS: TAX LIEN				
DR1240581	2014/01/17	DISCHARGE INTEREST		*** COMPLETELY DELETED *** HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF FINANCE		
		REMARKS: DR1199673.				
DR1241126	2014/01/21	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY	SORRENTI, DEREK OLYMPIA TRUST COMPANY	
		REMARKS: DR1022661.				
DR1263468	2014/05/14	TRANSFER	\$5,032,615	2143087 ONTARIO LIMITED	FORTRESS MUNIR 2013 LTD.	C
		REMARKS: PLANNING ACT STATEMENTS.				
DR1263469	2014/05/14	DISCH OF CHARGE		*** COMPLETELY DELETED *** SORRENTI, DEREK OLYMPIA TRUST COMPANY		
		REMARKS: DR1022661.				
DR1263470	2014/05/14	CHARGE	\$3,959,000	FORTRESS MUNIR 2013 LTD.	370271 ONTARIO LIMITED GAGLIANO, DOMENICO GIOVANNI GAGLIANO, GIUSEPPE GAGLIANO, ANTONINO DOUBILET, DAVID MARK 1000728 ONTARIO LTD. 2034771 ONTARIO LIMITED	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #46

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 5 OF 5

PREPARED FOR STEPHANIE
ON 2014/07/21 AT 09:10:59

26439-0193 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CRCD
				1212805 ONTARIO INC. BRAR, SURINDER FORT 1 INC. SASSO AUTO CONSULTING INC. VIRGIN VENTURE CAPITAL CORPORATION BELITE, MILENA SIMONE, NICOLA VETTESSE, PHILLIP SODHI, RAVIN DHROV, RICFARD ISHWARLAL DI MATTEO, ROBERT BEKELIS, PETER BIRK, RUMINDER SINGH		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #40

ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIER

26439-0453 (R)

PAGE 1 OF 1
PREPARED FOR STEPHANIE
ON 2014/07/21 AT 09:22:46

PROPERTY DESCRIPTION: PT LT 18 CON 2 TOWNSHIP OF PICKERING AS IN D27790 ; PICKERING

PROPERTY DETAILS: THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) D27790, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY,

ESTATE/QUALIFIER: RECENTLY PARCELIZED
PIN CREATION DATE: 1998/05/11

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/05/11 ON THIS PIN		
				WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/05/11		
				** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1998/05/08 **		
				THIS ABSTRACT INCLUDES ALL INSTRUMENTS AND DOCUMENTS FROM: 1998/05/11		
				FOR THE PREVIOUS ABSTRACT SEE ABSTRACT 5001		
				NOTE: THIS PIN WAS ONCE REG PIN 26439-0193 THIS PROPERTY WAS CONVERTED TO LT ON 2000/02/18 REUSING PIN 26439-0193.		
D27790	1986/05/02	TRANSFER	\$550,000		TRILLIUM FUNERAL SERVICE CORPORATION	C
D53179	1998/07/12	QUIT CLAIM TRNSFR		ROMANIUK, STANLEY PUDLISNYJ, PAUL	TRILLIUM FUNERAL SERVICE CORPORATION	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.

Properties

<i>PIN</i>	26439 - 0193 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PT LT 18 CON 2 PICKERING AS IN D277790; PICKERING		
<i>Address</i>	2055 BROCK ROAD PICKERING		
<i>PIN</i>	26439 - 0194 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PT LT 18 CON 2 PICKERING AS IN D218424 (EXCEPT THE EASEMENT THEREIN) EXCEPT D277790; PICKERING		
<i>Address</i>	2055 BROCK ROAD PICKERING		

Consideration

Consideration \$5,032,615.14

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

<i>Name</i>	2143087 ONTARIO LIMITED
<i>Address for Service</i>	2985 Drew Road Suite 207 Mississauga, Ontario L4T 0A4

I, Satwinder Singh Verraich, President, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Transferee(s)*Capacity**Share*

<i>Name</i>	FORTRESS MUNIR 2013 LTD.
<i>Address for Service</i>	25 Brodie Drive Suite 1 Richmond Hill, Ontario L4B 3K7

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEEE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Charles Peter Stobie	1600-Four Robert Speck Pkwy Mississauga L4Z 1S1	acting for Transferor(s)	Signed	2014 05 14
----------------------	---	-----------------------------	--------	------------

Tel 905-276-9111
Fax 905-276-2298

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).
I have the authority to sign and register the document on behalf of the Transferor(s).

John Francis Fox	2600-120 Adelaide St. West Toronto M5H 1T1	acting for Transferee(s)	Signed	2014 05 14
------------------	--	-----------------------------	--------	------------

Tel 416-868-1080
Fax 416-868-0306

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).
I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

ROBINS APPLEBY LLP
2800-120 Adelaide St. West
Toronto
M5H 1T1
2014 05 14

Tel 416-868-1080

Fax 416-868-0308

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Provincial Land Transfer Tax	\$97,127.31
Total Paid	\$97,187.31

File Number

Transferor Client File Number : 15581-05

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 26439 - 0193 PT LT 18 CON 2 PICKERING AS IN D277790; PICKERING

26439 - 0194 PT LT 18 CON 2 PICKERING AS IN D218424 (EXCEPT THE EASEMENT THEREIN) EXCEPT D277790; PICKERING

BY: 2143087 ONTARIO LIMITED
TO: FORTRESS MUNIR 2013 LTD.

1. VINCE PETROZZA

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for FORTRESS MUNIR 2013 LTD. described in paragraph(s) ((c)) above.
- (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph() and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

contains at least one and not more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	3,084,435.17
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	1,948,180.24
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Lenses, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	5,032,615.41
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	5,032,615.41

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 40 Registration No. DR1263468 Date: 2014/05/14

B. Property(s):
PIN 26439 - 0193 Address 2055 BROCK ROAD Assessment 1801020 - 01612600
PICKERING Roll No
PIN 26439 - 0194 Address 2055 BROCK ROAD Assessment -
PICKERING Roll No

C. Address for Service: 25 Brodie Drive
Suite 1
Richmond Hill, Ontario
L4B 3K7

D. (i) Last Conveyance(s): PIN 26439 - 0193 Registration No. DR626933
PIN 26439 - 0194 Registration No. DR626933

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: John Francis Fox
2600-120 Adelaide St. West
Toronto M5H 1T1

Register Number	Instrument Type	Registration Date	Parties from	Parties to	Consideration	Land / Remarks
Lot	Type of doc	YY MM DD	Parties	Parties	Contrepartie	Bien-lands / Observations
0 51275	Transfer	98 03 27	SEWTER, John Arthur SEWTER, Edith Evelyn	BENTLEY, Robert Arthur BENTLEY, Mary Elizabeth as JT	\$2.00	Part - Part 2 on 40R-18064 consent Re: Planning Act
DELETED UNDER						
0 51295	Transfer	98 04 07	SEWTER, John Arthur SEWTER, Edith Evelyn	REITER, Edward - Trustee BENTLEY, Jeffrey	\$25,300.00	Part - as des'd in D 336665
5 51293	Charge	98 04 05	SEWTER, John Arthur SEWTER, Edith Evelyn	Royal Bank of Canada	\$200,000.00	Part - Part 1 on 40R-18064
					\$195,000.00	Part - Part 1 on 40R-18064

PART
 NOTICE
 All Documents, Instruments
 and Records
 MAY 11 1999
 REGISTRY ACT

Continued Schedule

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Instrument Number	Instrument Type	Date	Parties from Parties	Parties to Parties	Consideration	Land / Remarks
D 495779	Transfer	97 06 22	WILDE, Wilfried WILDE, Marianne	E. I. Enterprises Inc.	\$225,000.00	Part - as des'd in 271230 ex Part 1 on 40R-12904
INDEX UNDER D 555527 RE WILDE						
D 52165E	Release	97 03 23	Pickering Hydro-Electric Commission			Releases and abandons easement No. 22022. Part - as des'd in 22022.
D 52516	Deposit	97 03 24	See Deposit No. D 502514			Re: D 422459.
D 52516	Transfer	97 03 23	WILCOX, Emma	Pickering Islamic Centre	\$215,000.00	Part - Part 3 on Plan 40R-9710. Tog. with ROW.
D 52516	Transfer	97 03 27	Enigma Investments Ltd.	Groundwork Developments Ltd.	\$2,000	Part - Pt. 3 on 40R-124511, subj. to ROW.
D 52736Z	Transfer	97 04 01	WILSON, Eugenia	ROMANUK, Stanley PUDILSKIJ, Paul	\$2,000	Part - with rts. of way - as des'd in 80817.
D 52736Z	Transfer	97 04 01	The Town of Pickering			Re: D 535550
D 52736Z	Transfer	97 04 01	The Town of Pickering			Re: D 371359
D 52736Z	Transfer	97 04 01				Part - Parts 1, 2 & 3 - as: 28462 3 253107

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Lot

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Registration Number N ^o de l'inscription	Registration Date Date de l'inscription	Registration Type Type de l'inscription	Parties from Parties	Parties to Parties	Consideration Montant	Land/Remarks Bénéficiaire/Remarques
0 47 127	96 05 31	Transfer	BLAKE, Suzanne LISTON, Edward Francis LISTON, Therese Marguerite as JT		nil \$240,000.00	Part - Pt. 2 on 40R-8590 Part - Part 2 on 40R-8736. Tog. with ROWs.
0 47 128	96 05 31	Charge	Scotia Mortgage Corp.		\$160,000.00	Part - Part 2 on 40R-8736. Tog. with ROWs.
0 47 129	96 06 29	By-laws	Edward Francis Therese Marguerite as JT			Part - as des'd in 71455 to dedicate lands as public highway as Finch Ave
0 47 130	96 06 29	By-laws	Industrial Bank of Greece		\$40,000.00	Part - with ROWs as des'd as above.
0 47 131	96 06 29	By-laws	Royal Bank of Canada		\$150,000.00	Part - Part 1 on 40R-15277

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 CONCESSION 2

Registration Number Number Complementary	Instrument Type Type d'acte	Registration Date Date d'enregistrement M, D, Y	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien/Notes/Observations
24227	Order in Source	95 01 10	The Durham Region Roman Catholic Separate School Board	Satellite Communications Inc.	\$5,033.90	Part - Parts 5, 6, 7, 9, 10, 11 and 12 on 40R-14812 Transfer of highway to The Regional Municipality of Durham by Order in Council 3442/94. See Order and Plan attached, R.T.G. No. P-1922-282. Re: '0346287-
24228	Order in Source	95 01 10	Crown	Ministry of Transportation (Ontario)		Part - Parts 1, 2 and 3 Re: D-113985 Easement over Parts 1, 2 & 3 on 40R-15266. Re: D 283539
24229	Order in Source	95 01 25	Ontario Court (General Div.)	Pickering Hydro-Electric Commission	\$400	Part - as desc'd in 32702 Description does not comply with regulations. A reference plan will be required in subsequent regns.
24230	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24231	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24232	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24233	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24234	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24235	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24236	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24237	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24238	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24239	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24240	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24241	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24242	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24243	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24244	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24245	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24246	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24247	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24248	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24249	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24250	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24251	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24252	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24253	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24254	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24255	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24256	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24257	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24258	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24259	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24260	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24261	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24262	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24263	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24264	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24265	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24266	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24267	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24268	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24269	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24270	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24271	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24272	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24273	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24274	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24275	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24276	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24277	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24278	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24279	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24280	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24281	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24282	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24283	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24284	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24285	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24286	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24287	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24288	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24289	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24290	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24291	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24292	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24293	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24294	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24295	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24296	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24297	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24298	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24299	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			
24300	Order in Source	95 01 27	Durham Region Roman Catholic Separate School Board			

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Document Number Numéro de Document	Instrument Type Type d'acte	Registration Date Date d'enregistrement M D Y	Parties to Parties	Consideration Contrepartie	Land/Remarks Branchements/Observations
400000	Order	24 02 25	See Section 1, s. 428105 Ontario (Court (General Division))		Part - Part 1 on 400-15267 s. 35786.
400001	Transfer	24 03 02	The Durham Region Catholic Separate School Board Commission	\$2.00	Part - Parts 1, 2, 3 and 4 on 400-15176.
400002	Transfer	24 03 30	Drektor Realty Corp.		Part - Parts 1 and 2 (D 412781)
400003	Certificate of 1st Regis- tration Act	24 04 12	Region of Durham	\$2.00	Application No. 93004-40 How Parcel 2-18-3, Section Pickering.
400004	Transfer	24 05 19	Region of Durham		Easement over Part - Parts 1 and 2 on Plan 400-15399.
400005	Transfer	24 06 09	Region of Durham		Part - Pts. 5, 6, 7, 9, 10, 11 & 12 on 400-14812
400006	Transfer	24 06 31	ROLPH, John Ernest Mirraei ROLPH, Mary Isabelle as JT	\$300,000.00	Part-Pt. 1 on 400-7032
400007	Transfer	24 07 31	National Trust Company	\$75,000.00	Part-Pt. 1 on 400-7032
400008	Transfer	24 08 31	Canadian Imperial Bank of Commerce	\$150,000.00	Part-Pt. 1 on 400-7032
400009	Transfer	24 12 05	WILDE, Wilfred WILDE, Marianne	\$2.00	Part - as described in O 271238.

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Abstract Number	Instrument Type Type d'acte	Registered Date Date d'enregistrement	Parties from Parties	Parties to Parties	Consideration Contenance	Land/Remarks Bien/Remarques
93 12 01	Advice Application for 1st Reg. Land Titles Act	93 12 01	See Town of Pickering Title Deeds	Drektor Realty Corp.		Application Land Titles No. 93004-40 See attached sketch to further illustrate description
93 12 02	Transfer	93 12 02	See Town of Pickering Title Deeds	MCLUCKIE, John	\$300,000.00	Part - Pt. 2 on 40R-8590
93 12 03	Agreement	93 12 03	See Town of Pickering Title Deeds	The Town of Pickering Sec. 76 R.A. 94 01 11	\$225,000.00	Part - Pt. 5, 6, 7, 9, 10, 11 & 12 on 40R-14012
94 01 01	Transfer	94 01 01	TRUCK & TRACTOR EQUIPMENT LTD.	Truck & Tractor Equipment Ltd.	\$2,000.00	Part - Parts 5, 6, 7, 9, 10, 11 & 12 on 40R-14012. Log. with easement over Part 8 on 40R-14012. Subj. to easements over Parts 6, 7, 9 & 11 on 40R-14012.
94 01 02	Transfer	94 01 02	1044912 Ontario Ltd.	1044912 Ontario Ltd.	\$588,571.00	Part - Part 1 (195553)
94 01 03	Charge	94 01 03	Farm Credit Corp.	Farm Credit Corp.	\$90,000.00	Part - Part 1 on 40R-15287 Planning Acc Statements.
94 01 04	Release	94 01 04	Pipe Ridge Nurseries Ltd.	Pipe Ridge Nurseries Ltd.	0	Part - Part 1 on 40R-15287 0 360346

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Register Number Cours d'imposition	Register Type Type d'acte	Register Date Date d'imposition Cours M U J	Parties to Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bios/Notes/Observations
04121	Transfer	93 06 03	Pratt Realty Corp.	The Town of Pickering	\$2.00	Part - Pts. 1-4 on 40R-14812 Subj. to easements over Pts. 1, 2 & 3 on 40R-14812
04122	Partial Discharge	93 06 03	The Toronto-Dominion Bank			Parts 1, 2, 3 & 4 on 40R-14812 from D 407215
04123	Partial Discharge	93 06 24	The Toronto-Dominion Bank			Part- Parts 5, 6, 7, 9, 10, 11 and 12 on 40R-14812 from D 407215
04124	Transfer	93 06 24	Deer Realty Corp.	The Burham Region Roman Catholic Separate School Board.	\$925,000.00	Part- Part 5, 6, 7, 9, 10, 11 and 12 on 40R-14812 Toq with an easement over Part 8 on 40R-14812, Subj to easement over Part 7 and 11 on 40R-14812, Subj to easement over Parts 6, 7 and 9 on 40R-14812 Consent Re: the Planning Act
04125	Transfer	93 06 24	Y.C. Ltd. James William as JT	MACLEOD, James William MACLEOD, Emma as JT	NIL	To dedicate and establish lands as a public highway being Part of Burham Regional Roads = 1, 27, 29 & 37 Part - Part 1: 40R-14812 Part - pt. 3 on 40R-9710
04126	Transfer	93 06 24	Y.C. Ltd. James William as JT			Part- Parts 1, 2, 3 and 4 on 40R-14812

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Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement MM JJ AA	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bilan/Remarques/Observations
	40R-14642	93 02 19				
D 407213	Transfer	93 02 25	Development Management Corp 200633 Ontario Inc.	Drektor Realty Corp.	\$6,525,000.00	Part- Parts 1 & 2 Re: "D 295591" Part- Parts 1 & 2 on 40R-14642, Subj. to easement over Part 2 on 40R-14642.
D 407215	Charge	93 02 25	Drektor Realty Corp	The Toronto-Dominion Bank	\$20,000,000.00	Part- Parts 1 & 2 on 40R-14642, Subj. to easement over Part 2 on 40R-14642.
D 409566	Order	93 04 14	Ontario Court (General Division)		Re: D 365931	
D 411773	Charge	93 05 19	DUMOUZIN, Srauley Jon	The Bank of Nova Scotia	Up to a maximum of \$120,000.00	Part - Part 2 on Plan 40R-8702, Re: D 365931
D 412774	Agreement	93 06 03	Drektor Realty Corp.	The Region of Durham		Part - Parts 1 to 16 incl. (R407213)
D 412775	Transfer	93 06 03	Drektor Realty Corp.	The Region of Durham	\$2.00	Part - Pts. 1 & 2 or 40R-14642
D 412776	Agreement	93 06 03	The Toronto-Dominion Bank			Easement over Parts 1 & 2 on 40R-14642
D 412777	Transfer	93 06 03	Drektor Realty Corp.	The Region of Durham	\$2.00	Postpones D 407215 to D 412775
D 412778	Transfer	93 06 03	Drektor Realty Corp.	The Region of Durham	\$2.00	Part - Pts. 13 & 14 on 40R-14642
D 412779	Partial Discharge	93 06 03	The Toronto-Dominion Bank			Part - Pt. 16 on 40R-14642
D 412780	Agreement	93 06 03	Drektor Realty Corp.	The Town of Pickering		Parts 13, 14 & 16 on 40R-14642 From D 407215

reçu de:

Document 5, 4, 1, 3, 16 on 40R-14642

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Priority Concession 2

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Document Type	Order to Comply	Date	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land Remarks Beneficial Observations
D 370959	Order to Comply	91 09 24	KACOURAS, Nickolas KACOURAS, Efsthathios KACOURAS, Kostantinos PAPADOPOULOS, Georgios PAPADOPOULOS, Athanasios	The Corporation of the Town of Pickering		Part - Tog. with ROW as des'd in D 336665.
DELETED UNDER D 370959						
D 384059	Transfer	92 03 25	KACOURAS, Nickolas KACOURAS, Efsthathios KACOURAS, Kostantinos	PAPADOPOULOS, Georgios	\$2.00	Part - with ROW as des'd in D 336665 As to Transfers' 3/5 int.
DELETED UNDER D 384059						
D 386027	Charge	92 04 24	BLUMBERG, Marina	BLUMBERG, Marina	\$67,400.00	Part - with ROW as des'd in D 89439
D 402195	Transfer	92 05 19	ROYAL TRUST COMPANY OF CANADA	ROYAL TRUST COMPANY OF CANADA	\$41,503.91	Part - as des'd in D 91152
D 405991	Transfer	93 02 02	PAPADOPOULOS, Athanasios SELBY, Barbara Pauline SELBY, IAN MCDONALD	PAPADOPOULOS, Georgios Cougs Investments Ltd.	\$311,000.00 \$2.00 \$350,000.00	Part - Part 2 on ROW as des'd in D 336665 Part - with ROW as des'd in D 336665 Part - as des'd in D 254470



Register Number	Instrument Type and Date	Effective Date	Parties from Parties	Parties to Parties	Consideration	Land Remarks
D 351535	By-Law 18-0-30	50 10 17	Region of Durham			Part - Part 1 of 40A-1230A RE: to dedicate & establish certain lands as a public highway to be and to form part of the public highway known as regional road no. 1
UNITED UNDER THE 1990-1991						
0350348	Deed	91 04 04	Pine Ridge Garden Gallery	Winvalley Contracting (then claimant)		Part - Part 2 of 40A-1230A Part-as des'd in lot 195553 ex Part 1 40B-10355
J 36450		91 06 13	Ontario			Part - Part 2 of 40A-1230A
D 365159	Trust Deed	91 06 21	Public Trustee	Calora Investments Ltd.	\$30,000.00	Part - Part 2 of Plan 40A-9713
D 365231	Trust Deed	91 07 02		Drektor Realty Corp.		Part - Part 2 of 40A-1230A Part - Part 2 of 40A-1230A
D 370256	Deed	91 09 10	POWER, SAUNDERS & CO. INC.	Canadian Imperial Bank of Commerce	\$55,000.00	Part - Part 2 of Plan 40A-8735 109. with 204 over Part 1 of Plan 40A-8735.
D 370552	Deed	91 09 20	SAUNDERS, MARINE	SAUNDERS, MARINE	\$25,742.42	Part - as des'd in D 37192

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ARSTRACT INDEX
LOT 13
CONCESSION 2

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE (M/D/Y)	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
DELETED UNDER	D 478171	90 08 28				Part with the as shown in D 346667.
DELETED UNDER	D 478174	90 08 28				
		90 03 08				Part 1 & 2 (D271232)
		50 03 30				Part - Ing. with RWA as set'a in D 267027.
		90 04 25	Leak Cement & Joint Corp & JOSEPH CORP INC.	Director Realty Corp.		Part - as set'a in D 205531
3344930	Notice	90 06 26		Director Realty Corp.		Re: D340609 Subsection 105(2), Registry Act.
		90 07 13	Canadian Indus & Bank of Commerce			Part of 3 in Part 1 in 4,5-12904 (231-051)
D 347233	Partial Discharge	90 08 09				Part 1 of 40R-12904 from D 242680
D 347634	Transfer	90 08 09		Region of Durham	nil	Part - Pt. 1 on 40R-12904
DELETED UNDER		90 08 28				

ABSTRACT INDEX

LOT 18

CONCESSION 2

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
D 230355	Grant	25 09 88	HELD, James William	Calora Investments Ltd.		Part-Part 1 on 408-971C with & subj to right of way Consent re: The Planning Act
						sub j to road
			Sydney Beare Limited - as to 50% interest			Part - as described
			Sydney Beare Limited - as to 50% interest			Part - as described
			The Town of Pickering			Part - as described
			SEAN, Catherine Jane			Part-Part 2 on 408-971C
			SEAN, John Gordon			Part - as described
						Part - as described
						Part - as described
						Part - as described

ABSTRACT INDEX

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CONCESSION Z

PICKERING

PAGE NO. 96Q

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
	Deposit		See Deposit # 197414			Part - Pt 1 on 40R-8736,
	Grant	1974 83	BENTLEY, John Arthur BENTLEY, Edith Evelyn	The Metropolitan Toronto & Regional Conservation Authority		Part - Pt 1 on 40R-8683-subj to R/W over Pt 1 on 40R-8683,
	Endorsement		See Deposit # 197686			Re: "C 197687"
	Grant	1974 85	THE METROPOLITAN TORONTO & REGIONAL CONSERVATION AUTHORITY (formerly STEWART, Margaret)	The Metropolitan Toronto & Regional Conservation Authority		Part - Pt 1 on 40R-8731-subj to R/W over Pt 1 on 40R-8731,
	Deposit		See Deposit # 197686			Re: "C 197687"
DISCHARGED BY No. 516125 of 1974						
	Grant		The Metropolitan Toronto and Region Conservation Authority	The Metropolitan Toronto and Region Conservation Authority		Part - Pt 1 on Plan 40R-8732
	Grant		The Metropolitan Toronto and Region Conservation Authority	The Metropolitan Toronto and Region Conservation Authority		Part - Pt 1 on Plan 40R-8732
	Grant		The Metropolitan Toronto and Region Conservation Authority	The Metropolitan Toronto and Region Conservation Authority		Part - Pt 1 on Plan 40R-8732
	Grant		The Metropolitan Toronto and Region Conservation Authority	The Metropolitan Toronto and Region Conservation Authority		Part - Pt 1 on Plan 40R-8732
DISCHARGED BY No. 516125 of 1974						
DISCHARGED BY No. 516125 of 1974						

PICKERING

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REGISTRATION NO.	DESCRIPTION	DATE	GRANTOR	GRANTEE	REMARKS
D 163095	Grant	31 08 83	BENN, Frank as to 1/2 share ATTAR, Weill M. as to 1/2 share	Baptist Convention of Ontario and Quebec	Part-as des'd in No. D 77539.
DISCHARGED BY No. D-215845 IN A/C					
DISCHARGED BY No. D-211313 1/2 APR					
D-167836	Part	53-11-85	THE ROYAL BANK OF CANADA	E. J. McDonald - COB as McDonald Sheet Metal	\$50,000.00 - Part-part 2 of 1818-201-1700
D169716	Construction Lien	56 12 83	THE ROYAL BANK OF CANADA	E. J. McDonald - COB as McDonald Sheet Metal	\$3,000.00 ; Part - Part 1 on Plan 40R-7032.
D-170488	Part	52-02-84	THE ROYAL BANK OF CANADA	McDONALD, Earl J.	Re: Construction Lien No. D 169716
D 172021	Grant of Action	22 02 84	Sec Deposit No. D 187149	The Metropolitan Toronto and North York Metropolitan Authorities	Part-as to "No. 199733"
D 171520	Part	53-11-85	THE ROYAL BANK OF CANADA	E. J. McDonald - COB as McDonald Sheet Metal	Part-Part 1 of 1818-201-1700
D-18-8620	Part	53-11-85	THE ROYAL BANK OF CANADA	E. J. McDonald - COB as McDonald Sheet Metal	Part-Part 2 of 1818-201-1700
DISCHARGED BY No. D-215845 IN A/C					

PICKERING

LOT 18

CONCESSION 2

PAGE NO 96H

(Certified true per 96L)

REGISTRATION NO.	INSTRUMENT	DATE OF INSTRUMENT	DAY NO.	GRANTOR	GRANTEE	CONSIDERATION	LAND AND REMARKS
D 119593	Grant See Deposit No. D119589	Feb. 9, 1981	Feb. 27, 1981	Fitzpatrick, Garry, also known as Gary Frederick James Fitzpatrick, Garry Frederick James Fitzpatrick & Gary Fitzpatrick Fitzpatrick, Karen, also known as Karen Claudine Fitzpatrick (Spouse)	Fitzpatrick, Garry	\$2,000.00	Part - "as in Inst. No. D90765" Part - with R.O.W. - as des'd in no. D90765
D 119595	Grant	Feb. 10, 1981	Feb. 27, 1981	FITZPATRICK, Garry	CLARKE, Pauline L.		Part - with RON Part - /as des'd. in No. D 119593.
D 119596	Grant	Feb. 10, 1981	Feb. 27, 1981	SMOULS, Francis	OTTO, Justine OTTO, Margarete		Part - as des'd in No. D119578 ex pt. 2 Plus RD 170-37
D 119597	Grant	Feb. 10, 1981	Feb. 27, 1981	The Corp. of the Town of Pickering	Pine Ridge Nurseries Ltd.		Part - as des'd in No. D119555
D 119598	Grant	Feb. 10, 1981	Feb. 27, 1981	KAY, Richard P. KAY, Sylvia Ann. as JT. as to 50% interest KAY, Anthony H. & spouse as to 50% interest	ZENNEY, Wilbert H. KENNEDY, Barbara E. as JT.		Part - as des'd in D119733. Part "1-0002".
D 119599	Grant	Feb. 10, 1981	Feb. 27, 1981	BENTLEY, John A. BENTLEY, Edith E.	BENTLEY, John A.		Part - Parts 1, 2 & 3 "28482" (Remainder)
D 119600	Grant	Feb. 10, 1981	Feb. 27, 1981	BENTLEY, John A. BENTLEY, Edith E.	BENTLEY, Edith E.		Part - parts 1 & 2. "No. 101041". Part - part 1 on Plan 408-7032 Consent under The Planning Act
D 119601	Grant	Feb. 10, 1981	Feb. 27, 1981	BENTLEY, John A. BENTLEY, Edith E.	BENTLEY, Edith E.		Part - part 1 on Plan 408-7032 Consent under The Planning Act

CONTD ON NEXT PAGE 96H

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PICKERING

LOT 18 CONCESSION 2

966

June 12, 1919 Aug 16, 1919 James Bennett Water, John & others part 200 of 10 188445 h

July 7, 1911 Aug 23, 1911 John Bennett to the Bennett, John & others part 200 of 10 188445 h

July 16, 1911 Aug 23, 1911 John Bennett, John & others part 200 of 10 188445 h

July 13, 1914 Oct 1, 1914 James Bennett Water, John & others part 200 of 10 188445 h

July 19, 1914 Oct 1, 1914 James Bennett Water, John & others part 200 of 10 188445 h

Aug 5, 1914 Oct 15, 1914 James Bennett Water, John & others part 200 of 10 188445 h

Aug 19, 1914 Oct 1, 1914 James Bennett Water, John & others part 200 of 10 188445 h

Aug 25, 1914 Oct 1, 1914 James Bennett Water, John & others part 200 of 10 188445 h

Aug 25, 1914 Oct 1, 1914 James Bennett Water, John & others part 200 of 10 188445 h

Aug 25, 1914 Oct 1, 1914 James Bennett Water, John & others part 200 of 10 188445 h

MICROFILMED

DISCHARGED BY NO. 193765 90

DISCHARGED BY NO. 193765 90

(Cont. last page 96 A.)

CONCESSION	GRANTOR	REGISTRATION DATE	DATE OF INSTRUMENT	INSTRUMENT	LAND AND REMARKS
D 12363	Canada Permanent Trust Co - Lennish, F. Joseph. Executors of late of David H. Marshall - Canada Permanent Trust Co. (in its present capacity)	Aug 1, 1975	July 4, 1975	Grant	Marshall, Margaret H. #100 Part - as in 34576.
D 12364	Marshall, Noel C.	Aug 1, 1975	July 3, 1975	Grant	10,000 Part - as in 140062. - vicinity attached.
D 15769	May, Arzelay R	Sept 5, 1975	Sept 5, 1975	Grant	2.00 ac Part - as in 140062
D 21473	St. Hubert of New Brunswick St. Hubert, St. Joseph & Co.	June 8, 1976	June 8, 1976	Assignment	Part 1/2 - "as in 10003"
D 28903	St. Hubert of New Brunswick St. Hubert, St. Joseph & Co.	June 17, 1976	June 17, 1976	Grant	Part 1/2 - "as in 10003"
D 28904	St. Hubert of New Brunswick St. Hubert, St. Joseph & Co.	June 17, 1976	June 17, 1976	Grant	Part 1/2 - "as in 10003"
D 28905	St. Hubert of New Brunswick St. Hubert, St. Joseph & Co.	June 17, 1976	June 17, 1976	Grant	Part 1/2 - "as in 10003"
D 35866	St. Hubert of New Brunswick St. Hubert, St. Joseph & Co.	July 15, 1976	July 15, 1976	Grant	Part 1/2 - "as in 10003"
D 37927	St. Hubert of New Brunswick St. Hubert, St. Joseph & Co.	Aug 23, 1976	Aug 23, 1976	Grant	Part 1/2 - "as in 10003"
D 39477	St. Hubert of New Brunswick St. Hubert, St. Joseph & Co.	Dec 30, 1976	Dec 30, 1976	Grant	Part 1/2 - "as in 10003"
D 44149	St. Hubert of New Brunswick St. Hubert, St. Joseph & Co.	Apr 7, 1977	Apr 7, 1977	Grant	Part 1/2 - "as in 10003"
D 44506	St. Hubert of New Brunswick St. Hubert, St. Joseph & Co.	Apr 7, 1977	Apr 7, 1977	Grant	Part 1/2 - "as in 10003"
D 44885	St. Hubert of New Brunswick St. Hubert, St. Joseph & Co.	Apr 13, 1977	Apr 13, 1977	Grant	Part 1/2 - "as in 10003"

LOT NO. 18 IN THE 2nd CONCESSION PICKERING

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION	CREATOR	GRANTEE	CONSIDERATION	REMARKS
197776	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
199135	Grant	July 17, 1970	81916	William & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200076	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200077	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200078	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200079	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200080	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200081	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200082	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200083	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200084	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200085	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200086	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200087	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200088	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200089	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200090	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200091	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200092	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200093	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200094	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200095	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200096	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200097	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200098	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200099	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		
200100	Grant	May 12, 1972	81876	Francis & Rosemary Sheehan	1/2 Ac part. part 2. R.S. Plan 110		

DATE	ATTENDANT	DAYS OF APPOINTMENT	DESCRIPTION	QUANTITY	REMARKS
1871	10	Aug 24, 1871	100 lbs of sugar	100	100 lbs of sugar
1872	10	Aug 28, 1872	100 lbs of sugar	100	100 lbs of sugar
1873	10	Aug 30, 1873	100 lbs of sugar	100	100 lbs of sugar
1874	10	Aug 31, 1874	100 lbs of sugar	100	100 lbs of sugar
1875	10	Aug 31, 1875	100 lbs of sugar	100	100 lbs of sugar
1876	10	Aug 31, 1876	100 lbs of sugar	100	100 lbs of sugar
1877	10	Aug 31, 1877	100 lbs of sugar	100	100 lbs of sugar
1878	10	Aug 31, 1878	100 lbs of sugar	100	100 lbs of sugar
1879	10	Aug 31, 1879	100 lbs of sugar	100	100 lbs of sugar
1880	10	Aug 31, 1880	100 lbs of sugar	100	100 lbs of sugar
1881	10	Aug 31, 1881	100 lbs of sugar	100	100 lbs of sugar
1882	10	Aug 31, 1882	100 lbs of sugar	100	100 lbs of sugar
1883	10	Aug 31, 1883	100 lbs of sugar	100	100 lbs of sugar
1884	10	Aug 31, 1884	100 lbs of sugar	100	100 lbs of sugar
1885	10	Aug 31, 1885	100 lbs of sugar	100	100 lbs of sugar
1886	10	Aug 31, 1886	100 lbs of sugar	100	100 lbs of sugar
1887	10	Aug 31, 1887	100 lbs of sugar	100	100 lbs of sugar
1888	10	Aug 31, 1888	100 lbs of sugar	100	100 lbs of sugar
1889	10	Aug 31, 1889	100 lbs of sugar	100	100 lbs of sugar
1890	10	Aug 31, 1890	100 lbs of sugar	100	100 lbs of sugar
1891	10	Aug 31, 1891	100 lbs of sugar	100	100 lbs of sugar
1892	10	Aug 31, 1892	100 lbs of sugar	100	100 lbs of sugar
1893	10	Aug 31, 1893	100 lbs of sugar	100	100 lbs of sugar
1894	10	Aug 31, 1894	100 lbs of sugar	100	100 lbs of sugar
1895	10	Aug 31, 1895	100 lbs of sugar	100	100 lbs of sugar
1896	10	Aug 31, 1896	100 lbs of sugar	100	100 lbs of sugar
1897	10	Aug 31, 1897	100 lbs of sugar	100	100 lbs of sugar
1898	10	Aug 31, 1898	100 lbs of sugar	100	100 lbs of sugar
1899	10	Aug 31, 1899	100 lbs of sugar	100	100 lbs of sugar
1900	10	Aug 31, 1900	100 lbs of sugar	100	100 lbs of sugar



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

90 WEST BEAVER CREEK ROAD, SUITE #100, RICHMOND HILL, ONTARIO, L4B 1E7 • TEL (416) 754-8515 • FAX (905) 881-8335

BARRIE	MISSISSAUGA	OSHAWA	NEWMARKET	GRAVENHURST	PETERBOROUGH	HAMILTON
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'C'

FREEDOM OF INFORMATION REQUEST FORMS

REFERENCE NO. 1803-E002

\$35.00 1803-E002



Ministry of Environment

Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Zoe Hawkes Soil Engineers Ltd. 90 West Beaver Creek Unit #100 Richmond Hill, Ontario L4B 3E7 Email Address: <u>zoe.hawkes@soilengineersltd.com</u>			FOI Request No.	Date Request Received
			Fee Paid \$ <input checked="" type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Telephone/Fax Nos. Tel : 416-754-8515 Fax : 416-754-8516	Your Project/ Reference No. 1803-E002	Signature of Requester March 14	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	

Request Parameters

Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)
2055 Brock Road, City of Pickering

Present Property Owner(s) and Date(s) of Ownership
Brock Road Duffins Forest Inc. (2017 - present)

Previous Property Owner(s) and Date(s) of Ownership
Fortress Munir 2013 Ltd (2014 - 2017)

Present/Previous Tenant(s), (if applicable 1995 -)

Search Parameters	Specify Year(s) Requested
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.	
Environmental concerns (General correspondence, occurrence reports, abatement)	All years
Orders	All years
Spills	All years
Investigations/prosecutions ► Owner and tenant information must be provided	All years
Waste Generator number/classes	All years

Certificates of Approval ► Proponent information must be provided
1987 and prior records are searched manually. **Search fees in excess of \$300.00** could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). **If supporting documents are also required, mark SD box** and specify type e.g. maps, plans, reports, etc.

	SD	Specify Year(s) Requested
air - emissions		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		
waste water - industrial discharge		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		
waste systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction		
pesticides - licenses		

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.



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90 WEST BEAVER CREEK ROAD, SUITE #100, RICHMOND HILL, ONTARIO, L4B 1E7 • TEL (416) 754-8515 • FAX (905) 881-8335

BARRIE	MISSISSAUGA	OSHAWA	NEWMARKET	GRAVENHURST	PETERBOROUGH	HAMILTON
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'D'

TSSA RESPONSE

REFERENCE NO. 1803-E002

RE: UST/AST Inquiry (No Record Found)

Public Information Services <publicinformationservices@tssa.org>

Mon 02-Apr-2018 10:43 AM

To: Zoe Hawkes <zoe.hawkes@soilengineersltd.com>;

Good morning Zoe. Thank you for your request for confirmation of public information.

We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at <https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid=392> and email the completed form to publicinformationservices@tssa.org or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA. Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind regards,

Jan

-----Original Message-----

From: Zoe Hawkes <zoe.hawkes@soilengineersltd.com>

Sent: March 1, 2018 12:11 PM

To: Public Information Services <publicinformationservices@tssa.org>

Subject: UST/AST Inquiry

Good Afternoon,

I would like to make an inquiry about any ASTs/USTs for the following properties in Pickering:

2055 Brock Road, Pickering
2065 Brock Road, Pickering
2071 Brock Road, Pickering
2329 Usman Road, Pickering
2145 Brock Road, Pickering
2155 Brock Road, Pickering
1710 Finch Avenue, Pickering
1722 Finch Avenue, Pickering
1734 Finch Avenue, Pickering

Thank you

Zoë Hawkes
Soil Engineers Ltd.



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90 WEST BEAVER CREEK ROAD, SUITE #100, RICHMOND HILL, ONTARIO, L4B 1E7 • TEL (416) 754-8515 • FAX (905) 881-8335

BARRIE	MISSISSAUGA	OSHAWA	NEWMARKET	GRAVENHURST	PETERBOROUGH	HAMILTON
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'E'

ERIS REPORT

REFERENCE NO. 1803-E002



DATABASE REPORT

Project Property: *2055 Brock Road
2055 Brock Rd
Pickering ON L1V2P8*

Project No:

Report Type: *Quote - Custom-Build Your Own Report*

Order No: *20140721062*

Requested by: *Soil Engineers Ltd.*

Date Completed: *March 22, 2018*

**Environmental Risk
Information Services**
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com
www.erisinfo.com

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Executive Summary

Property Information:

Project Property: 2055 Brock Road
2055 Brock Rd Pickering ON L1V2P8

Project No:

Order Information:

Order No: 20140721062
Date Requested: July 21, 2014
Requested by: Soil Engineers Ltd.
Report Type: Quote - Custom-Build Your Own Report

Historical/Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	1	3	4
CA	<i>Certificates of Approval</i>	Y	0	3	3
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	N	-	-	-
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	4	1	5
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	N	-	-	-
EXP	<i>List of TSSA Expired Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	0	0
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	N	-	-	-
HINC	<i>TSSA Historic Incidents</i>	Y	0	1	1
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>TSSA Incidents</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	N	-	-	-
NEBW	<i>National Energy Board Wells</i>	N	-	-	-
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGW	<i>Oil and Gas Wells</i>	N	-	-	-
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PINC	<i>TSSA Pipeline Incidents</i>	Y	0	0	0
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPL	<i>Ontario Spills</i>	Y	0	1	1
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>TSSA Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	1	9	10
Total:			6	18	24

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
<u>1</u>	EHS		2055 Brock Rd Pickering ON L1V2P8	-/0.0	0.00	<u>14</u>
<u>2</u>	EHS		Brock Road Pickering ON	-/0.0	-0.83	<u>14</u>
<u>3</u>	WWIS		Pickering ON	-/0.0	0.69	<u>14</u>
<u>4</u>	EHS		Brock Road Pickering ON	-/0.0	-3.36	<u>17</u>
<u>5</u>	EHS		2055 Brock Road Pickering ON L1V 2P8	-/0.0	1.84	<u>17</u>
<u>6</u>	BORE		ON	-/0.0	-0.02	<u>17</u>

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<u>7</u>	BORE		ON	SSW/28.2	-3.59	<u>18</u>
<u>8</u>	SPL		2126 Saffron Dr Pickering ON	NNE/40.3	-0.55	<u>18</u>
<u>9</u>	WWIS		Pickering ON	SSW/67.1	-2.78	<u>19</u>
<u>10</u>	WWIS		lot 18 con 2 ON	S/72.8	-3.59	<u>21</u>
<u>11</u>	BORE		ON	S/73.2	-3.59	<u>24</u>
<u>12</u>	WWIS		lot 18 con 2 ON	S/74.3	-3.59	<u>25</u>
<u>13</u>	WWIS		lot 18 con 2 ON	S/101.4	-3.59	<u>26</u>
<u>14</u>	CA	ROUGECREST CONSTRUCTION	FINCH AVE./BROCK RD. PICKERING ON	S/104.5	-2.59	<u>28</u>
<u>15</u>	HINC		1990 BROCK ROAD PICKERING ON L1V 1Y3	S/120.9	-2.59	<u>28</u>
<u>16</u>	WWIS		lot 18 con 2 ON	E/125.3	-5.59	<u>29</u>
<u>17</u>	WWIS		lot 18 con 2 ON	N/162.4	0.76	<u>31</u>
<u>18</u>	WWIS		ON	NW/166.3	4.00	<u>31</u>
<u>19</u>	BORE		ON	SE/176.6	-4.59	<u>33</u>
<u>20</u>	EHS		1710 Kingston Road Pickering ON	S/184.5	-2.55	<u>34</u>
<u>21</u>	WWIS		lot 18 con 2 ON	ESE/205.3	-4.59	<u>34</u>
<u>22</u>	WWIS		lot 18 con 2 ON	NW/206.0	4.93	<u>35</u>
<u>23</u>	CA	ROUGECREST CONSTRUCTION	BROCK RD.-MAJOR OAKS RD. PICKERING TOWN ON	NW/219.5	6.61	<u>37</u>
<u>24</u>	CA	R.M. OF DURHAM - PT. LOT 19/CONC. 1	ROYAL RD./FINCH AVE. PICKERING TOWN ON	SSW/220.3	-2.59	<u>37</u>

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Jul 2014 has found that there are 4 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	0.0	<u>6</u>
	ON	28.2	<u>7</u>
	ON	73.2	<u>11</u>
	ON	176.6	<u>19</u>

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 3 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
ROUGEDEST CONSTRUCTION	FINCH AVE./BROCK RD. PICKERING ON	104.5	<u>14</u>
ROUGEDEST CONSTRUCTION	BROCK RD.-MAJOR OAKS RD. PICKERING TOWN ON	219.5	<u>23</u>
R.M. OF DURHAM - PT. LOT 19/CONC. 1	ROYAL RD./FINCH AVE. PICKERING TOWN ON	220.3	<u>24</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Feb 28, 2018 has found that there are 5 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	2055 Brock Rd Pickering ON L1V2P8	0.0	<u>1</u>
	Brock Road Pickering ON	0.0	<u>2</u>
	Brock Road Pickering ON	0.0	<u>4</u>
	2055 Brock Road Pickering ON L1V 2P8	0.0	<u>5</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1710 Kingston Road Pickering ON	184.5	20

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 1 HINC site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1990 BROCK ROAD PICKERING ON L1V 1Y3	120.9	15

SPL - Ontario Spills

A search of the SPL database, dated 1988-Sep 2017 has found that there are 1 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	2126 Saffron Dr Pickering ON	40.3	8

WWIS - Water Well Information System

A search of the WWIS database, dated Mar 31, 2017 has found that there are 10 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	Pickering ON	0.0	3
	Pickering ON	67.1	9
	lot 18 con 2 ON	72.8	10
	lot 18 con 2 ON	74.3	12
	lot 18 con 2 ON	101.4	13
	lot 18 con 2 ON	125.3	16
	lot 18 con 2 ON	162.4	17
	ON	166.3	18
	lot 18 con 2 ON	205.3	21

Site

Address

Distance (m)

Map Key

lot 18 con 2
ON

206.0

22



Map : 0.25 Kilometer Radius

Order No: 20140721062

Address: 2055 Brock Rd, Pickering, ON, L1V2P8



Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
Eris Sites with Lower Elevation	Local road	Abandoned Line	Park or Sports Field
Eris Sites with Unknown Elevation	Trail	Proposed Road	Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		



43°51'N

43°51'N

Aerial (2015)

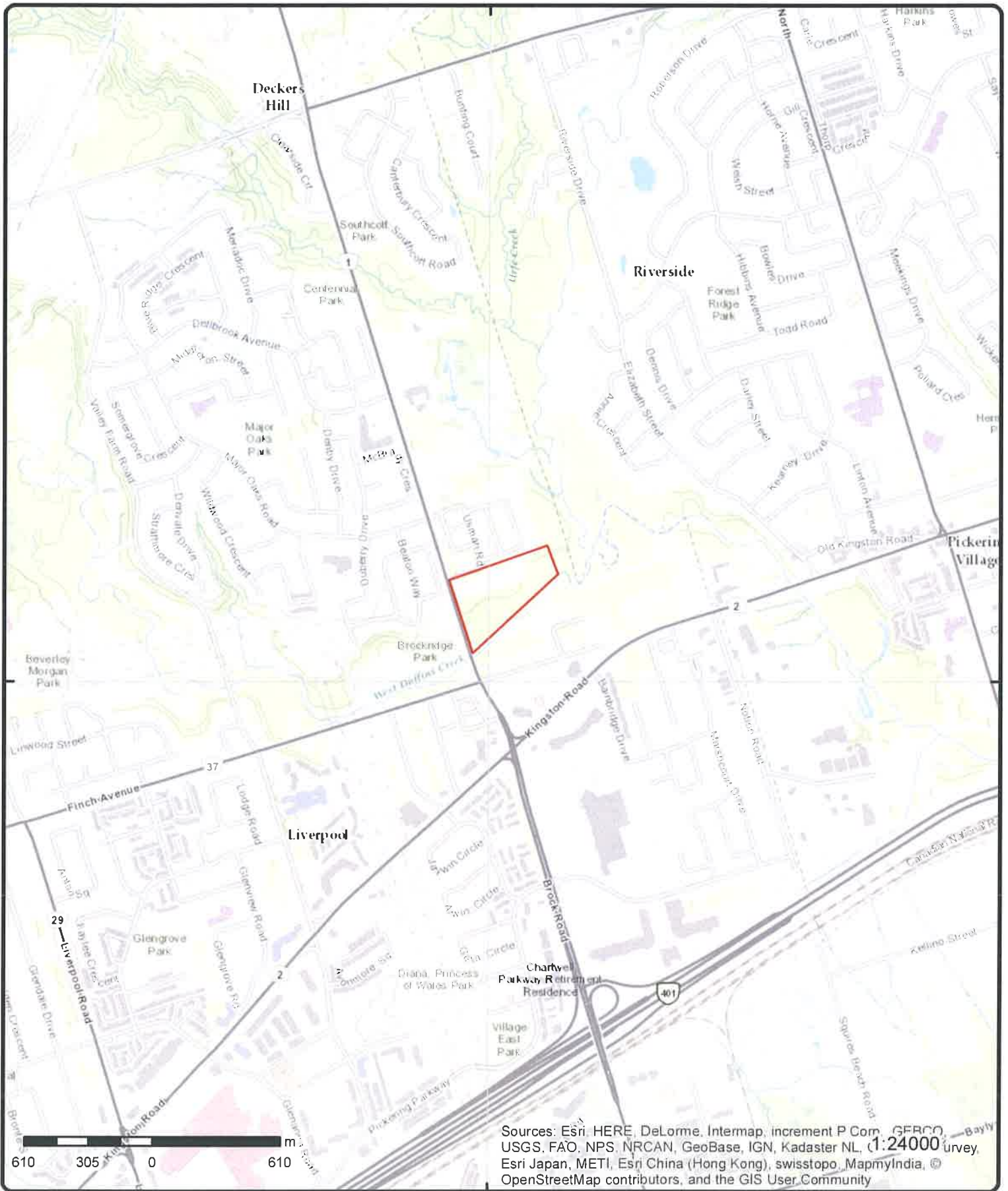
Address: 2055 Brock Rd, Pickering, ON, L1V2P8

Source: ESRI World Imagery

Order No: 20140721062



© ERIS Information Limited Partnership



Topographic Map

Address: 2055 Brock Rd, Pickering, ON, L1V2P8

Source: ESRI World Topographic Map

Order No: 20140721062



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 1	-0.0	86.4 / 0.00	2055 Brock Rd Pickering ON L1V2P8	EHS
Order ID: 329731 Order No: 20140721062 Customer ID: 97073 Company ID: 41325 Status: C Report Code: 4CAN Report Type: Custom Report Report Date: 28-JUL-14 Report Requested by: Soil Engineers Ltd. Nearest Intersection: Previous Site Name: Additional Info Ordered:		Date Received: 21-JUL-14 Lot/Building Size: Municipality: Client Prov/State: ON Search Radius (km): .25 Large Radius: .5 X: -79.074506 Y: 43.852763			
<u>2</u>	1 of 1	-0.0	85.6 / -0.83	Brock Road Pickering ON	EHS
Order ID: 175746 Order No: 20100702012 Customer ID: 82889 Company ID: 49605 Status: C Report Code: 3CAN Report Type: Standard Report Report Date: 7/13/2010 Report Requested by: MNA Engineering Ltd Nearest Intersection: Previous Site Name: Additional Info Ordered:		Date Received: 7/2/2010 Lot/Building Size: Municipality: Client Prov/State: ON Search Radius (km): 0.25 Large Radius: 2 X: -79.074118 Y: 43.852835			
<u>3</u>	1 of 1	-0.0	87.1 / 0.69	Pickering ON	WWIS
Well ID: 7188280 Construction Date: Primary Water Use: Monitoring and Test Hole Sec. Water Use: 0 Final Well Status: Test Hole Water Type: Casing Material: Audit No: Z147473 Tag: A132613 Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate:		Data Entry Status: Data Src: Date Received: 9/27/2012 Selected Flag: 1 Abandonment Rec: Contractor: 7247 Form Version: 7 Owner: Street Name: 2077 BROCK RD County: DURHAM Municipality: PICKERING TOWN Site Info: Lot: Concession: Concession Name: Easting NAD83:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site
Static Water Level:				Northing NAD83:
Flowing (Y/N):				Zone:
Flow Rate:				UTM Reliability:
Clear/Cloudy:				

Bore Hole Information

Bore Hole ID:	1004167697	Spatial Status:	
DP2BR:		Cluster Kind:	
Code OB:		UTMRC:	5
Code OB Desc:		UTMRC Desc:	margin of error : 100 m - 300 m
Open Hole:		Location Method:	gis
Elevation:	84.893142	Org CS:	UTM83
Elevrc:		Date Completed:	5/31/2012
Remarks:			
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock**Materials Interval**

Formation ID:	1004464233
Layer:	1
Color:	
General Color:	
Mat1:	02
Most Common Material:	TOPSOIL
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	0.00
Formation End Depth:	0.75
Formation End Depth UOM:	ft

Formation ID:	1004464234
Layer:	2
Color:	6
General Color:	BROWN
Mat1:	28
Most Common Material:	SAND
Mat2:	06
Other Materials:	SILT
Mat3:	77
Other Materials:	LOOSE
Formation Top Depth:	0.75
Formation End Depth:	2.50
Formation End Depth UOM:	ft

Formation ID:	1004464235
Layer:	3
Color:	6
General Color:	BROWN
Mat1:	05
Most Common Material:	CLAY
Mat2:	06
Other Materials:	SILT
Mat3:	28
Other Materials:	SAND
Formation Top Depth:	2.50

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Formation End Depth:		25.00			
Formation End Depth UOM:		ft			
Formation ID:		1004464236			
Layer:		4			
Color:		2			
General Color:		GREY			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		06			
Other Materials:		SILT			
Mat3:		28			
Other Materials:		SAND			
Formation Top Depth:		25.00			
Formation End Depth:		27.50			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		1004464244			
Layer:		1			
Plug From:		0.00			
Plug To:		21.50			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		1004464243			
Method Construction Code:		2			
Method Construction:		Rotary (Convent.)			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		1004464232			
Casing No:		0			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		1004464239			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0.00			
Depth To:		22.50			
Casing Diameter:		2.00			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Construction Record - Screen</u>					
Screen ID:		1004464240			
Layer:		1			
Slot:		10			
Screen Top Depth:		22.50			
Screen End Depth:		27.50			
Screen Material:		5			
Screen Depth UOM:		ft			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Screen Diameter UOM:		inch			
Screen Diameter:		2.12			
Water Details					
Water ID:		1004464238			
Layer:		1			
Kind Code:		8			
Kind:		Untested			
Water Found Depth:		8.00			
Water Found Depth UOM:		ft			
Hole Diameter					
Hole ID:		1004464237			
Diameter:		8.00			
Depth From:		0.00			
Depth To:		27.50			
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			
<u>4</u>	1 of 1	-0.0	83.1 / -3.36	Brock Road Pickering ON	EHS
Order ID:		197848		Date Received:	11/7/2011 10:42:07 AM
Order No:		20111107020		Lot/Building Size:	
Customer ID:		77527		Municipality:	
Company ID:		41325		Client Prov/State:	ON
Status:		C		Search Radius (km):	0.25
Report Code:		4CAN		Large Radius:	0.25
Report Type:		Custom Report		X:	-79.074899
Report Date:		11/11/2011		Y:	43.851627
Report Requested by:		Soil Engineers Ltd.			
Nearest Intersection:		Northeast of Finch Ave and Brock Road			
Previous Site Name:					
Additional Info Ordered:		Fire Insur. Maps and/or Site Plans;			
<u>5</u>	1 of 1	-0.0	88.3 / 1.84	2055 Brock Road Pickering ON L1V 2P8	EHS
Order ID:		200097		Date Received:	12/23/2011 3:24:54 PM
Order No:		20111223031		Lot/Building Size:	
Customer ID:		82889		Municipality:	
Company ID:		49605		Client Prov/State:	ON
Status:		C		Search Radius (km):	0.25
Report Code:		3CAN		Large Radius:	2
Report Type:		Standard Report		X:	-79.075918
Report Date:		12/29/2011		Y:	43.851867
Report Requested by:		MNA Engineering Ltd			
Nearest Intersection:					
Previous Site Name:					
Additional Info Ordered:					
<u>6</u>	1 of 1	-0.0	86.4 / -0.02	ON	BORE
Borehole ID:		653734		Type:	Borehole
Use:		Geotechnical/Geological Investigation		Status::	
Drill Method::		Boring		UTM Zone::	17

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Easting::	654655			Northing::	4857193
Location Accuracy::				Orig. Ground Elev m::	86
Elev. Reliability Note::				DEM Ground Elev m::	84.1
Total Depth m::	6.4			Primary Name::	
Township::				Concession::	
Lot::				Municipality:	
Completion Date::	AUG-1962			Static Water Level::	.4
Primary Water Use::	Not Used			Sec. Water Use::	
--Details--					
Stratum ID:	218540316			Top Depth(m):	0.0
Bottom Depth(m):	2.3			Stratum Desc:	FILL,SAND-FINE TO MEDIUM. BROWN.
Stratum ID:	218540317			Top Depth(m):	2.3
Bottom Depth(m):	3.5			Stratum Desc:	FILL,SAND-FINE, STONES. GREY, WATER STABLE AT 280.8 FEET.
Stratum ID:	218540318			Top Depth(m):	3.5
Bottom Depth(m):	5.0			Stratum Desc:	TILL,SAND-FINE. GREY.
Stratum ID:	218540319			Top Depth(m):	5.0
Bottom Depth(m):	6.4			Stratum Desc:	SHALE. HARD. 00000023000750170011508100165091

<u>7</u>	1 of 1	SSW/28.2	82.8 / -3.59	ON	BORE
Borehole ID:	653733			Type:	Borehole
Use:	Geotechnical/Geological Investigation			Status::	
Drill Method::	Boring			UTM Zone::	17
Easting::	654675			Northing::	4857083
Location Accuracy::				Orig. Ground Elev m::	82.3
Elev. Reliability Note::				DEM Ground Elev m::	83.1
Total Depth m::	5.2			Primary Name::	
Township::				Concession::	
Lot::				Municipality:	
Completion Date::	AUG-1962			Static Water Level::	.3
Primary Water Use::	Not Used			Sec. Water Use::	
--Details--					
Stratum ID:	218540312			Top Depth(m):	0.0
Bottom Depth(m):	0.2			Stratum Desc:	SOIL.
Stratum ID:	218540313			Top Depth(m):	0.2
Bottom Depth(m):	2.4			Stratum Desc:	SAND-FINE TO MEDIUM.BROWN.
Stratum ID:	218540314			Top Depth(m):	2.4
Bottom Depth(m):	4.0			Stratum Desc:	SAND-FINE TO MEDIUM.GREY, WATER STABLE AT 269.1 FEET.
Stratum ID:	218540315			Top Depth(m):	4.0
Bottom Depth(m):	5.2			Stratum Desc:	SAND-FINE TO MEDIUM,SHALE. GREY. 000050040008003600130072 GREY.

<u>8</u>	1 of 1	NNE/40.3	85.9 / -0.55	2126 Saffron Dr Pickering ON	SPL
Ref No:	4278-AJVS9A			Sector Type:	Miscellaneous Communal
Contaminant Name:	NATURAL GAS (METHANE)			Source Type:	
Contaminant Code:	35			Receiving Medium:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Contaminant Qty: 0 other - see incident description				Receiving Env: Air Environment Impact: Nature of Impact: SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill	
Material Group: MOE Reported Dt: 2/24/2017 Health/Env Conseq: Incident Dt: 2/24/2017 Incident Cause: Incident Event: Leak/Break Incident Reason: Operator/Human Error Incident Summary: TSSA - Enbridge, 1 ¼ " plastic main line damaged, made safe				Year: Site Address: 2126 Saffron Dr Site Conc: Site Lot: Site County/District: Site Municipality: Pickering Site Postal Code:	

9	1 of 1	SSW/67.1	83.7 / -2.78	Pickering ON	WWIS
Well ID: 7228644 Construction Date: Primary Water Use: Sec. Water Use: Final Well Status: 0 Water Type: Casing Material: Audit No: Z190432 Tag: A166566		Data Entry Status: Data Src: Date Received: 10/1/2014 Selected Flag: 1 Abandonment Rec: Contractor: 7383 Form Version: 7 Owner: Street Name: SIDE OF ROAD SOUTH BOUNG LANE BROCK RD DURHAM PICKERING TOWN			
Construction Method: Elevation (m): Elevation Reliability: Depth to Bedrock: Well Depth: Overburden/Bedrock: Pump Rate: Static Water Level: Flowing (Y/N): Flow Rate: Clear/Cloudy:		County: Municipality: Site Info: Lot: Concession: Concession Name: Easting NAD83: Northing NAD83: Zone: UTM Reliability:			
<u>Bore Hole Information</u>					
Bore Hole ID: 1005144334 DP2BR: Code OB: Code OB Desc: Open Hole: Elevation: 84.681747 Elevrc: Remarks: Elevrc Desc: Location Source Date: Improvement Location Source: Improvement Location Method: Source Revision Comment: Supplier Comment:		Spatial Status: Cluster Kind: UTMRC: 4 UTMRC Desc: margin of error : 30 m - 100 m Location Method: wwr Org CS: UTM83 Date Completed: 8/19/2014			
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID: 1005346591 Layer: 1					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site
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Color:**General Color:**

Mat1: 02
Most Common Material: TOPSOIL

Mat2:**Other Materials:****Mat3:****Other Materials:****Formation Top Depth:** 0.00**Formation End Depth:** 2.00**Formation End Depth UOM:** ft**Formation ID:** 1005393513**Layer:** 2**Color:** 6**General Color:** BROWN**Mat1:** 28**Most Common Material:** SAND**Mat2:****Other Materials:****Mat3:****Other Materials:****Formation Top Depth:** 2.00**Formation End Depth:** 12.00**Formation End Depth UOM:** ft**Formation ID:** 1005393514**Layer:** 3**Color:** 2**General Color:** GREY**Mat1:** 28**Most Common Material:** SAND**Mat2:** 11**Other Materials:** GRAVEL**Mat3:****Other Materials:****Formation Top Depth:** 12.00**Formation End Depth:** 20.00**Formation End Depth UOM:** ft**Annular Space/Abandonment****Sealing Record****Plug ID:** 1005393515**Layer:** 1**Plug From:** 0.00**Plug To:** 9.00**Plug Depth UOM:** ft**Plug ID:** 1005393516**Layer:** 2**Plug From:** 9.00**Plug To:** 20.00**Plug Depth UOM:** ft**Method of Construction & Well****Use****Method Construction ID:** 1005346596**Method Construction Code:** 6**Method Construction:** Boring**Other Method Construction:**

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

Pipe ID: 1005346590
Casing No: 0
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 1005346594
Layer: 1
Material: 5
Open Hole or Material: PLASTIC
Depth From: 0.00
Depth To: 10.00
Casing Diameter: 20.00
Casing Diameter UOM: inch
Casing Depth UOM: ft

Construction Record - Screen

Screen ID: 1005346595
Layer: 1
Slot: 10
Screen Top Depth: 10.00
Screen End Depth: 20.00
Screen Material: 5
Screen Depth UOM: ft
Screen Diameter UOM: inch
Screen Diameter: 2.37

Water Details

Water ID: 1005346593
Layer: 1
Kind Code:
Kind:
Water Found Depth: 10.00
Water Found Depth UOM: ft

Hole Diameter

Hole ID: 1005346592
Diameter: 8.50
Depth From: 0.00
Depth To: 20.00
Hole Depth UOM: ft
Hole Diameter UOM: inch

10

1 of 1

S/72.8

82.8 / -3.59

lot 18 con 2
ON

WWIS

Well ID: 4604388
Construction Date:
Primary Water Use: Domestic
Sec. Water Use: 0
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No:
Tag:
Construction Method:

Data Entry Status:
Data Src: 1
Date Received: 5/26/1970
Selected Flag: 1
Abandonment Rec:
Contractor: 2214
Form Version: 1
Owner:
Street Name:
County: DURHAM

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

Elevation (m):		Municipality:	PICKERING TOWN
Elevation Reliability:		Site Info:	
Depth to Bedrock:		Lot:	018
Well Depth:		Concession:	02
Overburden/Bedrock:		Concession Name:	CON
Pump Rate:		Easting NAD83:	
Static Water Level:		Northing NAD83:	
Flowing (Y/N):		Zone:	
Flow Rate:		UTM Reliability:	
Clear/Cloudy:			

Bore Hole Information

Bore Hole ID:	10295722	Spatial Status:	
DP2BR:		Cluster Kind:	
Code OB:	o	UTMRC:	4
Code OB Desc:	Overburden	UTMRC Desc:	margin of error : 30 m - 100 m
Open Hole:		Location Method:	p4
Elevation:	83.224319	Org CS:	
Elevrc:		Date Completed:	4/30/1970
Remarks:			
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Overburden and Bedrock Materials Interval

Formation ID:	931956495
Layer:	1
Color:	8
General Color:	BLACK
Mat1:	02
Most Common Material:	TOPSOIL
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	0.00
Formation End Depth:	1.00
Formation End Depth UOM:	ft
Formation ID:	931956496
Layer:	2
Color:	6
General Color:	BROWN
Mat1:	09
Most Common Material:	MEDIUM SAND
Mat2:	05
Other Materials:	CLAY
Mat3:	
Other Materials:	
Formation Top Depth:	1.00
Formation End Depth:	8.00
Formation End Depth UOM:	ft
Formation ID:	931956497
Layer:	3
Color:	3
General Color:	BLUE
Mat1:	05

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site
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Most Common Material:	CLAY
Mat2:	
Other Materials:	
Mat3:	
Other Materials:	
Formation Top Depth:	8.00
Formation End Depth:	10.00
Formation End Depth UOM:	ft
Formation ID:	931956498
Layer:	4
Color:	3
General Color:	BLUE
Mat1:	05
Most Common Material:	CLAY
Mat2:	12
Other Materials:	STONES
Mat3:	
Other Materials:	
Formation Top Depth:	10.00
Formation End Depth:	23.00
Formation End Depth UOM:	ft

Method of Construction & Well Use

Method Construction ID:	964604388
Method Construction Code:	6
Method Construction:	Boring
Other Method Construction:	

Pipe Information

Pipe ID:	10844292
Casing No:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930487991
Layer:	1
Material:	3
Open Hole or Material:	CONCRETE
Depth From:	
Depth To:	23.00
Casing Diameter:	30.00
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pump Test ID:	994604388
Pump Set At:	
Static Level:	10.00
Final Level After Pumping:	22.00
Recommended Pump Depth:	22.00
Pumping Rate:	10.00
Flowing Rate:	
Recommended Pump Rate:	4.00
Levels UOM:	ft
Rate UOM:	GPM

Water State After Test Code:

Water State After Test:
Pumping Test Method: 2
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing: N

Draw Down & Recovery

Pump Test Detail ID: 934250302
Test Type: Recovery
Test Duration: 15
Test Level: 20.00
Test Level UOM: ft

Pump Test Detail ID: 934523675
Test Type: Recovery
Test Duration: 30
Test Level: 18.00
Test Level UOM: ft

Pump Test Detail ID: 934779189
Test Type: Recovery
Test Duration: 45
Test Level: 16.00
Test Level UOM: ft

Pump Test Detail ID: 935039146
Test Type: Recovery
Test Duration: 60
Test Level: 14.00
Test Level UOM: ft

Water Details

Water ID: 933766688
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 10.00
Water Found Depth UOM: ft

11 1 of 1 **S/73.2** **82.8 / -3.59** **ON** BORE

Borehole ID: 653043	Type: Borehole
Use: Geotechnical/Geological Investigation	Status::
Drill Method:: Power auger	UTM Zone:: 17
Easting:: 654755	Northing:: 4857093
Location Accuracy::	Orig. Ground Elev m:: 89.6
Elev. Reliability Note::	DEM Ground Elev m:: 83.1
Total Depth m:: 10.8	Primary Name::
Township::	Concession::
Lot::	Municipality:
Completion Date:: JUN-1965	Static Water Level:: .2
Primary Water Use:: Not Used	Sec. Water Use::

--Details--

Stratum ID: 218537932	Top Depth(m): 0.0
Bottom Depth(m): 0.2	Stratum Desc: SOIL.
Stratum ID: 218537933	Top Depth(m): 0.2

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Bottom Depth(m):	0.8			Stratum Desc:	SAND, GRAVEL, SILT. LOOSE, AGE QUATERNARY.
Stratum ID:	218537934			Top Depth(m):	0.8
Bottom Depth(m):	2.3			Stratum Desc:	SILT, CLAY. BROWN, DENSE, LAYERED, AGE QUATERNARY, WATER STABLE AT 293.3 FEET.
Stratum ID:	218537935			Top Depth(m):	2.3
Bottom Depth(m):	5.6			Stratum Desc:	TILL, CLAY, SAND, SILT. GREY, FIRM, VARVED, AGE QUATERNARY.
Stratum ID:	218537936			Top Depth(m):	5.6
Bottom Depth(m):	10.8			Stratum Desc:	TILL, SILT, SAND, GRAVEL. VERY DENSE, AGE QUATERNARY. 000250180007500400185154

<u>12</u>	1 of 1	S/74.3	82.8 / -3.59	lot 18 con 2 ON	WWIS
Well ID:	1911659			Data Entry Status:	
Construction Date:				Data Src:	1
Primary Water Use:				Date Received:	1/11/1993
Sec. Water Use:				Selected Flag:	1
Final Well Status:	Abandoned-Other			Abandonment Rec:	
Water Type:				Contractor:	2214
Casing Material:				Form Version:	1
Audit No:	44585			Owner:	
Tag:				Street Name:	
Construction Method:				County:	DURHAM
Elevation (m):				Municipality:	PICKERING TOWN
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	018
Well Depth:				Concession:	02
Overburden/Bedrock:				Concession Name:	CON
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					

Bore Hole Information

Bore Hole ID:	10080282			Spatial Status:	
DP2BR:				Cluster Kind:	
Code OB:				UTMRC:	4
Code OB Desc:	No formation data			UTMRC Desc:	margin of error : 30 m - 100 m
Open Hole:				Location Method:	gps
Elevation:	83.546531			Org CS:	
Elevrc:				Date Completed:	1/5/1993
Remarks:					
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					

**Annular Space/Abandonment
Sealing Record**

Plug ID:	933121991
Layer:	1

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Plug From: 0.00
 Plug To: 10.00
 Plug Depth UOM: ft

Method of Construction & Well Use

Method Construction ID: 961911659
 Method Construction Code: 0
 Method Construction: Not Known
 Other Method Construction:

Pipe Information

Pipe ID: 10628852
 Casing No: 1
 Comment:
 Alt Name:

<u>13</u>	1 of 1	S/101.4	82.8 / -3.59	lot 18 con 2 ON	WWIS
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Well ID: 4601300
 Construction Date:
 Primary Water Use: Domestic
 Sec. Water Use: 0
 Final Well Status: Water Supply
 Water Type:
 Casing Material:
 Audit No:
 Tag:
 Construction Method:
 Elevation (m):
 Elevation Reliability:
 Depth to Bedrock:
 Well Depth:
 Overburden/Bedrock:
 Pump Rate:
 Static Water Level:
 Flowing (Y/N):
 Flow Rate:
 Clear/Cloudy:

Data Entry Status:
 Data Src: 1
 Date Received: 8/4/1961
 Selected Flag: 1
 Abandonment Rec:
 Contractor: 3715
 Form Version: 1
 Owner:
 Street Name:
 County: DURHAM
 Municipality: PICKERING TOWN
 Site Info:
 Lot: 018
 Concession: 02
 Concession Name: CON
 Easting NAD83:
 Northing NAD83:
 Zone:
 UTM Reliability:

Bore Hole Information

Bore Hole ID: 10292669
 DP2BR:
 Code OB: o
 Code OB Desc: Overburden
 Open Hole:
 Elevation: 83.30812
 Elevrc:
 Remarks:
 Elevrc Desc:
 Location Source Date:
 Improvement Location Source:
 Improvement Location Method:
 Source Revision Comment:
 Supplier Comment:

Spatial Status:
 Cluster Kind:
 UTMRC: 5
 UTMRC Desc: margin of error : 100 m - 300 m
 Location Method: p5
 Org CS:
 Date Completed: 11/15/1959

**Overburden and Bedrock
Materials Interval**

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site
Formation ID:		931944378		
Layer:		1		
Color:		6		
General Color:		BROWN		
Mat1:		05		
Most Common Material:		CLAY		
Mat2:				
Other Materials:				
Mat3:				
Other Materials:				
Formation Top Depth:		0.00		
Formation End Depth:		10.00		
Formation End Depth UOM:		ft		
Formation ID:		931944379		
Layer:		2		
Color:				
General Color:				
Mat1:		11		
Most Common Material:		GRAVEL		
Mat2:				
Other Materials:				
Mat3:				
Other Materials:				
Formation Top Depth:		10.00		
Formation End Depth:		15.00		
Formation End Depth UOM:		ft		
<u>Method of Construction & Well Use</u>				
Method Construction ID:		964601300		
Method Construction Code:		6		
Method Construction:		Boring		
Other Method Construction:				
<u>Pipe Information</u>				
Pipe ID:		10841239		
Casing No:		1		
Comment:				
Alt Name:				
<u>Construction Record - Casing</u>				
Casing ID:		930484577		
Layer:		1		
Material:		3		
Open Hole or Material:		CONCRETE		
Depth From:				
Depth To:		15.00		
Casing Diameter:		30.00		
Casing Diameter UOM:		inch		
Casing Depth UOM:		ft		
<u>Results of Well Yield Testing</u>				
Pump Test ID:		994601300		
Pump Set At:				
Static Level:		6.00		
Final Level After Pumping:				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Recommended Pump Depth: Pumping Rate: 2.00 Flowing Rate: Recommended Pump Rate: 2.00 Levels UOM: ft Rate UOM: GPM Water State After Test Code: 1 Water State After Test: CLEAR Pumping Test Method: 1 Pumping Duration HR: Pumping Duration MIN: Flowing: N					
<u>Water Details</u>					
Water ID: 933763604 Layer: 1 Kind Code: 1 Kind: FRESH Water Found Depth: 10.00 Water Found Depth UOM: ft					
14	1 of 1	S/104.5	83.8 / -2.59	ROUGECREST CONSTRUCTION FINCH AVE./BROCK RD. PICKERING ON	CA
Certificate #: 8-3064-85-006 Application Year: 85 Issue Date: 8/22/85 Approval Type: Industrial air Status: Approved Application Type: Client Name:: Client Address:: Client City:: Client Postal Code:: Project Description:: Contaminants:: Nitrogen Oxides Emission Control:: No Controls					
15	1 of 1	S/120.9	83.8 / -2.59	1990 BROCK ROAD PICKERING ON L1V 1Y3	HINC
External File Num: FS INC 0610-02921 Date of Occurrence: 8/18/2006 Fuel Occurrence Type: Pipeline Strike Fuel Type Involved: Natural Gas Status Desc:: Completed - Causal Analysis(End) Job Type Desc:: Incident/Near-Miss Occurrence (FS) Oper. Type Involved:: Construction Site (pipeline strike) Service Interruptions:: No Property Damage:: No Fuel Life Cycle Stage:: Transmission, Distribution and Transportation Root Cause:: Root Cause: Equipment/Material/Component:No Procedures:No Maintenance:No Design:No Training:No Management:Yes Human Factors:Yes Reported Details:: Fuel Category:: Gaseous Fuel Occurrence Type:: Incident Affiliation:: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) County Name:: Durham Approx. Quant. Rel:: Nearby body of water::					

Enter Drainage Syst.:
 Approx. Quant. Unit.:
 Environmental Impact.:

<u>16</u>	1 of 1	E/125.3	80.8 / -5.59	lot 18 con 2 ON	WWIS
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Well ID: 4601298
 Construction Date:
 Primary Water Use: Domestic
 Sec. Water Use: 0
 Final Well Status: Water Supply
 Water Type:
 Casing Material:
 Audit No:
 Tag:
 Construction Method:
 Elevation (m):
 Elevation Reliability:
 Depth to Bedrock:
 Well Depth:
 Overburden/Bedrock:
 Pump Rate:
 Static Water Level:
 Flowing (Y/N):
 Flow Rate:
 Clear/Cloudy:

Data Entry Status:
 Data Src: 1
 Date Received: 1/28/1966
 Selected Flag: 1
 Abandonment Rec:
 Contractor: 5412
 Form Version: 1
 Owner:
 Street Name:
 County: DURHAM
 Municipality: PICKERING TOWN
 Site Info:
 Lot: 018
 Concession: 02
 Concession Name: CON
 Easting NAD83:
 Northing NAD83:
 Zone:
 UTM Reliability:

Bore Hole Information

Bore Hole ID: 10292667
 DP2BR:
 Code OB: o
 Code OB Desc: Overburden
 Open Hole:
 Elevation: 81.84793
 Elevrc:
 Remarks:
 Elevrc Desc:
 Location Source Date:
 Improvement Location Source:
 Improvement Location Method:
 Source Revision Comment:
 Supplier Comment:

Spatial Status:
 Cluster Kind:
 UTMRC: 5
 UTMRC Desc: margin of error : 100 m - 300 m
 Location Method: p5
 Org CS:
 Date Completed: 11/2/1965

Overburden and Bedrock
Materials Interval

Formation ID: 931944373
 Layer: 1
 Color:
 General Color:
 Mat1: 02
 Most Common Material: TOPSOIL
 Mat2:
 Other Materials:
 Mat3:
 Other Materials:
 Formation Top Depth: 0.00
 Formation End Depth: 1.00
 Formation End Depth UOM: ft

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site
Formation ID:		931944374		
Layer:		2		
Color:				
General Color:				
Mat1:		11		
Most Common Material:		GRAVEL		
Mat2:				
Other Materials:				
Mat3:				
Other Materials:				
Formation Top Depth:		1.00		
Formation End Depth:		8.00		
Formation End Depth UOM:		ft		

Method of Construction & Well Use

Method Construction ID:	964601298
Method Construction Code:	6
Method Construction:	Boring
Other Method Construction:	

Pipe Information

Pipe ID:	10841237
Casing No.:	1
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	930484575
Layer:	1
Material:	3
Open Hole or Material:	CONCRETE
Depth From:	
Depth To:	8.00
Casing Diameter:	30.00
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Results of Well Yield Testing

Pump Test ID:	994601298
Pump Set At:	
Static Level:	2.00
Final Level After Pumping:	
Recommended Pump Depth:	7.00
Pumping Rate:	2.00
Flowing Rate:	
Recommended Pump Rate:	1.00
Levels UOM:	ft
Rate UOM:	GPM
Water State After Test Code:	1
Water State After Test:	CLEAR
Pumping Test Method:	1
Pumping Duration HR:	
Pumping Duration MIN:	
Flowing:	N

Water Details

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Water ID:		933763602			
Layer:		1			
Kind Code:		1			
Kind:		FRESH			
Water Found Depth:		4.00			
Water Found Depth UOM:		ft			

<u>17</u>	1 of 1	N/162.4	87.2 / 0.76	lot 18 con 2 ON	WWIS
Well ID:	7208501			Data Entry Status:	Date Entry is incomplete
Construction Date:				Data Src:	
Primary Water Use:				Date Received:	9/30/2013
Sec. Water Use:				Selected Flag:	1
Final Well Status:				Abandonment Rec:	
Water Type:				Contractor:	7147
Casing Material:				Form Version:	8
Audit No:	C22709			Owner:	
Tag:	A132613			Street Name:	
Construction Method:				County:	DURHAM
Elevation (m):				Municipality:	PICKERING TOWN
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	018
Well Depth:				Concession:	02
Overburden/Bedrock:				Concession Name:	CON
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					

Bore Hole Information

Bore Hole ID:	1004584667			Spatial Status:	
DP2BR:				Cluster Kind:	
Code OB:				UTMRC:	4
Code OB Desc:				UTMRC Desc:	margin of error : 30 m - 100 m
Open Hole:				Location Method:	wwr
Elevation:	86.906028			Org CS:	UTM83
Elevrc:				Date Completed:	9/16/2013
Remarks:					
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					

<u>18</u>	1 of 1	NW/166.3	90.4 / 4.00	ON	WWIS
Well ID:	7176506			Data Entry Status:	
Construction Date:				Data Src:	
Primary Water Use:	Not Used			Date Received:	2/10/2012
Sec. Water Use:				Selected Flag:	1
Final Well Status:	Abandoned-Other			Abandonment Rec:	Yes
Water Type:				Contractor:	1663
Casing Material:				Form Version:	7
Audit No:	Z131460			Owner:	
Tag:				Street Name:	2095 BROCK RD.
Construction Method:				County:	DURHAM
Elevation (m):				Municipality:	PICKERING TOWN
Elevation Reliability:				Site Info:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site
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Depth to Bedrock:				Lot:
Well Depth:				Concession:
Overburden/Bedrock:				Concession Name:
Pump Rate:				Easting NAD83:
Static Water Level:				Northing NAD83:
Flowing (Y/N):				Zone:
Flow Rate:				UTM Reliability:
Clear/Cloudy:				

Bore Hole Information

Bore Hole ID:	1003690462	Spatial Status:	
DP2BR:		Cluster Kind:	
Code OB:		UTMRC:	4
Code OB Desc:		UTMRC Desc:	margin of error : 30 m - 100 m
Open Hole:		Location Method:	wwr
Elevation:	89.949615	Org CS:	UTM83
Elevrc:		Date Completed:	10/11/2011
Remarks:			
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			
Source Revision Comment:			
Supplier Comment:			

Method of Construction & Well Use

Method Construction ID:	1004067408
Method Construction Code:	B
Method Construction:	Other Method
Other Method Construction:	DECOMMISSIONED

Pipe Information

Pipe ID:	1004067399
Casing No:	0
Comment:	
Alt Name:	

Construction Record - Casing

Casing ID:	1004067405
Layer:	1
Material:	3
Open Hole or Material:	CONCRETE
Depth From:	0.00
Depth To:	26.00
Casing Diameter:	36.00
Casing Diameter UOM:	inch
Casing Depth UOM:	ft

Construction Record - Screen

Screen ID:	1004067406
Layer:	
Slot:	
Screen Top Depth:	
Screen End Depth:	
Screen Material:	
Screen Depth UOM:	ft

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Screen Diameter UOM: inch
Screen Diameter:

Results of Well Yield Testing

Pump Test ID: 1004067400
Pump Set At:
Static Level: 12.00
Final Level After Pumping:
Recommended Pump Depth:
Pumping Rate:
Flowing Rate:
Recommended Pump Rate:
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 0
Water State After Test:
Pumping Test Method: 0
Pumping Duration HR:
Pumping Duration MIN:
Flowing: N

Water Details

Water ID: 1004067404
Layer:
Kind Code:
Kind:
Water Found Depth:
Water Found Depth UOM: ft

Hole Diameter

Hole ID: 1004067403
Diameter: 36.00
Depth From: 0.00
Depth To: 26.00
Hole Depth UOM: ft
Hole Diameter UOM: inch

19 1 of 1 SE/176.6 81.8 / -4.59 ON **BORE**

Borehole ID: 627575	Type: Borehole
Use: Geotechnical/Geological Investigation	Status::
Drill Method:: Power auger	UTM Zone:: 17
Easting:: 654965	Northing:: 4857153
Location Accuracy::	Orig. Ground Elev m:: 83.5
Elev. Reliability Note::	DEM Ground Elev m:: 82.6
Total Depth m:: 5	Primary Name::
Township::	Concession::
Lot::	Municipality:
Completion Date:: JUN-1969	Static Water Level:: .2
Primary Water Use:: Not Used	Sec. Water Use::

--Details--

Stratum ID: 218444945	Top Depth(m): 0.0
Bottom Depth(m): 0.5	Stratum Desc: SOIL,CLAY. BLACK,FIRM.
Stratum ID: 218444946	Top Depth(m): 0.5
Bottom Depth(m): 2.3	Stratum Desc: SAND,SILT,GRAVEL, CLAY. BROWN,DENSE,GRANULAR, WATER

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
					STABLE AT 273.3 FEET.
Stratum ID:	218444947			Top Depth(m):	2.3
Bottom Depth(m):	5.0			Stratum Desc:	TILL,SILT,CLAY,SAND.GREEN,GLACIAL,VER Y DENSE, AGE GLACIAL. 012 0090080170000000700

<u>20</u>	1 of 1	S/184.5	83.9 / -2.55	1710 Kingston Road Pickering ON	EHS
Order ID:	488616			Date Received:	24-NOV-16
Order No:	20161124038			Lot/Building Size:	
Customer ID:	56827			Municipality:	
Company ID:	56			Client Prov/State:	ON
Status:	C			Search Radius (km):	.25
Report Code:	3CAN			Large Radius:	.3
Report Type:	Standard Report			X:	-79.074412
Report Date:	30-NOV-16			Y:	43.849495
Report Requested by:	Stantec Consulting Ltd.				
Nearest Intersection:					
Previous Site Name:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans; Title Searches; City Directory; Aerial Photos				

<u>21</u>	1 of 1	ESE/205.3	81.8 / -4.59	lot 18 con 2 ON	WWIS
Well ID:	1914143			Data Entry Status:	
Construction Date:				Data Src:	1
Primary Water Use:	Not Used			Date Received:	8/10/1999
Sec. Water Use:				Selected Flag:	1
Final Well Status:	Abandoned-Other			Abandonment Rec:	
Water Type:				Contractor:	2104
Casing Material:				Form Version:	1
Audit No:	199275			Owner:	
Tag:				Street Name:	
Construction Method:				County:	DURHAM
Elevation (m):				Municipality:	PICKERING TOWN
Elevation Reliability:				Site Info:	
Depth to Bedrock:				Lot:	018
Well Depth:				Concession:	02
Overburden/Bedrock:				Concession Name:	CON
Pump Rate:				Easting NAD83:	
Static Water Level:				Northing NAD83:	
Flowing (Y/N):				Zone:	
Flow Rate:				UTM Reliability:	
Clear/Cloudy:					

Bore Hole Information

Bore Hole ID:	10082734	Spatial Status:	
DP2BR:		Cluster Kind:	
Code OB:		UTMRC:	4
Code OB Desc:	No formation data	UTMRC Desc:	margin of error : 30 m - 100 m
Open Hole:		Location Method:	gps
Elevation:	81.596565	Org CS:	
Elevrc:		Date Completed:	7/30/1999
Remarks:			
Elevrc Desc:			
Location Source Date:			
Improvement Location Source:			
Improvement Location Method:			

Source Revision Comment:
Supplier Comment:

Method of Construction & Well Use

Method Construction ID: 961914143
Method Construction Code: A
Method Construction: Digging
Other Method Construction:

Pipe Information

Pipe ID: 10631304
Casing No: 1
Comment:
Alt Name:

<u>22</u>	1 of 1	NW/206.0	91.4 / 4.93	lot 18 con 2 ON	WWIS
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Well ID: 1905246
Construction Date:
Primary Water Use: Domestic
Sec. Water Use: 0
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No:
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 1/25/1979
Selected Flag: 1
Abandonment Rec:
Contractor: 2214
Form Version: 1
Owner:
Street Name:
County: DURHAM
Municipality: PICKERING TOWN
Site Info:
Lot: 018
Concession: 02
Concession Name: CON
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10074095
DP2BR:
Code OB: 0
Code OB Desc: Overburden
Open Hole:
Elevation: 90.787666
Elevrc:
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:
Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Spatial Status:
Cluster Kind:
UTMRC: 4
UTMRC Desc: margin of error : 30 m - 100 m
Location Method: p4
Org CS:
Date Completed: 12/15/1978

Overburden and Bedrock Materials Interval

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Formation ID:		931156176			
Layer:		1			
Color:		3			
General Color:		BLUE			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		28			
Other Materials:		SAND			
Mat3:		84			
Other Materials:		SILTY			
Formation Top Depth:		0.00			
Formation End Depth:		10.00			
Formation End Depth UOM:		ft			
Formation ID:		931156177			
Layer:		2			
Color:		3			
General Color:		BLUE			
Mat1:		05			
Most Common Material:		CLAY			
Mat2:		79			
Other Materials:		PACKED			
Mat3:					
Other Materials:					
Formation Top Depth:		10.00			
Formation End Depth:		30.00			
Formation End Depth UOM:		ft			
Formation ID:		931156178			
Layer:		3			
Color:					
General Color:					
Mat1:		11			
Most Common Material:		GRAVEL			
Mat2:		91			
Other Materials:		WATER-BEARING			
Mat3:					
Other Materials:					
Formation Top Depth:		30.00			
Formation End Depth:		36.00			
Formation End Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		961905246			
Method Construction Code:		6			
Method Construction:		Boring			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10622665			
Casing No:		1			
Comment:					
Alt Name:					
<u>Results of Well Yield Testing</u>					
Pump Test ID:		991905246			
Pump Set At:					
Static Level:		10.00			
Final Level After Pumping:		30.00			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Recommended Pump Depth:		34.00			
Pumping Rate:		7.00			
Flowing Rate:					
Recommended Pump Rate:		3.00			
Levels UOM:		ft			
Rate UOM:		GPM			
Water State After Test Code:		2			
Water State After Test:		CLOUDY			
Pumping Test Method:		1			
Pumping Duration HR:		1			
Pumping Duration MIN:		0			
Flowing:		N			

Draw Down & Recovery

Pump Test Detail ID: 934928263
Test Type: Recovery
Test Duration: 60
Test Level: 20.00
Test Level UOM: ft

Water Details

Water ID: 933515785
Layer: 1
Kind Code: 5
Kind: Not stated
Water Found Depth: 30.00
Water Found Depth UOM: ft

23	1 of 1	NW/219.5	93.0 / 6.61	ROUGECREST CONSTRUCTION BROCK RD.-MAJOR OAKS RD. PICKERING TOWN ON	CA
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Certificate #: 7-0317-90-
Application Year: 90
Issue Date: 3/19/1990
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::
Project Description::
Contaminants::
Emission Control::

24	1 of 1	SSW/220.3	83.8 / -2.59	R.M. OF DURHAM - PT. LOT 19/CONC. 1 ROYAL RD./FINCH AVE. PICKERING TOWN ON	CA
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Certificate #: 3-1461-91-
Application Year: 91
Issue Date: 9/25/1991
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name::
Client Address::
Client City::
Client Postal Code::

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
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Project Description::

Contaminants::

Emission Control::

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
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Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.*

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

The MAAP Program maintains a database of abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Sep 2017

Abandoned Mine Information System:

Provincial [AMIS](#)

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Government Publication Date: 1800-Nov 2016

Anderson's Waste Disposal Sites:

Private [ANDR](#)

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory; as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private [AUWR](#)

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Jan 31, 2018

Borehole:

Provincial [BORE](#)

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2014

Certificates of Approval:

Provincial [CA](#)

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

Government Publication Date: 1985-Oct 30, 2011*

Commercial Fuel Oil Tanks:

Provincial CFOT

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Government Publication Date: Feb 28, 2017

Chemical Register:

Private CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

Government Publication Date: 1999-Jan 31, 2018

Compressed Natural Gas Stations:

Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 31, 2012

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Nov 2017

Certificates of Property Use:

Provincial CPU

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994-Oct 2017

Drill Hole Database:

Provincial DRL

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886-Nov 30, 2017

Environmental Activity and Sector Registry:

Provincial EASR

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval), Please see our ECA database.

Government Publication Date: Oct 2011-Oct 2017

Environmental Registry:

Provincial EBR

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994-Oct 2017

Environmental Compliance Approval:

Provincial **ECA**

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011-Oct 2017

Environmental Effects Monitoring:

Federal **EEM**

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private **EHS**

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Feb 28, 2018

Environmental Issues Inventory System:

Federal **EIIS**

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial **EMHE**

List of locations of historical occurrences of emergency events, including those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act, as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance. EMHE record details are reproduced by ERIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Dec 31, 2016

List of TSSA Expired Facilities:

Provincial **EXP**

List of facilities with removed tanks which were once registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed automatically fall under the expired facilities inventory held by TSSA.

Government Publication Date: Feb 28, 2017

Federal Convictions:

Federal **FCON**

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government.

Government Publication Date: Jun 2000-Dec 2017

Fisheries & Oceans Fuel Tanks:

Federal **FOFT**

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2017

Fuel Storage Tank:

Provincial

FST

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial

FSTH

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-December 31, 2017

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO₂ eq).

Government Publication Date: 2013-Dec 2015

TSSA Historic Incidents:

Provincial

HINC

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

TSSA Incidents:

Provincial

INC

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills will include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Dec 31, 2013

Canadian Mine Locations:

Private

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Feb 2017

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: Dec 31, 2014

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

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

Government Publication Date: 2008-Dec 31, 2017

National Energy Board Wells:

Federal

NEBW

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGW

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-December 31, 2017

Ontario Oil and Gas Wells:

Provincial

OOGW

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, and well cap date, license No., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Government Publication Date: 1800-Oct 2017

Inventory of PCB Storage Sites:

Provincial

OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013

Orders:

Provincial

ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994-Oct 2017

Canadian Pulp and Paper:

Private

PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009

Parks Canada Fuel Storage Tanks:

Federal

PCFT

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

<u>Pesticide Register:</u>	Provincial	PES
The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.		
<i>Government Publication Date: 1988-Aug 2017</i>		
<u>TSSA Pipeline Incidents:</u>	Provincial	PINC
TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.		
<i>Government Publication Date: Feb 28, 2017</i>		
<u>Private and Retail Fuel Storage Tanks:</u>	Provincial	PRT
The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).		
<i>Government Publication Date: 1989-1996*</i>		
<u>Permit to Take Water:</u>	Provincial	PTTW
This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.		
<i>Government Publication Date: 1994-Oct 2017</i>		
<u>Ontario Regulation 347 Waste Receivers Summary:</u>	Provincial	REC
Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.		
<i>Government Publication Date: 1986-2016</i>		
<u>Record of Site Condition:</u>	Provincial	RSC
The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.		
RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).		
<i>Government Publication Date: 1997-Sept 2001, Oct 2004-Nov 2017</i>		
<u>Retail Fuel Storage Tanks:</u>	Private	RST
This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.		
<i>Government Publication Date: 1999-Jan 31, 2018</i>		
<u>Scott's Manufacturing Directory:</u>	Private	SCT
Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.		
<i>Government Publication Date: 1992-Mar 2011*</i>		
<u>Ontario Spills:</u>	Provincial	SPL
This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.		
<i>Government Publication Date: 1988-Sep 2017</i>		

Wastewater Discharger Registration Database:

Provincial SRDS

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Government Publication Date: 1990-Dec 31, 2016

Anderson's Storage Tanks:

Private TANK

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970-Aug 2017

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial VAR

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial WDS

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: Oct 31, 2017

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Mar 31, 2017

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



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APPENDIX 'F'

AERIAL PHOTOGRAPHS

REFERENCE NO. 1803-E002



Subject Site



Soil Engineers Ltd.

Title

1954 Aerial Photograph

Project

Proposed Development
2055 Brock Road
City of Pickering

Reference No.

1803-E002

Date

March 1, 2018

Scale

Refer to Scale

Appendix 'F'

1 of 6



400 m



Subject Site



Soil Engineers Ltd.

Title
1960 Aerial Photograph

Project
Proposed Development
2055 Brock Road
City of Pickering

Reference No.
1803-E002

Date
March 1, 2018

Scale
Refer to Scale

Appendix 'F'

2 of 6



400 m

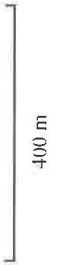


Subject Site



Soil Engineers Ltd.

Title	1988 Aerial Photograph
Project	Proposed Development 2055 Brock Road City of Pickering
Reference No.	1803-E002
Date	March 1, 2018
Scale	Refer to Scale
Appendix 'F'	3 of 6



Source: National Air Photo Library
© 1988 MNR



400 m



Subject Site



Soil Engineers Ltd.

Title	2002 Aerial Photograph
Project	Proposed Development 2055 Brock Road City of Pickering
Reference No.	1803-E002
Date	March 1, 2018
Scale	Refer to Scale
Appendix 'F'	4 of 6



Subject Site



Soil Engineers Ltd.

Title
2010 Aerial Photograph

Project
Proposed Development
2055 Brock Road
City of Pickering

Reference No.
1803-E002

Date
March 1, 2018

Scale
Refer to Scale

Appendix 'F'

5 of 6



Source: MapDurham
© 2010 Region of Durham



Subject Site



Soil Engineers Ltd.

Title 2017 Aerial Photograph

Project

Proposed Development
2055 Brock Road
City of Pickering

Reference No.

1803-E002

Date

March 1, 2018

Scale

Refer to Scale

Appendix 'F'

6 of 6



400 m



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APPENDIX 'G'

MOECC WELL RECORDS

REFERENCE NO. 1803-E002

GIS_ID	WELL_ID	BORE_HOLE	X	Y	ELEVATION	Final_Stat	Use1	Use2	DATE	COMPL	Water_Foun	Static_Lev	Depth_from	Depth_to	M_SCRM_TOP	D_SCRM	END_D	METHOD	OTHER_METH	anyConstru
1	1905246	10074095	654534.8	4857563	90.787666	Water Supply	Domestic		12/15/1978	0:00	9.15	3.05	0	0	0	0	0			Boring
2	7176595	1003690460	654573	4857635	89.949615	Abandoned-Other	Not Used		10/11/2011	0:00	0	3.66	0	7.93	0	0	0		DECOMMISSIONED	Other Method
3	7228644	1005144330	654669	4857043	84.681747				8/19/2014	0:00	3.05	0	0	6.1	3.05	0	0			Boring
4	7186260	1004167700	654723	4857292	84.893142	Test Hole	Monitoring and Test Hole		5/31/2012	0:00	2.44	0	0	8.3875	6.8625	0	0			Rotary (Convent.)
5	7208501	1004584670	654729	4857028	86.906028				9/16/2013	0:00	0	0	0	0	0	0	0			
6	1911859	10080282	654731	4857068	83.546531	Abandoned-Other			1/5/1993	0:00	0	0	0	0	0	0	0			Not Known
7	4604368	10295722	654764.8	4857103	83.224319	Water Supply	Domestic		4/20/1970	0:00	3.05	3.05	0	0	0	0	0			Boring
8	4601300	10292669	654772.8	4857071	83.30812	Water Supply	Domestic		11/15/1959	0:00	3.05	1.83	0	0	0	0	0			Boring
9	1914_43	10082734	655008	4857156	81.596585	Abandoned-Other	Not Used		7/30/1959	0:00	0	0	0	0	0	0	0			Digging
10	4601298	10292667	655022.8	4857281	81.84793	Water Supply	Domestic		11/21/1965	0:00	1.22	0.61	0	0	0	0	0			Boring



-  Subject Site
-  Phase One Study Area
-  Water Well Location from MOECC Well Help Desk
-  Waterbody
-  Major Road
-  Local Road

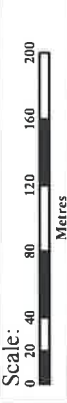


Title: MOECC Well Records

Project:
Proposed Mixed Residential and
Commercial Development
2055 Brock Road
City of Pickering

Reference No. 1803-E002

Date: March 1, 2018



Appendix 'G'

Source: Water Body, Ontario Ministry of Natural Resources and Forestry, 2015
Source: Queen's Printer for Ontario, 2015
Source: Water Course, Ontario Ministry of Natural Resources and Forestry, 2015
Source: Queen's Printer for Ontario, 2015

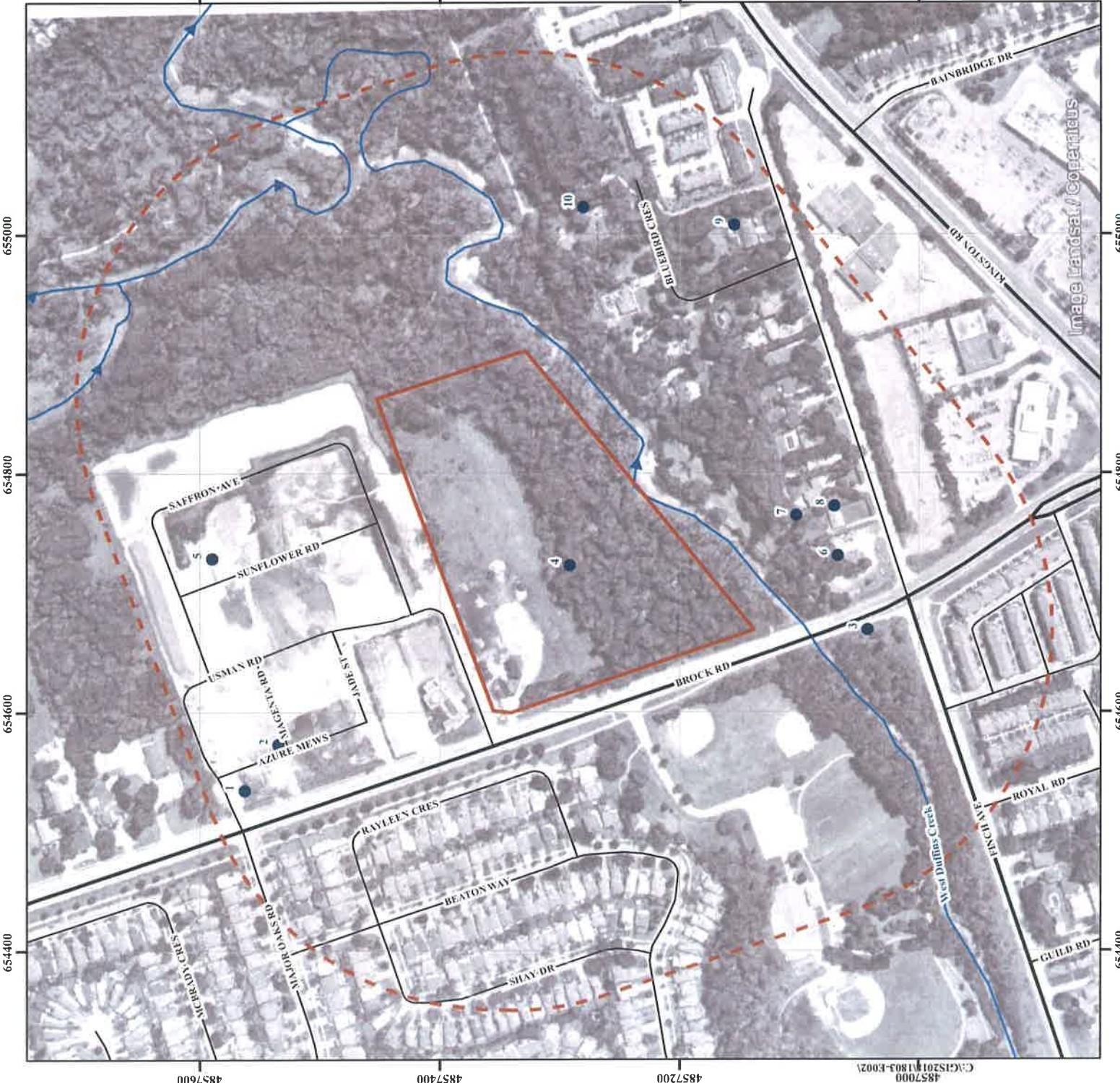


Image Landsat/Copernicus

C:\GIS2014\1803-E002\4857000



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APPENDIX 'H'

OCCUPANCY RECORDS

REFERENCE NO. 1803-E002



Reference No. 1803-E002
 Appendix 'H': Occupancy Records
 Please noted that the City Directories for this Environmental Phase One ESA Report were not available prior to 1966

Address	Owner/ Company Name	Direction from Site	2001	1997	1994	1989-1984	1979	1973-1969	1966
Beaton Way									
1639	Total Automation Components	West of subject site (200 m)	O	N/A	N/A	N/A	N/A	N/A	N/A
Kingston Road									
1762	Wilcox Auto Wreckers	South of subject site (240 m)	N/A	N/A	N/A	N/A	N/A	O	
1800	Sheridan Chevrolet Oldsmobile Cadillac Ltd	South of subject site (210 m)	O	O	N/A	O	O	N/A	N/A

Address	Owner/ Company Name	Direction from Site	2001	1997	1994	1989	1984	1981- 1966
Brock Road								
2055	Loretta P	Subject site	O	N/A	N/A	N/A	N/A	N/A

Note: "O" referred to as "Occupied"
 "N/A" referred to as "No record"



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APPENDIX 'I'

INTERVIEWS

REFERENCE NO. 1803-E002

PHASE I: ENVIRONMENTAL SITE ASSESSMENT
Landowner/Tenant/Occupant Questionnaire

Address of Site: 2055 Brock Road Pickering.
Person Interviewed: Alison Lin Relationship to Site: owner.
Interviewer: _____ Method of Interview: writing.
Project No.: _____ Date of Interview: Mar 01, 2018.

General Questions:

1. How long have you lived/worked at this address?

About 1 year.

2. What are the main operations that occur on this site?

NO operations.

3. What activities were previously performed on this site?

NO activities

To the best of your knowledge, have any of the following occurred, or is presently occurring on the property:

4. Foul odours or stained surfaces (such as soil, concrete, asphalt, surrounding stormwater stains, etc)?

NO

5. Spills, leaks or hazardous materials activities?

NO

6. Above ground or underground storage tanks (such as those used for utility, fuel or chemical)?

NO

7. Specific chemicals located or stored on site in drums, tanks, barrels or sacks?

NO

8. Previous environmental site assessments completed? If yes what were the results? Was there an environmental cleanup?

Yes. The assessment was performed by your company. The result is good. NO clean up.

9. If the property is served by a well or septic system and heating system? Please specify the location and age.

NO

**PHASE I: ENVIRONMENTAL SITE ASSESSMENT
Landowner/Tenant/Occupant Questionnaire**

10. Dumping of hazardous substances or petroleum products, unidentified waste materials, automotive parts, household garbage, mixed municipal refuse, demolition debris, fill material from an unknown site?

NO

11. If the neighbouring properties are or have been previously used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, junkyard or landfill, waste treatment, storage, disposal, processing or recycling facility or photo developing laboratory, etc.?

NO

12. Do you know of others who may have knowledge of the property?

Fortress (previous owner)

Additional Comments and Explanations

The person completing this report affirms that the above statements and facts are true and correct, based on his/her current knowledge as of the date completed.



Signature of person completing questionnaire

18 - Mar - 01

Date Completed (YY-MM-DD)

Subject: RE: Phase 1 ESA for Former Fortress Lands
From: "Jason Cheng" <jason@glenrougehomes.com>
Sent: 3/8/2018 4:52:02 PM
To: "Zoe Hawkes" <zoe.hawkes@soilengineersltd.com>;
CC: "alisonlin77@yahoo.com" <alisonlin77@yahoo.com>; "Raymond Wong" <raymondwong@soilengineersltd.com>; "ebeyene@soilengineersltd.com" <ebeyene@soilengineersltd.com>; "Tony Cheng" <tony@glenrougehomes.com>; "Dave Axelrod" <dave@glenrougehomes.com>;
Attachments: GlenRouge_Brock_SoilEngineers_ChemicalLetter_2017-01-05.pdf;
GlenRouge_Bywd_Lots3-4_ChemicalAnalysis_2017-09-21.pdf

Hi Zoe,

Thanks for your email. As per my email below to Raymond, we received permission from both Fortress (previous owners) and the new owner (Alison) to store fill on their site. It was mutually beneficial for both parties since I understand that their site grade is low and they agreed to keep any excess fill for later use. Cedar Oak Homes (the other builder on the Kindwin site) also utilized this property to store fill.

I spoke with my site foreman, Dave, today regarding timing for grading works. We anticipate a large portion of this fill pile will be utilized for our rough grading. Curb and sidewalk is scheduled for mid-May so we expect to complete our rough grading by then.

Once again, there will be some fill leftover for Alison to utilize for their site and this was agreed upon.

I have attached for your reference the Chemical Reports prepared by your company that were issued to both Fortress and Alison.

Best regards,

JASON CHENG, M.Sc., P.Eng.
Project Director

GLEN ROUGE HOMES
2061 McCowan Road, Suite 203, Scarborough, ON M1S 3Y6
T 416 282 2296 x111 M 647 292 0065
F 416 282 2294 E jason@glenrougehomes.com
GlenRougeHomes.com
AtTheRouge.com

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December 22, 2016

Reference No. 1612-E076

Page 1 of 2

Glen Rouge Homes (Brock) Inc.
206 McCowan Road, Suite #203
Scarborough, Ontario
M1S 3Y6

Attention: Mr. Jason Cheng

**Re: Results of Chemical Analysis of Soil Samples
Proposed Residential Development
Brock Street and Major Oaks Road
City of Pickering**

Dear Sir:

As requested, our representative visited the captioned site on December 13, 2016 to collect three (3) soil samples for chemical analysis. The purpose of the analysis was to determine the environmental quality of the soil. There was no visible stain or odour emitted from the soil samples during the collection for chemical testing.

The soil samples were retrieved from test pits excavated on the captioned site. The locations of the samples are shown on the Sample Location Plan, Drawing No. 1.

The samples were sent to AGAT Laboratories, accredited by the Canadian Association for Laboratory Accreditation Inc., for analysis of Metals and Inorganics (M&I).

The analytical results were compared to Ministry of the Environment and Climate Change (MOECC) Table 1 Standard, Full Depth Background Site Condition Standards for Residential/Parkland/Institutional/Industrial/Commercial/Institutional Property Uses, in accordance with the "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" (EPA), April 15, 2011 (hereinafter referred to as "Table 1 Standards").

A copy of the AGAT Laboratories Certificate of Analysis including the Table 1 Standards is enclosed.

This letter/report/certification was prepared by Soil Engineers Ltd. for the account of the captioned clients and may be relied upon by regulatory agencies. The material in it reflects the writer's best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this letter/report/certification, or any reliance on or decisions to be made based upon it, are the responsibility of such third parties. Soil Engineers Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this letter/report/certification.



The sampling program is as follows:

Sample ID	Laboratory ID	Soil Type	Sample Depth (*mbgs)	Chemical Test Conducted
SA-1	8091132	Silty Clay	0.4 – 0.6	Metals and Inorganics
SA-2	8091133			
SA-3	8091135			

*meters below ground surface

In reviewing the results of the analyses for the soil samples, the tested parameters at the tested locations meet Table 1 Standards.

Please be aware that the soil conditions may vary between sampling locations. Furthermore, the acceptance of soil material along with the frequency of sampling and testing are at the discretion of the receiving site.

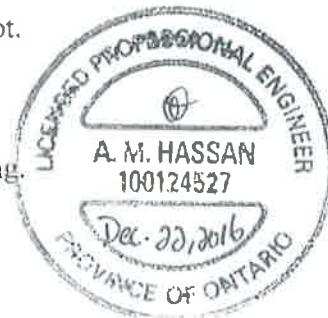
Should any queries arise, please feel free to contact this office.

Yours very truly,

SOIL ENGINEERS LTD.

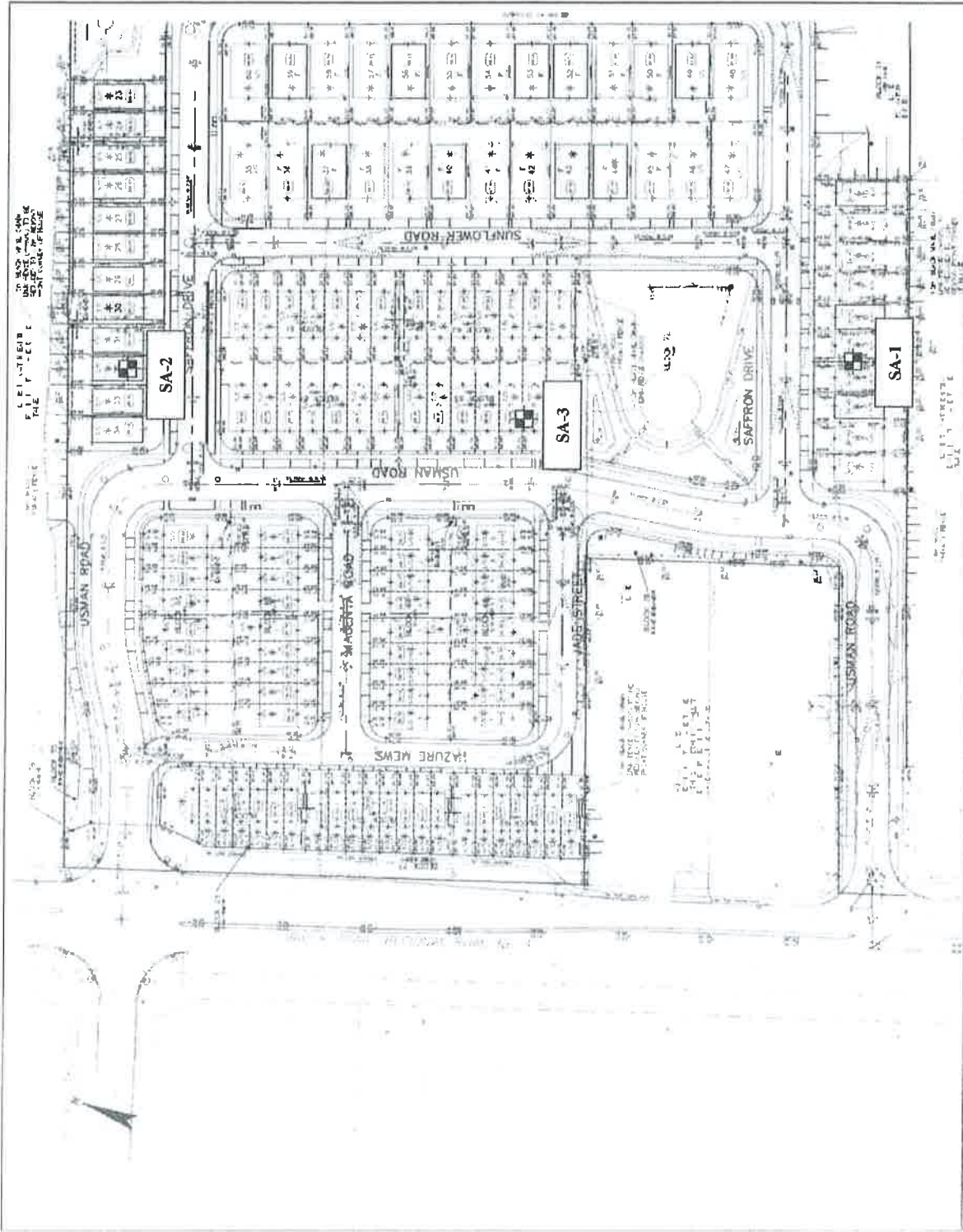
Chaoran Li, B.Sc, Ept.


Ahmed Hassan, P.Eng.
CL/AH:cl
Encls.





Title	Sample Location Plan
Project	Chemical Analysis of Soil Samples Brock Street and Major Oaks Road City of Pickering
Reference No.	1612-E076
Date	December 22, 2016
Scale	Refer to Map
Drawing No.	1



 Approximate Sample Location



Certificate of Analysis

CLIENT NAME: SOIL ENGINEERS LIMITED
PROJECT: 1612-E076
SAMPLING SITE:

AGAT WORK ORDER: 16T170836
ATTENTION TO: Chaoran Li
SAMPLED BY:

O. Reg. 153(511) - Metals & Inorganics (Soil)							
SAMPLE TYPE: Soil		SAMPLE ID: 8091132		DATE RECEIVED: Dec 14, 2016			
DATE SAMPLED: Dec 13, 2016				DATE REPORTED: Dec 21, 2016			
SAMPLE DESCRIPTION: SA-1							
PARAMETER	UNIT	RESULT	G / S	RDL	DATE ANALYZED	INITIAL	DATE PREPARED
Antimony	µg/g	<0.8	1.3	0.8	Dec 20, 2016	MS	Dec 20, 2016
Arsenic	µg/g	2	18	1	Dec 20, 2016	MS	Dec 20, 2016
Barium	µg/g	74	220	2	Dec 20, 2016	MS	Dec 20, 2016
Beryllium	µg/g	<0.5	2.5	0.5	Dec 20, 2016	MS	Dec 20, 2016
Boron	µg/g	5	36	5	Dec 20, 2016	MS	Dec 20, 2016
Boron (Hot Water Soluble)	µg/g	0.27	NA	0.10	Dec 20, 2016	DM	Dec 20, 2016
Cadmium	µg/g	<0.5	1.2	0.5	Dec 20, 2016	MS	Dec 20, 2016
Chromium	µg/g	19	70	2	Dec 20, 2016	MS	Dec 20, 2016
Cobalt	µg/g	6.7	21	0.5	Dec 20, 2016	MS	Dec 20, 2016
Copper	µg/g	16	92	1	Dec 20, 2016	MS	Dec 20, 2016
Lead	µg/g	10	120	1	Dec 20, 2016	MS	Dec 20, 2016
Molybdenum	µg/g	<0.5	2	0.5	Dec 20, 2016	MS	Dec 20, 2016
Nickel	µg/g	16	82	1	Dec 20, 2016	MS	Dec 20, 2016
Selenium	µg/g	<0.4	1.5	0.4	Dec 20, 2016	MS	Dec 20, 2016
Silver	µg/g	<0.2	0.5	0.2	Dec 20, 2016	MS	Dec 20, 2016
Thallium	µg/g	<0.4	1	0.4	Dec 20, 2016	MS	Dec 20, 2016
Uranium	µg/g	<0.5	2.5	0.5	Dec 20, 2016	MS	Dec 20, 2016
Vanadium	µg/g	28	86	1	Dec 20, 2016	MS	Dec 20, 2016
Zinc	µg/g	42	290	5	Dec 20, 2016	MS	Dec 20, 2016
Chromium VI	µg/g	<0.2	0.66	0.2	Dec 20, 2016	AK	Dec 20, 2016
Cyanide	µg/g	<0.040	0.051	0.040	Dec 20, 2016	BG	Dec 20, 2016
Mercury	µg/g	<0.10	0.27	0.10	Dec 20, 2016	MS	Dec 20, 2016
Electrical Conductivity	mS/cm	0.298	0.57	0.005	Dec 20, 2016	AR	Dec 20, 2016
Sodium Adsorption Ratio	NA	1.86	2.4	NA	Dec 20, 2016	DM	Dec 20, 2016
pH, 2:1 CaCl2 Extraction	pH Units	7.73		NA	Dec 20, 2016	MM	Dec 20, 2016

COMMENTS:

RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
EC & SAR were determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). pH was determined on the 0.01M CaCl2 extract prepared at 2:1 ratio.

Certified By:

Amanjot Bhela

Certificate of Analysis

CLIENT NAME: SOIL ENGINEERS LIMITED
 PROJECT: 1612-E076
 SAMPLING SITE:

AGAT WORK ORDER: 16T170836
 ATTENTION TO: Chaoran Li
 SAMPLED BY:

O. Reg. 153(511) - Metals & Inorganics (Soil)							
SAMPLE TYPE: Soil		SAMPLE ID: 8091133		DATE RECEIVED: Dec 14, 2016			
DATE SAMPLED: Dec 13, 2016				DATE REPORTED: Dec 21, 2016			
SAMPLE DESCRIPTION: SA-2							
PARAMETER	UNIT	RESULT	G / S	RDL	DATE ANALYZED	INITIAL	DATE PREPARED
Antimony	µg/g	<0.8	1.3	0.8	Dec 20, 2016	MS	Dec 20, 2016
Arsenic	µg/g	2	18	1	Dec 20, 2016	MS	Dec 20, 2016
Barium	µg/g	84	220	2	Dec 20, 2016	MS	Dec 20, 2016
Beryllium	µg/g	<0.5	2.5	0.5	Dec 20, 2016	MS	Dec 20, 2016
Boron	µg/g	5	36	5	Dec 20, 2016	MS	Dec 20, 2016
Boron (Hot Water Soluble)	µg/g	<0.10	NA	0.10	Dec 20, 2016	DM	Dec 20, 2016
Cadmium	µg/g	<0.5	1.2	0.5	Dec 20, 2016	MS	Dec 20, 2016
Chromium	µg/g	15	70	2	Dec 20, 2016	MS	Dec 20, 2016
Cobalt	µg/g	6.4	21	0.5	Dec 20, 2016	MS	Dec 20, 2016
Copper	µg/g	13	92	1	Dec 20, 2016	MS	Dec 20, 2016
Lead	µg/g	6	120	1	Dec 20, 2016	MS	Dec 20, 2016
Molybdenum	µg/g	<0.5	2	0.5	Dec 20, 2016	MS	Dec 20, 2016
Nickel	µg/g	15	82	1	Dec 20, 2016	MS	Dec 20, 2016
Selenium	µg/g	<0.4	1.5	0.4	Dec 20, 2016	MS	Dec 20, 2016
Silver	µg/g	<0.2	0.5	0.2	Dec 20, 2016	MS	Dec 20, 2016
Thallium	µg/g	<0.4	1	0.4	Dec 20, 2016	MS	Dec 20, 2016
Uranium	µg/g	<0.5	2.5	0.5	Dec 20, 2016	MS	Dec 20, 2016
Vanadium	µg/g	25	86	1	Dec 20, 2016	MS	Dec 20, 2016
Zinc	µg/g	39	290	5	Dec 20, 2016	MS	Dec 20, 2016
Chromium VI	µg/g	<0.2	0.66	0.2	Dec 20, 2016	AK	Dec 20, 2016
Cyanide	µg/g	<0.040	0.051	0.040	Dec 20, 2016	BG	Dec 20, 2016
Mercury	µg/g	<0.10	0.27	0.10	Dec 20, 2016	MS	Dec 20, 2016
Electrical Conductivity	mS/cm	0.251	0.57	0.005	Dec 20, 2016	AR	Dec 20, 2016
Sodium Adsorption Ratio	NA	1.43	2.4	NA	Dec 20, 2016	DM	Dec 20, 2016
pH, 2:1 CaCl2 Extraction	pH Units	7.69		NA	Dec 20, 2016	MM	Dec 20, 2016

COMMENTS:

RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
 EC & SAR were determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water: 1 part soil). pH was determined on the 0.01M CaCl2 extract prepared at 2:1 ratio.

Certified By:

Amanjot Bhela

Certificate of Analysis

CLIENT NAME: SOIL ENGINEERS LIMITED
 PROJECT: 1612-E076
 SAMPLING SITE:

AGAT WORK ORDER: 16T170836
 ATTENTION TO: Chaoran Li
 SAMPLED BY:

O. Reg. 153(511) - Metals & Inorganics (Soil)

SAMPLE TYPE: Soil SAMPLE ID: 8091135 DATE RECEIVED: Dec 14, 2016
 DATE SAMPLED: Dec 13, 2016 DATE REPORTED: Dec 21, 2016
 SAMPLE DESCRIPTION: SA-3

PARAMETER	UNIT	RESULT	G / S	RDL	DATE ANALYZED	INITIAL	DATE PREPARED
Antimony	µg/g	<0.8	1.3	0.8	Dec 20, 2016	MS	Dec 20, 2016
Arsenic	µg/g	3	18	1	Dec 20, 2016	MS	Dec 20, 2016
Barium	µg/g	68	220	2	Dec 20, 2016	MS	Dec 20, 2016
Beryllium	µg/g	<0.5	2.5	0.5	Dec 20, 2016	MS	Dec 20, 2016
Boron	µg/g	6	36	5	Dec 20, 2016	MS	Dec 20, 2016
Boron (Hot Water Soluble)	µg/g	0.28	NA	0.10	Dec 20, 2016	DM	Dec 20, 2016
Cadmium	µg/g	<0.5	1.2	0.5	Dec 20, 2016	MS	Dec 20, 2016
Chromium	µg/g	17	70	2	Dec 20, 2016	MS	Dec 20, 2016
Cobalt	µg/g	6.9	21	0.5	Dec 20, 2016	MS	Dec 20, 2016
Copper	µg/g	16	92	1	Dec 20, 2016	MS	Dec 20, 2016
Lead	µg/g	9	120	1	Dec 20, 2016	MS	Dec 20, 2016
Molybdenum	µg/g	<0.5	2	0.5	Dec 20, 2016	MS	Dec 20, 2016
Nickel	µg/g	17	82	1	Dec 20, 2016	MS	Dec 20, 2016
Selenium	µg/g	<0.4	1.5	0.4	Dec 20, 2016	MS	Dec 20, 2016
Silver	µg/g	<0.2	0.5	0.2	Dec 20, 2016	MS	Dec 20, 2016
Thallium	µg/g	<0.4	1	0.4	Dec 20, 2016	MS	Dec 20, 2016
Uranium	µg/g	<0.5	2.5	0.5	Dec 20, 2016	MS	Dec 20, 2016
Vanadium	µg/g	26	86	1	Dec 20, 2016	MS	Dec 20, 2016
Zinc	µg/g	39	290	5	Dec 20, 2016	MS	Dec 20, 2016
Chromium VI	µg/g	<0.2	0.66	0.2	Dec 20, 2016	AK	Dec 20, 2016
Cyanide	µg/g	<0.040	0.051	0.040	Dec 20, 2016	BG	Dec 20, 2016
Mercury	µg/g	<0.10	0.27	0.10	Dec 20, 2016	MS	Dec 20, 2016
Electrical Conductivity	mS/cm	0.411	0.57	0.005	Dec 20, 2016	AR	Dec 20, 2016
Sodium Adsorption Ratio	NA	1.79	2.4	NA	Dec 20, 2016	DM	Dec 20, 2016
pH, 2:1 CaCl2 Extraction	pH Units	7.64		NA	Dec 20, 2016	MM	Dec 20, 2016

COMMENTS:

RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
 EC & SAR were determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). pH was determined on the 0.01M CaCl2 extract prepared at 2:1 ratio.

Certified By:

Amanjot Bhela



Soil Engineers Ltd.

CONSULTING ENGINEERS

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90 WEST BEAVER CREEK ROAD, SUITE #100, RICHMOND HILL, ONTARIO, L4B 1E7 • TEL (416) 754-8515 • FAX (905) 881-8335

BARRIE	MISSISSAUGA	OSHAWA	NEWMARKET	GRAVENHURST	PETERBOROUGH	HAMILTON
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'J'

SITE PHOTOGRAPHS


REFERENCE NO. 1803-E002



General view of the construction storage area located in the northwest area of the subject site (facing east)



General view of the southern area of the subject site (facing southeast)


	Title	Project	Reference No.	Date	Appendix 'J'
 Soil Engineers Ltd.	Site Photographs	Proposed Development 2055 Brock Road, City of Pickering	1803-E002	March 1, 2018	1 of 5



General view of the northeast area of the subject site (facing southwest)



Two (2) empty metal drums observed in the construction storage area of the subject site (facing northeast)

	Title	Project	Reference No.	Date	Appendix 'J'
	Site Photographs	Proposed Development 2055 Brock Road, City of Pickering	1803-E002	March 1, 2018	2 of 5



Construction debris and soil stockpiles located in the construction storage area (facing east)



Monitoring wells observed on the subject site (facing east)


Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'J'
Soil Engineers Ltd.	Site Photographs	Proposed Development 2055 Brock Road, City of Pickering	1803-E002	March 1, 2018	3 of 5



View of the neighbouring wooded area to the east (facing east)



View of the neighbouring West Duffins Creek to the south (facing southeast)


	Title	Project	Reference No.	Date	Appendix 'J'
 Soil Engineers Ltd.	Site Photographs	Proposed Development 2055 Brock Road, City of Pickering	1803-E002	March 1, 2018	4 of 5



General view of adjacent mixed community and residential properties to the west (facing southwest)



View of the neighbouring mixed institutional and residential properties to the north of the subject site (facing north and east)

	Title	Project	Reference No.	Date	Appendix 'J'
	Site Photographs	Proposed Development 2055 Brock Road, City of Pickering	1803-E002	March 1, 2018	5 of 5



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BARRIE	MISSISSAUGA	OSHAWA	NEWMARKET	GRAVENHURST	PETERBOROUGH	HAMILTON
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FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'K'

TABLE OF PAST AND CURRENT USE

REFERENCE NO. 1803-E002



Reference No. 1803-E002
Table of Current and Past Uses

PIN: 26439 - 0847 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2017 – present	Brock Road Duffins Forest Inc.	Vacant Land		
2014 – 2017	Fortress Munir 2013 Ltd.			
2007 – 2014	2143087 Ontario Ltd			
2000 – 2007	Farida Bhalet			
1988 – 2000	Trillium Funeral Service Corporation		Residential Use	
1979 – 1988	Dorothy Gilliagan, Philip Gilligan			
1962 – 1979	Allan Firby	Residential		
1954 – 1962	John Husak, Stanley Nomaniuk, Paul Pidlisny			
1949 – 1954	Charles Brown, Ruth Brown			
1919 – 1949	Albert Calvert			
1894 – 1919	Henry Moore			
1862 – 1894	Walter Woodruff			
1857 – 1862	Laymar Monroe			
1852 – 1857	Kierian Woodruff			
1821 – 1852	Powell Woodruff			
1817 – 1821	Noodiah Woodruff			
1816 – 1817	Richard Ray			
1799 – 1816	Thomas Ray			
1799 – 1799	Hon. D. W. Smith			
Prior to 1799	Crown	Agricultural Use	Agricultural or other use	Based on the historical map, the subject site appears to be used for the agricultural purposes.



Reference No. 1803-E002
Table of Current and Past Use

PIN: 26439 - 0849 (LT) and 26439 - 0851 (LT)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2017 – present	Brook Road Duffins Forest Inc.	Vacant		
2014 – 2017	Fortress Munir 2013 Ltd.			
2007 – 2014	2143087 Ontario Ltd.			
2004 – 2007	1089375 Ontario Ltd.			
1986 – 2004	Eugenia Husak			
1954 – 1986	Husak, John & Wife; Romaniuk, Stanley & Wife; Pidlisnyj, Frank & Wife			
1950 – 1954	Brown, Charles Edgar & Ruth Preston			
1921 – 1960	Calvert, Arlbert Ernest & Wife			
1914 – 1921	Robinette, Edith M. & Wood, Minnie			
1896 – 1914	Isabella, Lacombe			
1895 – 1896	McCaine, F.B	Agricultural Use		
1895 – 1895	Amelia St. Claire			
1880 – 1895	Hurlbut, James			
1875 – 1880	Spink, W+J			
1817 – 1875	Noodiah Woodruff			
1810– 1817	Richard Ray			
1799 – 1810	Thomas Ray			
1799 – 1799	Hon. D. W. Smith			
Prior to 1799	The Crown	Undeveloped Land		

Based on our recent site inspection, records review, and historical map, the subject site appears to have been used for agricultural purposes



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BARRIE	MISSISSAUGA	OSHAWA	NEWMARKET	GRAVENHURST	PETERBOROUGH	HAMILTON
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'L'

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

REFERENCE NO. 1803-E002



"Table of areas of potential environmental concern" (Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of potential environmental concern ¹	Location of area of potential environmental concern on subject site	Potentially contaminating activity ²	Location of PCA (on-site or off-site)	Contaminants of potential concern ³	Media potentially impacted (Ground water, soil and/or sediment)
APEC 1 (Due to the presence of in-ground fill material at the location of the former residential building at the northwestern portion of the subject site)	Northwestern portion of the subject site	30. Importation of Fill Material of Unknown Quality	On-site	Metals, CN-, Hg, Cr (VI), B-HWS, pH	Soil
APEC 2 (Due to presence of fill material at the gravel surfaced area to the south of the building)	Northwestern corner of the subject site	30. Importation of Fill Material of Unknown Quality	On-site	Metals, CN-, Hg, Cr (VI), B-HWS, pH	Soil
APEC 3 - 5 (Due to soil stockpiles located at the subject site)	Northern portion of the subject site	30. Importation of Fill Material of Unknown Quality	On-site	Metals, CN-, Hg, Cr (VI), B-HWS, pH	Soil