

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**40-60 EMMA ST. S.
GRAND VALLEY, ON**

Prepared for:
**SHELDON CREEK DEVELOPMENTS
ATTN: WILLEM WILDEBOER. PROJECT MANAGER**

Prepared by:
**CRITERIUM-JANSEN ENGINEERS
25 First Street,
Orangeville, Ontario
L9W 2C8**

JANUARY 27, 2023

CONTENTS

1.0 EXECUTIVE SUMMARY 1

1.1 DESCRIPTION 1

1.2 SUMMARY OF CONCLUSIONS 1

2.0 INTRODUCTION 1

2.1 PURPOSE..... 1

2.2 SCOPE..... 2

2.3 EXCEPTIONS & LIMITATIONS 2

3.0 FINDINGS & OPINIONS..... 3

3.1 SITE DESCRIPTION 3

3.1.1 SITE & VICINITY CHARACTERISTICS 3

3.1.2 TOPOGRAPHY, GEOLOGY, & HYDROLOGY 3

3.1.3 SUBJECT PROPERTY USE HISTORICAL USES 4

3.1.4 ADJOINING PROPERTY REVIEW 4

3.2 RECORDS REVIEW 4

3.2.1 MINISTRY OF ENVIRONMENT (MOE) 4

3.2.2 ENVIRONMENTAL PROTECTION ACT (EPA) 4

3.2.3 ENDANGERED SPECIES ACT ("ESA") 2007 5

3.2.4 ERIS HISTORICAL SEARCHES (EHS)..... 6

3.2.5 ONTARIO REGULATION 347 WASTE GENERATORS SUMMARY 6

3.2.6 ONTARIO OIL AND GAS WELLS 7

3.2.7 PESTICIDE REGISTER 7

3.2.8 PIPELINE INCIDENTS 7

3.2.9 PRIVATE AND RETAIL FUEL STORAGE TANKS 8

3.2.10 SCOTT’S MANUFACTURING DIRECTORY..... 8

3.2.11 ONTARIO SPILLS..... 9

3.2.12 WATER WELL INFORMATION SYSTEM..... 9

3.3 INTERVIEWS 9

3.3.1 INTERVIEWS WITH OWNERS AND OCCUPANTS..... 9

3.3.2 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS 9

4.0 SOURCE REFERENCES..... 9

4.1 INTERVIEWS 9

4.2 SECONDARY SOURCES..... 9

4.3 DATABASE SEARCHES 9

5.0 CONCLUSIONS..... 10

5.1 SUMMARY OF RECOGNIZED ENVIRONMENTAL CONDITIONS 10

- Appendix A: SELECTED PHOTOGRAPHS**
- Appendix B: SITE LOCATION MAP**
- Appendix C: DATABASE SEARCH REPORT EXCERPTS**
- Appendix D: CERTIFICATE OF PROHIBITION**
- Appendix E: QUALIFICATIONS**

<p>1.0 EXECUTIVE SUMMARY</p>	<p>Criterion - Jansen Engineer's ("CJE") conducted a Phase I Environmental Site Assessment ("ESA") on January 20, 2023, for 40-60 Emma Street South, Grand Valley, Ontario ("Site").</p> <p>The Phase I ESA was conducted in accordance with the scope and limitations of CSA Z768-01 and ASTM E 1527-13. A Phase I ESA is intended to identify actual and potential site contamination. Such identification involves the evaluation and reporting of existing information collected through records review, site visits, and interviews.</p> <p>This review and assessment have revealed no evidence of recognized environmental conditions in connection with the property; however, there is a Certificate of Prohibition on the Site by the Ministry of the Environment and there could be wildlife protection regulations that are applicable to the Site.</p>
<p>1.1 Description</p>	<p>The Site is composed of a vacant lot of approximately 3,231 m² (0.80 acres). The Site is an undeveloped wooded vacant lot.</p> <p>The zoning of this property is Downtown Commercial (CD) per the Zoning By-law Amendment Passed December 14, 2021.</p> <p>There is a swale alongside Emma St. S. sloping North to South, terminating at a storm drain and culvert near the intersection of William St. and Emma St. S. The lot is unfinished and unpaved, with clearings and corresponding footpaths from the street at the middle and south of the lot. The lot is sloped toward the swale for drainage.</p> <p>For purposes of this report, the front elevation of the building is facing east, and Emma St. S. is alongside the east side of the property, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building and facing it.</p>
<p>1.2 Summary of Conclusions</p>	<p>This assessment has revealed no evidence of recognized environmental conditions; of hazardous substances or petroleum products on the subject property which would indicate an existing release, a past release, or a threat of release of these substances in connection with the property. However, the Ministry of the Environment has a Certificate of Prohibition issued in 1997 per the Environmental Protection Act and wildlife protection regulations may be applicable to the site per the Endangered Species Act.</p>
<p>2.0 INTRODUCTION</p>	<p>CJE conducted a Phase I ESA of the Site. Jaime Rodríguez, B.Tech. (Arch.Sc.), C.E.T., RRO and Adrian Lau performed the assessment.</p> <p>We performed the site review on January 20, 2023. The weather was snowy and overcast with a temperature of approximately -2°C.</p>
<p>2.1 Purpose</p>	<p>This Phase I ESA was conducted in conformance with the scope and limitations of CSA Z768-01 and ASTM E 1527-13. A Phase I ESA is intended to identify actual and potential site contamination. Such identification involves the evaluation and reporting of existing information collected through records review, site visits, and interviews.</p>

<p>2.2 Scope</p>	<p>Site Review We conducted a site visit to obtain <i>visual</i> evidence of the likelihood of the presence of any hazardous substances or petroleum products that indicate an existing release, a past release, or a threat of a release onto the property. This site visit included:</p> <ul style="list-style-type: none"> • Review for any visual evidence of present or past existence of any storage tanks (aboveground and below ground), wells, and waste storage disposal facilities including on-site septic systems. • Review for any visual evidence of electrical transformers and equipment that use/contain polychlorinated biphenyls (PCBs). • Review for any visual evidence of asbestos. • Review for visual evidence of the presence of ozone-depleting substances, in particular chlorofluorocarbons and related refrigerants. <p>Subject Property Use Research Identified current and prior uses of the property.</p> <p>Adjoining Property Use Review Reviewed the apparent current and prior use of all adjacent properties to assess the potential for migration of contaminants to the subject property.</p> <p>Environmental Records Review Reviewed readily available public records and conducted interviews to identify existing or potential sources of contamination to the subject property.</p> <p>Physical Setting Review Identified general physical environmental features of the site.</p>
<p>2.3 Exceptions & Limitations</p>	<p>A Phase I ESA is a limited inquiry, <i>not</i> an exhaustive investigation for known hazardous materials.</p> <p>The information provided in this ESA is in part based on <i>visual</i> evidence available during a diligent site walk of the entire property and on inspection of all accessible areas. This assessment is limited in nature and should not be inferred to be a guarantee regarding the presence or absence of any known or unknown hazardous materials on the site.</p> <p>This assessment is limited in nature and should not be inferred to be a guarantee about the presence or absence of any known or unknown hazardous materials on the site.</p> <p>We did not perform any subsurface investigation currently, nor did we collect or analyze water or soil samples. We did not conduct inspections for drinking water quality, electromagnetic radiation, etc., as these are beyond the scope of this assignment.</p> <p>The information, observations, and conclusions described in this report are valid on the date of the review and have been made under the terms, conditions, limitations, and constraints noted in the report. We prepared the report for the exclusive use of Sheldon Creek Developments (“Client”).</p>

	<p>No other individual or party shall be entitled to rely upon the report without our express written consent. If another individual or party relies on the report, such individual or party shall indemnify and hold Criterium - Jansen Engineers harmless for any damages, losses, or expenses incurred as a result of such use. Any use or reliance of the report by an individual or party other than the Client shall constitute acceptance of these terms and conditions. Any electronic copies of this report that are provided to the Client are for their convenience and are not to be construed as the original or final report.</p>
<p>3.0 FINDINGS & OPINIONS</p>	
<p>3.1 SITE DESCRIPTION</p>	
<p>3.1.1 Site & Vicinity Characteristics</p>	<p>The Site is located on the west side of Emma Street South, south of Mill Street West. The site is surrounded by residential and commercial properties. The site can only be accessed via Emma St. S. The site and surrounding area appear to have been registered in or around the late 1970's, with the land having been vacant since.</p> <p>The north and west sides of the Site are bounded by residential properties. The east side of the site across from Emma St. S is mainly residential. There is an electrical substation adjacent to the site towards the northeast, and light manufacturing and a car wash south of the Site.</p> <p>The Site is designated to be Block 5, Reg. Plan 33A composed of Lots 1, 12, 13 14 & 15 per the survey plan prepared by Black, Shoemaker, Robinson & Donaldson Limited dated 1988. The legal designation of the Site is: Lots 13, 14, & 15, Blk 5, PL 33A & PT LT1, BLK 5, PL 22A AS IN MF161128; E Luther/Grand Valley.</p> <p>The site is generally rectangular in shape with a frontage of approximately 75 meters on Emma St. S.</p>
<p>3.1.2 Topography, Geology, & Hydrology</p>	<p>The lot is not developed and is wooded with various types of vegetation as well as evidence of local fauna. The general geography is relatively steep, falling from north and west to east and south. The site is sloped from the west of the property to the east, into a swale running alongside Emma St. S. The swale has a drain at the center and at the end of the slope to facilitate drainage to the municipal stormwater system. There are also several smaller swales on the property on higher elevations, as well as a natural creek bed.</p> <p>There are vegetated footpaths near the center and south of the Site leading to the rear and sides of the property. The property is sloped to Emma St. S. and has a relatively steep gradient. The entire Site is covered in trees, foliage, brush, grass, and occasional piles of various types of vegetation and manmade debris.</p> <p>The property is at a higher elevation relative to the Grand River located at the east side of The Town of Grand Valley.</p> <p>The elevation of the property is 1,507 FT/459.26 M.</p> <p>The Site is located approximately 200m west of the north-south Grand River. Streams flow west of the site to Grand River. Grand River flows south-south-east into the Lake Bellwood reservoir and on to Lake Erie. It is likely that ground water flows from the south-east to the north-west in relation to the subject site.</p>

	<p>Groundwater flow can be influenced by a number of factors, such as surface topology, underground structures, seasonal fluctuations, and soil and bedrock geology, among others. None of these conditions were extensively considered during this study.</p>
<p>3.1.3 Subject Property Use Historical Uses</p> <p>Present Uses</p>	<p>Parcel Registration from the Land Registry Office #7 indicates the property underwent registration January 29, 1970 and was transferred to the Township of Luther Grand Valley October 23, 2007 to sell or ‘dispose of real property’. It was subsequently transferred from the Township October 26, 2012, James Gordon Tribble of Grand Valley Wind Farms Ltd.</p> <p>There are no records of historical uses of the site, commercial nor residential. The site is undeveloped. The site is vacant and is undeveloped and is wooded mostly covered with dense foliage and localized piles of debris.</p> <p>We found no evidence that past uses of the Site that would have an adverse environmental impact.</p>
<p>3.1.4 Adjoining Property Review Historical Uses</p> <p>Present Uses</p>	<p>The adjoining properties have been and are commercial and residential.</p> <p>Presently, the surrounding properties are light industrial/commercial and residential buildings. Neighbouring buildings to the north and south are mainly sodded yards with houses. There are paved lots to the northeast with various light industrial/warehouse type buildings and an electrical substation operated by Orangeville Hydro. The businesses in the vicinity are Barclay Trim and Mouldings and Grand Valley Car Wash that appear to be either abandoned or closed. There is a 2-story residential building across Emma St. S. called Riverview Apartments.</p>
<p>3.2 RECORDS REVIEW</p>	
<p>3.2.1 Ministry of Environment (MOE)</p> <p>Findings</p>	<p>ERIS (“Environmental Risk Information Services”) provides phase I site assessment data (“ESA”) for properties in the US and Canada.</p> <p>A Freedom of Information Request was submitted to the Ministry of Environment to determine if there were any environmental incidents or violations associated with the Site and adjacent properties; whether any Control Orders have been issued; whether there have been any environmental investigations regarding the subject property; and to determine if there are any recorded spills. Note that database searches for Ministry Orders and the Occurrence Reporting Information System were completed.</p> <p>A formal response regarding the Freedom of Information request will be forwarded when received. We do not suspect further discovery of significant information from this search.</p>
<p>3.2.2 Environmental Protection Act (EPA)</p>	<p>Our land registry request produced “Schedule B, Certificate of Prohibition s. 197(2), Environmental Protection Act” dated August 20, 1997, attached to “Document General Form 4 – Land Registration Reform Act, 1984” that states:</p> <p>“This is to certify that pursuant to an Order of Hardy Wong, Director of West Central Region, dated August 20, 1997, relating to contamination on the property described in Box 6, United Cooperatives of Ontario, Assignor in</p>

<p>Findings</p>	<p>Bankruptcy and any other person having an interest in the property described in Box 6 is prohibited from dealing with the property described in Box 6 without first giving a copy of the Order to each person acquiring an interest in the property as a result of the dealing. Under subsection 197(3) of the Environmental Protection Act, the prohibition applies to each person who, subsequent to the registration of this certificate, acquires an interest in the property.”</p> <p>An environmental warning or restriction would be a notification of or an obligation to notify a potential purchaser of some environmental concern such as: noise levels, water quality, sewage disposal, impending construction, maliferous odours, pollutants (chemicals, radiation, radon gas, floodplains, wetlands, etc.).”</p> <p>With respect to United Co-operatives of Ontario and UCO Petroleum identified in the prohibition, the possible environmental concerns could be as shown in ERIS:</p> <ul style="list-style-type: none"> • Waste generator of UCO Petroleum, 221: Light Fuels. • Registered pesticides. • Private and retail fuel storage tanks. <p>A prohibition runs with the land (i.e., it is deemed to be directed to each person who subsequently acquires an interest in the land), unless revoked when an environmental concern no longer exists, by registration of a Certificate of Withdrawal of Requirement issued by the Ministry of the Environment under section 197. It should be noted that a request for withdrawal will need to be supported in most cases by technical documents which show to MOE's satisfaction that there is no longer a need for the prohibition [Operational Guidance For Obtaining Environmental Protection Act, Section 46 Approval, Section 46 Approvals and EPA Section 197 (10.3), https://www.ontario.ca/page/operational-guidance-obtaining-environmental-protection-act-section-46-approval]</p> <p>We recommend that the Purchaser seek legal counsel to provide interpretation of the full significance of the prohibition for the legal discharge of environmental conditions of the Site and the correct application of the Environmental Protection Act and all other legislative regulations in connection to Ownership and use of the land.</p>
<p>3.2.3 Endangered Species Act (“ESA”), 2007 & Ontario Regulation 242 (O.Reg. 242)</p>	<p>There is wildlife on the property including bird nests that may be protected under the Endangered Species Act, 2007 & Ontario Regulation 242. The ESA prohibits killing or harming species on the SARO List as well as the destruction of their habitats. There may be conditional exemptions from such prohibitions for certain commercial, industrial, or development activities.</p> <p>Companies should consider whether their current or planned activities comply with regulations. In some instances, companies may need to submit new or amended notices of activities or develop mitigation plans to qualify for or maintain eligibility for exemptions.</p> <p>In general, regulations require registration of the activity and the species affected with the Ministry of the Environment, taking steps to minimize effects to a newly protected species or habitat, create and implement a mitigation plan for each species, reporting and monitoring.</p>

<p>Findings</p>	<p>We recommend that the Purchaser seek legal counsel to provide interpretation of the full significance of the ESA and O.Reg. 242 for the legal discharge of environmental conditions of the Site and the correct application of legislative regulations in connection to Ownership and use of the land.</p>
<p>3.2.4 ERIS Historical Searches (EHS)</p> <p>Findings</p>	<p>ERIS has compiled a database of all environmental risk reports completed since 1999-Jul 31, 2022. 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.</p> <p>There are five (5) historical ERIS searches for properties within 0.25 km of the subject site. All five historical ERIS searches were for properties outside the site.</p> <p>No environmental impact is anticipated on the Site.</p>
<p>3.2.5 Ontario Regulation 347 Waste Generators Summary</p> <p>Findings</p>	<p>Regulation 347 of the Ontario Environmental Protection Act ("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 information is a summary of 1986-Oct 31, 2022, including the most currently available data.</p> <p>There are thirty-six (36) registrations for waste generators within 0.25 km of the site.</p> <ul style="list-style-type: none"> • There are 3 registrations for Rivendell Equine V.S. Revs Prof. Corp. The listed waste generator for this site is classified as waste class: <ul style="list-style-type: none"> ○ 312 P: Pathological Wastes • There are 3 registrations for Davidson Bus Lines LTD. The listed waste generator is classified as waste class: <ul style="list-style-type: none"> ○ 252: Waste Oils & Lubricants • There are 7 registrations for Grand Valley Wind Farms. The listed waste generators are classified as waste classes: <ul style="list-style-type: none"> ○ 252: Waste Oils & Lubricants ○ 251: Oil Skimmings & Sludges ○ 252 L: Waste Crankcase Oils and Lubricants • There are 2 registrations for United Co-operatives of Ontario and UCO Petroleum. The listed waste generator is classified as waste class: <ul style="list-style-type: none"> ○ 221: Light Fuels. • There is 1 registration for UPI. The listed waste generator is classified as waste class: <ul style="list-style-type: none"> ○ 221: Light Fuels. • There is 1 registration for UCO Petroleum. The listed waste generator is classified as waste class: <ul style="list-style-type: none"> ○ 221: Light Fuels. • There are 15 registrations for Simes Funeral Homes Ltd. and 882174 Ontario Limited. The listed waste generators are classified as waste classes: <ul style="list-style-type: none"> ○ 312: Pathological Wastes ○ 312 P: Pathological Wastes

	<ul style="list-style-type: none"> • There is 1 registration for Upper Grand Valley District School Board. <i>The listed waste generator was not listed in the report.</i> • There is 1 registration for RBC Financial Group. <i>The listed waste generator was not listed in the report.</i> • There is 1 registration for the Corp. of the Town of Grand Valley. The listed waste generator was classified as waste class: <ul style="list-style-type: none"> ○ 221 L: Light Fuels • There is 1 registration for Northwind Solutions Group Inc. The listed waste generator was classified as waste class: <ul style="list-style-type: none"> ○ 252: Waste Oils & Lubricants <p>No environmental impact is anticipated to the Site except for the following (Refer to 3.2.2, above):</p> <ul style="list-style-type: none"> • United Co-operatives of Ontario, UCO Petroleum and UPI (at same address), waste generator classification 221: Light Fuels.
<p>3.2.6 Ontario Oil and Gas Wells</p> <p>Findings</p>	<p>This database includes information on oil and gas wells drilled in Ontario. This includes well owner/operator, location, permit start date, well cap date, licence number, status, depth, and the primary target (rock unit) of the well being drilled.</p> <p>A search of the database found that there are no locations located within 0.25 km of the Site.</p> <p>No environmental impact is anticipated on the site.</p>
<p>3.2.7 Pesticide Register</p> <p>Findings</p>	<p>The Ontario Ministry of Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.</p> <p>A search of the PES database dated Oct 2011- Nov 30, 2022, found nine (9) sites located within 0.25 km of the site.</p> <ul style="list-style-type: none"> • United Co-operatives of Ontario (101 m) • Tindall Tom (1976) Limited Quality Feeds (181 m) – <i>The name for this company alternates to Grand Valley Feed Service and Kenilworth Feed Service Ltd. and there are 8 entries for this address.</i> <p>No environmental impact is anticipated to the Site except for the following (Refer to 3.2.2, above):</p> <ul style="list-style-type: none"> • Pesticides, United Co-operatives of Ontario.
<p>3.2.8 Pipeline Incidents</p>	<p>List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province, this listing in an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.</p>

<p>Findings</p>	<p>A search of the PINC database, dated Feb 28, 2021, has found that there is one (1) PINC site(s) within approximately 0.25 kilometers of the project property.</p> <ul style="list-style-type: none"> • 6 William St., Grand Valley, ON in 2011. <p>However, no environmental impact is anticipated on the site.</p>
<p>3.2.9 Private and Retail Fuel Storage Tanks</p> <p>Findings</p>	<p>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).</p> <p>A search of the PRT database, dated 1989-1996 has found that there are 6 PRT site(s) within approximately 0.25 kilometers of the project property.</p> <ul style="list-style-type: none"> • Davison Bus Lines Ltd 30 William St. Grand Valley, ON. • UCO Petroleum Inc C/O Shirley Wonnell 23 Mill St. W. Grand Valley, ON. • Midwestern Ontario CO Op Inc. 23 Mill St. W. Grand Valley, ON. • CNL Gas Bar 34 Water St. Grand Valley ON. • (2) Valley Auto Service 34 Water St. ON. <p>No environmental impact is anticipated to the Site except for the following (Refer to 3.2.2, above):</p> <ul style="list-style-type: none"> • UCO Petroleum Inc.
<p>3.2.10 Scott's Manufacturing Directory</p> <p>Findings</p>	<p>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.</p> <p>A search of the SCT database, dated 1992-Mar 2011 has found that there is one (1) SCT site(s) within approximately 0.25 kilometers of the project property.</p> <ul style="list-style-type: none"> • 1 site for Grand Valley Feed Service, 23 Emma St., Grand Valley, ON. This site manufactures: <ul style="list-style-type: none"> ○ 311119: Other Animal Food Manufacturing ○ 325314: Mixed Fertilizer Manufacturing ○ 311211: Flour Milling <p>However, no environmental impact is anticipated on the site.</p>

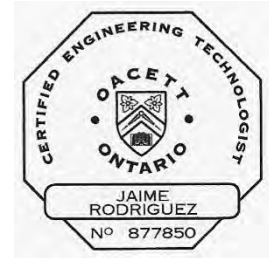
<p>3.2.11 Ontario Spills</p> <p>Findings</p>	<p>This database identifies information including date, type and quantity of spills including environmental impact 1988-Sep 2020; Dec 2020-Mar 2021.</p> <p>A search of the SPL database has found that there are four (4) SPL sites within approximately 0.25 kilometers of the project property.</p> <ul style="list-style-type: none"> • 1 spill is listed approximately 127 m from the site. A private owner reported a furnace oil tank leak into the soil on January 15, 1991. • 1 spill is listed approximately 223 m from the site. Valley Inn Restaurant reported a furnace oil tank leak into the soil on January 24, 1993. • 2 spills were listed approximately 246 m from the site. Ontario Clean Water Agency reported a septic/sewage leak to the soil on June 22, 2000, and a mixed liquor overflow to the soil and water on November 19, 2003. <p>The spills reported are not on the property and are 0.13-0.25km from the Site. The nature scale of the spills appears to be relatively minor. We believe that there is no environmental impact to the site.</p>
<p>3.2.12 Water Well Information System</p> <p>Findings</p>	<p>This database, dated June 30, 2022, describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. Geographic coordinates are reliable according to the given percentage.</p> <p>Sixty-one (61) water wells are located within a 0.25 km distance of the site.</p> <ul style="list-style-type: none"> • These are 6 observation wells. • There are 35 wells for domestic water supply. • There are 3 wells for commercial water supply. • There are 10 wells that are abandoned. • There are 7 wells that are unmarked. <p>However, no environmental impact is anticipated on the site.</p>
<p>3.3 INTERVIEWS</p>	
<p>3.3.1 Interviews with Owners and Occupants</p>	<p>According to the Owners, they are not aware of any environmental condition associated with the property.</p>
<p>3.3.2 Interviews with Local Government Officials</p>	<p>Consultation was attempted with the Building Department under the direction of the Mark Kluge, Town Planner (519-928-5652). According to information available, there were no current or past environmental issues associated with the Site or adjoining properties that might impact the site.</p>
<p>4.0 SOURCE REFERENCES</p>	
<p>4.1 Interviews</p>	<ul style="list-style-type: none"> • Willem Wildeboer, Project Manager, Sheldon Creek Developments • Mark Kluge, Town Planner, Town of Grand Valley • John Walkinshaw, Real Estate Broker, Walkinshaw Partners
<p>4.2 Secondary Sources</p>	<ul style="list-style-type: none"> • https://www.townofgrandvalley.ca/en/doing-business/resources/Thomasfield-Phase-3B/3_Planning-Report-Phase-3B_Apr-6-2020.pdf
<p>4.3 Database Searches</p>	<p>Complete Report – 0.25 km Search Radius prepared by Environmental Risk Information Service., dated January 19, 2023.</p>

5.0 CONCLUSIONS
5.1 Summary of Recognized Environmental Conditions & Impact

“A *Phase I Environmental Site Assessment* has been performed in conformance with the scope and limitations of CSA Z768-01 and ASTM E 1527-13 of 40-60 Emma St. S., Grand Valley, Ontario. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. No further testing is required.

This report has been prepared in strict confidence. No reproduction or reuse is permitted without express written consent. Furthermore, we will not release this report to anyone without your permission. If you have any questions about this report, please call.

Report Prepared by:



**JAIME RODRÍGUEZ, B.TECH.
(ARCH.SC.), C.E.T., RRO
SENIOR PROJECT MANAGER**

Report Reviewed by:



**JIM RAMMOS, P.ENG.
DIRECTOR, BUILDING SCIENCE & RESTORATION
CRITERIUM-JANSEN ENGINEERS**

Appendix A
SELECTED PHOTOGRAPHS

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

There is a wood mill shop to the South of the property, located downhill of 40-60 Emma Street South, Grand Valley ("Site").

Photo Number

1



Description:

Power transmission lines are located above ground, streetside.

Photo Number

2

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:
The front of the
Site facing Emma
St. S.

Photo Number
3



Description:
There is a power
substation to the
Northeast of the
property, on the
corner of Mill St.
W and Emma St.
S.

Photo Number
4

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:
Emma St. S,
looking South.

Photo Number
5



Description:
View of the shed
situated at the
rear yard of 45
Mill St. adjacent
to the north side
of the Site.

Photo Number
6

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

There is a storm drain on the property that is situated in a swale along Emma St. S.

Photo Number

7



Description:

There are 2 water mains on the East of the property facing Emma St. S., marked with stakes.

Photo Number

8

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

The middle of the property slopes from East to West and has a natural clearing.

Photo Number
9



Description:

There is localized debris strewn randomly on the property, ranging from plastic debris to sinks.

Photo Number
10

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

There appears to be a small creek on the center of the property, sloping downhill from West to East.

Photo Number

11



Description:

There is a construction debris pile at the Northwest of the property.

Photo Number

12

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:
Clearing in the middle of the property looking south to Emma St. S.

Photo Number
13



Description:
There are residential properties at the West of the property with fencing.

Photo Number
14

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

There is construction debris, mainly lumber and brush, at the Southwest of the property.

Photo Number

15



Description:

There is a cementitious and granular substance at the West of the property, next to the residential fencing. The substance could not be identified.

Photo Number

16

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

View of the sheds and storage areas at the rear of the residential properties to the North of the site corresponding to 49 & 55 Mill St.

Photo Number
17



Description:

There was a bright red sludge-like substance at one location near the rear of the Site. The substance could not be identified.

Photo Number
18

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

View of one of the sheds on residential property to the north of the site. There are pavers at the rear of the shed.

Photo Number
19



Description:

Debris on property; rodent screen. Seemingly abandoned.

Photo Number
20

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

Construction debris/materials stored on one of the residential properties. Debris consists of cinder bricks, metal sidings, wood, and some plastic.

Photo Number
21



Description:

There is evidence of local fauna that may need consideration prior to development.

Photo Number
22

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

There are abandoned wooden planters on the site.

Photo Number

23



Description:

Abandoned vehicles remain on an adjacent residential property. Debris is stored on and around abandoned vehicles, including tires and construction materials.

Photo Number

24

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

A rusted oil drum is stored near the abandoned vehicles. Leaves and wood remain inside.

Photo Number
25



Description:

A woodchipper is stored on a property adjacent to site.

Photo Number
26

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:
View of the clearing on the North side of the site.

Photo Number
27



Description:
There is wood framing debris piled up on the property.

Photo Number
28

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:
Abandoned debris
on property.

Photo Number
29



Description:
Rear of the
residential
properties to the
North of the site
corresponding to
49 & 55 Mill
Street.

Photo Number
30

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:
Rear of the residential property to the North of the site corresponding to 45 Mill St.

Photo Number
31



Description:
There is a deteriorated stone rubble retaining wall at the boundary between the Site and the residential properties at the west side.

Photo Number
32

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

There is a depression in the ground at the South end of the property.

Photo Number

33



Description:

View of the clearing at the South side of site.

Photo Number

34

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

The South side of the site is uphill of the adjacent wood mill.

Photo Number

35



Description:

There are concrete masonry blocks at random locations throughout the property.

Photo Number

36

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

Residential property to the Southwest of site. Debris is littered around site; tires, plastic barrels, fabric, as well as wood.

Photo Number
37



Description:

There are piles of debris with tires, lattice fencing and metal scrap at the southwest side of the property.

Photo Number
38

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:
View of clearing at
Southwest end of
site.

Photo Number
39



Description:
A retirement
complex is
situated across
Emma St. S. of the
site.

Photo Number
40

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

There are various residential and light commercial/ industrial buildings/ properties on Emma St. S, South of the site.

Photo Number

41



Description:

A fenced area and various industrial/ commercial properties are located on Emma St. S, North of the site.

Photo Number

42

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

There are several concrete silos at the corner of Mill St. W. and Emma St. S.

Photo Number

43



Description:

Residential properties that border the site at the North along Mill St.

Photo Number

44

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

There are Bell service lines running alongside the property.

Photo Number

45



Description:

View of the swale located on the property line facing Emma St. S. The swale terminates at a culvert and drain.

Photo Number

46

Location:
40-60 Emma St. S.
Grand Valley

Photo Taken by:
Adrian Lau

Date:
Jan. 20, 2023



Description:

Front elevation of the wood mill to the South of the property. The site appears to be unoccupied.

Photo Number

47



Description:

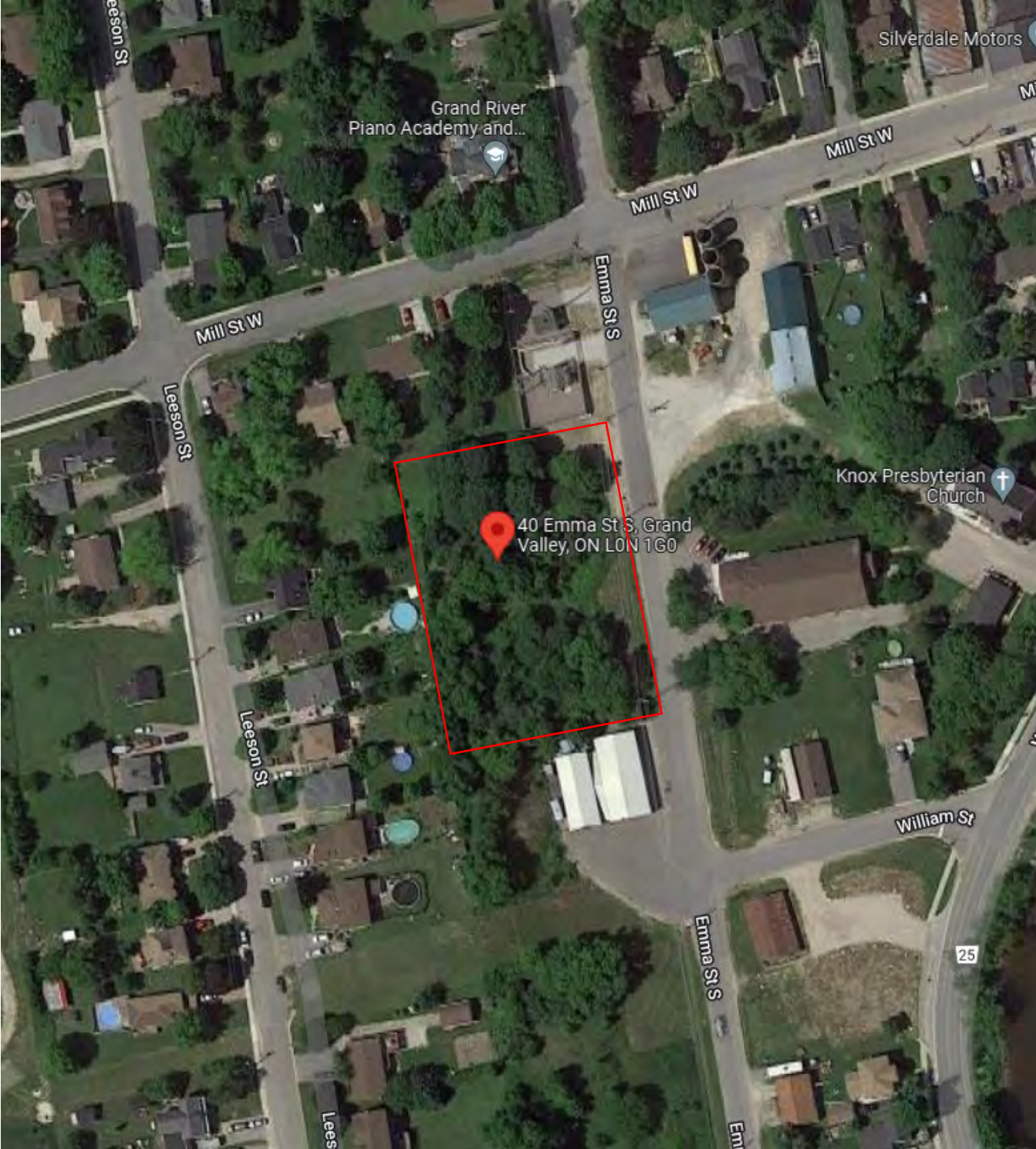
There is an abandoned car wash to the south of the site past William St.

Photo Number

48

Appendix B
SITE LOCATION MAP

2022 – Aerial Photograph (Noting Site Location)



Source: Imagery 2023, Google Maps

Appendix C
DATABASE SEARCH REPORT EXCERPTS

Executive Summary

Property Information:

Project Property: Vacant Property
50 Emma Street South Grand Valley ON L0N 1G0

Project No: 07-4691

Coordinates:

Latitude: 43.89625
Longitude: -80.31692
UTM Northing: 4,860,576.41
UTM Easting: 554,860.73
UTM Zone: 17T

Elevation: 1,507 FT
459.26 M

Order Information:

Order No: 23011800674
Date Requested: January 18, 2023
Requested by: Criterium-Jansen Engineers
Report Type: Standard Report

Historical/Products:

ERIS Xplorer [ERIS Xplorer](#)

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
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
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	4	4
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0	0	0
CHM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
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
DTNK	<i>Delisted Fuel Tanks</i>	Y	0	19	19
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	3	3
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	5	5
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	2	2
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
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	13	13
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	2	2
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	36	36
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
INC	<i>Fuel Oil Spills and Leaks</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
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>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
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
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OGW	<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	9	9
PINC	<i>Pipeline Incidents</i>	Y	0	1	1
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	6	6
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	1	1
SPL	<i>Ontario Spills</i>	Y	0	4	4
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>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	0	61	61
Total:			0	166	166

Executive Summary: Site Report Summary - Project Property

<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>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	WWIS		lot 30 con 2 ON Well ID: 1703743	WSW/32.0	5.41	41
2	PRT	DAVISON BUS LINES LTD	30 WILLIAM ST GRAND VALLEY ON	S/42.8	1.61	44
2	FSTH	DAVISON BUS LINES LTD	30 WILLIAM ST GRAND VALLEY ON	S/42.8	1.61	45
2	FSTH	DAVISON BUS LINES LTD	30 WILLIAM ST GRAND VALLEY ON	S/42.8	1.61	45
2	FST	DAVISON BUS LINES LTD	30 WILLIAM ST GRAND VALLEY L0N 1G0 ON CA ON	S/42.8	1.61	45
2	ECA	The Corporation of the Town of Grand Valley	30 William St Geographic Town of Grand Valley East Luther Grand Valley ON L9W 5S6	S/42.8	1.61	46
3	WWIS		ON Well ID: 1702239	N/46.7	1.20	46
4	WWIS		ON Well ID: 7225112	NNE/51.6	1.20	49
5	WWIS		ON Well ID: 1701171	S/53.5	-1.15	50
6	WWIS		lot 30 con 2 ON Well ID: 1703662	NNE/55.0	-0.72	53
7	WWIS		ON Well ID: 1701610	WSW/58.3	7.98	57
8	WWIS		ON	SE/63.9	-3.30	60

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
			Well ID: 1700268			
<u>9</u>	WWIS		ON	NW/65.8	4.94	<u>63</u>
			Well ID: 1701756			
<u>10</u>	WWIS		lot 30 con 2 GRAND VALLEY ON	E/70.9	-4.48	<u>66</u>
			Well ID: 7122086			
<u>11</u>	EHS		71 Emma Street Grand Valley ON	E/72.5	-4.53	<u>68</u>
<u>12</u>	WWIS		lot 2 con 30 GRAND VALLEY ON	E/73.5	-4.48	<u>69</u>
			Well ID: 7039991			
<u>12</u>	WWIS		lot 2 con 30 GRAND VALLEY ON	E/73.5	-4.48	<u>72</u>
			Well ID: 7040138			
<u>13</u>	WWIS		lot 30 con 2 GRAND VALLEY ON	SE/74.8	-4.69	<u>74</u>
			Well ID: 7122087			
<u>14</u>	WWIS		ON	NNE/75.3	-0.72	<u>76</u>
			Well ID: 7188594			
<u>15</u>	EHS		10 Williams St Grand Valley ON	ESE/77.9	-4.36	<u>77</u>
<u>16</u>	WWIS		ON	ESE/78.8	-4.36	<u>77</u>
			Well ID: 7183895			
<u>17</u>	WWIS		lot 30 con 2 ON	ENE/81.6	-2.39	<u>78</u>
			Well ID: 1703661			
<u>18</u>	WWIS		100 EMMA STREET SOUTH GRAND VALLEY ON	S/82.5	-1.16	<u>82</u>
			Well ID: 7304245			
<u>19</u>	EHS		34 Emma Street South Grand Valley ON	NNE/84.8	0.13	<u>85</u>
<u>20</u>	WWIS		ON	NE/86.9	-2.39	<u>85</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
			Well ID: 7203991			
21	WWIS		lot 30 con 2 GRAND VALLEY ON Well ID: 7122088	ESE/88.6	-4.36	86
22	WWIS		lot 30 con 2 ON Well ID: 1703297	NW/89.7	6.86	88
23	WWIS		ON Well ID: 7227475	N/90.0	2.06	92
24	WWIS		ON Well ID: 7188516	ESE/96.1	-4.36	93
25	WWIS		ON Well ID: 7205374	NE/96.4	-2.39	94
26	WWIS		lot 30 con 2 ON Well ID: 1702378	W/96.5	11.82	95
27	GEN	Grand Valley Wind Farms Inc.	27 Mill Street Grand Valley ON L9W5S8	NE/98.8	-2.08	98
27	GEN	Grand Valley Wind Farms Inc.	27 Mill Street Grand Valley ON L9W5S8	NE/98.8	-2.08	98
27	GEN	Grand Valley Wind Farms Inc.	27 Mill Street Grand Valley ON L9W5S8	NE/98.8	-2.08	98
27	GEN	Grand Valley Wind Farms Inc. Phase 1&2	27 Mill Street Grand Valley ON L9W5S8	NE/98.8	-2.08	99
27	GEN	Grand Valley Wind Farms Inc. Phase 1&2	27 Mill Street Grand Valley ON L9W5S8	NE/98.8	-2.08	99
27	GEN	Grand Valley Wind Farms Inc. Phase 1&2	27 Mill Street Grand Valley ON L9W5S8	NE/98.8	-2.08	100
27	GEN	Grand Valley Wind Farms Inc. Phase 1&2	27 Mill Street Grand Valley ON L9W5S8	NE/98.8	-2.08	100

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
28	WWIS		lot 30 con 2 ON Well ID: 1706236	NE/99.5	-2.08	100
29	PRT	MIDWESTERN ONTARIO CO OP INC	23 MILL ST W GRAND VALLEY ON	NE/101.2	-2.08	103
29	PRT	UCO PETROLEUM INC C/O SHIRLEY WONNELL	23 MILL ST W GRAND VALLEY ON	NE/101.2	-2.08	103
29	PES	UNITED CO OPERATIVES OF ONTARIO	23 MILL STREET GRAND VIALLEY ON L0N 1G0	NE/101.2	-2.08	103
29	GEN	UNITED CO-OPERATIVES OF ONTARIO	LOT 6 & 7 PLAN 22A TWP. OF LUTHER C/O 23 MILL ST. GRAND VALLEY ON L0N 1G0	NE/101.2	-2.08	103
29	GEN	UNITED CO(SEE&USE ON1446917) 39-180	LOT 6 & 7 PLAN 22A TWP. OF LUTHER C/O 23 MILL ST. GRAND VALLEY ON L0N 1G0	NE/101.2	-2.08	104
29	GEN	UPI (OUT OF BUS) 39-180	23 MILL ST., LOT 6 & 7, PLAN 22A TWP. OF LUTHER ON L0N 1G0	NE/101.2	-2.08	104
29	GEN	UCO PETROLEUM INC. 39-180	23 MILL ST. LOT 6&7, PLAN 22A, LUTHER TWP C/O5600 CANCROSS CT.P. O.BOX 7030,STN A MISSISSAUGA ON L5B 2N6	NE/101.2	-2.08	104
29	DTNK	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY ON	NE/101.2	-2.08	105
29	DTNK	GROWMARK INC	23 MILL ST W GRAND VALLEY ON	NE/101.2	-2.08	105
29	DTNK	GROWMARK INC	23 MILL ST W GRAND VALLEY ON	NE/101.2	-2.08	106
29	EHS		23 Mill St W Grand Valley ON L9W 5V9	NE/101.2	-2.08	106

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
29	FST	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	107
29	FST	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	107
29	DTNK	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	108
29	DTNK	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	108
29	DTNK	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	109
29	DTNK	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	110
29	DTNK	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON	NE/101.2	-2.08	110
29	DTNK	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	111
29	DTNK	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	111
29	DTNK	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	112
29	DTNK	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	113
29	FST	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	113

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
29	FST	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	114
29	FST	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	114
29	FST	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	115
29	FST	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	115
29	FST	UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE/101.2	-2.08	116
29	DTNK		23 MILL ST W GRAND VALLEY N0L 2L0 ON	NE/101.2	-2.08	116
29	EXP		23 MILL ST W GRAND VALLEY ON N0L 2L0	NE/101.2	-2.08	117
30	PINC		6 William Street, Grand Valley ON	E/104.1	-5.08	117
31	WWIS		lot 30 con 2 GRAND VALLEY ON Well ID: 7122089	SSE/105.1	-5.42	118
32	CA	GRAND VALLEY VILLAGE	LEESON ST./WILLIAM S GRAND VALLEY VILL. I/c 8/10/93 ON	SW/107.6	7.18	120
33	WWIS		lot 30 con 2 ON Well ID: 1704827	E/110.8	-4.36	120
34	WWIS		WATER ST & WILLIAM ST GRAND VALLEY ON Well ID: 7183896	ESE/112.1	-5.61	122
35	GEN	Rivendell Equine V.S. Revs Prof. Corp.	72 Leeson Street South Grand Valley ON L9W 5S5	WSW/113.0	10.97	124

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
35	GEN	Rivendell Equine V.S. Revs Prof. Corp.	72 Leeson Street South Grand Valley ON L9W 5S5	WSW/113.0	10.97	124
35	GEN	Rivendell Equine V.S. Revs Prof. Corp.	72 Leeson Street South Grand Valley ON L9W 5S5	WSW/113.0	10.97	125
36	WWIS		10 WATER STREET GRAND VALLEY ON Well ID: 7154974	ENE/117.1	-4.39	125
37	WWIS		ON Well ID: 1700275	ENE/117.1	-4.42	128
38	WWIS		ON Well ID: 1701272	WSW/119.6	10.97	130
39	PRT	C N L GAS BAR	34 WATER ST GRAND VALLEY ON	SE/124.4	-6.19	133
39	PRT	VALLEY AUTO SERVICE	34 WATER ST ON	SE/124.4	-6.19	134
39	PRT		34 WATER ST. GRAND VALLEY ON	SE/124.4	-6.19	134
39	DTNK	C N L GAS BAR	34 WATER ST GRAND VALLEY ON L0N 1G0	SE/124.4	-6.19	134
39	FST	VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA ON	SE/124.4	-6.19	135
39	FST	VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA ON	SE/124.4	-6.19	135
39	FST	VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA ON	SE/124.4	-6.19	136
39	FST	VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA	SE/124.4	-6.19	136

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
			ON			
39	DTNK		34 WATER ST GRAND VALLEY L0N 1G0 ON	SE/124.4	-6.19	137
39	DTNK	VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA ON	SE/124.4	-6.19	137
39	DTNK	VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA ON	SE/124.4	-6.19	138
39	DTNK	VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA ON	SE/124.4	-6.19	138
39	DTNK	VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA ON	SE/124.4	-6.19	139
39	EXP		34 WATER ST GRAND VALLEY ON L0N 1G0	SE/124.4	-6.19	140
40	SPL	PRIVATE OWNER	28 EMMA STREET STORAGE TANK/BARREL EAST LUTHER GRAND VALLEY TOWNSHIP ON	NNE/127.4	1.02	140
41	WWIS		100 EMMA STREET SOUTH GRAND VALLEY ON <i>Well ID: 7304246</i>	SSE/135.2	-3.78	141
42	WWIS		lot 30 con 2 ON <i>Well ID: 1706237</i>	NE/146.3	-2.73	143
43	GEN	DAVISON BUS LINES LTD.	30 EMMA STREET C/O BOX 131 GRAND VALLEY ON L0N 1G0	N/152.2	6.61	145
43	GEN	DAVISON BUS (OUT OF BUSINESS)	30 EMMA STREET C/O BOX 131 GRAND VALLEY ON L0N 1G0	N/152.2	6.61	145
43	GEN	DAVISON BUS (OUT OF BUSINESS) 12-220	30 EMMA STREET C/O BOX 131 GRAND VALLEY ON L0N 1G0	N/152.2	6.61	146

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
44	WWIS		ON Well ID: 1701246	WNW/153.7	14.61	146
45	WWIS		ON Well ID: 1700870	NNW/153.8	7.19	150
46	WWIS		lot 30 con 2 ON Well ID: 1703820	ENE/154.3	-3.84	152
47	WWIS		lot 30 con 2 ON Well ID: 1702489	NNE/156.1	-0.39	155
47	WWIS		lot 31 con 2 ON Well ID: 1702604	NNE/156.1	-0.39	159
48	CA	GRAND VALLEY VILLAGE	EMMA ST./MILL ST./HWY. #25 GRAND VALLEY VILL. ON	NE/156.8	-2.73	162
49	WWIS		lot 30 con 2 GRAND VALLEY ON Well ID: 7143021	WSW/159.9	12.50	162
50	WWIS		lot 30 con 2 ON Well ID: 1703416	SW/160.9	9.61	165
51	WWIS		ON Well ID: 1701175	NNW/163.3	7.19	168
52	WWIS		ON Well ID: 1702046	NW/175.5	11.67	171
53	GEN	SIMES FUNERAL HOME	48 MAIN ST. SOUTH GRAND VALLEY ON L0N 1G0	ENE/177.3	-3.52	175
53	GEN	SIMES FUNERAL HOME 44-332	48 MAIN ST. SOUTH GRAND VALLEY ON L0N 1G0	ENE/177.3	-3.52	175
53	GEN	SIMES FUNERAL HOME	48 MAIN STREET SOUTH GRAND VALLEY ON L0N 1G0	ENE/177.3	-3.52	176

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
53	GEN	882174 Ontario Limited	48 Main St. S. Grand Valley ON L0N 1G0	ENE/177.3	-3.52	176
53	GEN	882174 Ontario Limited	48 Main St. S. Grand Valley ON	ENE/177.3	-3.52	176
53	GEN	882174 Ontario Limited	48 Main St. S. Grand Valley ON	ENE/177.3	-3.52	177
53	GEN	882174 Ontario Limited	48 Main St. S. Grand Valley ON	ENE/177.3	-3.52	177
53	GEN	Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON L0N 1G0	ENE/177.3	-3.52	177
53	GEN	Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON	ENE/177.3	-3.52	178
53	GEN	Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON L9W 5V4	ENE/177.3	-3.52	178
53	GEN	Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON L9W 5V4	ENE/177.3	-3.52	178
53	GEN	Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON L9W 5V4	ENE/177.3	-3.52	179
53	GEN	Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON L9W 5V4	ENE/177.3	-3.52	179
53	GEN	Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON L9W 5V4	ENE/177.3	-3.52	180
53	GEN	Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON L9W 5V4	ENE/177.3	-3.52	180
54	WWIS		lot 30 con 2 ON	WSW/179.3	13.31	180

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
			Well ID: 1702334			
55	PES	TINDALL TOM (1976) LIMITED QUALITY FEEDS	23 EMMA STREET GRAND VALLEY ON L0N 1G0	NNE/181.2	2.36	184
55	SCT	Grand Valley Feed Service	23 Emma St Grand Valley ON L0N 1G0	NNE/181.2	2.36	184
55	PES	GRAND VALLEY FEED SERVICE	23 EMMA ST S GRAND VALLEY ON LON1G0	NNE/181.2	2.36	184
55	PES	GRAND VALLEY FEED SERVICE	23 EMMA ST S GRAND VALLEY ON LON1G0	NNE/181.2	2.36	185
55	PES	KENILWORTH FEED SERVICE LTD. O/A GRAND VALLEY FEED SERVICE	23 EMMA ST S, BOX 398 GRAND VALLEY ON L9W 5P9	NNE/181.2	2.36	185
55	PES	KENILWORTH FEED SERVICE LTD. O/A GRAND VALLEY FEED SERVICE	23 EMMA ST S, BOX 398 GRAND VALLEY ON L9W 5P9	NNE/181.2	2.36	186
55	PES	KENILWORTH FEED SERVICE LTD. O/A GRAND VALLEY FEED SERVICE	23 EMMA ST S, BOX 398 GRAND VALLEY ON L0N1G0	NNE/181.2	2.36	186
55	PES	TINDALL TOM (1976) LTD/QUALITY FEEDS(C#91682)	23 EMMA STREET GRAND VALLEY ON L0N1G0	NNE/181.2	2.36	186
55	PES	KENILWORTH FEED SERVICE LTD. O/A GRAND VALLEY FEED SERVICE	23 EMMA ST S, BOX 398 GRAND VALLEY ON L0N1G0	NNE/181.2	2.36	187
56	WWIS		ON Well ID: 1700273	ENE/185.7	-4.39	187
57	WWIS		ON Well ID: 1700265	NNW/186.1	9.21	191
58	WWIS		lot 30 con 2 ON Well ID: 1703745	SSE/190.8	-7.73	194

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
59	WWIS		ON Well ID: 1700251	E/192.6	-7.03	197
60	WWIS		ON Well ID: 1700269	E/197.6	-7.03	200
61	WWIS		ON Well ID: 1700272	E/198.0	-7.03	203
62	WWIS		ON Well ID: 1700281	W/199.0	15.53	205
62	WWIS		ON Well ID: 1700282	W/199.0	15.53	208
63	WWIS		ON Well ID: 1700271	E/202.8	-8.18	211
64	WWIS		ON Well ID: 1703418	SW/204.8	12.44	213
65	WWIS		lot 30 con 2 ON Well ID: 1703816	NE/206.5	-2.39	217
66	WWIS		ON Well ID: 1701271	SSE/213.1	-7.39	220
67	WWIS		lot 31 con 2 ON Well ID: 1703112	ESE/221.2	-7.15	224
68	SPL	PRIVATE BUSINESS	VALLEY INN RESTAURANT 47 MAIN STREET FUEL STORAGE TANK EAST LUTHER GRAND VALLEY TOWNSHIP ON	ENE/222.8	-3.47	226
69	WWIS		ON Well ID: 1700254	NNE/228.2	2.46	227
70	EHS		30 Main Street South Grand Valley ON	NE/232.9	-1.07	230

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
71	WWIS		ON <i>Well ID:</i> 1700283	NNE/233.1	2.46	230
72	WWIS		130 EMMA STREET GRAND VALLEY ON <i>Well ID:</i> 7248376	SSE/233.4	-8.47	233
73	WWIS		115 MAIN ST. SOUTH EAST LUTHER ON <i>Well ID:</i> 7134264	ESE/236.6	-6.00	235
74	GEN	Upper Grand District School Board	Grand Valley & District Public School 120 Main Street North, R.R. # 2 Grand Valley ON L0N 1G0	ESE/238.8	-7.42	237
75	WWIS		ON <i>Well ID:</i> 1700869	E/239.6	-6.38	238
76	GEN	RBC Financial Group	43 Main Street Grand Valley ON L0N 1G0	NE/240.6	-2.39	241
77	SPL	ONTARIO CLEAN WATER AGENCY	130 EMMA STREET GRAND VALLEY WPCP 130 EMMA STREET EAST LUTHER GRAND VALLEY ON	SSE/245.7	-7.39	241
77	SPL		130 Emma Street, Grand Valley, ON East Luther Grand Valley ON	SSE/245.7	-7.39	241
77	CA	The Corporation of the Township of East Luther Grand Valley	130 Emma St East Luther Grand Valley ON	SSE/245.7	-7.39	242
77	CA	The Corporation of the Township of East Luther Grand Valley	130 Emma St Lot 30, 31, concession 11 East Luther Grand Valley ON	SSE/245.7	-7.39	242
77	ECA	The Corporation of the Township of East Luther Grand Valley	130 Emma St East Luther Grand Valley ON	SSE/245.7	-7.39	242
77	ECA	The Corporation of the Township of East Luther Grand Valley	130 Emma St Lot 30, 31, concession 11 East Luther Grand Valley ON	SSE/245.7	-7.39	243
77	GEN	CORP. OF THE TOWN OF GRAND VALLEY Grand Valley, Town of	130 EMMA STREET SOUTH GRAND VALLEY ON L0N 1G0	SSE/245.7	-7.39	243

<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>
78	GEN	Northwind Solutions Group Inc.	35A Main St. South Grand Valley ON L0N1G0	NE/247.2	-1.89	243
79	WWIS		ON Well ID: 1700279	ESE/248.9	-5.70	244

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 4 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GRAND VALLEY VILLAGE	LEESON ST./WILLIAM S GRAND VALLEY VILL. I/c 8/10/93 ON	SW	107.62	<u>32</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GRAND VALLEY VILLAGE	EMMA ST./MILL ST./HWY. #25 GRAND VALLEY VILL. ON	NE	156.81	<u>48</u>

The Corporation of the Township of East Luther Grand Valley	130 Emma St Lot 30, 31, concession 11 East Luther Grand Valley ON	SSE	245.73	<u>77</u>
---	--	-----	--------	---------------------------

The Corporation of the Township of East Luther Grand Valley	130 Emma St East Luther Grand Valley ON	SSE	245.73	<u>77</u>
---	--	-----	--------	---------------------------

DTNK - Delisted Fuel Tanks

A search of the DTNK database, dated Feb 28, 2022 has found that there are 19 DTNK site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	<u>29</u>

UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	<u>29</u>
----------------	--	----	--------	---------------------------

UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	<u>29</u>
----------------	--	----	--------	---------------------------

UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	29
UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	29
UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	29
UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	29
	23 MILL ST W GRAND VALLEY N0L 2L0 ON	NE	101.20	29
UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	29
GROWMARK INC	23 MILL ST W GRAND VALLEY ON	NE	101.20	29
GROWMARK INC	23 MILL ST W GRAND VALLEY ON	NE	101.20	29
UPI ENERGY LP*	23 MILL ST W GRAND VALLEY ON	NE	101.20	29
	23 MILL ST W GRAND VALLEY N0L 2L0 ON	NE	101.20	29
VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA ON	SE	124.41	39
C N L GAS BAR	34 WATER ST GRAND VALLEY ON L0N 1G0	SE	124.41	39

	34 WATER ST GRAND VALLEY L0N 1G0 ON	SE	124.41	39
VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA ON	SE	124.41	39
VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA ON	SE	124.41	39
VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA ON	SE	124.41	39

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011- Nov 30, 2022 has found that there are 3 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
The Corporation of the Town of Grand Valley	30 William St Geographic Town of Grand Valley East Luther Grand Valley ON L9W 5S6	S	42.82	2

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
The Corporation of the Township of East Luther Grand Valley	130 Emma St Lot 30, 31, concession 11 East Luther Grand Valley ON	SSE	245.73	77
The Corporation of the Township of East Luther Grand Valley	130 Emma St East Luther Grand Valley ON	SSE	245.73	77

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jul 31, 2022 has found that there are 5 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	34 Emma Street South Grand Valley ON	NNE	84.79	19

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	71 Emma Street Grand Valley ON	E	72.48	11
	10 Williams St Grand Valley ON	ESE	77.92	15
	23 Mill St W Grand Valley ON L9W 5V9	NE	101.20	29
	30 Main Street South Grand Valley ON	NE	232.89	70

EXP - List of Expired Fuels Safety Facilities

A search of the EXP database, dated Feb 28, 2022 has found that there are 2 EXP site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	23 MILL ST W GRAND VALLEY ON N0L 2L0	NE	101.20	29
	34 WATER ST GRAND VALLEY ON L0N 1G0	SE	124.41	39

FST - Fuel Storage Tank

A search of the FST database, dated Feb 28, 2022 has found that there are 13 FST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
DAVISON BUS LINES LTD	30 WILLIAM ST GRAND VALLEY L0N 1G0 ON CA ON	S	42.82	2

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	29

UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	29
UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	29
UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	29
UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	29
UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	29
UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	29
UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	29
UPI ENERGY LP*	23 MILL ST W GRAND VALLEY N0L 2L0 ON CA ON	NE	101.20	29
VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA ON	SE	124.41	39
VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA ON	SE	124.41	39
VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA ON	SE	124.41	39
VALLEY AUTO SERVICE	34 WATER ST GRAND VALLEY L0N 1G0 ON CA ON	SE	124.41	39

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 2 FSTH site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
DAVISON BUS LINES LTD	30 WILLIAM ST GRAND VALLEY ON	S	42.82	2
DAVISON BUS LINES LTD	30 WILLIAM ST GRAND VALLEY ON	S	42.82	2

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Oct 31, 2022 has found that there are 36 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Rivendell Equine V.S. Revs Prof. Corp.	72 Leeson Street South Grand Valley ON L9W 5S5	WSW	112.96	35
Rivendell Equine V.S. Revs Prof. Corp.	72 Leeson Street South Grand Valley ON L9W 5S5	WSW	112.96	35
Rivendell Equine V.S. Revs Prof. Corp.	72 Leeson Street South Grand Valley ON L9W 5S5	WSW	112.96	35
DAVISON BUS LINES LTD.	30 EMMA STREET C/O BOX 131 GRAND VALLEY ON L0N 1G0	N	152.24	43
DAVISON BUS (OUT OF BUSINESS)	30 EMMA STREET C/O BOX 131 GRAND VALLEY ON L0N 1G0	N	152.24	43
DAVISON BUS (OUT OF BUSINESS) 12-220	30 EMMA STREET C/O BOX 131 GRAND VALLEY ON L0N 1G0	N	152.24	43
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Grand Valley Wind Farms Inc.	27 Mill Street Grand Valley ON L9W5S8	NE	98.75	27

Grand Valley Wind Farms Inc.	27 Mill Street Grand Valley ON L9W5S8	NE	98.75	27
Grand Valley Wind Farms Inc.	27 Mill Street Grand Valley ON L9W5S8	NE	98.75	27
Grand Valley Wind Farms Inc. Phase 1&2	27 Mill Street Grand Valley ON L9W5S8	NE	98.75	27
Grand Valley Wind Farms Inc. Phase 1&2	27 Mill Street Grand Valley ON L9W5S8	NE	98.75	27
Grand Valley Wind Farms Inc. Phase 1&2	27 Mill Street Grand Valley ON L9W5S8	NE	98.75	27
Grand Valley Wind Farms Inc. Phase 1&2	27 Mill Street Grand Valley ON L9W5S8	NE	98.75	27
UNITED CO-OPERATIVES OF ONTARIO	LOT 6 & 7 PLAN 22A TWP. OF LUTHER C/O 23 MILL ST. GRAND VALLEY ON L0N 1G0	NE	101.20	29
UNITED CO(SEE&USE ON1446917) 39-180	LOT 6 & 7 PLAN 22A TWP. OF LUTHER C/O 23 MILL ST. GRAND VALLEY ON L0N 1G0	NE	101.20	29
UPI (OUT OF BUS) 39-180	23 MILL ST., LOT 6 & 7, PLAN 22A TWP. OF LUTHER ON L0N 1G0	NE	101.20	29
UCO PETROLEUM INC. 39-180	23 MILL ST. LOT 6&7, PLAN 22A, LUTHER TWP C/O5600 CANCROSS CT.P.O.BOX 7030,STN A MISSISSAUGA ON L5B 2N6	NE	101.20	29
SIMES FUNERAL HOME	48 MAIN ST. SOUTH GRAND VALLEY ON L0N 1G0	ENE	177.27	53
SIMES FUNERAL HOME 44-332	48 MAIN ST. SOUTH GRAND VALLEY ON L0N 1G0	ENE	177.27	53

SIMES FUNERAL HOME	48 MAIN STREET SOUTH GRAND VALLEY ON L0N 1G0	ENE	177.27	53
882174 Ontario Limited	48 Main St. S. Grand Valley ON L0N 1G0	ENE	177.27	53
882174 Ontario Limited	48 Main St. S. Grand Valley ON	ENE	177.27	53
882174 Ontario Limited	48 Main St. S. Grand Valley ON	ENE	177.27	53
882174 Ontario Limited	48 Main St. S. Grand Valley ON	ENE	177.27	53
Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON L0N 1G0	ENE	177.27	53
Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON	ENE	177.27	53
Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON L9W 5V4	ENE	177.27	53
Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON L9W 5V4	ENE	177.27	53
Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON L9W 5V4	ENE	177.27	53
Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON L9W 5V4	ENE	177.27	53
Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON L9W 5V4	ENE	177.27	53
Simes Funeral Home Ltd.	48 Main St. S. Grand Valley ON L9W 5V4	ENE	177.27	53

Upper Grand District School Board	Grand Valley & District Public School 120 Main Street North, R.R. # 2 Grand Valley ON L0N 1G0	ESE	238.77	74
RBC Financial Group	43 Main Street Grand Valley ON L0N 1G0	NE	240.57	76
CORP. OF THE TOWN OF GRAND VALLEY Grand Valley, Town of	130 EMMA STREET SOUTH GRAND VALLEY ON L0N 1G0	SSE	245.73	77
Northwind Solutions Group Inc.	35A Main St. South Grand Valley ON L0N1G0	NE	247.20	78

PES - Pesticide Register

A search of the PES database, dated Oct 2011- Nov 30, 2022 has found that there are 9 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
TINDALL TOM (1976) LIMITED QUALITY FEEDS	23 EMMA STREET GRAND VALLEY ON L0N 1G0	NNE	181.15	55
KENILWORTH FEED SERVICE LTD. O/A GRAND VALLEY FEED SERVICE	23 EMMA ST S, BOX 398 GRAND VALLEY ON L0N1G0	NNE	181.15	55
TINDALL TOM (1976) LTD/QUALITY FEEDS(C#91682)	23 EMMA STREET GRAND VALLEY ON L0N1G0	NNE	181.15	55
KENILWORTH FEED SERVICE LTD. O/A GRAND VALLEY FEED SERVICE	23 EMMA ST S, BOX 398 GRAND VALLEY ON L0N1G0	NNE	181.15	55
KENILWORTH FEED SERVICE LTD. O/A GRAND VALLEY FEED SERVICE	23 EMMA ST S, BOX 398 GRAND VALLEY ON L9W 5P9	NNE	181.15	55
KENILWORTH FEED SERVICE LTD. O/A GRAND VALLEY FEED SERVICE	23 EMMA ST S, BOX 398 GRAND VALLEY ON L9W 5P9	NNE	181.15	55

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
GRAND VALLEY FEED SERVICE	23 EMMA ST S GRAND VALLEY ON LON1GO	NNE	181.15	55

GRAND VALLEY FEED SERVICE	23 EMMA ST S GRAND VALLEY ON LON1GO	NNE	181.15	55
---------------------------	--	-----	--------	--------------------

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
UNITED CO OPERATIVES OF ONTARIO	23 MILL STREET GRAND VIALLEY ON LON 1G0	NE	101.20	29

PINC - Pipeline Incidents

A search of the PINC database, dated Feb 28, 2021 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	6 William Street, Grand Valley ON	E	104.10	30

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 6 PRT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
DAVISON BUS LINES LTD	30 WILLIAM ST GRAND VALLEY ON	S	42.82	2

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
UCO PETROLEUM INC C/O SHIRLEY WONNELL	23 MILL ST W GRAND VALLEY ON	NE	101.20	29

MIDWESTERN ONTARIO CO OP INC	23 MILL ST W GRAND VALLEY ON	NE	101.20	29
---------------------------------	---------------------------------	----	--------	--------------------

C N L GAS BAR	34 WATER ST GRAND VALLEY ON	SE	124.41	39
VALLEY AUTO SERVICE	34 WATER ST ON	SE	124.41	39
	34 WATER ST. GRAND VALLEY ON	SE	124.41	39

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 1 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Grand Valley Feed Service	23 Emma St Grand Valley ON L0N 1G0	NNE	181.15	55

SPL - Ontario Spills

A search of the SPL database, dated 1988-Sep 2020; Dec 2020-Mar 2021 has found that there are 4 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
PRIVATE OWNER	28 EMMA STREET STORAGE TANK/BARREL EAST LUTHER GRAND VALLEY TOWNSHIP ON	NNE	127.39	40

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
PRIVATE BUSINESS	VALLEY INN RESTAURANT 47 MAIN STREET FUEL STORAGE TANK EAST LUTHER GRAND VALLEY TOWNSHIP ON	ENE	222.79	68
	130 Emma Street, Grand Valley, ON East Luther Grand Valley ON	SSE	245.73	77

WWIS - Water Well Information System

A search of the WWIS database, dated Jun 30 2022 has found that there are 61 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 30 con 2 ON <i>Well ID:</i> 1703743	WSW	31.96	1
	ON <i>Well ID:</i> 1702239	N	46.73	3
	ON <i>Well ID:</i> 7225112	NNE	51.57	4
	ON <i>Well ID:</i> 1701610	WSW	58.33	7
	ON <i>Well ID:</i> 1701756	NW	65.77	9
	lot 30 con 2 ON <i>Well ID:</i> 1703297	NW	89.66	22
	ON <i>Well ID:</i> 7227475	N	89.97	23
	lot 30 con 2 ON <i>Well ID:</i> 1702378	W	96.49	26
	ON <i>Well ID:</i> 1701272	WSW	119.58	38
	ON	WNW	153.66	44

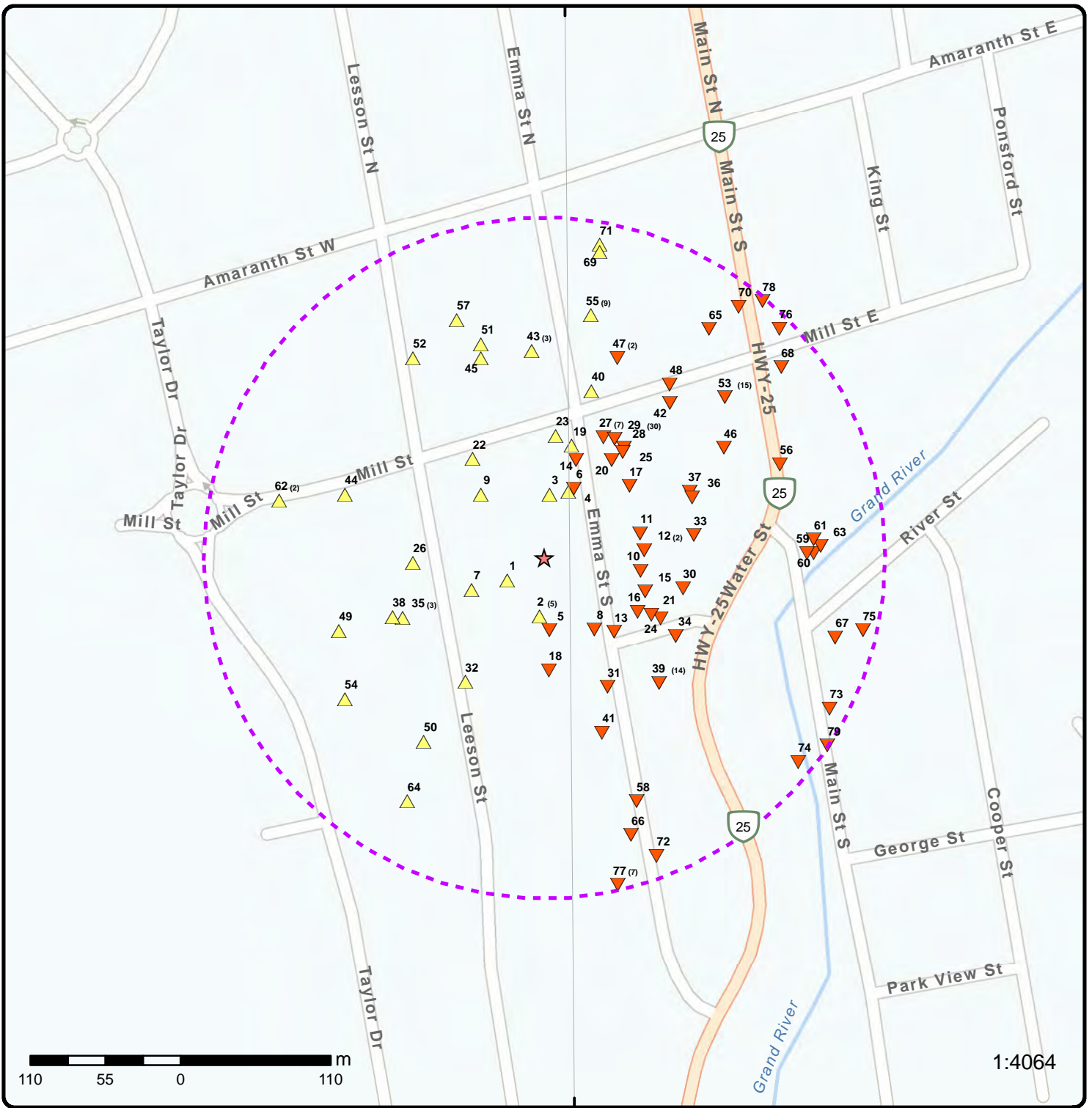
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	<i>Well ID:</i> 1701246			
	ON	NNW	153.77	45
	<i>Well ID:</i> 1700870			
	lot 30 con 2 GRAND VALLEY ON	WSW	159.91	49
	<i>Well ID:</i> 7143021			
	lot 30 con 2 ON	SW	160.89	50
	<i>Well ID:</i> 1703416			
	ON	NNW	163.33	51
	<i>Well ID:</i> 1701175			
	ON	NW	175.46	52
	<i>Well ID:</i> 1702046			
	lot 30 con 2 ON	WSW	179.26	54
	<i>Well ID:</i> 1702334			
	ON	NNW	186.10	57
	<i>Well ID:</i> 1700265			
	ON	W	199.04	62
	<i>Well ID:</i> 1700281			
	ON	W	199.04	62
	<i>Well ID:</i> 1700282			
	ON	SW	204.83	64
	<i>Well ID:</i> 1703418			
	ON	NNE	228.22	69
	<i>Well ID:</i> 1700254			

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON <i>Well ID:</i> 1700283	NNE	233.15	<u>71</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON <i>Well ID:</i> 1701171	S	53.53	<u>5</u>
	lot 30 con 2 ON <i>Well ID:</i> 1703662	NNE	55.00	<u>6</u>
	ON <i>Well ID:</i> 1700268	SE	63.91	<u>8</u>
	lot 30 con 2 GRAND VALLEY ON <i>Well ID:</i> 7122086	E	70.90	<u>10</u>
	lot 2 con 30 GRAND VALLEY ON <i>Well ID:</i> 7039991	E	73.49	<u>12</u>
	lot 2 con 30 GRAND VALLEY ON <i>Well ID:</i> 7040138	E	73.49	<u>12</u>
	lot 30 con 2 GRAND VALLEY ON <i>Well ID:</i> 7122087	SE	74.76	<u>13</u>
	ON <i>Well ID:</i> 7188594	NNE	75.28	<u>14</u>
	ON <i>Well ID:</i> 7183895	ESE	78.83	<u>16</u>
	lot 30 con 2 ON <i>Well ID:</i> 1703661	ENE	81.58	<u>17</u>

100 EMMA STREET SOUTH GRAND VALLEY ON <i>Well ID:</i> 7304245	S	82.48	<u>18</u>
ON <i>Well ID:</i> 7203991	NE	86.91	<u>20</u>
lot 30 con 2 GRAND VALLEY ON <i>Well ID:</i> 7122088	ESE	88.55	<u>21</u>
ON <i>Well ID:</i> 7188516	ESE	96.15	<u>24</u>
ON <i>Well ID:</i> 7205374	NE	96.44	<u>25</u>
lot 30 con 2 ON <i>Well ID:</i> 1706236	NE	99.45	<u>28</u>
lot 30 con 2 GRAND VALLEY ON <i>Well ID:</i> 7122089	SSE	105.14	<u>31</u>
lot 30 con 2 ON <i>Well ID:</i> 1704827	E	110.82	<u>33</u>
WATER ST & WILLIAM ST GRAND VALLEY ON <i>Well ID:</i> 7183896	ESE	112.09	<u>34</u>
10 WATER STREET GRAND VALLEY ON <i>Well ID:</i> 7154974	ENE	117.10	<u>36</u>
ON <i>Well ID:</i> 1700275	ENE	117.13	<u>37</u>
100 EMMA STREET SOUTH GRAND VALLEY ON <i>Well ID:</i> 7304246	SSE	135.19	<u>41</u>
lot 30 con 2 ON	NE	146.35	<u>42</u>

Well ID: 1706237			
lot 30 con 2 ON	ENE	154.29	46
Well ID: 1703820			
lot 30 con 2 ON	NNE	156.07	47
Well ID: 1702489			
lot 31 con 2 ON	NNE	156.07	47
Well ID: 1702604			
ON	ENE	185.70	56
Well ID: 1700273			
lot 30 con 2 ON	SSE	190.78	58
Well ID: 1703745			
ON	E	192.61	59
Well ID: 1700251			
ON	E	197.61	60
Well ID: 1700269			
ON	E	198.04	61
Well ID: 1700272			
ON	E	202.76	63
Well ID: 1700271			
lot 30 con 2 ON	NE	206.46	65
Well ID: 1703816			
ON	SSE	213.11	66
Well ID: 1701271			
lot 31 con 2 ON	ESE	221.22	67
Well ID: 1703112			

130 EMMA STREET GRAND VALLEY ON	SSE	233.39	72
<i>Well ID:</i> 7248376			
115 MAIN ST. SOUTH EAST LUTHER ON	ESE	236.61	73
<i>Well ID:</i> 7134264			
ON	E	239.60	75
<i>Well ID:</i> 1700869			
ON	ESE	248.94	79
<i>Well ID:</i> 1700279			



Map: 0.25 Kilometer Radius

Order Number: 23011800674

Address: 50 Emma Street South, Grand Valley, ON



Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Parkt (National)
Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
Eris Sites with Unknown Elevation	Rail	Native Reservation	
		Hospital	

80°19'30"W

43°54'N

43°54'N



Aerial Year: 2021

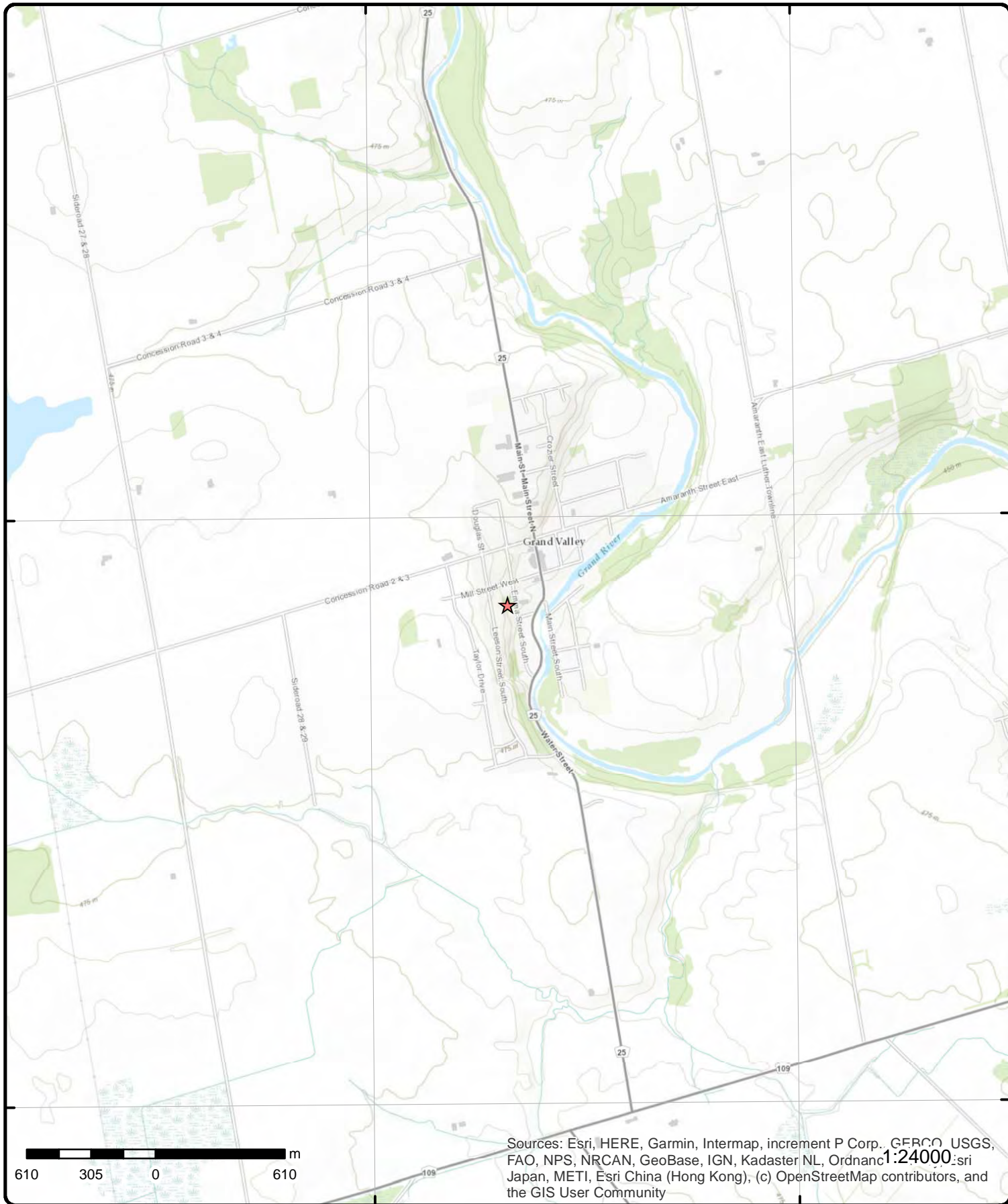
Order Number: 23011800674

Address: 50 Emma Street South, Grand Valley, ON



Source: ESRI World Imagery

© ERIS Information Limited Partnership



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

Topographic Map

Order Number: 23011800674

Address: 50 Emma Street South, ON



Source: ESRI World Topographic Map

© ERIS Information Limited Partnership

Appendix D
CERTIFICATE OF PROHIBITION

LAND
REGISTRY
OFFICE #7

34069-0276 (LT)

PREPARED FOR Henry Jansen
ON 2023/01/23 AT 10:34:22

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

PROPERTY DESCRIPTION: PT LTS 5 & 6, BLK 4, PL 22A, PT 1, 7R5630; EAST LUTHER GRAND VALLEY; COUNTY OF DUFFERIN

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 34069-0103

PIN CREATION DATE:

2007/10/31

OWNERS' NAMES

GRAND VALLEY WIND FARMS INC.

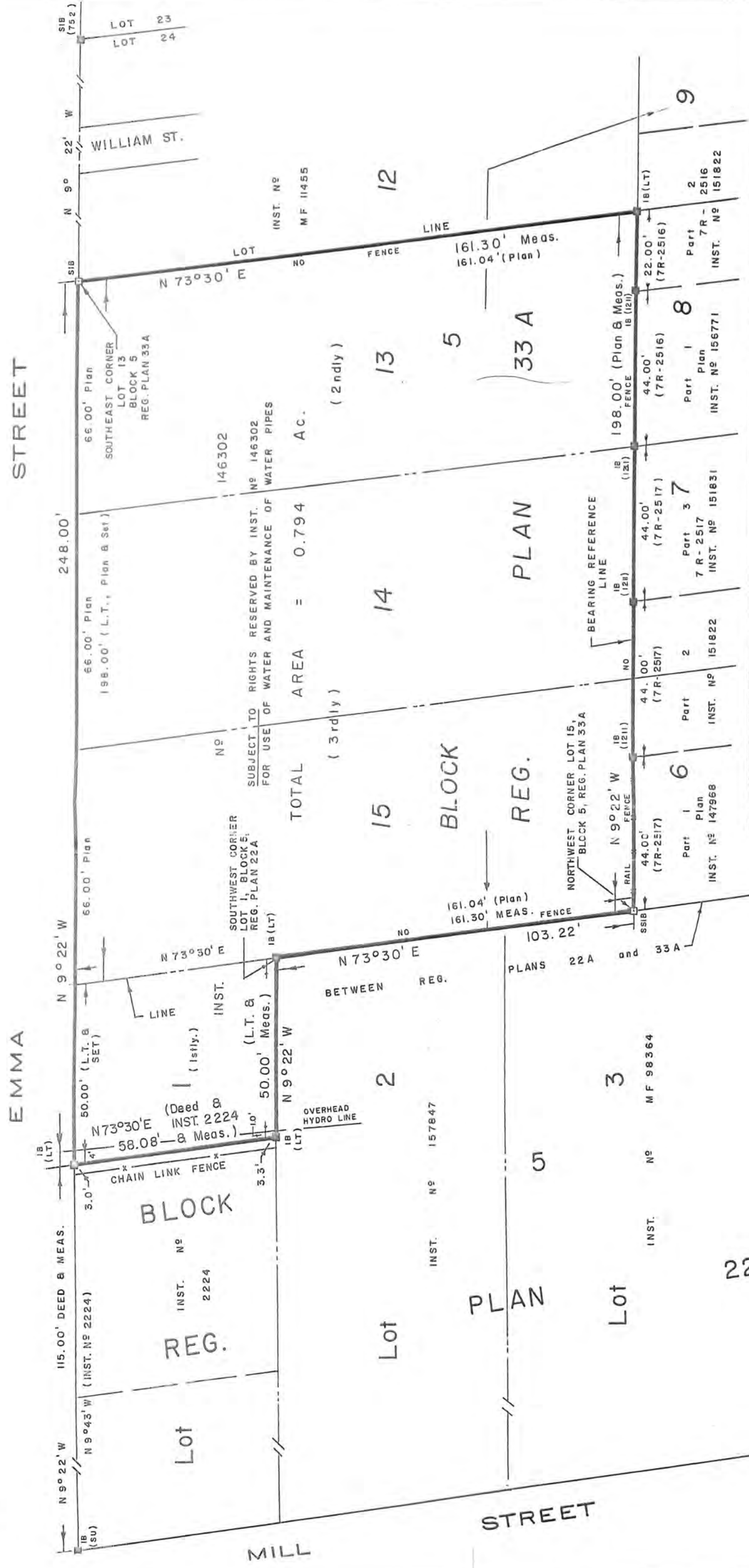
CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2007/10/31 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO 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: 1997/04/01 **						
MF38363	1970/01/29	BYLAW				C
7R5630	2007/06/29	PLAN REFERENCE				C
DC80241	2007/10/23	BYLAW		THE CORPORATION OF THE TOWNSHIP OF EAST LUTHER GRAND VALLEY		C
REMARKS: BY-LAW NO. 2006-47, TO ESTABLISH PROCEDURES TO SELL OR OTHERWISE DISPOSE OF REAL PROPERTY						
DC80248	2007/10/23	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** THE CORPORATION OF THE TOWNSHIP OF EAST LUTHER GRAND VALLEY	TRIBBLE, JAMES GORDON	
DC135520	2012/10/26	TRANSFER	\$120,000	TRIBBLE, JAMES GORDON	GRAND VALLEY WIND FARMS INC.	C
REMARKS: PLANNING ACT STATEMENTS						

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.

VILLAGE OF GRAND VALLEY
 COUNTY OF DUFFERIN
 SCALE: 1 INCH = 30 FEET
 KERRY F. HILLIS O.L.S.
 1988



SURVEYOR'S CERTIFICATE

BEARINGS ARE REFERRED TO THE WESTERLY LIMIT OF LOTS 14 & 15
 BLOCK 5, REG. PLAN 33A AS BEING N 9° 22' W AS SHOWN ON PLAN
 7 R-2517.

375 DENOTES BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD.
 □ DENOTES SURVEY MONUMENT PLANTED
 ■ DENOTES SURVEY MONUMENT FOUND
 IB DENOTES IRON BAR
 SIB DENOTES STANDARD IRON BAR
 SSB DENOTES SHORT STANDARD IRON BAR

NO PERSON MAY COPY, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION
 OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED.

THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS
 COMPLETED ON THE 15th. DAY OF AUGUST, 1988.

PLAN DENOTES REG. PLAN 33A
 DEED DENOTES INST. NO 146302
 LT DENOTES LLOYD THOMSON, O.L.S.
 1211 DENOTES P.J. WILLIAMS, O.L.S.
 752 DENOTES W.H. CARR, O.L.S.

© BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
 ONTARIO LAND SURVEYORS

FOR OFFICE USE ONLY	<p>Number LTD 6612 RECEIPT 97 DEC 5 AM 11:45 DUFFERIN to 7 of Orangeville Land Registry</p>	(1) Registry <input type="checkbox"/> Land Titles <input type="checkbox"/>	(2) Page 1 of 2 pages
	(3) Property Identifier(s) Block Property	340690103 34069 0106	
	(4) Nature of Document	NOTICE Certificate of Prohibition/Certificat d'interdiction Form 1/Formule 1: O.Reg. 14/92, Environmental Protection Act	
	(5) Consideration	N/A ----- S/0 Dollars \$ N/A ----- S/0	
	(6) Description	REGISTRY Parcel No. 1: Firstly: Lot 1, Block 5, Plan 22A; Secondly, Lot 13, Block 5, Plan 33A; Thirdly: Lots 14 and 15, Block 5, Plan 33A; Fourthly: Part Lot 7, Block 4, Plan 33A; Fifthly: Lots 5 and 6, Block 4, Plan 22A; Parcel No. 2 Part Lot 7, Block 4, Plan 33A. Township of East Luther, Grand Valley, County of Dufferin Land Registry Office for the Registry Division of Dufferin (No. 7) at Orangeville.	
Executions	See Schedule "B" attached.		
	(7) This Document Contains:	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>

(8) This Document provides as follows:
See Schedule.
Voir Annexe.

I, Hardy Wong, a Director appointed under Section 5 of the Environmental Protection Act, hereby apply to have the attached Certificate of Prohibition entered against the title to the lands described herein.

Continued on Schedule

(9) This Document relates to Instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature
Director H.M. WONG Appointed under s. 5 Environmental Protection Act Directeur Nomme en vertu de l'article 5 Loi sur la protection de l'environnement	<i>[Signature]</i>	1997 11 25
	Hardy Wong	

(11) Address for Service: Ministry of Environment, Hamilton Regional Office, P.O. Box 2112, 12th Floor, 119 King Street West, Hamilton, Ontario L8N 3Z9

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature

(13) Address for Service

(14) Municipal Address of Property 23 Mill Street West Grand Valley, Ontario L9W 2M2	(15) Document Prepared by: Alison Hall, Counsel Ministry of Environment Legal Services Branch, 10th Floor 135 St. Clair Avenue West Toronto, Ontario M4V 1P5	Fees and Tax	
		Registration Fee	50.00
			account
		Total	

Additional Property Identifier(s) and/or Other Information

SCHEDULE "B"

Certificate of Prohibition

s. 197(2)

Environmental Protection Act

This is to certify that pursuant to an Order of Hardy Wong, Director of West Central Region, dated August 20, 1997, relating to contamination on the property described in Box 6,

United Cooperatives of Ontario, Assignor in Bankruptcy and any other person having an interest in the property described in Box 6

is prohibited from dealing with the property described in Box 6 without first giving a copy of the Order to each person acquiring an interest in the property as a result of the dealing.

Under subsection 197(3) of the *Environmental Protection Act*, the prohibition applies to each person who, subsequent to the registration of this certificate, acquires an interest in the property.

LAND
REGISTRY
OFFICE #7

34069-0106 (LT)

PREPARED FOR Henry Jansen
ON 2023/01/18 AT 08:48:31

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

PROPERTY DESCRIPTION: LTS 13, 14 & 15, BLK 5, PL 33A & PT LT 1, BLK 5, PL 22A AS IN MF161128 ; E LUTHER/GRAND VALLEY

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1997/03/31

OWNERS' NAMES

CIMA-UNO INC.

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/31 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/03/31**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/03/27 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1997/04/01 **</p>						
MF38363	1970/01/29	BYLAW				C
MF161128	1988/09/26	TRANSFER	\$85,000		CIMA-UNO INC.	C
LTD6612	1997/12/05	NOTICE		DIRECTOR, ENVIRONMENTAL PROTECTION ACT		C
REMARKS: CERTIFICATE OF PROHIBITION						

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.

Transfer/Deed of Land

A

Form 1 - Land Registration Reform Act, 1984

FOR OFFICE USE ONLY

101128

MINISTRY OF TREASURY AND FINANCE
CERTIFICATE OF REGISTRATION

88 SEP 26 PM 21

Leonard George Frith
Orangeville Land Registrar

NEW PROPERTY IDENTIFIERS

EXECUTIONS

(1) Registry **K** Land Titles | | (2) Page 1 of 3 pages

(3) Property Identifier(s) Block Property Additional See Schedule

(4) Consideration
Eighty-Five Thousand-----00/100 Dollars \$ 85,000.00

(5) Description This is a Property Division Property Consolidation
Part of lot 1, Block 5, Plan 22A, and Lots 13, 14 and 15, Block 5, Plan 33A, Village of Grand Valley, County of Dufferin.
WHICH lands are the same lands as previously described in Deed No. 146302.

(6) This Document Contains (a) Redescription New Easement Plan/Sketch (b) Schedule for Description Additional Parties Other (7) Interest/Estate Transferred Fee Simple

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that I, Leonard George Frith, am a spouse. The property transferred is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence. I, Christopher Paul Callaghan, am a spouse. The property transferred is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

Name(s)	Signature(s)	Date of Signature Y M D
FRITH, Leonard George	<i>Leonard George Frith</i>	1988 08 25
CALLAGHAN, Christopher Paul	<i>Christopher Paul Callaghan</i>	1988 08 25

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s)	Signature(s)	Date of Signature Y M D

(10) Transferor(s) Address for Service: 6 Ponsford Street, Grand Valley, Ontario, L0N 1G0

(11) Transferee(s) Address for Service: CIMA-UNO INC.

Date of Birth Y M D

(12) Transferee(s) Address for Service: 61 Malmo Court, Maple, Ontario, L0J 1E0

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

Signature	Date of Signature Y M D

Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Name and Address of Solicitor	Signature	Date of Signature Y M D

(14) Solicitor for 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 subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor	Signature	Date of Signature Y M D

(15) Assessment Roll Number of Property: MULTIPLE

(16) Municipal Address of Property: NOT ASSIGNED

(17) Document Prepared by: EVANS & ADAMS, Solicitors
107 Broadway Street
Orangeville, Ontario
L9W 1K2

Fees and Tax	
Registration Fee	20.-
Land Transfer Tax	575.00
Total	595.00

Planning Act - OPTIONAL
Affix Statement by Solicitor for Transferee(s) here if necessary

FOR OFFICE USE ONLY

SCHEDULE 1

DESCRIPTION:

ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the Village of Grand Valley, in the County of Dufferin and Province of Ontario, and being composed of:

FIRSTLY:

Village Lot Number One (1), in Block Number Five (5), according to registered Plan Number Twenty-two A (22A) of the said Village of Grand Valley, duly registered in the Registry Office for the Registry Division of the County of Dufferin and more particularly described as follows:

COMMENCING at a point situate in the Easterly limit of the said lot, which is 115 feet distant from the Northeast angle thereof;

THENCE Southerly along the said Easterly limit, which is the Westerly limit of Emma Street, to the Southeast angle thereof;

THENCE Westerly along the Southerly limit of the said lot to the Southwest angle thereof;

THENCE Northerly along the Westerly limit of said lot to a point which is one hundred and fifteen feet (115') distant from the Northwest angle of said lot;

THENCE Easterly parallel to the Northerly limit of said lot to the point of commencement.

SECONDLY:

Village Lot Number Thirteen (13), in Block Number Five (5), according to registered Plan Number Thirty-three A (33A) of the said Village of Grand Valley duly registered in the Registry Office for the Registry Division of the County of Dufferin.

THIRDLY:

Village Lots Numbers Fourteen (14) and Fifteen (15), in Block Number Five (5), according to registered Plan Number Thirty-three A (33A) of the said Village of Grand Valley.

lands previously described in Deed Number 146302.

Form 1 - Land Transfer Tax Act
Affidavit of Residence and of Value of the Consideration

Refer to all instructions on reverse side

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part Lot 1, Block 5, Plan 22A, and Lots 13, 14 and 15, Block 5, Plan 22A, Village of Grand Valley, County of Dufferin

BY (print names of all transferors in full) LEONARD GEORGE FRITH and CHRISTOPHER PAUL CALLAGHAN

TO (see instruction 1 and print names of all transferees in full) CIMA-UNO INC.

I, (see instruction 2 and print name(s) in full) Renato Cignini

MAKE OATH AND SAY THAT:

1. I am (place a check mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)) (see instruction 3)

- (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 (insert name(s) of principal(s))

(e) The President, Vice President, Manager, Secretary, Director, or Authorized Officer authorized to act for (insert name(s) of corporation(s)) Cima-Uno Inc.

(f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$250,000.)

I have read and considered the definition of "single family residence" set out in clause 1(1)(a) of the Act. The land conveyed in the above described conveyance contains at least one and not more than two single family residences. Note: Clause 2(1) (d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$250,000 where the conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act (see instructions 4 and 5) none

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

Table with columns for description, amount, and tax value. Rows include: (a) Monies paid or to be paid in cash \$ 85,000.00; (b) Mortgages (i) Assumed \$ nil; (c) Property transferred in exchange \$ nil; (d) Securities transferred to the value of \$ nil; (e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$ nil; (f) Other valuable consideration subject to land transfer tax \$ nil; (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f)) \$ 85,000.00; (h) VALUE OF ALL CHATTELS \$ nil; (i) Other consideration for transaction not included in (g) or (h) above \$ nil; (j) TOTAL CONSIDERATION \$ 85,000.00

All Blanks Must Be Filled In. Insert "NR" Where Applicable.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) not applicable
6. If the consideration is nominal, is the land subject to any encumbrance? not applicable
7. Other remarks and explanations, if necessary. not applicable

Sworn before me at the Town of Orangeville in the County of Dufferin this 19th day of August 1988

Signature of Commissioner for taking Affidavits, etc.

Signature of Renato Cignini

Property Information Record

- A. Describe nature of instrument: Transfer/Deed of 1 and
B. (i) Address of property being conveyed (if available) not assigned
(ii) Assessment Roll No. (if available) multiple
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 61 Malmo Court, Maple, Ontario, L0J 1E0
D. (i) Registration number for last conveyance of property being conveyed (if available) 146302
(ii) Legal description of property conveyed: Same as in D.(i) above. Yes [X] No [] Not known []

E. Name(s) and address(es) of each transferee's solicitor ROBERT G. CHURCH, Q.C. Barrister and Solicitor, 28 First Avenue, Orangeville, Ontario, L9W 1H8

For Land Registry Office use only. REGISTRATION NO., Land Registry Office No., Registration Date

Appendix E
QUALIFICATIONS

Jim Rammos, P.Eng., IEEE ~ CURRICULUM VITAE

AREAS OF EXPERTISE

Mr. Rammos has extensive knowledge and experience in the Building Science and Forensics industry.

His specific areas of expertise include building science, thermographic scanning, mechanical & electrical engineering, new and restoration construction, reserve fund studies, performance audits, mechanical & electrical systems designs and assessments.

QUALIFICATIONS

Criterium-Jansen Engineers, located in Orangeville, Ontario services Southern Ontario and South Saskatchewan. We specialize in building inspection and commercial real estate consulting services. Our firm is a consulting engineering company that combines the resources of engineering leaders with the service and responsiveness of your own dedicated, local firm. With broad expertise and carefully controlled standards of quality our engineers provide a resource base that offers our clients the highest quality engineering evaluations.

Criterium-Jansen Engineers services encompass investigations and analyses vital to property acquisition and management, including: Due Diligence Reports, Property Condition Assessments, Reserve Studies, Performance Audits, Environmental Site Assessments, Construction Plan and Cost Reviews, Construction Loan Monitoring, Construction Quality Inspections, Structural Investigations, Facilities Management Consulting, Forensic Engineering, Insurance Investigations, and Design and Related Services.

Jim Rammos, P.Eng., IEEE is a Senior Engineer at Criterium-Jansen Engineers. Mr. Rammos is a licensed Professional Engineer in the province of Ontario and has over 25 years of engineering experience. To compliment his portfolio of work Mr. Rammos also works with our clients to complete restoration work, building condition assessments, capital replacement studies and is a certified thermographer to complete electrical thermographic scanning and energy audits.

EDUCATION

- Bachelor of Technology (B.Tech.), Ryerson Polytechnical University, Toronto, ON
- Bachelor of Engineering (B.Eng.), University of Toronto, Toronto, ON
 - Major: Mechanical Engineering

- Bachelor of Applied Science (B.A.Sc.), University of Toronto, Toronto, ON
 - Major: Electrical Engineering

- Professional Engineer, Professional Engineers Ontario, licensed since 1995
- BCIN – Building Code Identification Number 35394
- Certified Thermographer – Level 1, since 2007

PROFESSIONAL REGISTRATIONS

Licensed, Association of Professional Engineers of Ontario (PEO)
American Society of Heating, Refrigeration & Air-Conditioning Engineers (ASHRAE)
Canadian Society for Mechanical Engineers (CSME)
Canadian Automated manufacturing Society (CAMS)
Institute of Electronics & Electrical Engineers (IEEE)
Ontario Building Envelope Council (OBEC)

Jaime Rodríguez, B.Tech. (Arch.Sc.), C.E.T., RRO
~ CURRICULUM VITAE

AREAS OF EXPERTISE

Mr. Jaime Rodriguez specializes in building science and building envelope engineering. Jaime provides design & replacement/repair planning, quality control, building envelope forensics, diagnostic testing, and contract management services. He is primarily engaged in engineering project management, providing technical expertise, and building science/engineering design and property condition assessments.

QUALIFICATIONS

Criterium-Jansen Engineers, located in Orangeville, Ontario services Southern Ontario and South Saskatchewan. We specialize in building inspection and commercial real estate consulting services. Our firm is a consulting engineering company that combines the resources of engineering leaders with the service and responsiveness of your own dedicated, local firm. With broad expertise and carefully controlled standards of quality our engineers provide a resource base that offers our clients the highest quality engineering evaluations.

Criterium-Jansen Engineers services encompass investigations and analyses vital to property acquisition and management, including: Due Diligence Reports, Property Condition Assessments, Reserve Studies, Performance Audits, Environmental Site Assessments, Construction Plan and Cost Reviews, Construction Loan Monitoring, Construction Quality Inspections, Structural Investigations, Facilities Management Consulting, Forensic Engineering, Insurance Investigations, and Design and Related Services.

Jaime Rodríguez is Senior Project Manager at Criterium-Jansen Engineers. Mr. Rodriguez is a Certified Engineering Technologist in the Province of Ontario and has over 20 years of engineering experience. Jaime has effective problem-solving skills that provide practical engineering, project management & field applied solutions.

EDUCATION

- Bachelor of Technology (B.Tech.), Ryerson University, Toronto, ON

PROFESSIONAL REGISTRATIONS

Certified Engineering Technologist, Ontario Association of Engineering Technicians and Technologists (OACETT).

International Institute of Building Enclosure Consultants (IIBEC), RRO Designation.