PHASE I ENVIRONMENTAL SITE ASSESSMENT

SKYSERVICE AIRLINES INC.
31 FASKEN DRIVE
ETOBICOKE, ONTARIO

WATTERS ENVIRONMENTAL GROUP INC.

CONFIDENTIAL

PHASE I ENVIRONMENTAL SITE ASSESSMENT

SKYSERVICE AIRLINES INC.
31 FASKEN DRIVE
ETOBICOKE, ONTARIO

Prepared for:

GIBRALT CAPITAL CORPORATION
SECOND CITY CAPITAL PARTNERS
2600-1075 West Georgia Street
Vancouver, British Columbia
V6E 3C9

Prepared by:

WATTERS ENVIRONMENTAL GROUP INC.
1700 Langstaff Road, Suite 1003
Concord, Ontario
L4K 3S3

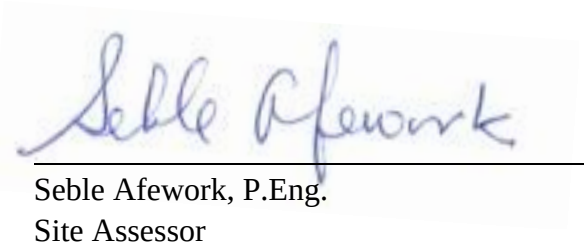
July 2007
Reference No. 07-0122

CONFIDENTIAL

PHASE I ENVIRONMENTAL SITE ASSESSMENT

SKYSERVICE AIRLINES INC.
31 FASKEN DRIVE
ETOBICOKE, ONTARIO

Prepared by:



Seble Afework, P.Eng.
Site Assessor

Reviewed by:

Ben U, P.Eng., Vice President
Project Manager

Robert Watters, Ph.D., President & CEO
Project Director

July 2007
Reference No. 07-0122

EXECUTIVE SUMMARY

Watters Environmental Group Inc. (Watters Environmental) was retained by Gibralt Capital Corporation Second City Capital Partners (Gibralt Capital) to conduct a Phase I Environmental Site Assessment (Phase I ESA) of a commercial property located at 31 Fasken Drive, in Etobicoke, Ontario (hereafter referred to in this report as the "Site"). The Site is reportedly owned and occupied by Skyservice Airlines Inc. (Skyservice) for use as an office and warehouse facility.

The purpose of the Phase I ESA was to provide Gibralt Capital with an evaluation of known and potential environmental issues at the Site. Watters Environmental understands that Gibralt Capital is considering acquiring the operations and real estate at the Site.

The Phase I ESA involved a walk-through site reconnaissance, a review of information in publicly-available databases, observations of activities on properties within 200 metres (660 feet) from the Site, a review of historical documents related to the Site and surrounding land use activities, and preparation of a report summarizing Watters Environmental's findings and recommendations.

Based on the Phase I ESA completed, it is Watters Environmental's opinion that there are no significant environmental contaminant issues at the Site. However, Gibralt Capital may want to consider conducting a soil and groundwater quality assessment to establish baseline conditions prior to their acquisition of the Site.

To address potential operational/management issues, Watters Environmental recommends the following:

- Prior to undertaking any renovations within the Site building, surveys should be completed in the areas planned for renovation for asbestos, PCBs and lead, and appropriate management plans should prepared to ensure that these materials (if present) are handled and disposed of in accordance with applicable regulations; and

- The requirements for a Certificate-of-Approval (C-of-A) (Air & Noise) should be confirmed for the natural gas-fired heating equipment and diesel-fired generator set at the Site, and the C-of-A should be obtained, if required.

ENVIRONMENTAL CONTAMINANT ISSUE SUMMARY TABLE

Client	Gibralt Capital Corporation Second City Capital Partners
Site Location	Skyservice Airlines 31 Fasken Drive, Etobicoke, Ontario
Site Use	Office building and warehouse facility.
Purpose of Phase I ESA	To identify any actual or potential environmental contaminant issues at the Site.

Components of Phase I ESA	**Issues Ranking**			**Potential Environmental Contaminant Issues**	**Recommended Action at this time**
	Low	**Mod**	**High**		
Historical Records Review					
- On-Site	X			None identified	None
- Surrounding Land Use	X			None identified	None
Environmental Database Review	X			None identified	None
Operations-Related Environmental Issues					
Above and Underground Storage Tanks (ASTs and USTs)					
- ASTs	X				
- USTs	X			None identified	None
Chemical Storage & Handling	X			None identified	None
Solid (Non-Hazardous) Waste & Liquid Waste	X			None identified	None
Registerable / Hazardous Waste	X			None identified	None
Spills, Releases & Emergency Response	X			None identified	None
Air Emissions	X			A Certificate of Approval (C-of-A) (Air & Noise) may be required for the natural gas-fired heating equipment and diesel-fired emergency generator at the Site.	Confirm the requirements for a C-of-A (Air & Noise) for the natural gas-fired heating equipment and diesel-fired emergency generator at the Site and obtain it, if required.

ENVIRONMENTAL CONTAMINANT ISSUE SUMMARY TABLE (Continued)

Components of Phase I ESA	Issues Ranking			Potential Environmental Contaminant Issues	Recommended Action at this time
	Low	Mod	High		
Water & Wastewater / Storm Water					
- Water Supply	X			None identified	None
- Wastewater	X			None identified	None
- Storm Water	X			None identified	None
Workplace Hazardous Material Information System	X			None identified	None
Pits, Sumps and Lagoons	X			None identified	None
Radioactive Materials	X			None identified	None
Dry Cleaning Operations	X			None identified	None
Property-Related Environmental Issues					
Asbestos	X			An asbestos material survey report prepared for the Site in March 2001 identified ACMs in hanger and piping insulations, ceiling tiles and gaskets.	Develop and implement an asbestos management plan to ensure that ACMs are handled and disposed of in accordance with applicable regulations
Polychlorinated Biphenyl-Containing Equipment	X			Light ballasts at the Site may contain PCBs, based on the date of construction of the Site building (approximately 1970).	Inspect light ballasts for PCBs if future renovations or demolition activities are planned at the Site building.
Lead in Paints	X			Lead-based paints may be present at the Site, based on the date of construction of the Site building (approximately 1970).	Sample and test for lead-based paints prior to renovation or demolition of the Site building.

ENVIRONMENTAL CONTAMINANT ISSUE SUMMARY TABLE (Continued)

Components of Phase I ESA	Issues Ranking			Potential Environmental Contaminant Issues	Recommended Action at this time
	Low	Mod	High		
Urea Formaldehyde Foam Insulation	X			None identified	None
Ozone-Depleting Substances	X			None identified	None
Radon	X			None identified	None
Pesticides/Herbicides	X			None identified	None
Soil Fill	X			None identified	None
Nearby / Adjacent Properties	X			None identified	None
Others	X			None identified	None
Overall Assessment of Environmental Contaminant Issues				**LOW**	

TABLE OF CONTENTS

SECTION **PAGE**

TABLE OF CONTENTS (Continued)

SECTION **PAGE**

LIST OF FIGURES

TABLE OF CONTENTS (Continued)

LIST OF APPENDICES

1.0 INTRODUCTION

Watters Environmental Group Inc. (Watters Environmental) was retained by Gibralt Capital Corporation Second City Capital Partners (Gibralt Capital) to conduct a Phase I Environmental Site Assessment (Phase I ESA) of a commercial property located at 31 Fasken Drive, in Etobicoke, Ontario (hereafter referred to in this report as the "Site") (Figures 1 and 2, Photograph 1). The Site is reportedly owned and occupied by Skyservice Airlines Inc. (Skyservice) for use as an office and warehouse facility. A description of the Site is provided in Section 2.0.

The purpose of the Phase I ESA was to provide Gibralt Capital with an evaluation of known and potential environmental issues at the Site. Watters Environmental understands that Gibralt Capital is considering acquiring the operations and real estate at the Site.

Watters Environmental's Phase I ESA involved the following:

- A review of available previous environmental reports prepared for the Site;
- A historical review of the Site and surrounding lands;
- A review of available regulatory databases pertaining to the Site and surrounding area;
- A walk-through reconnaissance of the Site;
- Observations of activities on properties within 200 metres (660 feet) from the Site;
- Interviews with available persons knowledgeable about past and present activities at the Site; and
- Preparation of a report summarizing Watters Environmental's findings and recommendations.

The scope of work for the Phase I ESA did not include:

- Conducting a Chain-of-Title review;
- Conducting any intrusive investigations (including sampling, testing or monitoring) or preparing detailed cost estimates associated with addressing any environmental issues identified during the Phase I ESA;
- Preparing a scaled Site layout drawing;
- An assessment of biological features or related aspects of the natural environment; or
- An assessment of permits or licenses that may be required for re-development of the Site or expansion of the Site building.

Watters Environmental conducted this work according to its standard Phase I ESA procedures, which generally reflect the requirements of the following document:

- "*Phase I Environmental Site Assessment*", Canadian Standards Association (CSA) standard CSA Z768-01, dated November 2001.

Watters Environmental's findings from a review of available historical documentation regarding the historical uses of the Site and surrounding area are provided in Section 3.0. Watters Environmental's findings from a review of information provided in available regulatory databases are presented in Section 4.0.

Seble Afework, P.Eng., of Watters Environmental, visited the Site on July 13, 2007 to conduct a walk-through reconnaissance of the Site, evaluate potential on-Site issues, and determine whether any surrounding land uses could impact the environmental condition of the Site. During the Site reconnaissance, Watters Environmental interviewed Ms. Jackie Smalec (Chief Financial Officer) and Mr. Ryan Carter (Emergency Response Coordinator), both of Skyservice. Ms. Smalec and Mr. Carter are hereafter referred to in this report as the "Site representatives". The Site representatives accompanied Watters Environmental during the Site reconnaissance. Findings of the Site reconnaissance appear in Section 5.0.

Conclusions and recommendations of the Phase I ESA are provided in Section 6.0. Figures and photographs, illustrating the Site characteristics and environmental issues discussed in the report, are provided in the respective figure and photograph section of the report. The qualifications and limitations of the Phase I ESA are provided in Section 7.0.

Appendix A contains a copy of the previous environmental reports completed for the Sites. Appendix B contains a report from EcoLog Environmental Risk Information Service Ltd. (EcoLog ERIS), which summarizes the findings of an environmental database review for the Sites and surrounding areas. Appendix C contains an overview of major selected regulatory requirements for operations at the Sites. Appendix D contains qualifications of Watters Environmental and key personnel involved with this ESA.

2.0 BACKGROUND INFORMATION

2.1 SITE LOCATION AND USE

The Site is located on the south side of Fasken Drive, in an area of mixed commercial and industrial land use. The Site is bordered to the north by Fasken Drive; to the east by an office building; to the south by a Holiday Inn hotel and associated parking, and to the west by a service road to Highway 427 (Figure 3). The municipal address for the Site is 31 Fasken Dive, Etobicoke, Ontario M9W 1K6, Canada.

An aerial view of the Site and surrounding lands is presented in Figure 2.

The Site is reportedly owned and occupied by Skyservice for use as an office and warehouse facility. According to the Site representatives, the Site building has been occupied by Skyservice since 2002.

2.2 SITE DESCRIPTION

The Site is an irregular-shaped property, approximately 1.74 hectares (4.3 acres) in area, and contains a two-storey office building with a single-storey warehouse (the "Site building"), which has a footprint area of approximately 3,475 square metres (37,400 square feet). The Site building covers approximately 20% of the total Site area. According to the Site representatives, the Site building was constructed in approximately 1970 and has been occupied by Skyservice since 2002. Watters Environmental was informed by the Site representatives that, prior to 2002, the Site was occupied by Canada 3000 Airlines Ltd. (Canada 3000) for use as an office building and warehouse facility.

The Site building was constructed of a poured concrete slab-on-grade foundation (i.e., no basement or underground structure), a steel frame, aluminum siding exterior and a flat tar roof.

At the time of the Site reconnaissance, the Site building was divided into two parts: (i) a northern portion with a two-storey office building containing a lunch room, electrical room, sprinkler room and generator room on the first floor; and (ii) a southern portion with a single-storey warehouse with a mezzanine level. According to the Site representatives, new oil-based products and aircraft parts and supplies were stored in the warehouse until February 2007. At the time of Watters Environmental's Site reconnaissance, with the exception of storage of a few cardboard boxes and paper, the warehouse was empty.

Watters Environmental observed that the majority of the Site exterior area appeared to be paved with an asphalt surface. The exterior asphalt paved areas appeared to be in good condition (i.e., no major cracking, heaving or staining). A chain link fence was noted along the perimeter of the south parking lot and the grass area located at the east side of the warehouse.

A layout of the Site is presented in Figure 4.

2.3 UTILITIES AND MECHANICAL SYSTEMS

Drinking water for the Site is provided by the City of Etobicoke municipal water supply. According to the Site representatives, sanitary wastewater from the Site is discharged to the municipal sanitary sewer system. Storm water from the roof of the Site building is discharged to the municipal storm sewer system via internal piping within the building. Overland storm water is conveyed to the municipal storm sewer system via on-Site catch basins connected to the municipal storm sewer system.

The office portion of the building is heated and cooled by twelve natural gas-fired heating, ventilating and air conditioning (HVAC) units. The warehouse portion of the Site building is heated by two suspended natural gas-fired heaters. Domestic hot water for the Site is provided by one natural gas-fired hot water tank.

Electrical service is supplied to the Site by Toronto-Hydro via a utility-owned, pole-mounted transformer located off-Site (i.e., at the north end of the Site).

Lighting for the Site building is provided by a mixture of fluorescent and incandescent light fixtures. Floor surfaces within the Site building are a combination of carpet, ceramic and sealed concrete.

2.4 PHYSICAL SETTING

The Site is located in an area of Etobicoke that is relatively flat, with an elevation of approximately 160 metres above mean sea level. The topography of the surrounding areas is also relatively flat. Surface water runoff from the Site discharges into on-Site catch basins located on the paved areas at the Site.

Mimico Creek is located approximately 500 metres east of the Site. Based on the general topography of the area and location of Mimico Creek, Watters Environmental anticipates that, regionally, the near-surface groundwater flows to the northeast.

Based on published geological reports, and on Watters Environmental's previous experience in this area of Etobicoke, groundwater is expected to be present at a depth of less than 6 metres below ground surface.

Geology in the vicinity of the Site is expected to be clayey silt till (Ontario Ministry of Northern Development and Mines Map 2556). These deposits are expected to have a low permeability with respect to groundwater flow and contaminant migration. Bedrock in the vicinity of the Site is expected to be shale, limestone, dolostone and siltstone of the Queenston Formation (Ontario Ministry of Northern Development and Mines Map 2544).

2.5 PREVIOUS ENVIRONMENTAL REPORTS

The following previous environmental reports were provided to Watters Environmental by Gibralt Capital, and are included in Appendix A:

- "*Phase I Environmental Site Assessment Report, 31 Fasken Drive, Toronto, Ontario*", report prepared by Shaheen & Parker Limited (S&P), for Canada 3000, and dated February 13, 2001 (the "S&P Phase I ESA Report"); and

- "*Asbestos Materials Survey, Canada 3000 Airlines Building, 31 Fasken Drive, Toronto, Ontario*", report prepared by S&P for Canada 3000, and dated March 22, 2001 (the "S&P Asbestos Material Survey Report").

S&P Phase I ESA Report

Based on a review of the S&P Phase I ESA Report, Watters Environmental notes the following:

- S&P indicated that the Site building was constructed in approximately 1970 on former agricultural land. Extensive renovations were done prior to Canada 3000's occupation of the Site in 1996;

- S&P indicated that, prior to 1996, the Site was occupied by offices for a hotel chain and warehouse facilities to a hotel supplier;

- S&P indicated that asbestos containing material (ACM) was identified in a sample of insulation taken from the pipe elbows in the vicinity of the domestic hot water tank located in the mechanical room;

- S&P indicated that a dry cleaner unit formerly occupied the south end of the multi-tenant building located at 44 Fasken Drive (approximately 50 metres north of the Site across Fasken Drive). When the dry cleaner vacated the premises in July 2000, the soil beneath the concrete floor in this unit was apparently excavated and removed from the property. S&P did not consider the dry cleaner to be a significant environmental contaminant concern for the Site, based on the distance and the inferred transgradient location from the Site.

- S&P recommended that an asbestos survey and development of an appropriate management plan for the handling and disposal of ACM in accordance with applicable regulations; and

- S&P concluded that there were no significant environmental issues associated with the historical and present land use at the Site.

S&P Asbestos Material Survey Report

Based on a review of the S&P Asbestos Material Survey Report, Watters Environmental notes the following:

- ACMs were identified on insulation applied on elbows, pipe fittings and hangers of the domestic water pipe system, ceiling tiles in the stairwell, and gaskets connecting the HVAC units with the ductwork in the HVAC room. The major findings of S&P Asbestos Material Survey Report are summarized in Section 5.2.1.

3.0 HISTORICAL RECORDS REVIEW

A historical review was conducted to assess the presence of potential environmental contaminant impacts originating from historical operations at the Site and surrounding lands. Watters Environmental completed the historical review by examining information from the following sources:

- Aerial photographs, available from the National Air Photo Library, in Ottawa, Ontario, for the years 1970, 1988 and 1999;
- A recent aerial photograph (i.e., within the last 3 years) available from Google Earth (www.earth.google.com);
- Street directories, located at the Metropolitan Toronto Reference Library, in Toronto, Ontario, for the years 1970, 1975, 1985, 1991, 1995 and 2000;
- Information provided by the Site representatives.

No Fire Insurance Plans, Property Underwriters' Reports or Plans were available for the Site or the immediately surrounding areas from CGI Information Systems and Management Consultants Inc. (CGI). If such information were available for the Site, CGI would normally be the source for obtaining such information.

Site History

According to the historical aerial photographs reviewed, the following information was noted with regards to the Site:

Date of Photograph	Approximate Scale of Photograph	Comments
1970	1:7,000	The Site appears to be occupied by one building, similar to the present day Site building, with associated parking north of the Site building.
1988	1:6,000	The Site appears to be similar to that observed in the 1970 aerial photograph with the exception of an expansion to the Site (i.e., the parking lot to the south end of the property).

Date of Photograph	Approximate Scale of Photograph	Comments
1999	1:7,000	The Site appears to be similar to that observed in the 1988 aerial photograph.
2005 to 2007	Unknown	The Site appears to be similar to that observed in the 1999 aerial photograph.

According to the historical street directories reviewed, the following information was noted with regards to the Site:

From	To	Occupants
1975	1985	Interior Design
1991	1991	Radisson Hotel
1995	1995	Commonwealth Hospitality Hotel
2000	2000	Canada 3000 Airlines

According to the Site representatives, the following information was noted with regards to the Site:

- The Site building was constructed in approximately 1970 and has been occupied by Skyservice since 2002;
- The Site was vacant and undeveloped land prior to development of the Site building; and
- The Site was occupied by Canada 3000 Airlines Ltd. (Canada 3000) prior to 2002 for use as an office building and warehouse facility.

Surrounding Land Use History

According to the historical aerial photographs reviewed, the following information was noted with regards to major land use surrounding the Site:

Date of Photograph	Approximate Scale of Photograph	Comments
1970	1:7,000	The properties north of the Site appear to be vacant, and undeveloped. The properties northeast of the Site appear to be occupied by Fasken Drive followed by a building similar to the present day VPT Designs Ltd. (furniture manufacturer) and the Expanded Metal Company of Canada Ltd. (manufacturer of expanded metal). The properties east of the Site appear to be occupied by a building similar to the present day office building, followed by a building similar to the present day church building and VPT Designs Ltd. The properties south of the Site appear to be occupied by vacant land, followed by the Holiday Inn hotel (that appears to be under construction) and a roadway similar to the present day Dixon road. The property west of the Site appears to be occupied by Highway 427.
1988	1:6,000	The properties surrounding the Site appear to be similar to those observed in the 1970 aerial photograph with the following exceptions: The properties north of the Site appear to be occupied by a roadway similar to the present day Fasken Drive, followed by multi-tenant commercial/light industrial buildings. The properties south of the Site appear to be occupied by a parking lot, followed by a building similar to the present day Holiday Inn hotel. The property southeast of the Site appear to be also occupied by a parking lot, followed by a building similar to the present day Westin hotel and commercial buildings.
1999	1:7,000	The properties surrounding the Site appear to be similar to those observed in the 1988.
2005 to 2007	Unknown	The Site appears to be similar to that observed in the 1999 aerial photograph.

According to the historical street directories reviewed, the following information was noted with regards to major occupants surrounding the Sites:

From	To	Occupants
1970	2000	20 Fasken Drive – Dramex Expanded Metal Corp.
1970	1970	21 Fasken Drive – Pharmaseal Hospital Supplies and Manufacturers
1991	1995	21 Fasken Drive – Docap Corporation Automotive parts
2000	2000	21 Fasken Drive – Zsemba Apron and Upholstery Ltd.
1970	2000	23 Fasken Drive - Twist Drill Canada
1975	2000	27 Fasken Drive – Canada 3000 Airlines
1970	1995	30 Fasken Drive – Graphics/Print
2000	2000	30 Fasken Drive – Design Variation Inc.
1991	1991	44 Fasken Drive – Multi-Tenant Commercial/Light Industrial building including a unit occupied by Toxic Recovery Systems Waste Management
1995	2000	44 Fasken Drive – Multi-Tenant Commercial / Light Industrial building including a unit occupied by Airlines Dry Cleaner.
1985	2000	44 Fasken Drive – Multi-Tenant Commercial l/ Light Industrial building including a unit occupied by Recoplast Ltd.

Summary

Based on the historical review completed, it is Watters Environmental's opinion that there are no significant environmental contaminant issues at the Site associated with historical on-Site or surrounding land use activities. Although historical street directories identified an Airlines Dry Cleaner located approximately 50 metres north of the Site across Fasken Drive, Watters Environmental does not consider the dry cleaner to be a significant environmental contaminant concern at the Site, based on the distance and the inferred transgradient location from the Site.

4.0 ENVIRONMENTAL DATABASE REVIEW

A regulatory database review was completed by EcoLog ERIS, an environmental database and information service company. The EcoLog ERIS report, including a detailed description of the databases, is presented in Appendix A.

Site Regulatory Review

According to the environmental databases reviewed, the following information was listed for the Site:

Company Name and Address	Database	Listing	Opinion of Environmental Significance to the Site
Canada 3000 Airlines Ltd 31 Fasken Drive	Ontario Regulation 347 Waste Generators Summary (1986-2005)	Listed as a generator of paint/pigments/coating residues, inorganic and organic laboratory chemicals from 1998 to 2001.	Low. Based on the type of waste and the fact that the wastes were likely disposed of on a regular basis.
Canada 3000 Airlines Ltd 31 Fasken Drive	Ontario Regulation 347 Waste Generators Summary (1986-2005)	Listed as a generator of inorganic and organic laboratory chemicals, polymeric resins, pharmaceuticals and waste compressed gases from 2004 to 2005.	Low. Based on the type of waste and the fact that the wastes were disposed of on a regular basis.

Surrounding Land Regulatory Review

According to the environmental databases reviewed, the following information was listed for the properties within a 250-metre search radius of the Site:

Property Name and Address	Location Relative to the Site	Database	Listing	Opinion of Environmental Significance to the Site
Recoplast Ltd 50 Fasken Drive Unit 9	Located approximately 40 metres north and inferred transgradient of the Site (across Fasken Drive).	Ontario Regulation 347 Waste Generators Summary (1986-2005)	Listed as a generator of waste oil & lubricants 1986 to 2004.	Low. Based on the distance and inferred transgradient direction from the Site (across Fasken Drive).
Cheddie Electric Pump. 50 Fasken Drive Unit 1G	Located approximately 40 metres north and inferred transgradient of the Site (across Fasken Drive).	Ontario Regulation 347 Waste Generators Summary (1986-2005)	Listed as a generator of petroleum distillates from 1986 to 1998	Low. Based on the distance and inferred transgradient direction from the Site (across Fasken Drive).
Mead Typwriter 50 Fasken Drive Unit 1	Located approximately 40 metres north and inferred transgradient of the Site (across Fasken Drive).	Ontario Regulation 347 Waste Generators Summary (1986-2005)	Listed as a generator of petroleum distillates from 1992 to 1998	Low. Based on the distance and inferred transgradient direction from the Site.

Property Name and Address	Location Relative to the Site	Database	Listing	Opinion of Environmental Significance to the Site
Canada 3000 Airlines 27 Fasken Drive	Located east of the Site in an inferred down-gradient location.	Ontario Regulation 347 Waste Generators Summary (1986-2005)	Listed as a generator paint/pigments/coating residues, inorganic and organic laboratory chemicals from 1992 to 1997 and halogenated solvent in 2001	Low. Based on the fact that the Site is located down-gradient of the Site and fact that the wastes were likely disposed of on a regular basis
Digiray Incorporated 44 Fasken Drive Unit 3	Located approximately 50 metres north and inferred transgradient of the Site (across Fasken Drive).	Ontario Regulation 347 Waste Generators Summary (1986-2005)	Listed as a generator of waste oil & lubricants and oil skimmings & sludges from 1992 to 2000	Low. Based on the distance and inferred transgradient direction from the Site (across Fasken Drive).
Airline Dry Cleaners Inc. 44 Fasken Drive Unit 22-A	Located approximately 50 metres north and inferred transgradient of the Site (across Fasken Drive).	Ontario Regulation 347 Waste Generators Summary (1986-2005)	Listed as a generator of halogenated solvent from 1994 to 2001	Low. Based on the distance and inferred transgradient direction from the Site (across Fasken Drive).

Property Name and Address	Location Relative to the Site	Database	Listing	Opinion of Environmental Significance to the Site
Cleveland Twist Drill Canada Ltd. / Greenfield Industries Canada Inc. 23 Fasken Drive	Located approximately 50 metres east and inferred down-gradient of the Site.	Ontario Regulation 347 Waste Generators Summary (1986-2005)	Listed as a generator of, inorganic laboratory chemicals, petroleum distillates, halogenated solvents and emulsified oil from 1992 to 2001.	Low. Based on the distance and inferred down-gradient direction from the Site.
Southam Paragon Graphics Ltd. / Data Business Forms Limited. 30 Fasken Drive	Located approximately 130 metres east and inferred down-gradient of the Site.	Ontario Regulation 347 Waste Generators Summary (1986-2005)	Listed as a generator of aliphatic solvent, petroleum distillates, halogenated solvents, waste oil & lubricant and/or photo processing wastes from 1988 to 2001.	Low. Based on the distance and inferred down-gradient direction from the Site (across Fasken Drive).
Mclean Hunter 27 Fasken Drive	Located east of the Site in an inferred down-gradient location	Private and Retail Fuel Storage Tanks (1989-1996)	Propane refilling center.	Low. Based on the listed operation and inferred direction from the Site.

In addition to the information provided above, the EcoLog ERIS report identified other listings in the EcoLog ERIS Historical Searches, Ontario Regulation 347 Waste Generators Summary, Occurrence Reporting Information System and Private Fuel Storage Tanks, databases. Watters Environmental notes that, based on the operations, distances and/or inferred directions from the Site, none of these listings were identified as being a potential environmental contaminant concern to the Site.

Summary

Based on a review of the environmental database information presented in the EcoLog ERIS report, there is no information in the above-noted databases that would suggest potentially significant environmental contaminant concerns at the Site.

5.0 ON-SITE ENVIRONMENTAL ASSESSMENT FINDINGS

5.1 OPERATIONS-RELATED ENVIRONMENTAL ISSUES

5.1.1 Above and Underground Storage Tanks

Aboveground Storage Tanks

According to the Site representatives, an 80-litre above ground storage tank (AST) containing diesel is fully-contained inside the casing of the diesel-fired emergency generator located in the generator room on the first floor of the Site building (Photograph 2). At the time of Watters Environmental Site reconnaissance, the generator casing was not accessible and thus could not observe the tank. Watters Environmental did not observe any staining or evidence of leakage in the vicinity of this generator.

Watters Environmental did not observe any other ASTs at the Site during the Site reconnaissance. The Site representatives advised Watters Environmental that there are no ASTs at the Site, and that none were present historically. There was also no evidence from the historical records review to suggest the former presence of ASTs at the Site.

Underground Storage Tanks

Watters Environmental did not observe any fill or vent pipes, depressions or asphalt cuts during the Site reconnaissance that would suggest the presence of underground storage tanks (USTs) on the Site.

As indicated in Section 4.0, a review of available environmental databases indicated that the Site is not registered for petroleum storage tanks. There was also no evidence from the historical records review to suggest the former presence of USTs at the Site.

5.1.2 Chemical Storage and Handling

Liquid Chemicals

Watters Environmental did not observe any liquid chemicals stored at the Site. As noted in Section 2.2, according to the Site representatives, new oil-based products were previously stored in the warehouse until February 2007. Watters Environmental did not observe the storage of waste oil or other hazardous wastes at the Site during the Site reconnaissance.

Compressed Gas Storage

Watters Environmental did not observe the storage of any compressed gases at the Site during the Site reconnaissance.

5.1.3 Solid (Non-Hazardous) and Liquid Waste

In general, the Site appeared to be well maintained. Watters Environmental did not observe deposits of solid waste (landfilling) at the Site during the Site reconnaissance.

Based on discussions with the Site representatives, and on observations made by Watters Environmental during the Site reconnaissance, Watters Environmental understands that Site activities generate non-hazardous domestic-type solid waste from the warehouse and office operations. Non-hazardous wastes are stored outside in a metal container located at the south end of the Site, which is emptied and removed from the Site by Turtle Island twice a week.

Recyclable materials such as aluminum cans, paper, glass, plastics and cardboard are generated from general warehouse and office activities at the Site. With the exception of cardboard and paper, these materials are not recycled, and are disposed of with the non-hazardous wastes. The cardboard is stored in a metal container located adjacent to the south side of the Site, and the paper is stored in plastic containers south Site building, which are also emptied and removed from the Site by Turtle Island twice a week.

5.1.4 Registrable / Hazardous Waste

Based on discussions with the Site representatives, the Site is registered with the MOE (Generator Registration Number ON4961798) for generation of the following wastes:

Waste Classification	Waste Description
122-C	Alkaline Wastes – other metals (solid)
148-A/B	Inorganic Laboratory Chemicals (liquid)
232-B	Polymeric Resins (liquid)

Waste Classification	Waste Description
261-A	Pharmaceuticals (solid)
263-A	Organic Laboratory Chemicals (liquid)
331-I	Waste Compressed Gases

According to the Site representatives, new products (stored in the warehouse until February 2007) occasionally expired on the shelves and had to be disposed of as registered waste. Watters Environmental understands that registerable or hazardous wastes have not been stored at the Site since February 2007. As noted, Watters Environmental did not observe the storage of waste oil or other hazardous wastes at the Site during the Site reconnaissance.

5.1.5 Spills, Releases and Emergency Response

The Site representatives advised Watters Environmental that no spills or releases have occurred at the Site. Watters Environmental did not observe evidence of spills, accidental releases or widespread staining on the ground surface that would indicate the occurrence of major environmental events that may significantly impact the environmental quality of the subsurface at the Site.

5.1.6 Air Emissions

Based on observations made by Watters Environmental during the Site reconnaissance, and on discussions with the Site representatives, Watters Environmental understands that the following air emission sources are present at the Site that may discharge a contaminant into the atmosphere:

- Twelve natural gas-fired HVAC units located on the roof of the Site building with rated at total maximum fuel input capacity of 2,343,000 British Thermal Units per hour (BTU/h);

- Two suspended natural gas-fired heaters located in the warehouse (unknown fuel input rating);

- One natural gas-fired domestic hot water heater located on the second floor of the Site building rated at a maximum fuel input capacity of 31,500 Btu/h ; and

- One 40 kilowatt diesel-fired emergency generator located in the generator room on the first floor of the Site building.

Watters Environmental was informed by the Site representatives that there are no air emission permits or licenses, and no inventory of air emission sources. There has also not been any air emission source testing or monitoring.

Since the maximum fuel input capacity of the natural gas-fired heating equipment at the Site exceeds the 1,500,000 BTU/h exemption limit indicated in Regulation 346 (see Section C-4 in Appendix B), it is Watters Environmental's opinion that a Certificate of Approval (C-of-A) (Air & Noise) for this heating equipment and the diesel-fired emergency generator would likely be required.

The Site representatives advised Watters Environmental that no complaints have been raised by neighbouring properties or regulatory agencies concerning noise, odours or air emissions at the Site. Watters Environmental did not observe any significant issues concerning noise, odours or air emissions at the Site at the time of the Site reconnaissance.

5.1.7 Water, Wastewater and Storm Water

As noted in Section 2.3, water for the Site is obtained from the City of Etobicoke municipal service. As such, Watters Environmental does not anticipate any environmental issues regarding water intaking at the Site.

The Site is serviced by municipal sewers and water, which are utilized for domestic-type purposes.

Watters Environmental was advised by the Site representatives that, although wastewater discharges from the Site have not been tested to ensure compliance with the City of Toronto Sewer Use By-Law No. 457-2000 (the "Sewer Use By-Law"), no environmental issues, complaints or orders have been raised by the City of Toronto regarding wastewater discharges from the Site. Based on present activities conducted at the Site, Watters Environmental does not anticipate any significant issues regarding the quality of wastewater discharges at the Site.

As noted in Section 2.3, storm water from the roof of the Site building is discharged to the municipal storm sewer system via internal piping within the building. Overland storm water is conveyed to the municipal storm sewer system via on-Site catch basins located throughout the Site. Watters Environmental did not observe outdoor waste storage, raw material piles or areas of chemical staining that could result in the impairment of storm water runoff from the Site. Watters Environmental does not anticipate that storm water quality leaving the Site represents a significant environmental issue.

5.1.8 Workplace Hazardous Material Information System

The Site representative informed Watters Environmental that all Site personnel are trained in Workplace Hazardous Material Information System (WHMIS). However, as noted in Section 5.1.2, chemical products are no longer stored at the Site.

5.1.9 Pits, Sumps and Lagoons

Pits and Sumps

The Site representatives advised Watters Environmental that there are currently no pits or sumps at the Site, and that none were present historically. Watters Environmental did not observe any pits or sumps located at the Site during the Site reconnaissance. There was also no information from the historical review completed to indicate the former presence of any pits or sumps at the Site.

Lagoons

The Site representatives advised Watters Environmental that there are currently no lagoons or other impoundments at the Site, and that none were present historically. Watters Environmental did not observe any lagoons or impoundments during the Site reconnaissance. There was also no information from the historical review completed to indicate the former presence of lagoons or impoundments at the Site.

5.1.10 Radioactive Materials

The Site representatives reported to Watters Environmental that there were no radioactive materials or equipment at the Site. Watters Environmental did not observe any radioactive materials or equipment at the Site that would require annual licensing by the Canadian Nuclear Safety Commission during the Site reconnaissance.

5.1.11 Dry Cleaning Operations

The Site representatives advised Watters Environmental that there are no dry cleaning operations at the Site, and that none were present historically at the Site. Watters Environmental did not observe any dry cleaning operations at the Site during Watters Environmental's Site reconnaissance. There was also no evidence from the historical records review to suggest that historical dry cleaning operations were present at the Site.

5.2 PROPERTY-RELATED ENVIRONMENTAL ISSUES

5.2.1 Asbestos

Watters Environmental is aware that an asbestos survey was completed for the Site by S&P, with a report issued on March 22, 2001 (see Section 2.5). The major findings of the S&P Asbestos Material Survey Report are summarized as follows:

- Water pipe elbow insulation, located in the HVAC room on the second floor of the Site building, was found to contain 65% Chrysotile asbestos;
- One 12" beige floor tile, located in the southwest stairway on the first floor of the Site building, was found to contain 5% Chrysotile asbestos;
- One 2'x 4' white/beige ceiling tile, located in the southwest stairway on the second floor of the Site building, was found to contain 8% Chrysotile asbestos;
- The gasket connecting the HVAC unit with the ductwork in the HVAC room, located on the second floor of the Site building, was found to contain 45% Chrysotile asbestos; and
- One white elbow piping insulation, located on in the electrical room on the first floor of the Site building, was found to contain 80% Chrysotile asbestos.

Watters Environmental observed potential friable ACMs at the Site in the forms of piping insulation for the domestic water pipe system and ceiling tiles in the Site buildings during the Site reconnaissance. These friable ACMs, where observed, appeared to be in good condition (i.e., not exposed). The Site representatives advised Watters Environmental that an ACM management plan has not been prepared for the Site.

Watters Environmental also observed potential non-friable ACMs at the Site, which included floor tiles and drywall compound. Where observed, these potential non-friable ACMs appeared to be in good condition.

5.2.2 Polychlorinated Biphenyl-Containing Equipment

As noted in Section 2.3, Electrical service is supplied to the Site by Toronto-Hydro via a utility-owned, pole-mounted transformer located off-Site (i.e., at the north end of the Site). Watters Environmental also observed the presence of fluorescent light fixtures at the Site. Based on the age of the Site building (approximately 1970), light ballasts may contain polychlorinated biphenyls (PCBs), since the use of PCBs in electrical equipment was not discontinued until the early 1980s. PCBs in light ballasts may become an issue if they are leaking or if they are taken out of service. Watters Environmental did not observe any leaking light ballasts at the Site during the Site reconnaissance.

As mentioned in Section 4.0, the Inventory of PCB Storage Sites (a provincial database) and the National PCB Inventory (a federal database) did not list the Site as a registered PCB waste storage site.

5.2.3 Lead in Paints

Some of the interior walls of the Site building contain painted surfaces. Given the age of the Site building (approximately 1970), it is Watters Environmental's opinion that lead-based paints may be present at the Site, since the use of lead-based paint was not discontinued until the late 1970s. Observations made by Watters Environmental during the Site reconnaissance indicated that paint surfaces appeared to be in good condition (i.e., not peeling or flaking).

5.2.4 Urea Formaldehyde Foam Insulation

Watters Environmental was advised by the Site representatives that they are not aware of the presence of urea formaldehyde foam insulation (UFFI) at the Site. Watters Environmental did not observe any visual indicators (such as drill holes in building surfaces) for the possible presence of UFFI at the Site.

5.2.5 Ozone-Depleting Substances

Based on discussions with the Site representatives, and on observations made by Watters Environmental during the Site reconnaissance, Watters Environmental understands that the Site contains twelve HVAC units that may contain R-11 or R-22 refrigerants, both known ozone-depleting-substances (ODSs). The Site representatives advised Watters Environmental that the on-Site HVAC equipment is serviced by a certified third-party contractor, and that ODSs are not stored at the Site. Watters Environmental did not observe the storage of ODSs at the Site during the Site reconnaissance

5.2.6 Radon

According to a document entitled, "*Health and Environment – Partners for Life*", prepared by Health Canada in 1997, Health Canada has recommended that the annual radon exposure limit for the general public is 70 becquerels per cubic metre (Bq/m^3) and that the upper limit of the average annual concentration of radon is 800 Bq/m^3. Based on the results of a national survey measuring radon concentrations conducted by Health Canada in the late 1970s, the average indoor radon level for the City of Toronto is 12 Bq/m^3. Given this, and the fact that the Site building has no basement or underground structure, Watters Environmental does not expect radon gas to be a significant environmental issue at the Site.

5.2.7 Pesticides and Herbicides

A landscaped area is present at the north and west sides of the Site. According to the Site representatives, the landscaped areas are maintained by a third-party contractor, and neither pesticides nor herbicides are stored at the Site. Based on the size of the landscaped areas at the Site, Watters Environmental does not anticipate that large volumes of pesticides or herbicides would be used at the Site. Watters Environmental did not observe the storage of herbicides or pesticides during the Site reconnaissance.

5.2.8 Soil Fill

Based on observations made at the time of the Site reconnaissance, Watters Environmental does not expect a significant amount of fill material to be present at the Site. The Site is generally graded even with the surrounding properties. There was no evidence from the historical records review to suggest that significant amounts of fill material would be present at the Site.

5.3 REVIEW OF NEARBY / ADJACENT PROPERTIES

Watters Environmental reviewed the current land uses of neighbouring properties from publicly accessible locations to assess potential environmental contaminant impacts to the Site that may arise from off-Site operations. As noted in Section 2.1, properties in the general area surrounding the Site are mixed residential, commercial and industrial land uses.

Properties surrounding the Site are summarized as follows (Figure 3):

North of the Site (Inferred Transgradient / Downgradient)

Adjacent to the north is Fasken Drive, followed by multi-tenant commercial / light industrial building and a multi-tenant commercial / light industrial building that included a unit that was formerly occupied by a dry cleaner. Northeast of the Site, across Fasken Drive, is VPT Designs Ltd. (furniture manufacturer), followed by The Expanded Metal Company of Canada Ltd. (metal manufacturer). Northwest of the Site is Highway 427, followed by Indian Line.

East of the Site (Inferred Downgradient / Transgradient)

Adjacent to the east of the Site is an office building, followed by a church and VPT Designs Ltd. (furniture manufacturer).

South of the Site (Inferred Upgradient / Transgradient)

Adjacent to the south of the Site is Holiday Inn Hotel and associated parking lot, followed by Dixon Road. Southeast of the Site is parking lot, followed by Westin hotel, commercial buildings and Dixon Road. Southwest of the Site is Highway 427, followed by Airport Road.

West of the Site (Inferred Transgradient / Downgradient)

Adjacent to the west of the Site is the Service road to Highway 427, followed by Highway 427.

Summary

Based on observations of the surrounding properties from publicly accessible locations, it is Watters Environmental's opinion that there are no significant environmental contaminant issues at the Site associated with current surrounding land use activities.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the Phase I ESA completed, it is Watters Environmental's opinion that there are no significant environmental contaminant issues at the Site. However, Gibralt Capital may want to consider conducting a soil and groundwater quality assessment to establish baseline conditions prior to their acquisition of the Site.

To address potential operational/management issues, Watters Environmental recommends the following:

- Prior to undertaking any renovations within the Site building, surveys should be completed in the areas planned for renovation for asbestos, PCBs and lead, and appropriate management plans should prepared to ensure that these materials (if present) are handled and disposed of in accordance with applicable regulations; and

- The requirements for a C-of-A (Air & Noise) should be confirmed for the natural gas-fired heating equipment and diesel-fired generator set at the Site, and the C-of-A should be obtained, if required.

7.0 QUALIFICATIONS AND LIMITATIONS

Watters Environmental has prepared this report for the exclusive use of Gibralt Capital in evaluating the environmental condition of the Site at the time of the Site reconnaissance. Watters Environmental will not be responsible for the use of this report by any other party, or reliance on or any decision to be made based on it without the prior written consent of Watters Environmental. Watters Environmental accepts no responsibility for damages, if any, by any other party as a result of decisions or actions based on this report.

This report presents an overview of issues of environmental concern, reflecting Watters Environmental's professional judgment using information reasonably available at the Site at the time of the Site reconnaissance. Watters Environmental has prepared this report using information understood to be factual and correct and shall not be responsible for conditions arising from information or facts that were concealed or not fully disclosed to Watters Environmental at the time of the Site reconnaissance. Opinions presented in this report concerning regulatory compliance do not represent a legal opinion concerning the environmental condition or compliance of the Site. The scope of work completed by Watters Environmental did not involve a review or evaluation of health and safety issues at the Site. This report is complete only as an entire document, and no section is intended to be used separately.

In completing the scope of work, Watters Environmental did not conduct any intrusive investigations including sampling, testing or monitoring. Detailed cost estimates associated with environmental issues discussed in this report or activities required to bring the Site into environmental compliance were not required for this report to meet its objectives or agreed upon scope of work.

It is important to note that conducting a Phase I ESA does not eliminate the possibility that negative environmental conditions and/or variations of conditions not described in this report are present on the Site.

FIGURES

Inferred Near-Surface Groundwater Flow Direction at the Site

N

Site Location

Gibralt Capital Corporation

Skyservice Airlines Inc.
31 Fasken Drive, Etobicoke, Ontario

SOURCE: MapArt Publishing (Golden Horseshoe, 2005)

SCALE
1 : 16,000

CONFIDENTIAL

Project No.
07-0122

Figure 1:
Site Location Map

Inferred Near-Surface Groundwater Flow Direction at the Site

N

Site Location

Gibralt Capital Corporation

Skyservice Airlines Inc.
31 Fasken Drive, Etobicoke, Ontario

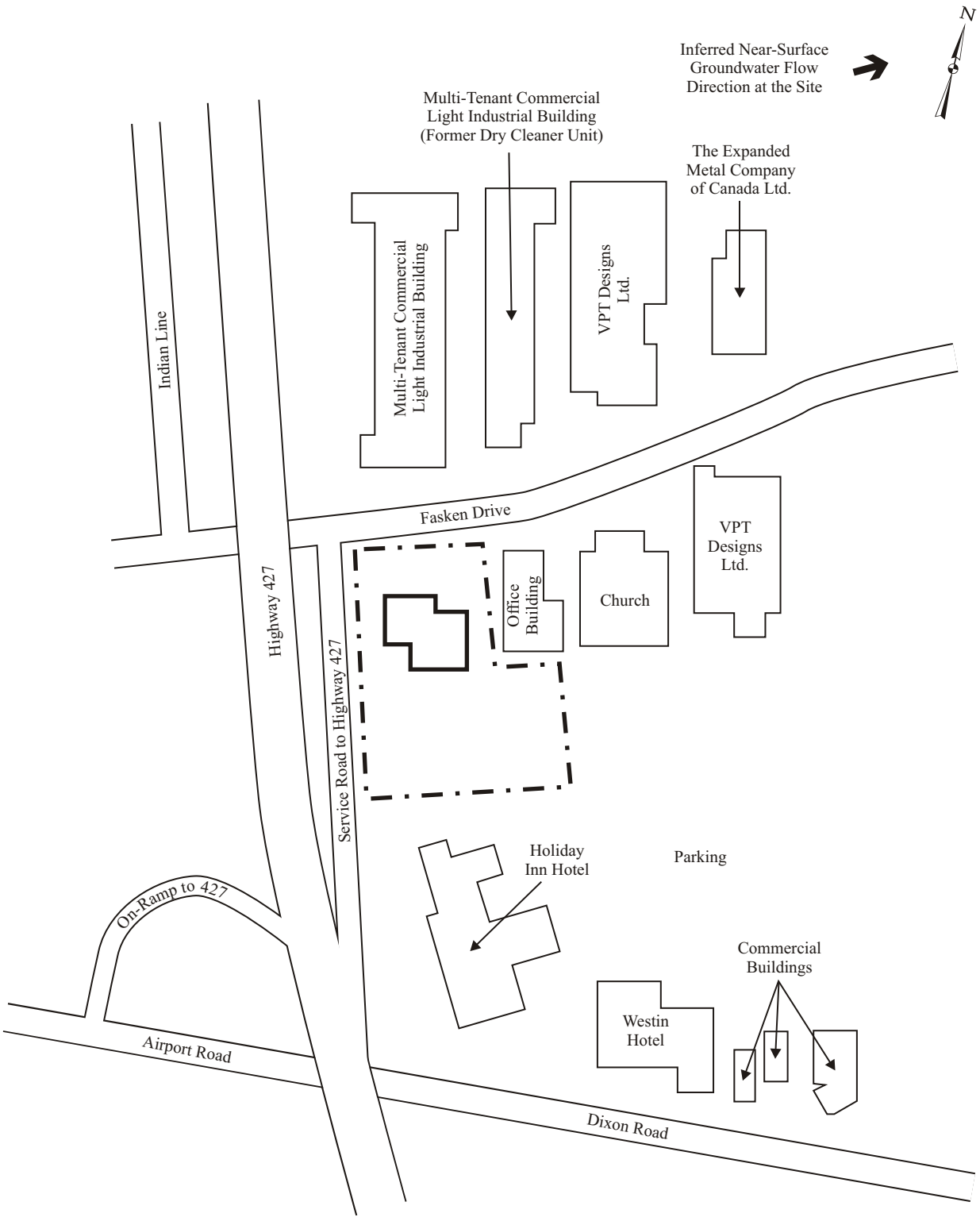
SOURCE: http://earth.google.com

SCALE:
Not Available

CONFIDENTIAL

Project No.
07-0122

Figure 2:
Aerial View of the Site



Legend:

- Approximate Site Boundary
- Site Building

Gibralt Capital Corporation

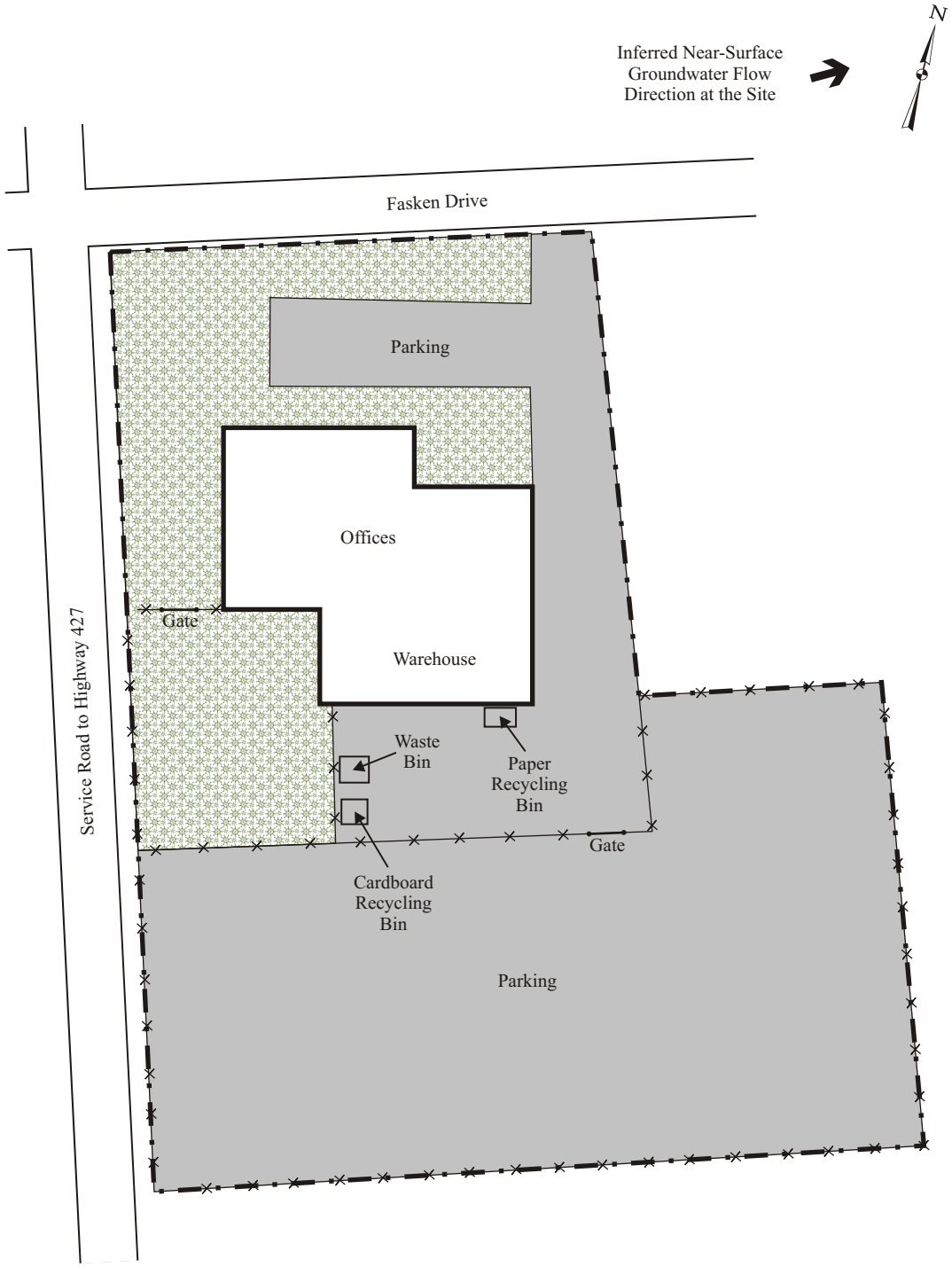
Skyservice Airlines Inc.
31 Fasken Drive, Etobicoke, Ontario

NOT TO SCALE

CONFIDENTIAL

Project No.
07-0122

Figure 3:
Surrounding Land Use Map



Legend:

- Approximate Site Boundary
- Site Building
- Fence
- Landscaped / Grassed Area
- Paved Area

Gibralt Capital Corporation

Skyservice Airlines Inc.
31 Fasken Drive, Etobicoke, Ontario

NOT TO SCALE

CONFIDENTIAL

Project No.
07-0122

Figure 4:
Site Layout

PHOTOGRAPHS

Photograph 1: View of the Site, looking south.

Photograph 2: View of the diesel-fired emergency generator located in the generator room on the first floor.

APPENDIX A

Previous Environmental Reports Completed for the Site

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
31 FASKEN DRIVE
TORONTO, ONTARIO

Prepared For:

CANADA 3000 AIRLINES LIMITED

Prepared by:
SHAHEEN & PEAKER LIMITED

Project: SP3711
February 13, 2001

250 Galaxy Boulevard
Etobicoke, Ontario
M9W 5R8
Tel: (416) 213-1255
Fax: (416) 213-1260

SHAHEEN & PEAKER LIMITED

CONSULTING GEO-ENVIRONMENTAL AND CONSTRUCTION MATERIALS ENGINEERS

250 Galaxy Boulevard
Etobicoke, Ontario, M9W 5R8

Tel. (416) 213-1255
Fax. (416) 213-1260

Project: SP3711 **February 13, 2001**

Canada 3000 Airlines Limited
31 Fasken Drive
Toronto, Ontario
M9W 1K6

Attention: Ms. Isabel Myler
Manager, Corporate Services

Phase 1 Environmental Site Assessment
31 Fasken Drive
Toronto, Ontario

Please find enclosed our report number SP3711 regarding a Phase 1 Environmental Site Assessment (ESA) of the above-noted site. The findings of the assessment are summarized below:

- The subject site was formerly agricultural land that was initially developed in about 1970. Extensive renovations were made prior to Canada 3000 occupying the site in 1996.
- The site contains office and warehouse facilities for Canada 3000. The rear of the site is used for vehicle parking.
- Previously, the site contained offices for a hotel chain and warehouse facilities for a supplier to hotels. No significant environmental impacts on the subject site are likely as a result of activities of the past or present occupants of the subject site or adjacent properties.
- Asbestos containing material was identified by analysis of a sample of insulation from one of the pipe elbows in the vicinity of the hot water tank in the mechanical room. Ontario regulations governing worker health and safety require that an asbestos survey be conducted to identify the location and condition of the asbestos. Ontario Regulation 838 requires that an asbestos inspection and

maintenance plan be implemented. Alternatively, the friable asbestos can be removed by contractors licensed to conduct asbestos removals.

- The site has been issued a waste generation number (ON1186601) for the removal of paints and laboratory chemicals. The hazardous materials were observed to be stored in an appropriate manner.
- An above ground diesel storage tank is present on the site as an integral part of an emergency electrical generator. This unit was installed in 1999.

In summary, the results of the Phase 1 ESA and the limited sampling for asbestos materials indicate that:

- An asbestos survey is required in compliance with Regulation 838 of the Occupational Health and Safety Act and an asbestos inspection and maintenance program will be required unless the asbestos is removed.
- There are no environmental issues associated with the historical or present land use on the subject site and the adjacent properties, and no subsurface investigation is required or warranted.

We trust that the information provided in this report is complete and in accordance with the scope of work of our assignment. Should you have any questions regarding this submission, please do not hesitate to contact the undersigned.

Yours very truly,
SHAHEEN & PEAKER LIMITED

Cynthia L. Robins, P. Eng., C.Chem.
Project Manager

TABLE OF CONTENTS

DRAWINGS

APPENDICES

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
31 FASKEN DRIVE
TORONTO, ONTARIO

1. INTRODUCTION

Shaheen & Peaker Limited (S&P) was retained by Ms. Isabel Myler of Canada 3000 Airlines Limited (Canada 3000) to carry out a Phase 1 Environmental Site Assessment (ESA) at the above-noted site. The property is occupied by a two storey building that is used for office and warehouse functions. No aircraft maintenance procedures are performed at the subject site. This ESA was requested by Canada 3000 as part of their due diligence activities for possible re-financing of the property.

The scope of this review generally conforms to the requirements outlined by the Canada Mortgage and Housing Corporation (CMHC) and the Canadian Standards Association (CSA) standard Z768-94 for Phase 1 Environmental Site Assessments.

1.1 PURPOSE

The purpose of the assessment was to identify current and previous land use on or adjacent to the subject property that might be associated with potential sources of environmental concern. One sample of pipe insulation material was collected to assess the asbestos content of the insulation.

1.2 SCOPE OF WORK/METHODOLOGY

The scope of the assessment entailed:

(i) site visit performed on February 1, 2001
(ii) interpretation of available historic aerial photographs
(iii) a review of municipal directories to determine previous occupancy of the adjacent and subject properties
(iv) verification of aspects of regulatory compliance with the Ministry of Environment (MOE)

(v) a search by the Spills Action Centre (SAC) of any documented hazardous spills that may have occurred near the site

(vi) a search of MOE documents regarding the potential historical use of the properties for waste disposal sites, coal gasification plant waste sites, or industrial sites which produced or used coal tar and related tars

(vii) inquiries to the Fuels Safety Division of the Technical Standards & Safety Association (TSSA) regarding presence of underground storage tanks

(viii) analysis of one sample of pipe insulation for asbestos content

2. SITE INSPECTION

The property was inspected on February 1, 2001 by Mr. Douglas Fisher of S&P. Ms. Isabel Myler, Manager, Corporate Services was interviewed regarding site practices and accompanied Mr. Fisher during the site inspection of the interior of the building. At the time of the site inspection, snow covered most of the grassed and landscaped areas of the site. Photographs taken during the site inspection are presented in **Appendix A**.

2.1 LOCATION AND LEGAL DESCRIPTION

The property is located on the south side of Fasken Drive immediately east of Highway 427 (**Drawing 1**). The intersection of Highways 427 and 409 is located approximately 700 metres north of the site. For descriptive purposes in this report it is assumed that Fasken Drive in the vicinity of the subject site is oriented in an east-west direction.

The legal description of the site is Part of Block B, Registered Plan 7994, formerly in the City of Etobicoke, now part of the City of Toronto.

Documentation provided by Canada 3000 indicated that the property is zoned as IC-2, meaning industrial and commercial uses, class 2. Administrative offices are a permitted use in an IC-2 zone. As noted in a report by Charles Schwenger Architect Inc. dated August 2, 2000, because warehouse facilities are located within the building, the property use does not precisely comply with the zoning regulations. The architect discussed the interpretation of the zoning requirements with City of Toronto

staff and the architect reported that the subject site would be considered by the City of Toronto as a conforming land use. Excerpts from the architect's report are included in **Appendix B**.

2.2 SITE AND AREA CHARACTERISTICS

The property is approximately rectangular in shape and has a dimension parallel to Fasken Drive of approximately 87 metres and a depth of about 162 metres. Notes on the construction drawings indicated that the subject site covers an area of 10,793 square metres (2.67 acres). For the purposes of this report, Canada 3000 informed S&P that the subject site consists of the property at 31 Fasken Drive and a parking area to the rear of 31 Fasken Drive. This parking area is contiguous with other parking areas occupied by Canada 3000. However, for the purposes of this report, the width of the subject site within the parking area is assumed to be similar to the width of the frontage along Fasken Drive. The approximate shape of the subject site is shown on **Drawing 2**.

The site is located in an industrial/commercial area of the city and Highway 427 abuts the western margin of the site. Fasken Drive in the vicinity of the site is a two lane road. Single storey industrial and commercial buildings are located on both sides of Fasken Drive in the vicinity of the site. Most buildings in the vicinity of the site appear to be at least 25 years old. Pearson International Airport is located about 500 metres southwest of the site.

The topography in the vicinity of the subject site is relatively flat. Fasken Drive crosses beneath Highway 427 in an underpass and as a result, Fasken Drive immediately north of the site is approximately 1 metre lower in elevation than the adjacent lands. The embankment for the Highway 427 overpass over Fasken Drive is located to the west of the subject site.

The nearest body of water to the subject site as shown on municipal maps is a tributary of Mimico Creek which is located approximately 400 metres north of the site. Mimico Creek is located approximately 800 metres east and southeast of the site.

With the permission of Canada 3000, S&P obtained a copy of a site survey conducted in June 2000 from Charles Schwenger Architect Inc. Mr. Schwenger reported that a high groundwater table occurs at the site.

2.3 DESCRIPTION OF IMPROVEMENTS

A two storey office building with a single storey warehouse that has a mezzanine level is located on the site. The building consists of an irregular shaped building with concrete block walls that are covered with an exterior stucco finish. The building does not have a basement. A site plan showing the shape and location of the building is provided in **Drawing 2**.

Areas outside the building footprint are either landscaped or covered with asphalt. A decorative landscaped area was located adjacent to the north side of the building. The area west of the building was covered with a maintained grass cover. Vehicle parking areas were present to the north of the building and contiguous with a driveway along the south side of the building. The area to the rear of the building was covered with asphalt and used for vehicle parking and for vehicle access to the warehouse loading dock. The southern portion of the site (approximately 60 by 75 metres) was covered with asphalt and used for vehicle parking. Access to this parking area is through an automatic parking gate.

The floors in the office areas were covered with carpet and the ceiling was formed by suspended acoustic ceiling tiles. Lighting in the office areas was provided by fluorescent fixtures. Lighting in the warehouse area was provided by metal halide bulbs and supplemented by fluorescent fixtures. Heating and ventilation was supplied by natural gas fired rooftop HVAC units. Suspended natural gas fired heaters were observed in the warehouse area and supplemental electric heaters were observed in selected stairwells.

2.4 PROPERTY USAGE AND ACTIVITIES

Office functions include marketing, finance, accounting and reservations. Parts for aircraft maintenance and servicing are located in the warehouse. The southern portion of the site was used for vehicle parking.

2.5 ADJOINING AND SURROUNDING PROPERTY USES AND ACTIVITIES

The properties adjacent to the subject site are occupied as follows:

- **North**: - Fasken Drive and to the north of Fasken Drive two multi-tenant commercial buildings located at 44 and 50 Fasken Drive. At 40 Fasken Drive, the unit closest to the subject site was occupied by Canada 3000 and housed the corporate services department. The other south facing unit was vacant at the time of the site inspection but signs indicated that it was formerly occupied by Air Line Dry Cleaners Inc. The southern units at 50 Fasken Drive were occupied by Canada 3000 and signs indicated that this area contained the training centre and the human resources department.
- **South** - Holiday Inn Select hotel located at 970 Dixon Road.
- **East**: - 27 Fasken Drive, a single storey commercial/industrial style building that is occupied by Canada 3000.
- **West**: - an off-ramp for Highway 427 and Highway 427.

3. RECORDS REVIEW

3.1 GEOLOGIC AND TOPOGRAPHIC MAPS

Topographic map 30M/12, 7th Edition was reviewed as a part of this assessment. Based on this map, the ground surface is relatively flat with a gentle slope downwards in a southeasterly direction towards Mimico Creek. Mimico Creek flows southeasterly and discharges in Lake Ontario.

Groundwater flow is inferred to be in the southeasterly direction towards Mimico Creek. Consequently, the upgradient properties to the north and northwest of the subject property would be of direct interest from off site contaminant migration.

Regional geological mapping shown on Map P2204 published by the Ontario Ministry of Natural Resources clayey silt tills known as the Halton Till. These

deposits cover extensive areas to in the Toronto region and are expected to be relatively impermeable.

3.3 AERIAL PHOTOGRAPHS

Aerial photographs for the years 1954, 1972, and 1978 were obtained from the Ministry of Natural Resources Information Centre. A copy of the 1978 photograph is presented in **Appendix C**.

The 1954 aerial photograph indicated that site was used for agricultural purposes. No structures were observed on or within the immediate vicinity of the subject site at the time of the 1954 photograph.

The 1971 aerial photograph indicated that the subject site had been developed and a building similar in shape to the present structure was located on the northern portion of the site. Fasken Drive had not been constructed to the north of the subject site. Access to the subject site was possible via a driveway from the Holiday Inn fronting onto Dixon Road or from a driveway serving 27 Fasken Drive to the east of the subject site. Areas to the west of the building were covered with vegetation. The area adjacent to the south side of the building was paved and the area farther south which is currently used for vehicle parking was not vegetated. This area was likely either paved or gravel surfaced.

The 1971 photograph indicated that a building at 27 Fasken Drive similar in shape to the present structure had been constructed. The site opposite the subject site on the north side of Fasken Drive was undeveloped at the time of the 1971 photograph.

In 1971 Highway 427 in the area to the west of the site was a two lane road. The Highway 427 overpass over Fasken Drive had not been constructed at the time of the 1971 photograph although earth for the approach embankments had been stockpiled in the vicinity of the present embankments.

By 1978 Fasken Drive in front of the subject site had been constructed and a driveway in the location of the present driveway provided vehicle access to the site. The building on the subject site was the same shape and size as in the 1971 photo. The

area on the southern margin of the site which is currently used for vehicle parking had been paved and lines on the pavement indicated that this area was used for parking. The 1978 photograph indicated that the two multi-tenant buildings on the north side of Fasken Drive opposite the site had been constructed.

By 1978 two overpasses for Highway 427 had also been constructed to the west of the subject site. The photograph indicated that the current off-ramp from Highway 427 to the west of the site had not been constructed. This area was undeveloped and was likely associated with construction activities for Highway 427 which appeared to be in progress at the time of the 1978 photograph.

3.4 FIRE INSURANCE MAPS

No fire insurance maps covering the site were available for review at either the Ontario Archives or the Metropolitan Toronto Reference Library.

3.5 OCCUPANCY SEARCH

A search of the municipal directories for Toronto was undertaken at the Metropolitan Toronto Reference Library. The directories were reviewed from 1998 back to 1969 which was prior to the construction of buildings on Fasken Drive.

The review indicated that the site was initially developed in about 1970 and the early occupants of the building were an architect and an interior designer. By the late 1970s or early 1980s, Commonwealth Holiday Inn of Canada occupied the site together with Associated Innkeepers Supplies Limited. Commonwealth Holiday Inns continued to occupy the site into the 1990s. The 1996 directory had no listing for the subject site. Subsequent directories indicated that Canada 3000 Airlines occupied the site.

The adjacent site to the east at 27 Fasken Drive is presently occupied by Canada 3000. The directories indicated that this site was initially developed in about 1970 and was occupied for more than 25 years by MacLean Hunter Cable TV Limited. The 1991 directory indicated that Ansa International Rent A Car and Air Two Thousand Airline Line occupied the site. No listing for 27 Fasken Drive was shown in either the 1996 or 1998 directories.

The directory review indicated that no buildings existed on Fasken Drive when the 1966 directory was prepared. The occupancy history of the subject and adjacent properties is summarized in the following table.

TABLE 1: VICINITY OCCUPANCY HISTORY

PROPERTY	HISTORY
44 Fasken Drive (north of subject site)	- directories indicated that this multi-tenant site was developed between 1973 and 1975 - tenants of note include a dry cleaners and several printing or lithographing companies. - the 1991 directory listed a waste management firm, Toxic Recovery Systems International as an occupant
50 Fasken Drive (north of subject site)	- directories indicated that this site was originally for warehouse purposes by a department store during the mid-1970s. - directories indicated that long term occupants include those involved with plastics and rubber
27 Fasken Drive (east of subject site)	- directories indicated site developed in about 1970 and occupied by MacLean Hunter Cable TV until at least 1985 - no listing for this site in the 1996 and 1998 directories
970 Dixon Road (south of subject site)	- occupied by Holiday Inn from approximately 1980 to present - no record for 970 Dixon Road in the 1975 or earlier directories

The directory search indicated that several occupants at the properties at 44 and 50 Fasken Drive are of a potential environmental concern. These include the dry cleaners, printers, plastic firm and the waste management firm. Potential concerns regarding the dry cleaners are addressed in section 4.9 of this report. Given that the occupants of 44 and 50 Fasken are more than 25 metres from the subject site and that no outdoor processing of materials was observed at the time of the present inspection, in the opinion of S&P the risk of environmental impacts to the subject site from present or past occupants at 44 and 50 Fasken Drive is low. The 1991 directory indicated that a waste management firm, Toxic Recovery Systems International occupied one of the units at 44 Fasken Drive. This occupant was not a long term tenant of the site as no listing for this company was found in directories for the other years consulted. Given the small size of the units, it is unlikely that Toxic Waste Systems International occupied the site for as a waste handling facility.

3.6 ONTARIO MINISTRY OF THE ENVIRONMENT (MOE) SPILLS ACTION CENTRE (SAC) AND TECHNICAL STANDARDS & SAFETY ASSOCIATION (TSSA)

A request was submitted to the MOE Freedom of Information and Protection of Privacy Office (**Appendix D**) in order to determine if there were any environmental incidents or violations associated with the subject property and adjacent properties; whether any Control Orders have been issued; whether there have been any other environmental concerns associated with the property such as complaints, inspections, etc.; whether any environmental investigations have been carried out regarding the subject property; and to determine if SAC's files contain any reported spills that had occurred in the site vicinity. Note that the SAC's database dates back only to 1988 and many of the occurrences on file have only been reported voluntarily.

A response to the above noted request was not received by this office at the time of the preparation of this report. Upon receipt, S&P will review the information and forward to the client any environmentally significant information under separate cover.

The TSSA was requested by fax to review their computer database for the subject property with regard to registered underground storage tanks and above ground storage tanks containing petroleum products. Ms. C. Robyn verbally reported that the TSSA does not have a record of tanks at the subject site. The TSSA records for retail sites date back to approximately 1987. Ms. Robyn reported that with the exception of the site located at 27 Fasken Drive, none of the adjacent properties have registered facilities at their sites. According to the TSSA database a private propane refuelling facility registered to MacLean Hunter Cable TV in 1992 was located at 27 Fasken Drive. S&P did not observe propane refuelling equipment at 27 Fasken Drive. The site occupancy search indicated that MacLean Hunter Cable TV formerly occupied the site at 27 Fasken Drive but the current occupant is Canada 3000 (see Section 2.5). Ms. Robyn reported that operators of private fuel facilities are required to register their facility with the TSSA but as there is no annual registration process, many of the private fuel operators fail to cancel their registration when the facility is removed.

3.7 OTHER SOURCES

The following documents were reviewed to determine if waste disposal, coal tar, coal gasification or PCB storage sites were located in the immediate vicinity of the subject site:

- Waste Disposal Site Inventory - Ontario MOE (1991)
- Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario - Ontario MOE (1988)
- Inventory of Coal Gasification Plant Waste Sites in Ontario - Ontario MOE (1989)
- Ontario Inventory of PCB Storage Sites – Ontario MOE, July 1999

The review indicated that two closed waste disposal sites were located approximately 1.0 km north of the subject site. Based on the topographic gradients in the area, the subject site is not downgradient from either of these sites. Based on the co-ordinates in the inventory, one site is located near the intersection of Highways 409 and 427. This site accepted municipal and domestic urban waste and closed in 1977. The other site was located near the intersection of Disco Road and Carlingview Drive and also accepted municipal and domestic urban waste. This site was closed in 1967. Given the distance from the subject site and that the subject site is not downgradient from the former landfill sites, no impacts from the closed waste disposal site on the subject site is anticipated. No active landfill sites within 2 km of the subject site were noted in the waste disposal inventory. Given this, no impacts from active waste disposal sites on the subject site are anticipated.

The document review indicated that no industrial coal tar nor coal gasification plant sites had ever been located within 5 km of the subject site.

A review of the PCB storage inventory indicated that none of the adjacent properties to the subject site were listed as a PCB storage site.

4. SITE INSPECTION FOR ENVIRONMENTAL LIABILITIES

4.1 HAZARDOUS MATERIALS IN CONNECTION WITH IDENTIFIED USES

Flammable materials such as paint thinners and paints were stored in specifically designed cabinets for the storage of flammable materials. No stains were observed on the floor in the vicinity of the storage cabinets and no floor drains were observed in the vicinity of the flammable storage cabinets.

Mr. Frank Peddle, Manager, Aircraft Spares, Engineering & Maintenance reported that oxygen canisters for use in airplanes are stored in a designated storage area within the warehouse in accordance with applicable regulations.

4.2 SUBSTANCE CONTAINERS

Cases of turbine oil for aircraft maintenance were observed within the warehouse. Mr. Peddle reported that this oil is stored at the subject site for subsequent transfer to the hanger where it is used. No floor drains and no stains were observed on the floor in the vicinity where the oil was stored. Mr. Peddle reported that no parts cleaning equipment is located on the subject site and no waste oil is stored on the subject site.

Several types of cleansers and cleaning supplies were observed in the janitorial closet on the ground floor of the building. These supplies were stored in four litre size containers or smaller. A water faucet and a floor drain were observed in the janitorial closet; however, the drain was surrounded by a dyke.

4.3 STORAGE TANKS

A diesel powered emergency electrical generator was observed in an electrical room near the northeast corner of the building. The generator was a self contained unit and the fuel tank for the generator appeared to be located at the base of the unit. It is unknown if the tank was provided with secondary containment. The fuel tank for the generator is considered to be an above ground storage tank. Fill and vent pipes for the tank protruded through the north wall of the building. No stains were

observed in the vicinity of the unit and no floor drains were observed in the room where the generator was located. Ms. Myler reported that the unit was installed at the site in the fall of 1999. Ms. Myler informed S&P that in order to refill the tank, fuel delivery personnel use a ladder to access the fill pipe. No significant stains were observed by S&P on the sidewalk in the vicinity of the fill pipe.

No other storage tanks or vent/fill pipes indicative of possible underground storage tanks were seen on the subject site during the site visit.

4.4 POLYCHLORINATED BIPHENYLS (PCBs)

The manufacture and importation into Canada of electrical equipment containing PCBs was prohibited in 1980. Current legislation does not prohibit the continued use of PCB containing equipment. Ms. Myler reported that the ceiling and light fixtures in the building were replaced as part of the renovation prior to Canada 3000 occupying the site in 1996. Therefore, the fluorescent light fixtures in the building are unlikely to contain PCBs.

S&P observed one unmounted ballast in the mechanical room. The ballast was manufactured by Canadian General Electric and the manufacturer's code as indicated on the label was 17A240T. As described in the Environment Canada publication entitled "Identification of Lamp Ballasts Containing PCBs", the ballast observed in the mechanical room may contain PCBs. A four digit code on the back of the ballast indicated that the ballast was manufactured in 1970. The Environment Canada publication indicated that this ballast could contain a PCB capacitor. Regulations permit the disposal of this one ballast with other municipal waste.

S&P contacted the electrical contractor, Mr. Doug McLellan of McLellan Electrical and he confirmed that most of the fluorescent fixtures in the building have been replaced and it is unlikely that there would be any PCB containing ballast in the operating fixtures. Mr. McLellan reported that new fixtures were recently installed in the warehouse and that these fixtures contain metal halide bulbs. Some metal halide bulbs contain mercury; however, the electrical contractor who installed the fixtures reported that they do not contain mercury.

Dry type transformers were observed in the mechanical room on the second floor of the building and in the room on the ground floor where the emergency generator was observed. Dry type transformers do not contain PCBs.

Three transformers belonging to Toronto Hydro are located within the hydro vault in the northeast corner of the building. S&P contacted Mr. Tim Callighen of Toronto Hydro and he verbally reported that the transformer oil in the transformers has been tested for PCBs. The reported concentration of PCB in the oil in two of the transformers was 31 μg/g and in one of the transformers it was 2.5 μg/g. Electrical equipment with a PCB concentration of less than 50 μg/g is not subject to federal regulations regarding PCB materials.

4.5 WASTE MANAGEMENT

The site is a registered generator of wastes and the Generator Registration Number assigned to the site by the MOE on October 15, 1998 is ON1186601. The site is registered as generating three waste streams. These are paint/pigment/coating residues (waste number 145B), inorganic laboratory chemicals (waste number 148A) and organic laboratory chemicals (waste number 263A). Mr. Peddle reported that registered wastes generated at the site include aircraft paint. Aircraft paint has an expiry date and paint not used before the expiry date is disposed as a registered waste. Mr. Peddle reported that the registered wastes are disposed by Safety Kleen who is licensed to dispose of registerable wastes. A copy of the waste registration is included in **Appendix E**.

Most wastes generated at the site are disposed in two waste bins located to the rear of the building. Three smaller plastic bins for paper for recycling were also observed in the same area. These bins were empty at the time of the site inspection. The wastes are removed from the site by a contractor, Canadian Waste. No significant stains were observed on the asphalt pavement in the vicinity of the waste disposal bins. A minor amount of litter was observed in the melting snow bank adjacent to the bins.

Mr. Peddle reported that used aircraft tires are stored at the site for pickup by the tire manufacturer. Aircraft tires changed at the airport are brought to the subject site for temporary storage.

4.6 ASBESTOS CONTAINING MATERIALS (ACMS)

Although the building was extensively renovated in 1996, the building was originally constructed in about 1970. Therefore the possible presence of friable asbestos containing materials (ACM) was considered. Where piping was observed, S&P noted that it was generally not insulated. Insulated piping was observed in the mechanical room on the second floor of the building. On straight sections of the piping from the hot water tank, the insulation was observed to be a yellow fibrous material whereas the pipe elbows were encased in a cementitious material. Most of the pipe elbows in the vicinity of the hot water tank appeared to be in good condition. However, the insulation at one elbow was damaged and S&P obtained a sample of pipe insulation from this elbow and submitted the material for asbestos analysis.

The sample was analyzed by T. Harris Environmental Management Inc. of Toronto using polarized light microscopy. The results of the analysis indicated that approximately 65% of the sample contained chrysotile asbestos. The remaining 35% of the sample contained other nonasbestos materials. The certificate of analysis for the sample is included in **Appendix F**. The asbestos sampling performed by S&P was not a complete asbestos survey for the purposes of producing specifications for asbestos removal contractors.

Provincial regulations under the Occupational Health and Safety Act regarding worker health and safety require that an asbestos management program be implemented in accordance with the regulations. Section 5 of Regulation 838 requires that the owner:

- prepare and maintain on the premises a record of the location of the friable material;
- notify in writing the tenants or lessee of the building at or adjacent to the location of the friable material;
- advise workers who may work in close proximity to the friable material and who may disturb the material of its presence;
- institute and maintain a program for the training and instruction of every worker in the building who is likely to work in close proximity to the friable material; and
- inspect the friable material at reasonable intervals to determine its condition.

Alternatively, the asbestos containing materials can be removed by a qualified and licensed asbestos abatement contractor. All asbestos materials must be handled in accordance with the pertinent regulations.

4.7 OCCUPATIONAL HEALTH AND SAFETY ACT - DESIGNATED SUBSTANCES

A brief review of the site was conducted to assess the potential for designated substances identified in the Occupational Health and Safety Act, Article 18(a). PCBs and asbestos containing materials were addressed in Section 4.4 and Section 4.6, respectively. The following comments related to the potential for the presence of other designated substances on the property are offered:

- acrylonitrile - potential not observed
- arsenic – potential not observed
- benzene – potentially present in materials stored in flammable cabinets (see Section 4.1)
- coke oven emissions - potential not observed
- ethylene oxide - potential not observed
- isocyanates - potential not observed
- lead – potential not observed
- mercury – see notation below
- silica – any cementitious materials could contain silica; analysis required to establish type
- vinyl chloride – potential not observed but could be present in some of the plastic plumbing components

Metal halide lamps may contain small amounts of mercury vapour in addition to the metal halide. The electrical contractor who installed and maintains the metal halide lamps at this facility reported that the bulbs do not contain mercury.

Generally, there is no reason to suspect that these substances were present in sufficient quantities to exceed exposure limits.

4.8 POTENTIAL FOR MIGRATION OF RELEASED MATERIALS

As noted in Section 4.9, a high groundwater table is likely present beneath the site. The presence of a high groundwater table increases the likelihood that released materials could impact the groundwater. However, given the small size (generally 4 litres) of containers with controlled substances stored on the site, current good storage practices and the absence unprotected floor drains in the vicinity of stored chemicals, in S&P's opinion, the likelihood of groundwater impacts from this facility is low.

4.9 RECONNAISSANCE OF ADJACENT PROPERTIES

An inspection of the adjacent commercial/industrial properties revealed no indications of potential environmental impacts. No vent pipes or fill covers for underground storage tanks were observed on the margins of the properties adjacent to the subject site.

Ms. Myler reported that a dry cleaners formerly occupied one of the units on the south side of the multi-tenant building located at 44 Fasken Drive. A sign on the unit indicated that the dry cleaners was moving to other premises on July 31, 2000. Ms. Myler reported that after the tenant vacated the unit, soil from beneath the concrete floor in the unit was excavated and removed from the site. Ms. Myler reported that no excavations were conducted outside the building.

Given that no remediation activities were likely conducted outside the dry cleaners unit, that the dry cleaners was located approximately 50 metres from the subject site and that the dry cleaners was likely not located upgradient from the subject site, no environmental impacts on the subject site from the dry cleaners is likely. Also, the Halton Till, the native soil in the area is relatively impermeable to groundwater migration.

A drainage ditch was observed parallel to the off-ramp from Highway 427 located adjacent to the north side of the site. At the time of the site inspection, water was observed in the ditch. No sheen was observed on the surface of the water. The presence of a high groundwater table increases the risk that environmental impacts from an off-site location could migrate onto the subject site.

4.10 NOISE AND VIBRATION

The levels of noise and vibration at the time of the inspection were noted to be typical of a commercial area located adjacent to a multi-lane highway. The site is located near Pearson International Airport and is likely subject to noise and vibration from aircraft traffic.

4.11 CHLOROFLUOROCARBONS AND HYDROCHLOROFLUOROCARBONS

HVAC units manufactured by Carrier and Trane were observed on the roof of the building. Nameplates on the units indicated that they contained the refrigerant R22 which is a hydrochlorofluorocarbon (HCFC). HCFC is recognized as an ozone depleting substance and it is the intention of the federal government to phase out the use of these materials by the year 2030 in order to protect the upper atmosphere. The provincial MOE has issued Regulation 356 regarding the use, disposal and recycling of ozone depleting substances. Recapturing of HCFCs during servicing should be performed by licensed personnel.

4.12 PRESENCE OF FILL

The site is relatively flat and the ground elevations at the south and east property margins are similar to those on the adjacent properties. In addition, historical aerial photographs prior to the development of the site indicated that the site was relatively flat. Therefore it is unlikely that extensive fill has been placed on the site for grading purposes.

5. SUMMARY OF FINDINGS AND CONCLUSIONS

The findings of the Phase 1 ESA are summarized below:

- The subject site was formerly agricultural land that was initially developed in about 1970. Extensive renovations were made prior to Canada 3000 occupying the site in 1996.

- The site contains office and warehouse facilities for Canada 3000. The rear of the site is used for vehicle parking.
- Previously, the site contained offices for a hotel chain and warehouse facilities for a supplier to hotels. No significant environmental impacts on the subject site are likely as a result of activities of the past or present occupants of the subject site or adjacent properties.
- Asbestos containing material was identified by analysis of a sample of insulation from one of the pipe elbows in the vicinity of the hot water tank in the mechanical room. Ontario regulations governing worker health and safety require that an asbestos survey be conducted to identify the location and condition of the asbestos. Ontario Regulation 838 requires that an asbestos inspection and maintenance plan be implemented. Alternatively, the friable asbestos can be removed by contractors licensed to conduct asbestos removals.
- The site has been issued a waste generation number (ON1186601) for the removal of paints and laboratory chemicals. The hazardous materials were observed to be stored in an appropriate manner.
- An above ground diesel storage tank is present on the site as an integral part of an emergency electrical generator. This unit was installed in 1999.

In summary, the results of the Phase 1 ESA and the limited sampling for asbestos materials indicate that:

- An asbestos survey is required in compliance with Regulation 838 of the Occupational Health and Safety Act and an asbestos inspection and maintenance program will be required unless the asbestos is removed.
- There are no environmental issues associated with the historical or present land use on the subject site and the adjacent properties and no subsurface investigation is required or warranted.

6. LIMITATIONS

S&P has performed this site assessment in accordance with local generally accepted professional practices and procedures at the time of the assessment within the scope of Phase 1 Environmental Site Assessments specified by the CMHC and CSA. As such, the assessment does not include any sampling or

testing for potential contaminants such as PCBs, radon gas, or airborne pollutants, etc. The asbestos sampling performed by S&P was not a complete asbestos survey for the purposes of producing specifications for asbestos removal contractors. Occupancy use, codes, rules, and procedures change rapidly with time in the environmental engineering field and the reader is advised to update the findings and recommendations on a regular basis. The report herein comprises a statement of professional opinion based on visual observation only and the reader is advised that visual observation is not effective in determining **all** conditions that affect environmental compliance. These services are not subject to any express or implied warranties and none should be inferred.

This report was prepared by for the account of Canada 3000 Airlines Limited. Canada 3000 Airlines Limited and their mortgage company may rely on the results of this report. The material in this report reflects S&P's judgment in light of the information available to it at the time of preparation. Any use which a Third Party not noted above makes of this report, or any reliance on decisions to be made based on it, are the responsibility of such Third Parties. Shaheen & Peaker Limited accept no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

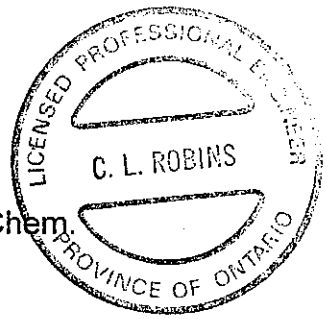
SHAHEEN AND PEAKER LIMITED

prepared by:

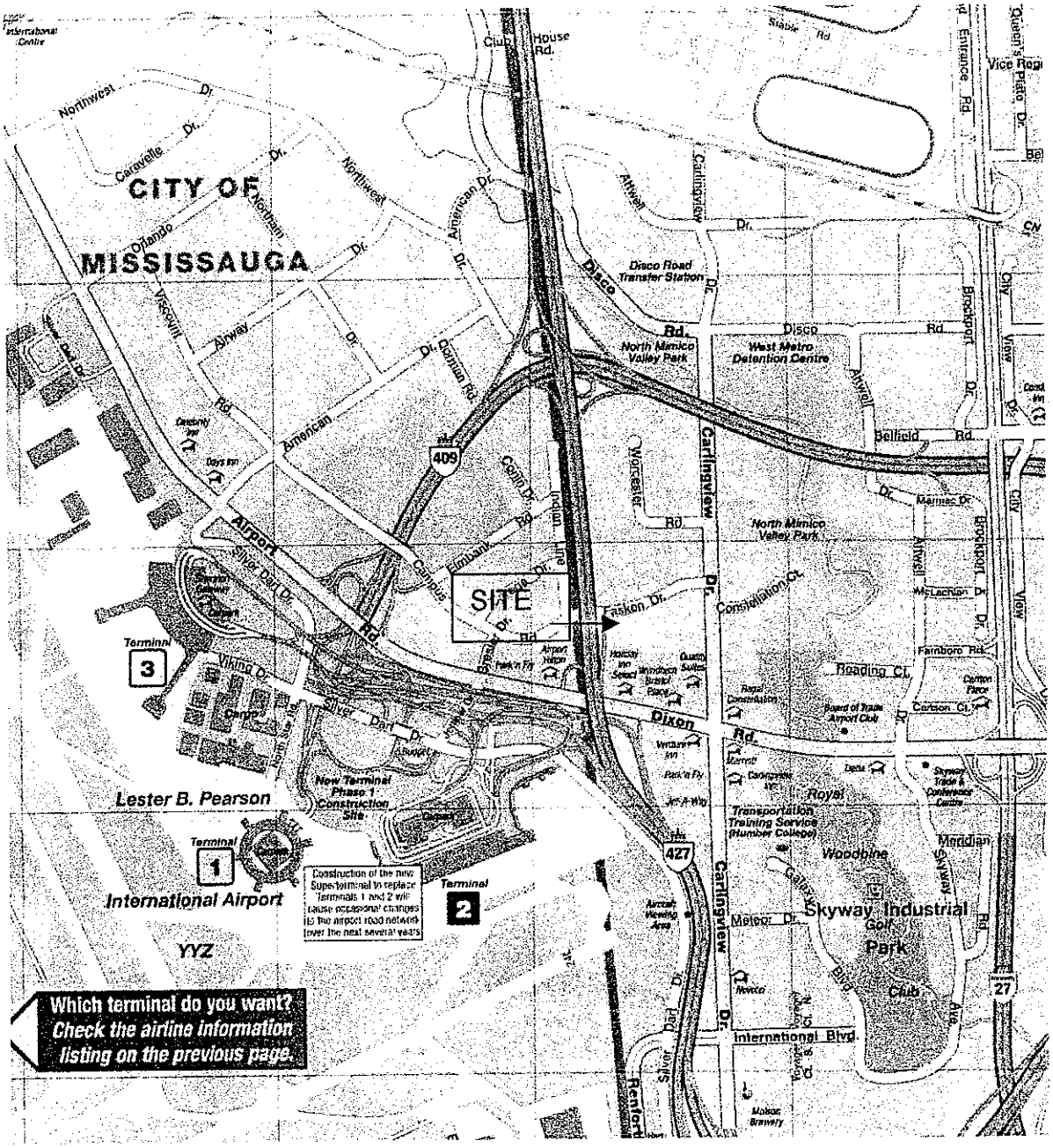
Douglas M. Fisher, M.Sc.

reviewed by:

Cynthia L. Robins, P. Eng., C.Chem.
Project Manager



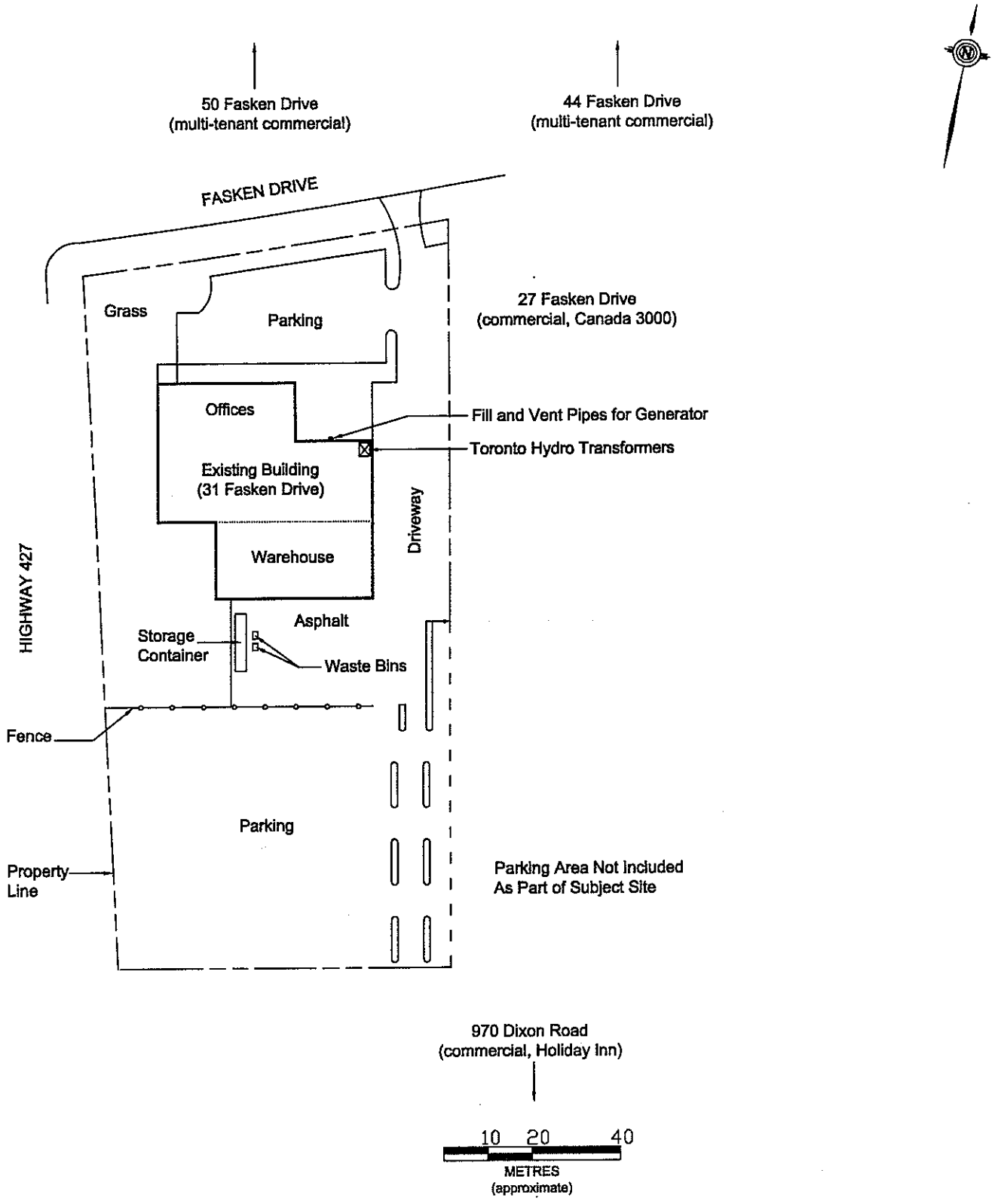
DRAWINGS



©Mapart Publications, 2000

SITE LOCATION

Scale: **1:25,000**	**PHASE 1 ENVIRONMENTAL SITE ASSESSMENT**	Drawn By:
Date: **February 13, 2001**	**31 FASKEN DRIVE TORONTO, ONTARIO**	Reviewed By:
Project: **SP3711**	**SHAHEEN & PEAKER LIMITED**	Drawing No. **1**



Note : Site drawing based on survey conducted in June 2000 by Dunning and Taylor Limited

SITE PLAN AND FEATURES

Scale: AS SHOWN	PHASE I ENVIRONMENTAL SITE ASSESSMENT CANADA 3000 AIRLINES 31 FASKEN DRIVE TORONTO, ONTARIO	Drawn By: MV
Date: FEB. 2001		Approved By: MHG
Project No.: SP 3711	SHAHEEN & PEAKER LIMITED	Drawing No.: 2

APPENDIX A
SITE PHOTOGRAPHS

1

View of north side of building looking southwest.
Truck in background is on Highway 427 overpass.

2

Looking north along east side of property from the parking lot towards the warehouse portion of the building.

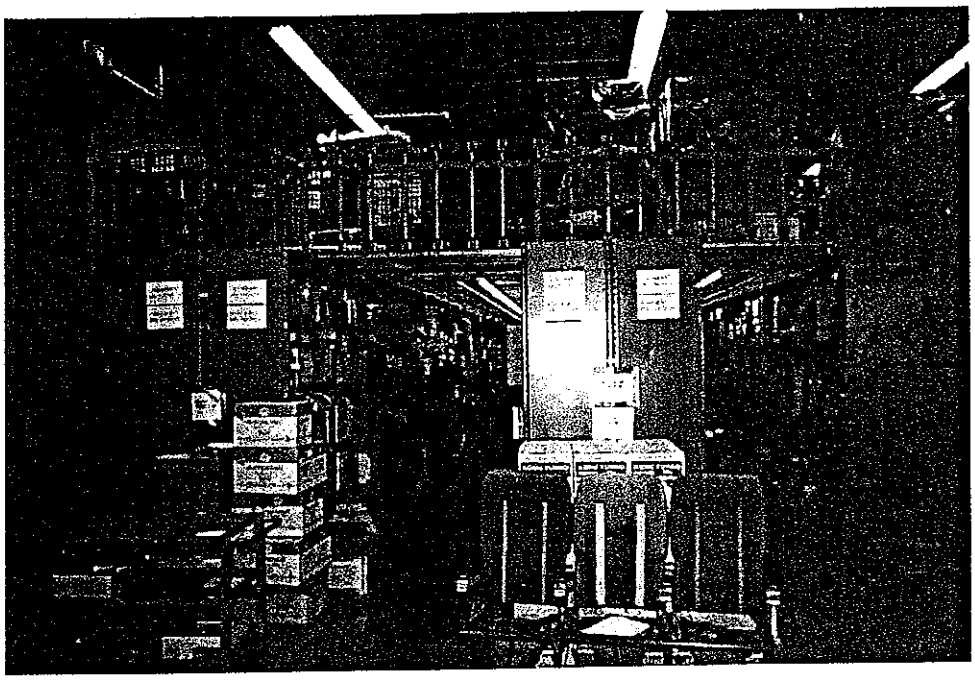
3

Waste bins and trailer located to the south of the building (view looking west).

4

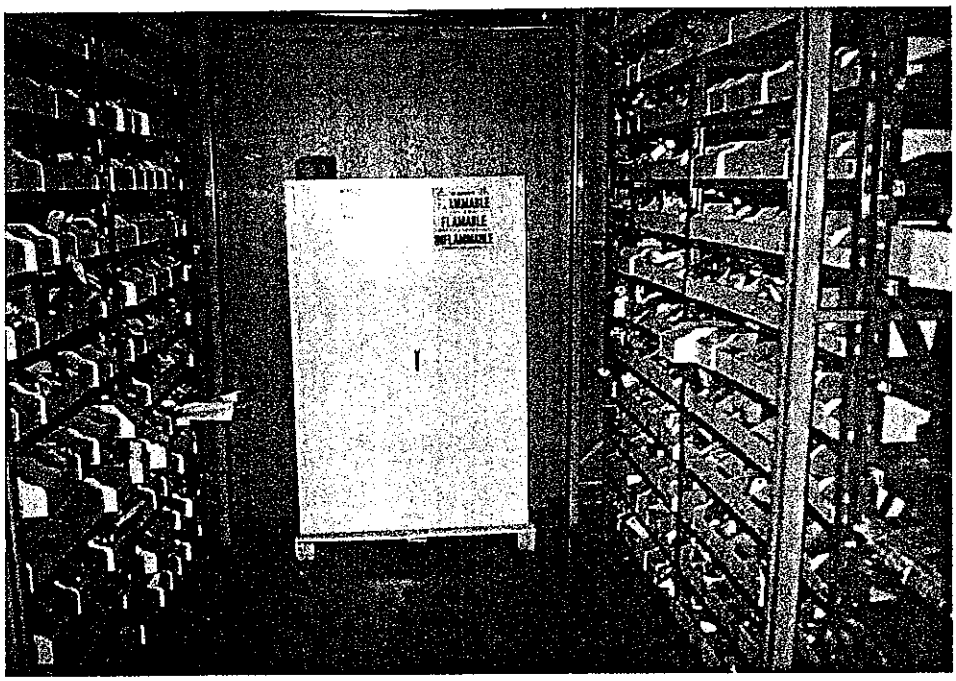
General view of the office area.

5



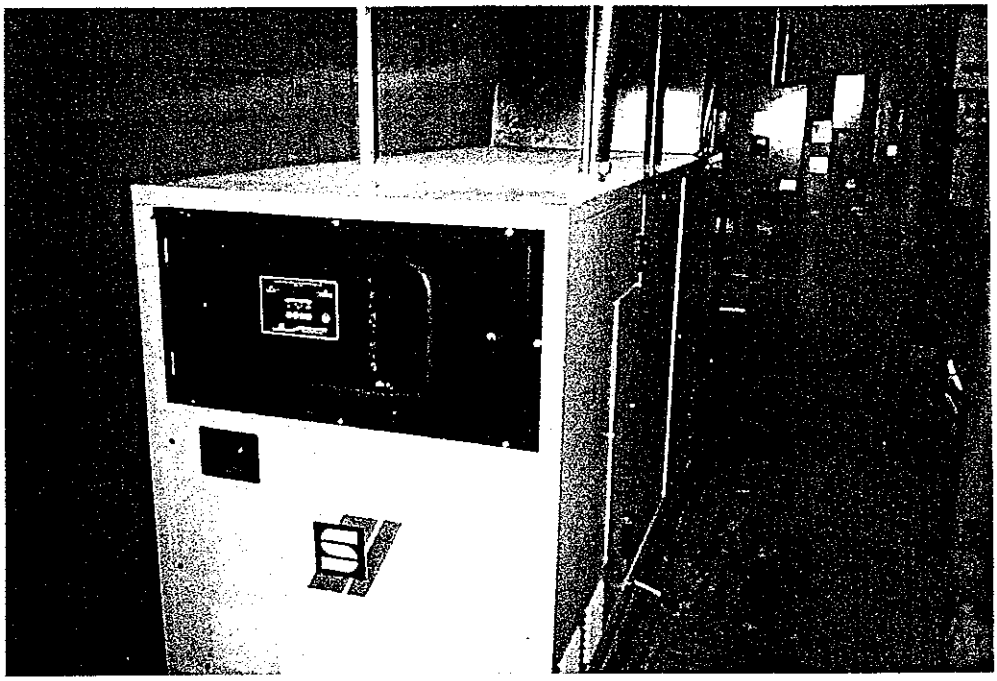
View of the warehouse.
Note cases of oil behind blue cart and aircraft seat frame.

6



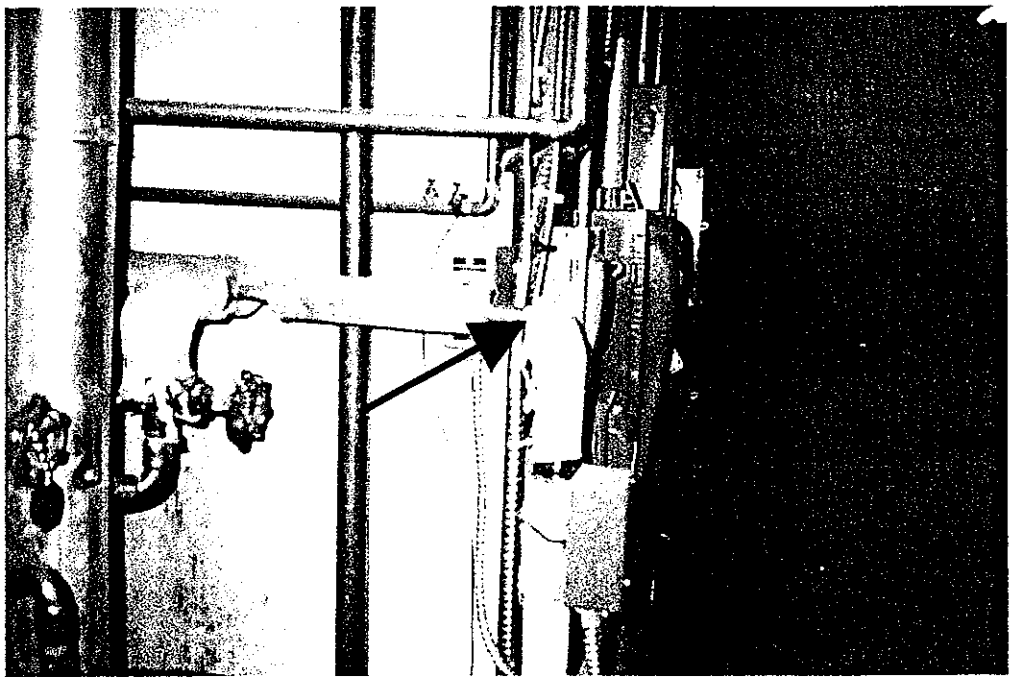
Storage cabinet in warehouse area for flammable materials.

7



Emergency electrical generator in ground floor electrical room.

8



Insulation on water pipes in the mechanical room.
Location of sample collected for asbestos analysis indicated by arrow.

APPENDIX B
ZONING INFORMATION

MUNICIPAL ZONING BY-LAW REVIEW FOR A PROPOSED OFFICE ADDITION TO 31 FASKEN DRIVE FOR CANADA 3000 AIRLINES LIMITED.

Charles Schwenger Architect Inc.

Member of the Ontario Association of Architects
Member of the Canadian Institute of Planners

47 Broadleaf Road,
Toronto, Ontario,
Canada M3B 1C3.

Tel 416.447.2142

2 August 2000

BACKGROUND

All Calculations of allowable areas were based on :-

1. **July 2000 Plan of Survey by Dunning and Taylor Ontario Land Surveyors**
2. **Mar 10 1970 Building Permit Approved Drawing of Site Plan and 1st Floor by Van Huysen Architect.**

In June 2000 our firm was engaged to organize a Site Survey for #27 and #31 Fasken Drive and to design options to expand the existing parking. This required some minor bylaw research so we suggested that we expand this effort to also find the bylaw criteria for the potential building addition to 31 Fasken that Canada 3000 Airlines Ltd. has been discussing. Canada 3000 agreed, through Mrs.Isabel Myler, their Manager of Corporate Services. We proceeded once the survey was completed by Dunning and Taylor.

On July 5th, 2000, we had an extensive meeting with Mrs. Verna Dobrilovik, Zoning Officer for the City of Toronto Urban Planning and Development Services. Later the same day we met with Mr.. Edward Murphy Finally we reconfirmed some of the zoning interpretation with Mrs. Rose Borg, Plans Examiner, also of the Buildings Division.

ZONING CRITERIA

[ ] BYLAW 1996-209 of the City of Etobicoke Zoning Code governs 31 Fasken Drive.

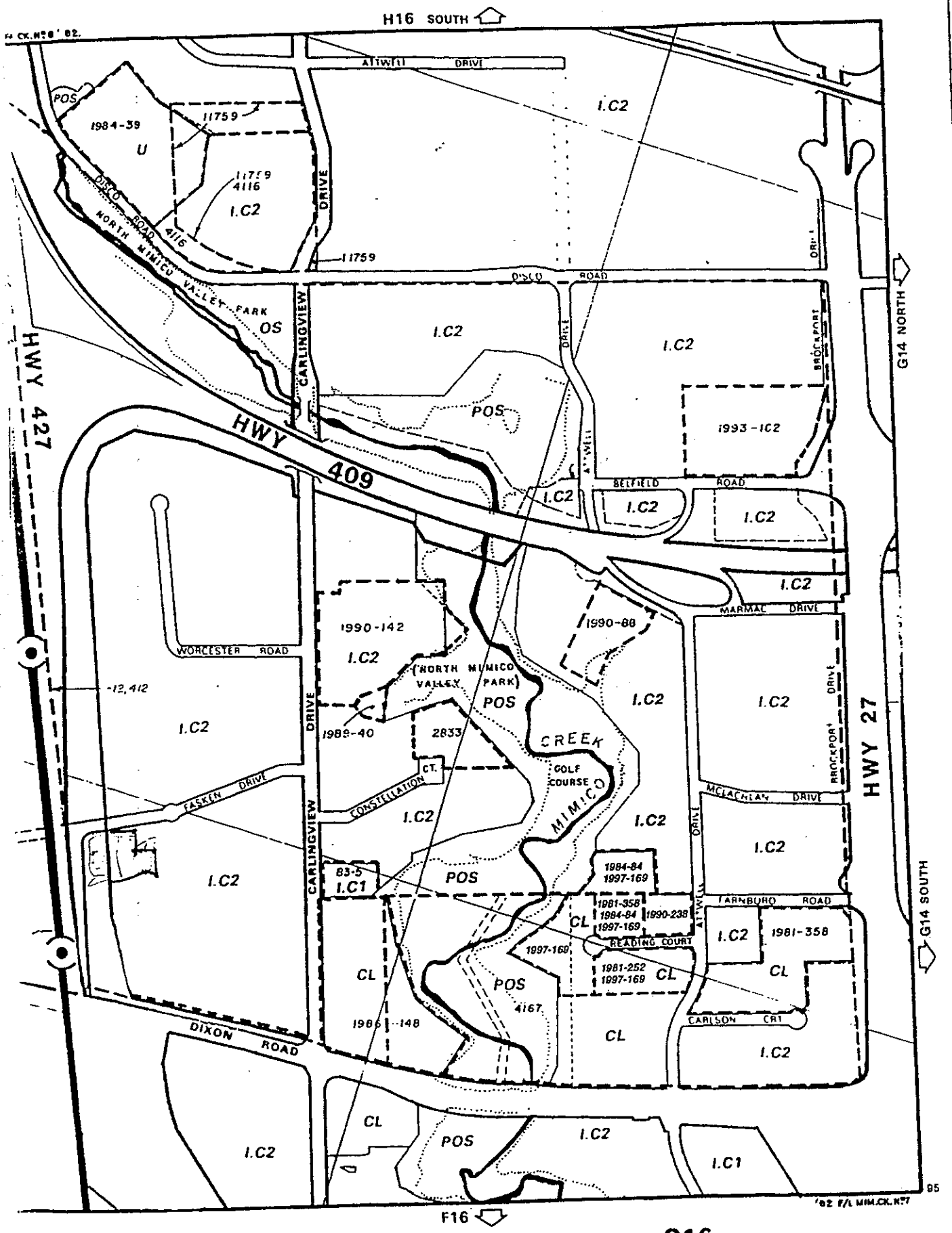
[ ] IC-2 Zoning: The property is zoned IC-2, meaning Industrial and Commercial Uses, Class 2. Please see enclosed Zoning Map in the Appendix.

[ ] "Business; Administrative Offices" are a permitted use in an IC-2 Zone. We were advised that the Canada 3000 offices do not precisely fall in to this category of 'administration only', however they would be interpreted as such and thereby comply as a conforming use. ' Use conformance ' is the most important factor toward attaining a Building Permit for future expansion.

[ ] Site Plan Control. The By-Law also requires that since this Industrial Commercial property directly abuts High 427, a Site Plan Review and Agreement are mandatory. This is a somewhat extensive process requiring production of Architectural Drawings and review of same by some 10 to 15 Municipal Agencies over a 7 to 14 month period. Example Agencies are:-

- [ ] Planning Department
- [ ] Fire Department
- [ ] Ministry of Transport
- [ ] Parks Department
- [ ] Technical Services
- [ ] GT Airport Authority
- [ ] Works Department
- [ ] Hydro
- [ ] Police
- [ ] Economic Development Department
- [ ] Local Ward Councilors

In addition to the Architectural Drawings a Landscape Architect's Design Plans are often required.
An Engineering Storm Water Management Study will be required..
An Additional Fee of 2% of New Building Value will also be charged in lieu of a Parkland Contribution.
All of these must be completed and all issues addressed such that an agreement can be drawn up between the property Owner and the City and such that the Agreement is registered against the title of 31 Fasken to ensure that the works are



G16

Zoning as of Nov. 1998

Roads Revis. Nov. 1998

TORONTO Urban Planning & Development Services

ARTICLE VIII
Class 2 Industrial Zone

§ 304-34. Permitted uses.

In addition to the uses outlined in Article VI, the following uses shall be permitted:

A. Business: flea markets abutting an arterial road; trade and convention centres abutting an arterial road; administrative offices (which do not include day-care facilities); veterinary clinics; waste-recycling facilities, except such uses shall not be permitted on lands identified as I.C2 on the zoning maps referred to in Chapters 330 and 340 of the Zoning Code.

B. Manufacturing: establishments which may generate obnoxious emissions, but such emissions are not prejudicial to the health of or not injurious to the surrounding neighbourhood, and including concrete batching operations, and asphalt operations as defined within the Zoning Code, but prohibiting paint and/or varnish manufacturing, fuel oil storage-yards and cement works.

C. Institutional: community centres; athletic fields; playgrounds; libraries; daycares; places of worship.

D. Commercial/recreational facilities: cinemas; bowling alleys; curling rinks; bingo halls; arenas; race-tracks and ancillary facilities; nightclubs; fraternal organizations; fitness clubs; commercial sport/recreational facilities; studios for arts- related purposes; amusement arcades.

E. Retail sales: retail sales of products manufactured or warehoused on-site, provided that the retail floor area does not exceed 25% of the gross floor area of the industrial building, to a maximum retail floor area on-site of 700 square metres.

F. Residential: one accessory residential unit for a caretaker or official associated with a place of worship in conjunction with any place of worship on the same lot. If

APPENDIX C

1978 AERIAL PHOTOGRAPH

	SHAHEEN & PEAKER LIMITED	
Scale: ~1:10 000	PHASE 1 ENVIRONMENTAL SITE ASSESSMENT	Drawn By: J. GLUCKSMAN
Date: February 1, 2001	31 FASKEN DRIVE	Reviewed By:
	AERIAL PHOTOGRAPHY: 1978	
Project: SP3711	TORONTO, ONTARIO	Drawing No. C1

APPENDIX D

REGULATORY INQUIRY

SENT VIA FAX (416) 314-4285

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester **Douglas Fisher** **Shaheen and Peaker** **250 Galaxy Blvd** **Toronto, ON** **M9W 5R8**			FOI Request No.	App. Fee Paid [ ] Chq [ ] A/c
			Date Request Received	
			Response Due Date	
Telephone/Fax Nos. Tel **416-213-1255** Fax **416-213-1260**	Your Project/Reference No. **SP3711**	Signature of Requester	[ ] APB [ ] CNR [ ] ER [ ] IEB [ ] NOR [ ] SWR [ ] SAC [ ] WCR [ ]	

Request Parameters

Street Address/Legal Description (lot, concession, geographic township)

31 Fasken Drive, Etobicoke, Ontario

Present Property Owner(s) and Date(s) of Ownership

Canada 3000 Airlines Limited, fall 2000 to present

Previous Property Owner(s) and Date(s) of Ownership

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

Canada 3000 Airlines Limited, 1996 to present
Commonwealth Holiday Inn of Canada, approx. 1980 to 1995

Search Parameters (Inactive files - older than current plus 2 years - require prepayment of $60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.)	**Year(s) Requested**
Environmental concerns	*all years*
Orders	*all years*
Spills	*data base*
Charges/prosecutions	*data base*
Certificates of Approval (Prior to 1986, records are searched manually and considerably higher search fees could be incurred.)	
air – *emissions*	not required
water - *mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)*	not required
sewage - *sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations*	not required
waste water - *industrial discharge*	not required
waste sites - *disposal, landfill sites, transfer stations, processing sites, incinerator sites*	not required
waste systems - *PCB destruction, haulers, mobile waste processing units*	not required
pesticides – *licenses*	not required
septic tanks haulers & installers - *licenses*	not required

The Ministry charges for searching, preparing and photocopying records associated with the processing of your request and you will be contacted for approval for fees in excess of $30.00. The cost of locating on-site and/or preparing any record is $30.00/hour and 20 cents/page for photocopying.

APPENDIX E
WASTE REGISTRATION

Ministry of the Environment

Ministry de l'Environnement

135 St Clair Avenur West, Area "M"
Toronto ON M4V 1P5

135, avenue St Clair ouest, Area "M"
Toronto ON M4V 1P5

Ontario

October 15, 1998

CANADA 3000 AIRLINES LTD.
27 FASKEN DRIVE

TORONTO, ONT
M9W 1K6

Attention: MR. FRANK PEDDLE

Re: Acknowledgement of Subject Waste Registration

In accordance with Subsection 18(3) of Ontario Regulation 347, this letter acknowledges receipt of your Generator Registration letter dated October 5, 1998. The Generator Registration Number assigned to your company is:

ON1186601

for the site located at: 31 FASKEN DRIVE

TORONTO
ONT

A list of acknowledged waste number(s) is attached as Schedule 'A'. The format of this schedule has been modified since July 1993. A waste number now appears only once, regardless of the number of different waste streams which may have identical waste numbers. The waste description is also generic. However, you are still required to register all waste streams, even if they have identical waste numbers.

For off-site disposal of subject waste, the appropriate waste number(s) acknowledged in Schedule 'A', and the Generator Registration Number, must be entered in Part A of each manifest form after receipt of this generator registration document. Under Ontario's Environmental Protection Act, the property receiving the waste must be approved as a disposal site for the waste it is receiving. The disposal of waste at an uncertified site is illegal.

The selection of accurate waste numbers is your responsibility. This acknowledgement must not be considered a confirmation of the accuracy of the information submitted by you. Should the waste number(s) you have selected be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 347.

It is important to note that under Subsection 18(4) of Regulation 347, a supplementary Generator Registration Report must be submitted to the Ministry within 15 days for any of the following reasons:

1. if the name, address or telephone number of your company or generating site changes, or

2. if there is a significant change in the description, the waste number, or the physical or chemical characteristics of your registered waste(s), or

3. if you generate a hazardous or liquid industrial waste that has not been registered with the Ministry, even if its waste number is already listed on Schedule "A".

Your Generator Registration Report has been forwarded to the District / Area Office of this Ministry that is closest to your generating site. Staff of the District / Area Office conduct post-registration audits and may contact you for additional information or may visit your site.

Should you have any questions concerning generator registration or manifesting requirements, please contact the appropriate District / Area Office of the Ministry.

Toronto	(416) 326-6700	London	(519) 661-2200
Halton Peel	(905) 637-4150	Owen Sound	(519) 371-2901
York-Durham	(905) 427-5600	Sarnia	(519) 336-4030
Hamilton	(905) 521-7650	Windsor	(519) 254-2546
Cambridge	(519) 622-8121	Barrie	(705) 726-1730
Niagara	(905) 704-3900	Thunder Bay	(807) 475-1315
Kingston	(613) 549-4000	Kenora	(807) 468-2718
Cornwall	(613) 933-7402	Sudbury	(705) 675-4501
Ottawa	(613) 521-3450	North Bay	(705) 476-1001
Peterborough	(705) 743-2972	Sault Ste. Marie	(705) 949-4640
Belleville	(613) 962-9208	Timmins	(705) 235-1500

Director
Regulation 347, R.R.O., 1990
Environmental Protection Act

SCHEDULE 'A'

In accordance with information submitted with your generator registration report(s), the site indicated below is registered for the waste number(s) shown on this schedule, which may represent more than one waste stream. This attached Schedule forms part of the acknowledgement of generator registration letter dated October 5, 1998 for the following site:

CANADA 3000 AIRLINES LTD.
31 FASKEN DRIVE

TORONTO
ONT

identified by Generator Registration Number ON1186601, dated in Toronto, October 15, 1998.

WASTE STREAM	WASTE NUMBER
PAINT/PIGMENT/COATING RESIDUES	145B
INORGANIC LABORATORY CHEMICALS	148A
ORGANIC LABORATORY CHEMICALS	263A

— End of List —

APPENDIX F

CERTIFICATE OF ANALYSIS

T. Harris Environmental Management Inc.
Environmental Consultants

242 Galaxy Boulevard
Toronto, Ontario M9W 5R8
Tel. (416) 679-8914
Fax (416) 679-8915
1-888-ASK-THEM

2 February 2001

Mr. Doug Fisher
SHAHEEN & PEAKER LTD.
250 Galaxy Boulevard
Etobicoke, Ontario
M9W 5R8

Asbestos Bulk Sample Results – SP3711

Dear Mr. Fisher:

On Thursday, February 1, 2001, T. Harris Environmental Management Inc. received 1 bulk sample of suspect building material which was requested to be analyzed for asbestos content. The sample was analyzed on February 2, 2001, by Polarized Light Microscopy (PLM), using dispersion staining techniques, as recommended by the Ministry of Labour (Ontario Regulation 838/90). A laboratory report summarizing the results is attached.

It has been found that the analysis of floor tiles and other types of resinous bound constituents by this method has the potential of producing false negative results. This is due to the limitations of the method in separating closely bound fibers, or in detecting fibers of small length and diameter. These fibers fall in below the lower limits of detection with polarized light microscopy.

Similarly, drywall joint compounds or plaster materials often contain low levels of asbestos. These asbestos fibers have a small length and diameter which fall in below the lower limits of detection with polarized light microscopy.

When a sample composed of any of these materials is found negative for the presence of asbestos, it may be necessary to have the sample analyzed by alternative methods of identification. We at T. Harris Environmental Management Inc. recommend specifically the method of gravimetric reduction (ashing) followed by PLM or transmission electron microscopy (TEM) analysis. TEM analysis must be performed to positively identify negative samples. However, TEM analysis is not required under current regulations.

If you have any queries, please contact our laboratory.

Sincerely,

Kevin Tinsley, C.E.T., M.C.I.C.
Analyst - Laboratory Services

ASBESTOS MATERIALS SURVEY
CANADA 3000 AIRLINES BUILDING
31 FASKEN DRIVE
TORONTO, ONTARIO

Prepared For:

Canada 3000 Airlines Limited

Prepared by:

SHAHEEN & PEAKER LIMITED

Project: SP3711A
March 22, 2001

1228 Gorham Street
Newmarket, Ontario
L3Y 7V1
Tel: (905) 898-6474
Fax: (905) 898-7421

ASBESTOS MATERIALS SURVEY
Canada 3000 Office and Warehouse
31 Fasken Drive
Toronto, Ontario

1. INTRODUCTION

Shaheen & Peaker Limited (S&P) was retained by Ms. Isabel Myler of Canada 3000 Airlines Limited to conduct an Asbestos Material Survey of the structure located at 31 Fasken Drive, Etobicoke, Ontario. The structure reviewed consists of a two storey office building with a warehouse area on the south side of the office. The two storey structure is currently utilized for office use with numerous work stations and occasional common and boardroom areas. A designated substance audit is required under the Ontario, Occupational Health and Safety Act to develop and present a list of substances to a Contractor and sub-trades prior to the tendering or offer of work on a construction/renovation project.

Mr. David Lewis and Ms. Charlene Humphrey of Shaheen and Peaker Limited performed the survey and site inspection on March 12, 2000.

1.1 PURPOSE

The purpose of this survey is to form the basis of a Designated Substance Report. Information on the locations of the various samples retrieved during this survey are presented in the Drawings Section of this report. This report should be provided to all prospective contractors (and in turn to their sub-trades) who are likely to handle or disturb the material. Employees or tenants who may work in close proximity to the identified materials and who may also disturb the materials shall also be notified. This report should be appended to renovation or removal specifications to ensure that all designated substances are handled in accordance with the appropriate guidelines and regulations.

1.2 SCOPE OF WORK/METHODOLOGY

The survey entailed:

- Inspection of accessible areas of the building to identify materials which could contain asbestos or other designated substances. This assessment did not involve destructive sampling (ie. inspection within finished walls, plastered ceilings, and cavities) to assess, delineate and estimate quantities of designated substance materials;
- Bulk sampling and analysis of representative materials suspected of containing asbestos materials;
- Assessment of the condition of the asbestos-containing materials.

2.0 SITE DESCRIPTION

The structure under review is located at 31 Fasken Drive in Toronto. The subject structure was likely constructed in the 1960's to early 70's. The structure occupies a large area of the site with a second Canada 300 office structure located to the east of the subject building. The subject structure is reported to have undergone significant renovations when it was occupied by Canada 3000 in 1994. Heating sources are provided by gas furnaces and an air exchange system. A back-up diesel generator is enclosed within the electrical room.

3.0 REGULATORY FRAMEWORK

The survey was performed to identify asbestos which is a designated substance as identified by the Ontario Occupational Health and Safety Act. Regulation O.Reg. 837 apply in performing the survey. Revised regulations include O.Reg. 382/91, 509/92 and 598/94. Proposed regulations and proposed amendments to existing regulations were not considered in the performance of this survey. Regulation O. Reg. 347 will govern the disposal of asbestos waste.

4.0 ASBESTOS MATERIAL SURVEY

Information in this section of the report shall be provided to all prospective contractors who are likely to handle or disturb asbestos substances and to employees who may work in close proximity to these materials and who may disturb the materials.

This information will require updating if corrective measures have been instituted and materials have been removed from various sections of the building. A close out report stating that the materials are no longer present may also be required in the event that the materials are decommissioned.

Although this survey was thorough, asbestos or other designated substances could be present in areas not accessible to the surveyor for identification. Contractors and maintenance personnel should be warned of the possibility of undisclosed materials when breaking into enclosed areas. Friable building materials discovered in these areas should be treated as asbestos until proven otherwise and other substance self evident as a designated substance should be handled in a likewise fashion.

4.1 SURVEY METHODOLOGY

The survey of the building for asbestos substances consisted of a walk through and physical examination of suspect materials in all accessible areas within the building. The physical examination is performed in order to assess condition of material or to examine for underlying layers. In situations where friable asbestos-containing materials extend into a non-accessible area, it would be assumed the asbestos-containing materials would also be present in these areas and reported as such.

Accessible is defined as an area above suspended ceiling tiles, behind a closed door or within an access hatch not impeded by any permanent structure, article or thing. An area enclosed by building structures such as gypsum wall board, plaster, solid lumber, cement blocks or bricks where minor demolition is required to gain entry is considered non-accessible.

Observations were based on a visual inspection for potential materials that may contain designated substances and, as required, was augmented with bulk sampling

and analysis. Bulk samples were taken from representative locations of suspect friable material and select non-friable or manufactured product suspected of containing asbestos or lead. The selection of the samples was based on the type of materials present within each area of the building.

Asbestos samples are collected by taken a small volume of material (approximately one teaspoon full in size) from either intact material or preferably from a damaged section. The collected samples were placed in ziplock plastic bags, sealed and forwarded to analytical laboratory. Bulk samples are analyzed by Polarized Light Microscopy. The method for the identification of asbestos in bulk materials in O. Reg. 838/90 is the "Code for the Determination of Asbestos from Bulk Materials".

Asbestos-containing materials were identified or suspected during the building walk-through. As asbestos was identified, sampling and laboratory testing of representative materials was then conducted to form the basis of this report.

The overall program included the collection of seven (7) additional samples. Samples retrieved and analyzed during the previous Phase 1 ESA (sample 2001-02-006, #1), continue to be applicable for this site. Asbestos was identified in 4 of the 7 additional samples collected and analyzed. Fibrous glass insulation was not submitted for analyses as it can be positively identified visually and in itself was never manufactured with asbestos.

The following items were not sampled as they would require minor demolition to gain access or were in operation at the time however they should be assumed to contain asbestos:

- gasket between pipe flange joints and bell joints of cast iron drain pipes and packing in pipe valves
- roofing felts

Asbestos samples were submitted to AMEC Laboratory for analysis (analytical certificates are presented in Appendix A). A summary of the analytical results from the representative sampling event is summarized below in **Table 1**. Analytical results considered in the overall site assessment are included in **Appendix A**. The approximate locations where the bulk samples were selected at the 31 Fasken Drive site are provided on floor plans presented in the **Drawings Section** of this report.

Table 1: Summary of Asbestos Sampling Results

Sample #	Description	Location	Friable/Non-Friable	Asbestos Content %
S#1	Water Pipe Elbow	HVAC Room 2nd floor	Friable	65 % Chrysotile
AS1	Floor tile, 12", beige	First Floor, southwest stairway, Area 212	Non-Friable	5 % Chrysotile
AS2	Ceiling tile, 2'x4', white/beige	Second Floor, southwest stairway, Area 212	Friable	8% Chrysotile 3% Amosite
AS3	Ceiling tile, 2'x4', white/beige	Second Floor, File Room	Non-Friable	Non-detectable
AS4	Duct cover, brown	Second Floor, HVAC Room, Area 214	Non-Friable	Non-detectable
AS5	VAC Gasket, white	Second Floor, HVAC Room, Area 214	Friable	45 % Chrysotile
AS6	Elbow piping insulation, white	First Floor, Electrical Room, Area 103	Friable	80 % Chrysotile
AS7	Plaster White	Exterior Building	Non-Friable	Non-detectable

Note: Floor plans located in the Drawings section indicate approximate S&P sample locations and extent of materials

Asbestos was not identified in the plaster sample submitted for analysis. Samples were not retrieved from the asphaltic built-up roof. Given that the buildings are currently in use, this testing could be conducted prior to the commencement of possible renovation or similar activities.

Asbestos has been identified in the following materials:

Friable Material:

- Insulating and moldable insulation applied on elbows, pipe fittings and hangers of the domestic water pipe system.
- Ceiling tiles in the stairwell. This asbestos was identified as containing both Chrysotile and Amosite fibres. The ceiling tiles were noted to be quite old with damage in some areas.
- Gaskets connecting the HVAC units with the ductwork in the HVAC room.

Non-friable Material:

- Vinyl floor tiles – asbestos fibres were found in the stairwell 12 inch beige flooring. Although not observed to be located below the wall-to-wall carpeting placed throughout the office in the areas examined, if 12 inch tiles are located they should be suspected to contain asbestos.

If the structure is to undergo a major renovation or demolition, which would involve disturbance of these materials, removal of all friable materials must be conducted beforehand in accordance with the Occupational Health and Safety Act (OSHA) regarding worker protection aspects to avoid the inhalation or ingestion of asbestos fibres. Friable asbestos materials identified are to be removed using a Type 3 removal, as specified in Regulation 838. Contractors should assess whether glove-bag removals and variances to the Type 3 removal may be possible for the friable materials identified. Non-friable asbestos materials may be removed using Type 1 requirements in accordance with O. Reg. 838. Confirmation that the asbestos removal has been conducted in accordance with the OHSA is recommended prior to any other contract work at the site. Partial demolition may be required to access all friable asbestos materials and contractors bidding on this work should assess the constraints independently.

Although a thorough review has been conducted and ever effort has been made to identify all designated materials, asbestos or other designated substances could be present in areas not accessible to the surveyor for identification. Contractors and maintenance personnel should be warned of the possibility of undisclosed materials when breaking into enclosed areas. Friable building materials discovered in these areas should be treated as asbestos until proven otherwise and other substance self evident as a designated substance should be handled in a likewise fashion.

Designated Substance information will require updating if corrective measures have been instituted and materials have been removed from various sections of the building or during a demolition event, a close out report stating that the materials are no longer present will be required.

Yours truly,
SHAHEEN & PEAKER LIMITED

Wm. David Lewis, P.Eng.,

DRAWINGS

LEGEND


Non-Detectable Asbestos Fibres


Identified Asbestos Fibres

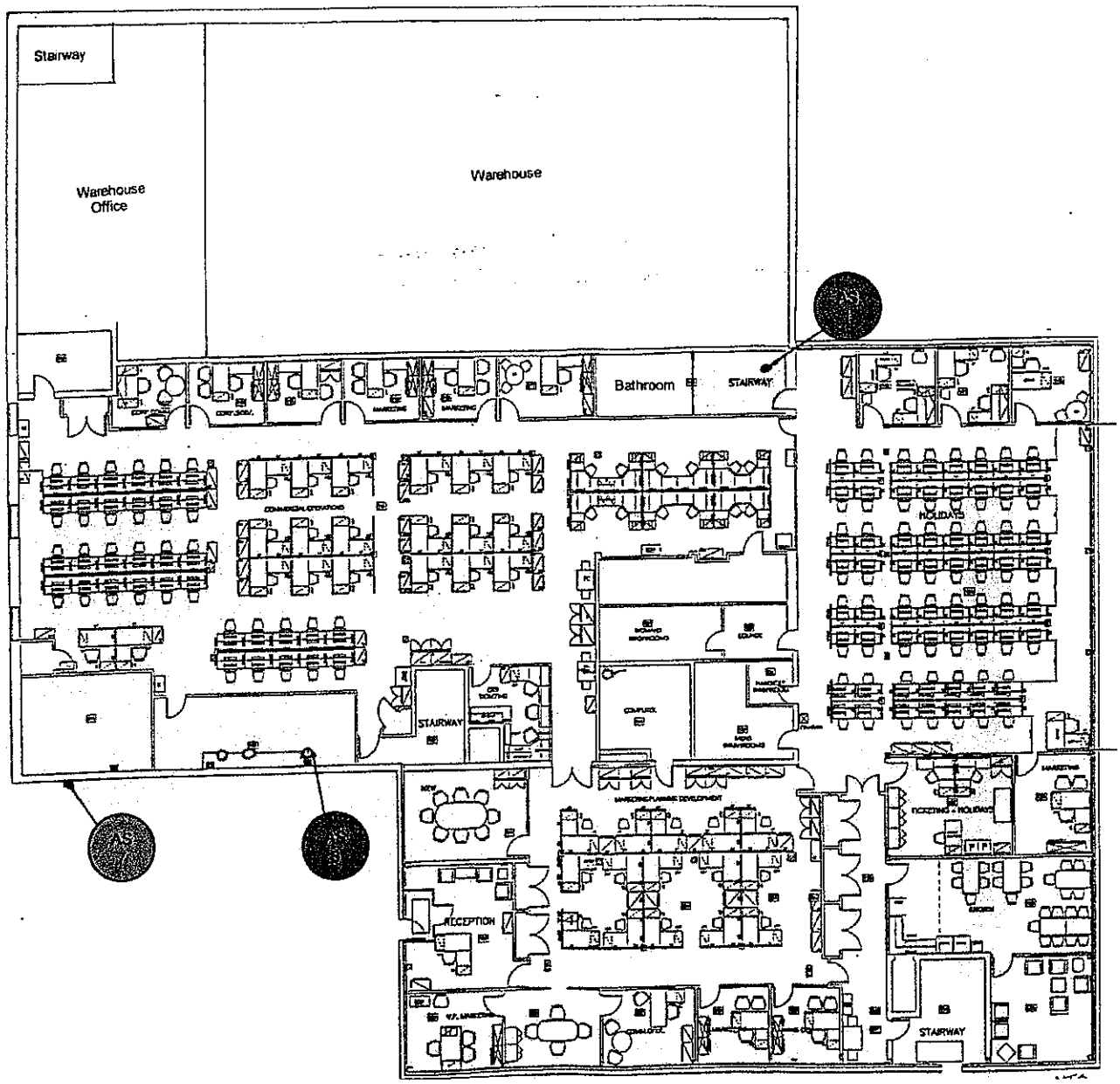
Vinyl Asbestos Floor Tile

/// Asbestos Ceiling Tile

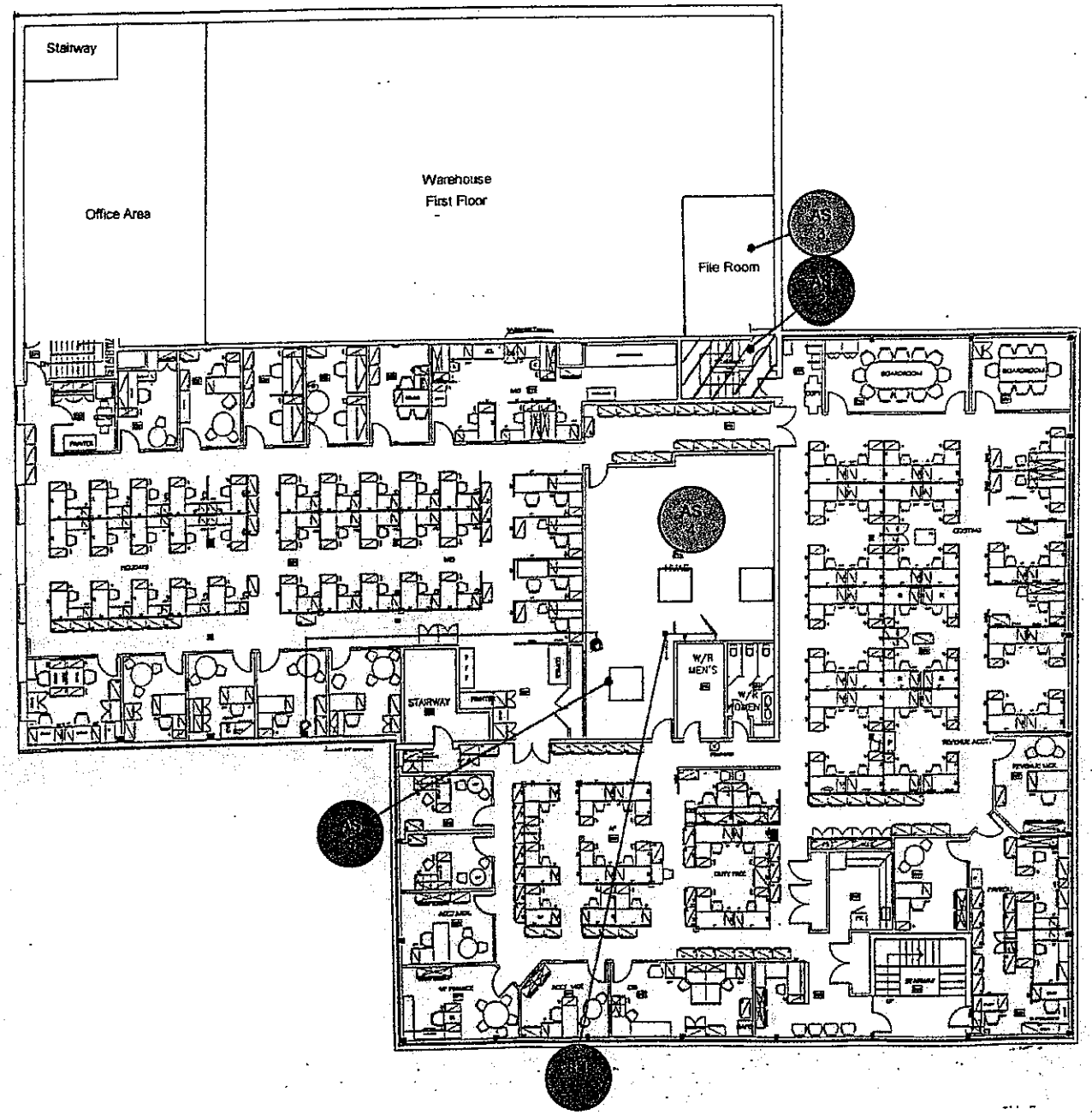
☐ Asbestos Gasket

——— Pipe- Fibreglass Insulation with Asbestos Elbows & Hangers

○ Vertical Pipe



	SHAHEEN & PEAKER LIMITED	
Scale: **NTS**	**ASBESTOS SURVEY**	Drawn By: **C.HUMPHREY**
Date: **March, 2001**	**31 FASKEN DRIVE, CANADA 3000 AIRLINES LIMITED**	Reviewed By:
	FIRST FLOOR PLAN	
Project: **SP3711A**	**ETOBICOKE, ONTARIO**	Drawing No. **1**



	SHAHEEN & PEAKER LIMITED	
Scale: **NTS**	**ASBESTOS SURVEY**	Drawn By: **C.HUMPHREY**
Date: **March, 2001**	**31 FASKEN DRIVE, CANADA 3000 AIRLINES LIMITED**	Reviewed By:
	SECOND FLOOR PLAN	
Project: **SP3711A**	**ETOBICOKE, ONTARIO**	Drawing No. **1A**

APPENDIX A
Analytical Results

Polarized Light Microscopy - Bulk Sample Analysis

Company: SHAHEEN & PEAKER LTD.
250 Galaxy Boulevard, Etobicoke, Ontario M9W 5R8
Project: SP3711
Lab.#: 1527 Received: February 1, 2001
Contact: Doug Fisher Analyzed: February 2, 2001

		ASBESTOS (%)				NONASBESTOS (%)				
Sample	Location/Description	Chrysotile	Amosite	Crocidolite	Other	Cellulose	Mineral Wool	Fibre Glass	Other	Nonfibrous Material
2001-02-006	Pipe Elbow - Mechanical Room									
1	100.0% Grey/Yellow Fibrous material	65	-	-	-	10	-	10	-	15

* = Rush Sample

amec

haheen & Peaker Ltd.
:28 Gorham St.,Unit #10
ewmarket, Ontario
3Y 7V1
tn.:Dave Lewis

Date: March 22,2001
File#: JB01-071
W.O.#: TL 50016
Project: Canada 3000 / SP03711
Fax #: 905-898-7421
Page: 1 of 3

e: Polarized Light Microscopy Results

Lab Sample Number/Type	Client Sample Number/Description	Sample Location	ASBESTOS FIBRES % Chrysotile	Amosite	Other Asbestos Fibres	NON-ASBESTOS FIBRES % Cellulose	Mineral Wool	Fibrous Glass	Other Non-Asbestos Fibres	% Nonfibrous Material
01B- 0290 omogeneous	031201-AS1 VAT 12" Beige	Stairwell,1st. Fl.	5	—	—	1	—	—	1	93
01B- 0291 omogeneous	031201-AS2 Ceiling Tile	Stairwell,2st. Fl.	8	3	—	2	70	—	—	17
01B- 0292 omogeneous	031201-AS3 Ceiling Tile	File Rm.,2nd. Fl.	—	—	—	40	35	—	5	20
01B- 0293 omogeneous	031201-AS4 Duct Cover	HVAC Rm.2nd. Fl.	—	—	—	—	—	—	100	—
01B- 0294 omogeneous	031201-AS5 Gasket White	HVAC Rm.,2nd. Fl.	45	—	—	—	50	—	—	5

160 Traders Boulevard, Unit 4
Mississauga, Ontario, Canada L4Z 3K7
Tel. +1 (905) 890-0785
Fax +1 (905) 890-1141

amec

ıaheen & Peaker Ltd.
:28 Gorham St.,Unit #10
ewmarket, Ontario
IY 7V1
tn.:Dave Lewis

Date: March 22,2001
File#: JB01-071
W.O.#: TL 50016
Project: Canada 3000 / SP03711
Fax #: 905-898-7421
Page: 2 of 3

e: Polarized Light Microscopy Results

Lab Sample Number/Type	Client Sample Number/Description	Sample Location	ASBESTOS FIBRES % Chrysotile	Amosite	Other Asbestos Fibres	NON-ASBESTOS FIBRES % Cellulose	Mineral Wool	Fibrous Glass	Other Non-Asbestos Fibres	% Nonfibrous Material
01B- 0295 omogeneous	031201-AS6 Elbow Pipe Insul.	Electrical Rm. 1st. Floor	80	—	—	3	—	—	2	15
01B- 0296 ayer	031201-AS7 Plaster White	Exterior	—	—	—	3	—	—	1	96

160 Traders Boulevard, Unit 4
Mississauga, Ontario, Canada L4Z 3K7
Tel. +1 (905) 890-0785
Fax +1 (905) 890-1141

haheen & Peaker Ltd.
228 Gorham St.,Unit #10
ewmarket, Ontario
3Y 7V1
ttn.:Dave Lewis

Date: March 22,2001
File#: JB01-071
W.O.#: TL 50016
Project: Canada 3000 / SP03711
Fax #: 905-898-7421
Page: 3 of 3

e: **Polarized Light Microscopy Results:**

ulk samples were analyzed using Polarized Light Microscopy and dispersion staining techniques. The analytical procedures are in accordance th NIOSH Method 9002.

ne % composition of the asbestos forms and other materials identified are the subjective visual judgement of the analyst based on specialized training, perience and comparison to standard area projections. The limit of detection is <1% asbestos and the sample range is from 1 to 100% asbestos.

ue to the subjectivity of the Method, the quoted % of asbestos detected is an estimate and no reponsibility is assumed to the manner in which e results are used or interpreted.

eparate components (eg. layers) are described separately and are combined in proportion to their abundance with a single analysis provided for e sample.

nalyst _____

uthorized Signature _____

160 Traders Boulevard, Unit 4
Mississauga, Ontario, Canada L4Z 3K7
Tel. +1 (905) 890-0785
Fax +1 (905) 890-1141

APPENDIX B

EcoLog Environmental Risk Information Services Ltd. Report

Pinpointing Your Environmental Risks

Environmental Risk Information Service

ECOLOG ERIS

Project Site: **Toronto**
31 Fasken Drive
Toronto, ON

Client: **Ben U**
Watters Environmental Group Inc.
1700 Langstaff Road
Suite 1003
Concord, ON L4K 3S3

ERIS Project No: **20070705044**

Report Type: **Basic Report - 0.25km Search Radius**

Prepared By: **Mark Mattei**
mmattei@ecologeris.com

Date: **July 13, 2007**

12 Concorde Place, Suite 800 Toronto, Ontario M3C 4J2
Phone: (416) 510-5204 Fax: (416) 510-5133 Toll Free: 1-877-512-5204
www.ecologERIS.com **info@ecologERIS.com**

Table of Contents

Order Number: 20070705044
Site Name: Toronto
Site Address: 31 Fasken Drive Toronto, ON
Report Type: Basic Report, 0.25 km Search Radius

Report Summary

Order Number: 20070705044
Site Name: Toronto
Site Address: 31 Fasken Drive Toronto, ON
Report Type: Basic Report, 0.25 km Search Radius

Number of Mappable Records Surrounding the Site

Database		Selected	On-site	Within 0.25	0.25km to 2.00km	Total
AAGR	Abandoned Aggregate Inventory	N	0	0	0	0
AGR	Aggregate Inventory	N	0	0	0	0
AMIS	Abandoned Mine Information System	N	0	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	3	3
AUWR	Automobile Wrecking & Supplies	N	0	0	0	0
CA	Certificates of Approval	N	0	1	133	134
CFOT	Commercial Fuel Oil Tanks	Y	0	0	5	5
CHEM	Chemical Register	N	0	0	7	7
COAL	Coal Gasification Plants	Y	0	0	0	0
CONV	Compliance and Convictions	Y	0	0	0	0
DRL	Drill Hole Database	N	0	0	0	0
EBR	Environmental Registry	N	0	0	76	76
EEM	Environmental Effects Monitoring	N	0	0	0	0
EHS	ERIS Historical Searches	N	0	2	103	105
EIIS	Environmental Issues Information System	N	0	0	0	0
FCON	Federal Convictions	N	0	0	0	0
FCS	Contaminated Sites on Federal Land	N	0	0	0	0
FOFT	Fisheries & Oceans Fuel Storage Tanks	N	0	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	3	46	1088	1134
IAFT	Indian & Northern Affairs Fuel Tanks	N	0	0	0	0
MINE	Canadian Mine Locations	N	0	0	0	0
MNR	Mineral Occurrences	N	0	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	N	0	0	2	2
NCPL	Non-Compliance Reports	N	0	0	1	1
NDFT	National Defence & Canadian Forces Fuel Storage Tanks	N	0	0	0	0
NDSP	National Defence & Canadian Forces Spills	N	0	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	0	0	0	0
NEES	National Environmental Emergencies System (NEES)	N	0	0	3	3
NPCB	National PCB Inventory	Y	0	0	41	41
NPRI	National Pollutant Release Inventory	N	0	0	204	204
OGW	Oil and Gas Wells	N	0	0	0	0
OOGW	Ontario Oil and Gas Wells	N	0	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	51	51
ORD	Orders	N	0	0	3	3
ORIS	Occurrence Reporting Information System	Y	0	3	135	138
PAP	Canadian Pulp and Paper	N	0	0	4	4
PCFT	Parks Canada Fuel Storage Tanks	N	0	0	0	0
PES	Pesticide Register	N	0	0	23	23
PRT	Private and Retail Fuel Storage Tanks	Y	0	3	56	59
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	12	12
RSC	Record of Site Condition	Y	0	0	2	2
RST	Retail Fuel Storage Tanks	Y	0	0	12	12

Report Summary

Order Number: 20070705044
Site Name: Toronto
Site Address: 31 Fasken Drive Toronto, ON
Report Type: Basic Report, 0.25 km Search Radius

Database		Selected	On-site	Within 0.25	0.25km to 2.00km	Total
SCT	Scott's Manufacturing Directory	N	0	25	687	712
SRDS	Wastewater Discharger Registration Database	N	0	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	N	0	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	22	22
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	2	2
WWIS	Water Well Information System	N	0	1	96	97
		TOTAL	3	81	2,771	2,852

The databases chosen by the client as per the submitted order form are denoted in the 'Selected' column in the above table. Counts have been provided outside the primary buffer area for cursory examination only. These records have not been examined or verified, therefore, they are subject to change.

SITE DIAGRAM

ECOLOG ERIS
Pinpointing Your Environmental Risks
12 Concorde Pl, Suite 800 North York, ON M3C 4J2
416-510-5204

Project Property: Toronto
31 Fasken Drive
Toronto, ON

ERIS Project #: 20070705044

Date: JUL-13-2007

LEGEND

- Project Property
- Database Location

Points of Interest
- Chimney
- Silo

Pipe & Transmission Lines
- Pipeline
- Transmission Line
- Transmission Tower
- Transformer Station

Rail
- Railway - Main
- Railway - Sidetrack
- Railway - Abandoned
- Bridge
- Tunnel

Transportation - Other
- Embankment
- Trail
- Runway

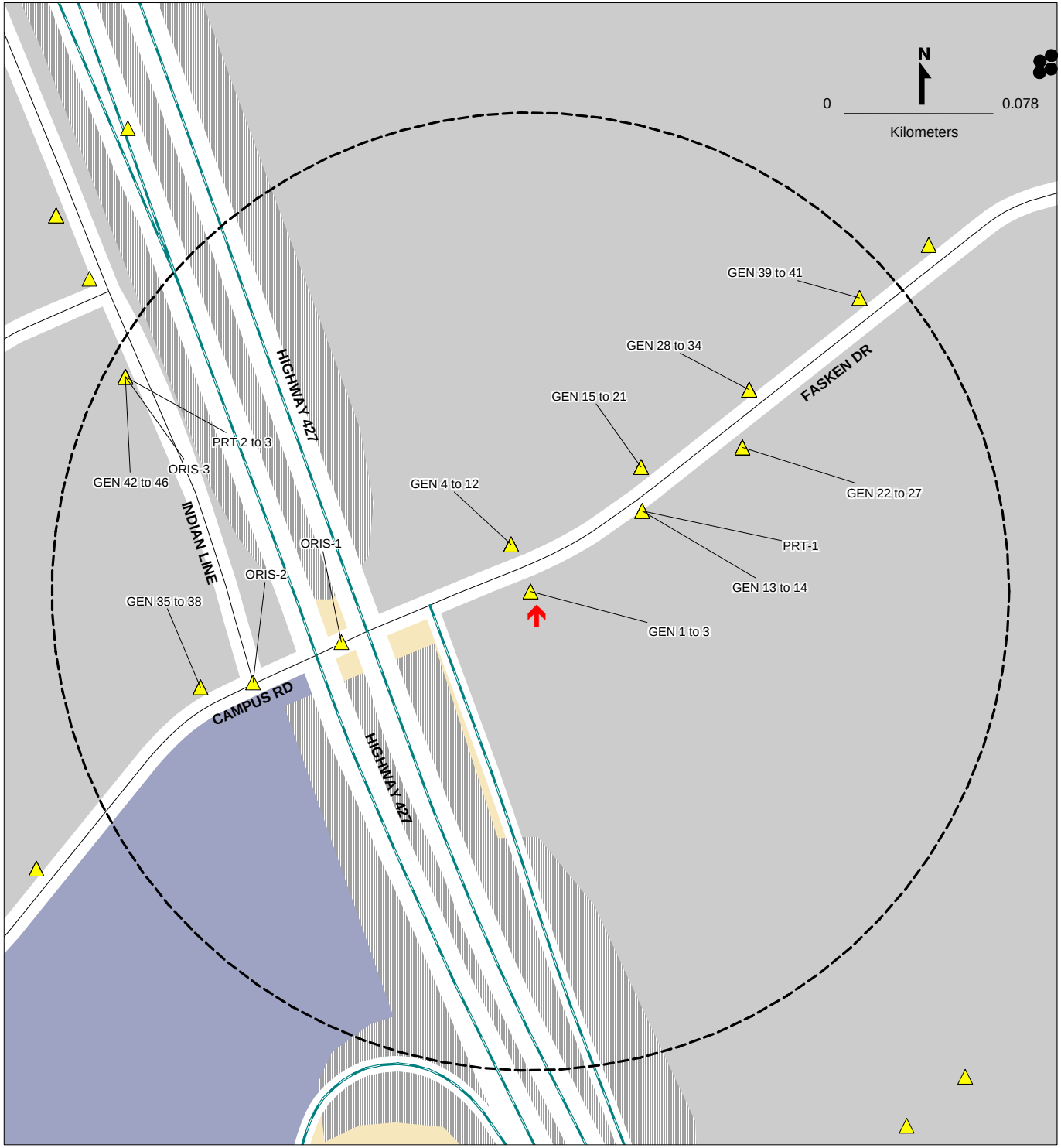
Hydrographic Features
- Permanent Waterway
- Intermittent Waterway
- Open Reservoir
- Dyke/Levee
- Dam
- Breakwall
- Wetland

Landuse Classifications
- Open Area
- Residential
- Commercial
- Resource and Industrial
- Government and Institutional
- Parks and Recreational
- Waterbody

Recreation
- Golf Course/Driving Range
- Park/Sports Field
- Other Recreation Area
- Sports/Race Track
- Cemetery
- Campground

Vegetation
- Wooded Area
- Orchard
- Vineyard

Industrial Resources
- Conveyor
- Crane: Moveable
- Crane: Stationary
- Tank
- Rock Cut
- Auto Wrecker
- Lumber Yard
- Pit



This diagram is to be used solely for relative street location purposes. It may not accurately portray street or site positions.

Site Report

Order Number: 20070705044
Site Name: Toronto
Site Address: 31 Fasken Drive Toronto, ON
Report Type: Basic Report, 0.25 km Search Radius

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

Ontario Regulation 347 Waste Generators Summary

Map Key	Company Name	Address	City	Postal Code
GEN-1	CANADA 3000 AIRLINES LTD.	31 FASKEN DRIVE	TORONTO	M9W 1K6
GEN-2	SKYSERVICE AIRLINES INC.	31 FASKEN DRIVE	ETOBICOKE	M9W 1K6
GEN-3	CANADA 3000 AIRLINES LIMITED	31 FASKEN DRIVE	TORONTO	M9W 1K6

Detail Report

Order Number: 20070705044
Site Name: Toronto
Site Address: 31 Fasken Drive Toronto ON
Report Type: Basic Report, 0.25 km Search Radius

If information is required for sites located beyond the selected address, please contact your ERIS representative.

Ontario Regulation 347 Waste Generators Summary

Occurrence Reporting Information System

Private and Retail Fuel Storage Tanks

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-1	CANADA 3000 AIRLINES LTD.	31 FASKEN DRIVE TORONTO M9W 1K6	4511	SCHED. AIR TRANSPORT	145	PAINT/PIGMENT/COATING RESIDUES
			Generator #:	ON1186601	148	INORGANIC LABORATORY CHEMICALS
			Approval Yrs:	98	263	ORGANIC LABORATORY CHEMICALS
GEN-2	SKYSERVICE AIRLINES INC.	31 FASKEN DRIVE ETOBICOKE M9W 1K6	481214	Non-Scheduled Chartered Air Transportation	148	INORGANIC LABORATORY CHEMICALS
			Generator #:	ON4961798	232	POLYMERIC RESINS
			Approval Yrs:	04,05	261	PHARMACEUTICALS
					263	ORGANIC LABORATORY CHEMICALS
					331	WASTE COMPRESSED GASES
GEN-3	CANADA 3000 AIRLINES LIMITED	31 FASKEN DRIVE TORONTO M9W 1K6	4511	SCHED. AIR TRANSPORT	145	PAINT/PIGMENT/COATING RESIDUES
			Generator #:	ON1186601	148	INORGANIC LABORATORY CHEMICALS
			Approval Yrs:	99,00,01	263	ORGANIC LABORATORY CHEMICALS
GEN-4	RECOPLAST LTD.	50 FASKEN DRIVE, UNIT 9 REXDALE M9W 1K5	1699	OTHER PLASTIC PROD.	252	WASTE OILS & LUBRICANTS
			Generator #:	ON0384300		
			Approval Yrs:	86,87,88,89,90		
GEN-5	RECOPLAST LTD. 33-330	50 FASKEN DRIVE, UNIT 9 REXDALE M9W 1K5	1699	OTHER PLASTIC PROD.	252	WASTE OILS & LUBRICANTS
			Generator #:	ON0384300		
			Approval Yrs:	94,95,96		
GEN-6	CHEDDIE ELECTRIC PUMP SERVICE 10-213	50 FASKEN DR. UNIT 1G REXDALE M9W 1K5	3379	OTHER ELECT. EQUIP.	213	PETROLEUM DISTILLATES
			Generator #:	ON0732600		
			Approval Yrs:	92,93,94,95,96,97,98		
GEN-7	CHEDDIE ELECTRIC PUMP SERVICE	50 FASKEN DR. UNIT 1G REXDALE M9W 1K5	3379	OTHER ELECT. EQUIP.	213	PETROLEUM DISTILLATES
			Generator #:	ON0732600		
			Approval Yrs:	86,87,88,89,90		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-8	RECOPLAST LTD.	50 FASKEN DRIVE UNIT 9 ETOBICOKE M9W 1K5	1699	OTHER PLASTIC PROD.	252	WASTE OILS & LUBRICANTS
			Generator #:	ON0384300		
			Approval Yrs:	99,00,01,03,04		
GEN-9	RECOPLAST LTD.	50 FASKEN DRIVE UNIT #9 REXDALE M9W 1K5	1699	OTHER PLASTIC PROD.	252	WASTE OILS & LUBRICANTS
			Generator #:	ON0384300		
			Approval Yrs:	92,93,97,98		
GEN-10	MEAD TYPEWRITER	1-50 FASKEN ROAD, REXDALE, M9W 1K5	0000	*** NOT DEFINED ***	213	PETROLEUM DISTILLATES
			Generator #:	ON0974300		
			Approval Yrs:	86,87,88,89,90		
GEN-11	D.G. HUTZUL WHOLESALE LTD.	50 FASKEN DRIVE, UNIT 23 & 24 ETOBICOKE M9W 1K5	5622	PLUMBING, ETC., WH.	241	HALOGENATED SOLVENTS
			Generator #:	ON1833900		
			Approval Yrs:	94,95,96,97,98		
GEN-12	MEAD TYPEWRITER 26-295	1-50 FASKEN ROAD, REXDALE, M9W 1K5	9913	OFF. FURN./MACH. REN	213	PETROLEUM DISTILLATES
			Generator #:	ON0974300		
			Approval Yrs:	92,93,94,95,96,97,98		
GEN-13	CANADA 3000 AIRLINES LTD. 07-285	27 FASKEN DRIVE YORK M9W 1K6	4511	SCHED. AIR TRANSPORT	145	PAINT/PIGMENT/COATING RESIDUES
			Generator #:	ON1186601	148	INORGANIC LABORATORY CHEMICALS
			Approval Yrs:	92,93,94,95,96,97	263	ORGANIC LABORATORY CHEMICALS
GEN-14	CANADA 3000 AIRLINES LIMITED	27 FASKEN DRIVE TORONTO M9W 1K6	9721	POWER LAUND./CLEANERS	241	HALOGENATED SOLVENTS
			Generator #:	ON1186603		
			Approval Yrs:	01		
GEN-15	H.S.A. SYSTEMS INC (OUT OF BUS)	44 FASKEN DR., UNIT #10 REXDALE M9W 5M8	0019	OUT OF BUSINESS		
			Generator #:	ON0092100		
			Approval Yrs:	86,87,88,89,92,93,94		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-16	DIGIRAY INCORPORATED 12-579	44 FASKEN DR. UNIT #3 ETOBICOKE M9W 5M8	9949	OTHER REPAIR SERV.	251	OIL SKIMMINGS & SLUDGES
			Generator #:	ON1430800		
			Approval Yrs:	92,93,94,95,96		
GEN-17	AIRLINE DRY CLEANERS, A DIVISION OF	44 FASKEN DRIVE, #22-A ETOBICOKE M9W 5M8	9799	OTHER PERS./HH. SERV	241	HALOGENATED SOLVENTS
			Generator #:	ON1699200		
			Approval Yrs:	92,93,96,97,98		
GEN-18	DIGIRAY INCORPORATED	44 FASKEN DRIVE, UNIT 3 ETOBICOKE M9W 5M8	9949	OTHER REPAIR SERV.	251	OIL SKIMMINGS & SLUDGES
			Generator #:	ON1430800	252	WASTE OILS & LUBRICANTS
			Approval Yrs:	97,98,99,00		
GEN-19	DIGIRAY (OUT OF BUSINESS)	44 FASKEN DRIVE, UNIT 3 ETOBICOKE M9W 5M8	9949	OTHER REPAIR SERV.	251	OIL SKIMMINGS & SLUDGES
			Generator #:	ON1430800	252	WASTE OILS & LUBRICANTS
			Approval Yrs:	01		
GEN-20	AIRLINE DRY CLEANERS	44 FASKEN DRIVE, UNIT 22-A ETOBICOKE M9W 5M8	9799	OTHER PERS./HH. SERV.	241	HALOGENATED SOLVENTS
			Generator #:	ON1699200		
			Approval Yrs:	99,00,01		
GEN-21	AIRLINE DRY CLEANERS INC. 02-770	44 FASKEN DR. #22-A ETOBICOKE M9W 5M8	9799	OTHER PERS./HH. SERV	241	HALOGENATED SOLVENTS
			Generator #:	ON1699200		
			Approval Yrs:	94,95		
GEN-22	CLEVELAND TWIST DRILL CANADA LTD.	23 FASKEN DRIVE REXDALE M9W 1K6	3062	METAL DIES, ETC. IND.	148	INORGANIC LABORATORY CHEMICALS
			Generator #:	ON0057500	213	PETROLEUM DISTILLATES
			Approval Yrs:	86,87,88,89,90	241	HALOGENATED SOLVENTS
					253	EMULSIFIED OILS
GEN-23	CLEVELAND TWIST DRILL CANADA LTD. 09-098	23 FASKEN DRIVE REXDALE M9W 1K6	3062	METAL DIES, ETC. IND	148	INORGANIC LABORATORY CHEMICALS
			Generator #:	ON0057500	213	PETROLEUM DISTILLATES
			Approval Yrs:	94,95,96	241	HALOGENATED SOLVENTS
					253	EMULSIFIED OILS

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-24	GREENFIELD (OUT OF BUSINESS) INC.	23 FASKEN DRIVE ETOBICOKE M9W 1K6	3062	METAL DIES, ETC. IND.	148	INORGANIC LABORATORY CHEMICALS
			Generator #:	ON0057500	213	PETROLEUM DISTILLATES
			Approval Yrs:	01	241	HALOGENATED SOLVENTS
					253	EMULSIFIED OILS
GEN-25	GREENFIELD INDUSTRIES CANADA INC.	23 FASKEN DRIVE ETOBICOKE M9W 1K6	3062	METAL DIES, ETC. IND.	148	INORGANIC LABORATORY CHEMICALS
			Generator #:	ON0057500	213	PETROLEUM DISTILLATES
			Approval Yrs:	00	241	HALOGENATED SOLVENTS
					253	EMULSIFIED OILS
GEN-26	CLEVELAND TWIST DRILL CANADA LTD.	23 FASKEN DRIVE ETOBICOKE M9W 1K6	3062	METAL DIES, ETC. IND.	148	INORGANIC LABORATORY CHEMICALS
			Generator #:	ON0057500	213	PETROLEUM DISTILLATES
			Approval Yrs:	98,99	241	HALOGENATED SOLVENTS
					253	EMULSIFIED OILS
GEN-27	CLEVELAND TWIST DRILL CANADA LTD.	23 FASKIN DRIVE ETOBICOKE M9W 1K6	3062	METAL DIES, ETC. IND	148	INORGANIC LABORATORY CHEMICALS
			Generator #:	ON0057500	213	PETROLEUM DISTILLATES
			Approval Yrs:	92,93,97	241	HALOGENATED SOLVENTS
					253	EMULSIFIED OILS
GEN-28	DATA BUSINESS FORMS LIMITED 35-502	30 FASKEN ROAD REXDALE M9W 1K5	5922	STATIONARY/OFF. SUP.	212	ALIPHATIC SOLVENTS
			Generator #:	ON0066102	213	PETROLEUM DISTILLATES
			Approval Yrs:	92,93,94,95,96,97	241	HALOGENATED SOLVENTS
					252	WASTE OILS & LUBRICANTS
					264	PHOTOPROCESSING WASTES
GEN-29	ABF BUSINESS FARMS LIMITED 01-282	30 FASKEN DRIVE ETOBICOKE M9W 1K5	2811	BUSINESS FORMS PRINT	252	WASTE OILS & LUBRICANTS
			Generator #:	ON1104500		
			Approval Yrs:	92,93,94,95,96,97,98		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-30	ABF BUSINESS FARMS LIMITED	30 FASKEN DRIVE ETOBICOKE M9W 1K5	2811	BUSINESS FORMS PRINT	252	WASTE OILS & LUBRICANTS
			Generator #:	ON1104500		
			Approval Yrs:	88,89		
GEN-31	PARAGON (SEE & USE ON0066102)	30 FASKEN DRIVE REXDALE M9W 1K5	5922	STATIONARY/OFF. SUP.	212	ALIPHATIC SOLVENTS
			Generator #:	ON0085001	213	PETROLEUM DISTILLATES
			Approval Yrs:	98	241	HALOGENATED SOLVENTS
					252	WASTE OILS & LUBRICANTS
					264	PHOTOPROCESSING WASTES
GEN-32	PARAGON (SEE & USE ON0066102) 35-502	30 FASKEN DR. REXDALE M9W 1K5	5922	STATIONARY/OFF. SUP.	212	ALIPHATIC SOLVENTS
			Generator #:	ON0085001	213	PETROLEUM DISTILLATES
			Approval Yrs:	92,93,94,95,96,97	241	HALOGENATED SOLVENTS
					252	WASTE OILS & LUBRICANTS
					264	PHOTOPROCESSING WASTES
GEN-33	SOUTHAM PARAGON GRAPHICS LTD.	30 FASKEN DR. REXDALE M9W 1K5	5922	STATIONARY/OFF. SUP.	212	ALIPHATIC SOLVENTS
			Generator #:	ON0085001	213	PETROLEUM DISTILLATES
			Approval Yrs:	90	241	HALOGENATED SOLVENTS
					252	WASTE OILS & LUBRICANTS
					264	PHOTOPROCESSING WASTES
GEN-34	DATA BUSINESS FORMS LIMITED	30 FASKEN ROAD REXDALE M9W 1K5	5922	STATIONARY/OFF. SUP.	212	ALIPHATIC SOLVENTS
			Generator #:	ON0066102	213	PETROLEUM DISTILLATES
			Approval Yrs:	98,99,00,01	241	HALOGENATED SOLVENTS
					252	WASTE OILS & LUBRICANTS
					264	PHOTOPROCESSING WASTES
GEN-35	AIRPORT AUTOMOTIVE SERVICES LTD.	5791 CAMPUS ROAD MISSISSAUGA L4V 1A1	6352	PAINT/BODY REPAIR	211	AROMATIC SOLVENTS
			Generator #:	ON0240801		
			Approval Yrs:	86,87,88,89,90		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-36	AIRPORT AUTOMOTIVE SERVICES LTD. 02-053	5791 CAMPUS ROAD MISSISSAUGA L4V 1A1	6352	PAINT/BODY REPAIR	211	AROMATIC SOLVENTS
			Generator #:	ON0240801		
			Approval Yrs:	94,95,96		
GEN-37	AIRPORT AUTOMOTIVE SERVICES LTD.	5791 CAMPUS ROAD MISSISSAUGA L4V 1A1	6352	PAINT/BODY REPAIR	211	AROMATIC SOLVENTS
			Generator #:	ON0240801		
			Approval Yrs:	92,93,97		
GEN-38	AIRPORT AUTOMOTIVE SERVICES LIMITED	5791 CAMPUS ROAD MISSISSAUGA L4V 1A1	6352	PAINT/BODY REPAIR	211	AROMATIC SOLVENTS
			Generator #:	ON0240801	212	ALIPHATIC SOLVENTS
			Approval Yrs:	98,99,00,01,02,03,04,05	251	OIL SKIMMINGS & SLUDGES
					252	WASTE OILS & LUBRICANTS
GEN-39	EXPANDED METAL CORPORATION	20 FASKEN DR. REXDALE M9W 1K5	0000	*** NOT DEFINED ***	252	WASTE OILS & LUBRICANTS
			Generator #:	ON0953400		
			Approval Yrs:	86,87,88,89,90		
GEN-40	EXPANDED METAL CORPORATION 14-393	20 FASKEN DR. REXDALE M9W 1K5	3029	OTHER FAB. STRUCTURE	252	WASTE OILS & LUBRICANTS
			Generator #:	ON0953400		
			Approval Yrs:	94,95,96		
GEN-41	EXPANDED METAL CORPORATION	20 FASKEN DRIVE ETOBICOKE M9W 1K5	3029	OTHER FAB. STRUCTURE	252	WASTE OILS & LUBRICANTS
			Generator #:	ON0953400		
			Approval Yrs:	92,93,97,98,99,00,01,02,03 ,04,05		
GEN-42	W.J. MOWAT LTD	5925 INDIAN LINE RD MISSISSAUGA L4V 1G3	4842	COURIER SERV. IND.	251	OIL SKIMMINGS & SLUDGES
			Generator #:	ON0594700	252	WASTE OILS & LUBRICANTS
			Approval Yrs:	86,87,88		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-43	MOWAT EXPRESS	5925 INDIAN LINE ROAD MISSISSAUGA L4V 1H3	4842	COURIER SERV. IND.	213	PETROLEUM DISTILLATES
			Generator #:	ON0594700	221	LIGHT FUELS
			Approval Yrs:	89,90,92,93,97,98,99,00,01	251	OIL SKIMMINGS & SLUDGES
					252	WASTE OILS & LUBRICANTS
GEN-44	DAY & ROSS	5925 INDIAN LINE MISSISSAUGA L4V 1G3	4561	GEN. FREIGHT TRUCK.	213	PETROLEUM DISTILLATES
			Generator #:	ON0900102	252	WASTE OILS & LUBRICANTS
			Approval Yrs:	97,98		
GEN-45	DAY AND ROSS INCORPORATED	5925 INDIAN LINE MISSISSAUGA L4V 1G3	4561	GEN. FREIGHT TRUCK.	213	PETROLEUM DISTILLATES
			Generator #:	ON0900102	252	WASTE OILS & LUBRICANTS
			Approval Yrs:	99,00,01		
GEN-46	MOWAT EXPRESS 41-137	5925 INDIAN LINE ROAD MISSISSAUGA L4V 1G3	4561	GEN. FREIGHT TRUCK.	252	WASTE OILS & LUBRICANTS
			Generator #:	ON0594700	213	PETROLEUM DISTILLATES
			Approval Yrs:	94,95,96	221	LIGHT FUELS
					251	OIL SKIMMINGS & SLUDGES

Occurrence Reporting Information System

Map Key	Company	Address	Spill ID	Medium	Environmental Impact	Date of Occurrence	Nature of Impact
ORIS-1	LAIDLAW TRANSPORT	HWY. 427 SOUTH OF HWY. 409 NEAR FASKEN AVENUE MOTOR VEHICLE (OPERATING FLUID) TORONTO CITY	23138	LAND		8/4/1989	
			Synopsis:	LAIDLAW CARRIERS- SPILL OF FLAME RETARDANT, QTY UNKNOWN TO HWY. #427			
			Cause:	TRUCK/TRAILER OVERTURN OTHER			
ORIS-2	TRANS-NORTHERN PIPELINES INC.	INDIAN LINE & FASKEN DRIVE MISSISSAUGA SITE 3355 ELMBANK ROAD MISSISSAUGA CITY	70604	WATER	NOT ANTICIPATED	5/14/1992	Surface Water Pollution
			Synopsis:	TRANS-NORTHERN PIPELINES:5 L JET FUEL LEAKED FROM P.O.W TO SMALL CREEK.			
			Cause:	VALVE/FITTING LEAK OR FAILURE ERROR			
ORIS-3	MOWAT EXPRESS LTD.	MISSISSAUGA YARD 5925 INDIAN LINE MISSISSAUGA CITY	85497	LAND	CONFIRMED	5/12/1993	Soil contamination
			Synopsis:	MOWAT EXPRESS LTD.-130 L DIESEL FUEL TO PUMP WELL FROM BROKEN U/G LINE.			
			Cause:	PIPE/HOSE LEAK UNKNOWN			

Private and Retail Fuel Storage Tanks

Map Key	Company	Address	Location ID	Type	Expiry Date	Capacity (L)	Licence #	Facility Description
PRT-1	MCLEAN HUNTER	27 FASKEN DR ETOBICOKE M9W 1K6	19246	retail	1993-01-31	1000	0076351626	PROP RFL CNTR - CYL&MF FS
PRT-2	W J MOWAT LTD ATTN : ALEX MOWAT	5925 INDIAN LINE RD MISSISSAUGA	9124	private		28638.00	0001024007	PRIVATE FUEL OUTLET
PRT-3	MOWAT EXPRESS	5925 INDIAN LINE RD MISSISSAUGA	9124	retail	1993-01-31	1000	0076352772	PROP RFL CNTR - CYL&MF FS

Appendix: Ontario Database Descriptions

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

Federal Government Source Databases: **Diagram Identifier:**

Environmental Effects Monitoring 1992-2004 **EEM**

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

Environmental Issues Inventory System 1992-2001 **EIIS**

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

Federal Convictions 1988-Jan 2002 **FCON**

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

Contaminated Sites on Federal Land June 2000-2005 **FCS**

The Treasury Board of Canada Secretariat maintains an inventory of all known contaminated sites held by various Federal departments and agencies. This inventory does not include properties owned by Crown corporations, but does contain non-federal sites for which the Government of Canada has accepted some or all financial responsibility. All sites have been classified through a system developed by the Canadian Council of Ministers of the Environment. The database provides information on company name, location, site ID #, property use, classification, current status, contaminant type and plan of action for site remediation.

Fisheries & Oceans Fuel Tanks 1964-Sept 2003 **FOFT**

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

Indian & Northern Affairs Fuel Tanks 1950-Aug 2003 **IAFT**

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

National Analysis of Trends in Emergencies System (NATES) 1974-1994* **NATE**

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

National Defence & Canadian Forces Fuel Tanks Up to May 2001 **NDFT**

The Department of National Defence and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. Please note that due to the September 2001 terrorist attack, new National Security protocols have prohibited any release of updates to this database.

National Defence & Canadian Forces Spills March 1999-Feb 2005 **NDSP**

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

National Defence & Canadian Forces Waste Disposal Sites 2001, 2003 **NDWD**

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

National Environmental Emergencies System (NEES) 1974-2003 **NEES**

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

National PCB Inventory 1988-June 2004 **NPCB**

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites.

National Pollutant Release Inventory 1993-2005 **NPRI**

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers of 178 specified substances.

Parks Canada Fuel Storage Tanks **1920-Jan 2005** **PCFT**

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

Transport Canada Fuel Storage Tanks **1970- May 2003** **TCFT**

Within the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Provincial Government Source Databases:

Abandoned Aggregate Inventory **Up to Sept 2002** **AAGR**

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

Aggregate Inventory **Up to May 2005** **AGR**

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. Please note that the database is only referenced by lot\concession and city/town location. The databases provides information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.

Abandoned Mines Information System **1800- 2005** **AMIS**

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

Certificates of Approval **1985-Sept 2002** **CA**

This database contains the following types of approvals: Certificates of Approval (Air) issued under Section 9 of the Ontario EPA; Certificates of Approval (Industrial Wastewater) issued under Section 53 of the Ontario Water Resources Act (“OWRA”); and Certificates of Approval (Municipal/Provincial Sewage and Waterworks) issued under Sections 52 and 53 of the OWRA.

Coal Gasification Plants **1987, 1988*** **COAL**

This inventory of all known and historical coal gasification plants was collected by the Ministry of Environment. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, landuse, soil condition, site operators/occupants, site description, and potential environmental impacts. This information is effective to 1988, but the program has since been discontinued.

Compliance and Convictions **1989-2003** **CONV**

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

Drill Holes **1886-2005** **DRL**

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

Environmental Registry **1994-July 2003*** **EBR**

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, licence, or certificate of approval to release substances into the air or water; these are notified on the registry.

Ontario Regulation 347 Waste Generators Summary **1986-2005** **GEN**

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

Mineral Occurrences **1846-Oct 2004** **MNR**

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

Non-Compliance Reports **1992(water only), 1994-2005** **NCPL**

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

Ontario Oil and Gas Wells **1800-Oct 2006** **OOGW**

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. Information available for all wells in the ERIS database include 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.

Ontario Inventory of PCB Storage Sites **1987-Oct 2004** **OPCB**

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

Ministry Orders **1995-1996** **ORD**

Control Orders/Documents are enforcement actions issued by the Ministry of the Environment to deal with environmental violations. They clarify and allocate individual/joint liability when issuing clean-up orders for contaminated sites.

Occurrence Reporting Information System **1988-2002** **ORIS**

This database identifies sources, effects/actions and approximate locations of spills and occurrences within Ontario. The locations identified on the locator diagram refer to the facility responsible for the spill. The actual location of the spill can be derived from the descriptions provided in the detailed report.

Pesticide Register **1988-Oct 2006** **PES**

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

Private and Retail Fuel Storage Tanks **1989-1996*** **PRT**

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority.

Ontario Regulation 347 Waste Receivers Summary **1986-2005** **REC**

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address. This information is a summary of all years from 1986 including the most currently available data.

Record of Site Condition **1997-Sept 2001** **RSC**

The Record of Site Condition (RSC) provides a summary of the final environmental condition of a site, once an environmental site assessment and/or restoration approach has been undertaken. The database provides information on the site restoration approach used (Background, Generic, Site Specific Risk Assessment), location of contaminated site, whether contamination extends past 1.5m from the surface thereby requiring "stratified restoration", soil type, and the date when RSC was submitted/acknowledged/ responded to by the Ministry of the Environment. A site restoration approach involves the use of soil and groundwater quality criteria, which have been developed to provide protection against adverse effects to human/ecological health and the natural environment. These criteria may be applied to agricultural, residential/parkland, industrial/commercial land uses; as well as potable (source of drinking water) and nonpotable groundwater use.

Wastewater Discharger Registration Database **1990-1998** **SRDS**

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

Waste Disposal Sites - MOE CA Inventory **1970-Sept 2002** **WDS**

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

Waste Disposal Sites - MOE 1991 Historical Approval Inventory **Up to Oct 1990*** **WDSH**

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

Water Well Information System **1955-2006** **WWIS**

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. Geographic coordinates are reliable according to the given percentage. Wells that are identified with lot and concession only are available upon request and would be provided as a separate report.

Private Source Databases:

Anderson's Waste Disposal Sites **1930-2004** **ANDR**

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

Automobile Wrecking & Supplies **2001-Feb 2007** **AUWR**

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

Commercial Fuel Oil Tanks **1948-Sept 2006** **CFOT**

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

Chemical Register **1992, 1999-Feb 2007** **CHEM**

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

ERIS Historical Searches **1999-2006** **EHS**

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

Canadian Mine Locations **1998-2006** **MINE**

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

Oil and Gas Wells **Oct 2001-May 2007** **OGW**

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

Canadian Pulp and Paper **1999, 2002, 2004, 2005** **PAP**

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

Retail Fuel Storage Tanks **2000-Feb 2007** **RST**

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks. Information is provided on company name, location and type of business.

Scott's Manufacturing Directory **1992-Jan 2007** **SCT**

Scott's Directories is a data bank containing information on over 70,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

Anderson's Storage Tanks **1915-1953*** **TANK**

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

APPENDIX C

Environmental Regulatory Overview

ENVIRONMENTAL REGULATORY OVERVIEW

C-1 ABOVEGROUND AND UNDERGROUND STORAGE TANKS

As of June 27, 2001, fuel storage in Ontario is regulated by the *Technical Standards and Safety Act*, Ontario Regulation (O. Reg.) 213/01 for Fuel Oil (Fuel Oil Regulation) and O. Reg. 217/01 for Liquid Fuels (Liquid Fuels Regulation) and, where the *Technical Standards and Safety Act* and its regulations are not applicable, the Ontario Fire Code.

In general, the Liquid Fuels Regulation (which replaces the former Gasoline Handling Regulation, O. Reg. 521/93) in conjunction with the Liquid Fuels Handling Code, as adopted by the Technical Standards and Safety Authority – Fuel Safety Branch (TSSA) (which replaces the former Gasoline Handling Code), applies to facilities where gasoline or an associated product is handled, loaded or dispensed to be used as a fuel in motor vehicles or as a fuel oil (i.e., O. Reg. 217/01, s. 2 (1)). In addition, the Fuel Oil Regulation (which replaces the former Fuel Oil Code, O. Reg. 329/90), in conjunction with the current Canadian Standards Association (CSA) code (CSA-B139-00) Installation Code for Oil-Burning Equipment (which replaces the former CSA B139-M89), applies to the installation, testing maintenance, repair, removal, replacement, inspection and use of appliances, equipment, components and accessories where fuel oil is to be used as a fuel (i.e., O.Reg. 213/01, s. 2 (1)). The Fuel Oil Regulation also applies to the maintenance, modification and specified upgrading of existing equipment and to all new equipment (i.e., O. Reg. 213/01, s. 2 (2)). Numerous specific regulations and codes exist for the installation and construction of storage tanks, monitoring equipment and associated connections.

Generally speaking, the *Technical Standards and Safety Act* sets out the requirements, duties and powers of the TSSA, while each of the specific fuels applications have their own regulations under the Act. These regulations set out the specific fuel applications and adopt the appropriate technical code for each fuel application. However, when necessary, exceptions to the National Codes (e.g., Ontario Fire Code) are set out in the Liquid Fuels Handling Code Adoption Document (CAD), which has been adopted into the Liquid Fuels Handling Regulation. Unless otherwise specified in the CAD, the new codes are effective October 1, 2001. According to discussions with the TSSA, in Ontario, aboveground storage tanks (ASTs) for retail purposes only and all underground storage tanks (USTs) installed under the Liquid Fuels Regulation require registration with the TSSA.

The Liquid Fuels Handling Code has the following key requirements for ASTs:

- Secondary containment is required for ASTs of a capacity of 5,000 litres or greater (Section 3.3.1.1.3);
- The containment dike for an AST shall have a capacity to contain at least 110% of the capacity of the tank, or where the dike contains more than one tank, it shall contain the capacity of the largest tank plus 10% of the aggregate capacity of all other tanks, or 100% of the largest tank, whichever is greater (Section 3.3.1.2.1); and
- ASTs installed without dikes shall be equipped with an overfill protection device and shall have a spill containment device (Section 3.3.2.2).

The Liquid Fuels Handling Code has the following key requirements for USTs:

- Where an UST is not used up to 180 days, the owner or operator shall ensure that (i) monthly inspections are conducted (Section 2.4.1.1), (ii) all product is removed from the tank (Section 2.4.1.3), all dispensing or transfer equipment to the tank and fill and gauge pipe covers are locked (Section 2.4.1.3), (iii) any corrosion protection system(s) are maintained in operation (Section 2.4.1.3), and (iv) water infiltration is monitored monthly (Section 2.4.1.3);
- Where an UST is out of service for 2 years, the owner of the tank and equipment and / or the owner of the property on which the tank is located shall remove the tank and all connected piping and associated equipment for that tank from the ground (Section 2.4.1.6); and
- As of October 1, 2001 all newly installed USTs and ancillary piping must be double walled with interstitial space monitoring.

C-2 WASTE GENERATION, STORAGE AND DISPOSAL

Regulatory control of subject and hazardous wastes (both liquid and solid) in Ontario is the responsibility of the Ministry of the Environment (MOE).

Regulation 347 made under the Ontario *Environmental Protection Act* (EPA) outlines the specific regulatory requirements of waste generation, handling and disposal in Ontario. Section 18 of Regulation 347 made under the EPA requires that a Subject Waste Generator Registration Number be obtained from the MOE if the facility generates "Subject Waste" (i.e., hazardous, liquid industrial or registerable solid waste as defined by Regulation 347) beyond the small quantities exemption listed in Section 18(15) of Regulation 347. An application must also be made to the MOE if any changes to the process alter the nature, type or volume of waste generated at a property. A waste generator is required to report to the MOE any registered waste that has been stored on a property longer than three months (Section 18(10) of Regulation 347 made under the EPA).

Ontario Regulation 102 Part VIII requires that a large manufacturing establishment, in which the hours worked by the persons employed at the site has exceeded 16,000 hours in any month in the last two years, conduct a waste audit and prepare a written report, prepare and implement a waste reduction work plan, and update the waste audit and work plan on an annual basis.

Ontario Regulation 103 Section 12 (1) requires that a large manufacturing establishment, in which the hours worked by the persons employed at the site has exceeded 16,000 hours in any month in the last two years, have a source separation recycling program in place.

C-3 WASTEWATER DISCHARGE

Regulatory control of water taking and discharging from natural systems in Ontario is the responsibility of the MOE. According to the Ontario *Water Resources Act* (OWRA), a Permit To Take Water is required if greater than 50,000 litres per day of water is taken from a natural system (such as a lake, river or groundwater), and a Certificate-of-Approval (C-of-A) (Industrial Sewage) is required for the discharge of a contaminant into a natural watercourse.

Regulatory control of wastewater discharges to the municipal sewer system is the responsibility of the City of Toronto, and the effluent quality must meet the City of Etobicoke Sewer Use By-Law No. 457-2000 ("Sewer Use By-Law") requirements.

C-4 AIR EMISSIONS

In Ontario, regulatory control of air emissions to the natural environment is the responsibility of the MOE.

Section 9 of the EPA requires that a C-of-A (Air & Noise) be obtained for the construction or modification of any equipment that may result in the discharge of a contaminant into the natural environment (other than water).

Air quality and atmospheric emissions are addressed specifically by Ontario Regulation 419 made under the EPA, which came into effect on November 30, 2005. The Regulation consists of Part I to Part III, and Schedule 1 to 7 as follows:

Part I:	Interpretation and Application
Part II:	Contaminant Concentrations and Dispersion Modelling
Part III:	Miscellaneous
Schedule 1	Standards with Half Hour Averaging Times
Schedule 2	Updated Standards with Half Hour Averaging Times
Schedule 3	Standards with Variable Averaging Times
Schedule 4	Target Sectors for 2010
Schedule 5	Target Sectors for 2013
Schedule 6	Upper Risk Thresholds
Schedule 7	Contaminants with Updated Standards

Presently, a micro-computer Air Dispersion Model, developed by the MOE, or any other air dispersion model acceptable to the MOE, may be used to predict contaminant concentrations. However, Regulation 419 requires that new dispersion models (AERMOD, ISCPRIME, SCREEN3 or ISCST3) be used, which will be implemented in phases over a period of 15 years. "Target sectors" (based on NAICS codes) are identified for implementation in 2010 (Schedule 4) and 2013 (Schedule 5). All other facilities must use the new models by 2020.

Ontario Regulation 524/98 (amended by Regulation 273/03) provides a list of specific equipment and conditions that are exempt from the requirement of a C-of-A (Air & Noise). Some of these situations applicable to the Site include the following:

- Fuel burning equipment used for comfort heating in a building using natural gas, propane or Number 2 oil (with a sulphur content of 0.5 percent or less) at a rate of less than 1.58 million kilojoules per hour (kJ/h) (1.5 million British Thermal units per hour);

- Fuel burning equipment used solely for the purpose of comfort heating in a dwelling used for the housing of not more than three families;

- Equipment for the preparation of food or beverages in a domestic residence, restaurant, snack bar, cafeteria, banquet hall or similar facility; or

- Any equipment, apparatus, mechanism or thing that is used for cleaning operations, if only aqueous detergent is used (i.e., laundry dryers and irons are exempt).

C-5 SPILLS, RELEASES AND EMERGENCY RESPONSE

Spills from industrial facilities in Ontario fall under the requirements of the EPA, the OWRA and the *Gasoline Handling Act*. In general, the legislation requires that measures be taken to prevent spills and if a spill occurs that measure be taken to prevent or minimize any adverse effect that might result. Notification of the appropriate authorities is also required. In particular, Section 92 of the EPA requires that that MOE and the local municipality be notified of a spill that "*causes or is likely to cause an adverse effect*." Section 30(1) of the OWRA also requires the notification of MOE in the event of a discharge to waters that "*may impair the quality of the water*." Spills from ASTs and USTs regulated by the Liquid Fuels Regulation are required to be reported to the TSSA.

In the event of a spill, it is the responsibility of the person and / or company responsible for the spill to demonstrate that all practicable measures were taken to prevent a spill from occurring in the first place. It is therefore important that a facility have a Spill Prevention, Control and Countermeasures (SPCC) plan in order to reduce the likelihood of spills, ensure proper notification, containment and remediation measures. SPCC plans will vary significantly based on the nature of the site and operation, but certain basic elements remain the same. The MOE has a guidance document, entitled "*Planning for Spill Contingencies*", which, according to the MOE Spills Action Centre, was updated in February 2000.

C-6 ASBESTOS CONTAINING MATERIALS

Asbestos-containing materials (ACMs) are fibrous hydrated silicates, and can be found in building materials as either “friable” or “non-friable” asbestos products. Friable asbestos refers to materials that can be readily crumbled using hand pressure, separating asbestos fibres from the binding materials with which they are associated. Non-friable material refers to asbestos that is associated with a binding agent (such as tar or cement), preventing ready release of airborne fibres. Friable asbestos is commonly found in boiler and pipe insulation. Non-friable asbestos is typically found in roofing tars, floor and ceiling tiles, and precast asbestos cement products commonly referred to as “transite”.

Asbestos in the workplace is defined as a Designated Substance under the Ontario *Occupational Health and Safety Act* (OHSA). Under the OHSA, Ontario Regulation 278/05 (Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations) governs the safe handling of ACMs in the workplace. This regulation requires owners to notify workpersons of the presence of friable ACMs once their presence has been confirmed. Ontario Regulation 278/05 also requires the implementation of an asbestos management plan until all ACMs have been removed from the buildings.

ACMs were discontinued from use in Canada in the late 1970s / early 1980s, although non-friable asbestos is still found in many more recent buildings. Section 4 of Ontario Regulation 278/05 prohibited the installation of new asbestos-containing thermal insulation and fireproofing.

Asbestos may become an issue during renovation, alteration, maintenance or demolition activities, or when ACMs are taken out-of-service. Materials identified as containing asbestos that are in poor condition should immediately be managed either by proper encapsulation or removal.

The on-Site management and removal of ACMs is governed by the OHSA, and the removal and disposal of ACMs are governed by the specific regulations in the provincial EPA. Neither the OHSA nor EPA requires licensing, approval or registration of a property in which ACMs are identified. The only method of confirming whether materials are asbestos-containing is to sample and analyze the suspect material.

C-7 OZONE-DEPLETING SUBSTANCES

Federal regulations introduced in 1995 required the elimination of production and import of CFCs by January 1, 1996 (subject to certain essential uses) and a freeze on the production and import of HCFC-22 by January 1, 1996. These regulations require the complete elimination of HCFC-22 by the year 2020.

Since the regulations govern only the production and import of certain ozone-depleting substances (ODSs), they are allowed to be used in Canada as long as there is a supply in place. Eventually the supply will run out, and the present equipment will either need to be refitted or replaced. Watters Environmental understands, from several air conditioning companies, that there is a sufficient supply of CFCs and HCFC-22 in Canada for at least the next 10 years.

The federal *Hazardous Products Act* (HPA) does not require the licensing, approval or registration of a property in which ODSs have been identified.

In Ontario, regulatory control of refrigerants is the responsibility of the MOE.

Section 6 (1) of the Refrigerants Regulation (O. Reg. 189/94) indicates no person shall service or test refrigeration equipment in any manner that has the potential for causing the discharge of a refrigerant into the natural environment unless,

(a) the person is certified under section 21; and

(b) the person has access to equipment that is capable of collecting and capturing the refrigerant. O. Reg. 189/94, s. 6 (1)

APPENDIX D

Qualifications of Watters Environmental and Key Personnel Involved with this ESA

QUALIFICATIONS OF WATTERS ENVIRONMENTAL AND KEY PERSONNEL

D-1 WATTERS ENVIRONMENTAL GROUP INC.

Watters Environmental offers a strategic business-focused approach in assisting our clients to proactively manage environmental issues, and to find practical solutions when environmental issues arise.

We are an employee-owned environmental consulting company that prides itself on uncompromising dedication to service quality and client satisfaction. We understand our client's needs for timeliness of response, and innovative, technically-sound solutions to their problems.

Watters Environmental brings together a team of experts in the related technical disciplines of environmental due diligence, environmental site assessment, environmental management systems, and environmental permitting. In addition, the team offers specialty-consulting services including technical peer review, litigation support, environmental risk assessment, and forensic environmental investigations.

Our team consists of recognized leaders in their disciplines, with real-world industry experience that allows Watters Environmental to provide cost-effective solutions to our clients. Our executive team has worked together for more than 10 years, and have built lasting relationships with loyal, repeat clients who have come to rely upon us for our spirit of working closely with them to resolve their issues as if they were our own. Senior staff members are some of the most experience individuals in the industry, most with 15 to 20 years of environmental consulting experience. Our employees are highly motivated and pride themselves in being innovative and client focused.

Major corporations, law firms, lending institutions, investors and municipalities routinely call upon us to assist them with complex real estate transactions, or to help manage complicated environmental issues.

D-2 ROBERT J. WATTERS, PH.D. – PRESIDENT & CEO

Robert is the President & Chief Executive Officer of Watters Environmental. He maintains an active practice in assisting clients with the management of environmental matters regarding their real estate portfolios. Specifically, Robert has managed or directed hundreds of environmental liability and due diligence assessments across Canada, the United States and abroad, for public offerings, financing, insolvencies, underwriting, and mergers and acquisitions. Robert's experience is diverse, having been involved with environmental assessments of major building supplies manufacturing and retail operations, power plants, pulp and paper mills, hospitals, hotels, resorts, ports, manufacturing facilities, mining operations, apartments, office buildings, funeral homes and others. He also has very particular experience in coordinating environmental due diligence reviews for commercial/industrial development sites.

D-3 BEN U, P.ENG. – VICE PRESIDENT

Ben is the Vice President of Watters Environmental. He provides senior-level project management and senior technical support on environmental due diligence reviews, environmental audits and assessments, real estate transaction assessments, environmental permitting and licensing, and air emission assessment studies for a variety of clients, including investment banks, private industry, public utilities, law firms, developers and municipalities. Ben is a professional environmental / process engineer, with over twenty-six years of environmental consulting and industrial experience. He has extensive experience in power generation and pulp and paper industries, and has completed over 1,000 due diligence reviews, environmental auditing, permitting and licensing projects in both commercial and industrial sectors in the last ten years. Ben also manages and provides technical support on multi-site portfolio due diligence review assignments across Canada and the United States for property / operations acquisition or loan refinancing.

D-4 SEBLE AFEWORK, P.ENG. – ENVIRONMENTAL ENGINEER

Seble is an Environmental Engineer with Watters Environmental, and is a Professional Engineer (licensed in Ontario), with over ten years experience in providing technical support on environmental assessments for a variety of clients in the industrial and commercial sector. She has managed and completed several Phase I and II ESAs for numerous industrial and commercial sites.