

**PROJECT NO.: SM 114278-E**

**SEPTEMBER 28, 2011**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
FALLOW AGRICULTURAL LANDS  
133 & 137 MAIN STREET EAST  
GRIMSBY, ONTARIO**

**PREPARED FOR:**

**ROMLEE LAND DEVELOPMENT**



**BY**

**SOIL-MAT ENGINEERS & CONSULTANTS LTD.  
130 LANCING DRIVE  
HAMILTON, ONTARIO  
L8W 3A1**



PROJECT NO.: SM 114278-E

SEPTEMBER 28, 2011

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
FALLOW AGRICULTURAL LANDS  
133 & 137 MAIN STREET EAST  
GRIMSBY, ONTARIO**

**PREPARED FOR:**

**ROMLEE LAND DEVELOPMENT**

**BY**

**SOIL-MAT ENGINEERS & CONSULTANTS LTD.  
130 LANCING DRIVE  
HAMILTON, ONTARIO  
L8W 3A1**

---

# SOIL-MAT ENGINEERS & CONSULTANTS LTD.

130 LANCING DRIVE, HAMILTON, ONTARIO L8W 3A1  
PHONE (905) 318-7440 FAX (905) 318-7455  
E-MAIL: [info@soil-mat.on.ca](mailto:info@soil-mat.on.ca) WEB SITE: [www.soil-mat.on.ca](http://www.soil-mat.on.ca)



PROJECT No.: **SM 114278-E**

SEPTEMBER 28, 2011

Romlee Land Development  
3995 Bathurst Street  
Suite 333  
North York, Ontario  
M3H 5V3

Attention Mr. Leo Rosetto

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
FALLOW AGRICULTURAL LANDS  
133 & 137 MAIN STREET EAST, GRIMSBY, ONTARIO**

Dear Mr. Rosetto,

Further to your recent authorisation, we have completed the Phase I Environmental Site Assessment ["ESA"] for the above noted property, which generally follows the protocol established in Ontario Regulation 511/09.

The assessment included a historical search of various documents (library archive research and aerial photograph overview), records review (environmental compliance, landfill inventory, etc.) and a site reconnaissance of the subject property. The purpose of the Phase I ESA was to identify actual or potential site contamination, based on the past and present land use of the subject property and its surrounding area.

Upon completion, it is the opinion of SOIL-MAT ENGINEERS & CONSULTANTS LTD., based on its historical review, interviews and site reconnaissance that there were no on-site or nearby operations that would cause site contamination. Therefore, the potential of site contamination is considered **LOW**, and as such further investigations **ARE NOT** warranted at this time, pending the results of the Ministry of the Environment database search which will be forwarded to ROMLEE LAND DEVELOPMENT under a separate cover once received in our Office.

We trust that this Phase I Environmental Site Assessment is satisfactory for your purposes.

Our Phase I Environmental Site Assessment findings are presented herein.

## 1.0 INTRODUCTION

ROMLEE LAND DEVELOPMENT retained SOIL-MAT ENGINEERS & CONSULTANTS LTD. [“SOIL-MAT ENGINEERS”] to conduct a Phase I Environmental Site Assessment [“ESA”] on an irregular shaped parcel of land located to the rear [north] of 133 and 137 Main Street East in the Town of Grimsby, Ontario, hereinafter referred to as the ‘Site’.

### 1.1 PROJECT SCOPE

The Phase I ESA generally follows the protocol outlined in *Ontario Regulation 511/09*, which suggests a four-step approach to Phase I Environmental Site Assessments, including the following;

1. RECORDS REVIEW: including aerial photographs, property use records, title search, previous Phase I ESA reports, regulatory agency documentation, company records, Site specific geotechnical reports and any other relevant material;
2. SITE VISITATION: including a visual reconnaissance of the Site, suspect adjacent properties, and the different land uses within the vicinity of the Site;
3. INTERVIEWS: including persons that may have pertinent information with regard to the Site, including contacts from the Town of Grimsby, Ministry of Environment [“MOE”], and current / previous land owners, etc.;
4. EVALUATIONS: Based on the information gathered, a professional evaluation of the property is presented in a final Phase I ESA Report.

*Ontario Regulation 511/09* lists sixty-five [65] potentially contaminating activities [“PCAs”] that require intrusive assessment activities, i.e. a Phase II ESA, to determine if an adverse environmental impact is present on the Site. However, it is noted that under the *Regulation* the mandatory Phase II ESA activities apply only to properties that are subject to a Record of Site Condition. It is our understanding that this Phase I ESA report is required as part of a due diligence process in connection with a proposed sale of the Site and is not required as part of a development application that requires a Record of Site Condition at this time.

## 2.0 SITE DESCRIPTION

The Site is comprised of an irregular shaped parcel of land on the east side of Nelles Road between Main Street East and Pinewood Avenue in the Town of Grimsby, Ontario. Specifically, the southern limit of the Site is located roughly 70 metres north of Main Street East, the eastern limit of the Site is located roughly 85 metres east of Nelles Road, the western limit of the extends to Nelles Road at the south end of the Site and the northern limit of the Site reaches as far as roughly 150 metres north of Main Street East, [refer to Appendix 'A' for a Site Plan and Site Location Drawing].

At the time of this Report, the Site was comprised of a parcel of fallow agricultural lands with the remnants of former fruit trees scattered across the Site. The majority of the Site was grass-covered with some low-lying shrubs and mature trees present. An illustration of the Site and the general Phase I ESA study area are presented in Appendix 'A' of this Report for reference. A general site location drawing is also included in Appendix 'A' for reference.

A summary of Site and on-site structures, is presented below:

Site Feature	Description
Area of Site	~0.45 hectares
Number of on-site Buildings	No buildings were observed erected on the Site. A small portion of a dilapidated, metal-clad barn structure located at 137 Main Street East may be encroaching onto the Site.
Approximate Area of Building	Not applicable
Approximate Date of Construction	Not applicable
Floor Surfaces	Not applicable
Ceiling Surfaces	Not applicable
Interior Walls	Not applicable
Exterior Walls	Not applicable
Heating/ Cooling	None observed
Landscaped Areas	The majority of the Site is grass-covered
Asphalt Covered Areas	None observed
Granular Covered Areas	None observed
Other Structures	None observed

## 2.1 SERVICES AND UTILITIES

Based on visual observations of gas meters, water shut-off valves, etc, the following services are available to the Site and surrounding area:

- Natural Gas
- Electrical
- Municipal Water Supply
- Storm Water Sewers
- Sanitary Sewers

## 2.2 GEOLOGIC SETTING

A review of the Ministry of Northern Development and Mine's "Quaternary Geology, Grimsby Area, Southern Ontario Sheet Map P993" and the "Bedrock Geology of Ontario, Southern Sheet Map 2544", revealed the Site to be underlain by glaciolacustrine deposits of sand, in turn, underlain by Upper Ordovician Queenston Formation shale bedrock. This has been borne out by SOIL-MAT ENGINEERS' geotechnical experience in the general vicinity of the Site.

The topography of the Site is relatively flat and level with surface water runoff directed to the north and east.

Regional groundwater flow is expected to the north-northeast toward Lake Ontario.

Surface water was not encountered on the Site during SOIL-MAT ENGINEERS Site visit.

## 2.3 DESCRIPTION OF ADJACENT LAND USE

The adjacent properties are comprised primarily of existing single-family residential lots with some retail commercial operations to the south along Main Street East and some newly constructed townhouse units to the east.

A description of the adjacent properties, based on visual observations made from the Site, is presented below:

	North	East	South	West
Adjoining Property/ Operation	Primarily existing single-family residential lots	Newly constructed townhouse units	Main Street East	Nelles Road
Potential Hazardous Materials	None observed	None observed	None observed	None observed
Potential Storage Tanks	None observed	None observed	None observed	None observed
Direction with respect to the inferred ground water flow	Up-gradient	Trans-gradient	Down-gradient	Trans-gradient
General Vicinity	Primarily single-family residential lots	Primarily townhouse units	A mixture of single-family residential lots and retail commercial lands, including Cole's Garden Décor and Monks Chocolate	Primarily single-family residential lots

The visual observations of the adjoining and nearby lands did not reveal any existing operations that are considered a potential contaminating activity ["PCA"] under Ontario Regulation 511/09.

### 3.0 HISTORICAL RECORDS REVIEW

#### 3.1 SITE INTERVIEWS AND RECORDS REVIEW

The Site was vacant at the time of this Report and as such there were no on-site personnel to interview during the Site reconnaissance. Similarly, there were no existing Site records available for viewing at the time of the Site reconnaissance.

#### 3.2 AERIAL PHOTOGRAPHS

Aerial photographs from 1934, 1954, 1965, 1971, 1983, 1994 and 2006 were available for the Site and surrounding area and were reviewed by SOIL-MAT ENGINEERS.

A summary of information extrapolated from the photographs is presented below:

Aerial Photo	Site Description	Description of Adjacent Lands
1934	The Site appears occupied by a fruit tree orchard.	The lands in the vicinity of the Site are comprised of agricultural lands with sparse residential along Main Street East and Nelles Road.
1954	There are no significant changes to the Site.	The Grimsby Hospital is present approximate 340 metres east of the Site. There are no other significant changes to the surrounding area.
1965	There are no significant changes to the Site.	There is residential development to the north, west and south of the Site.
1971	There are no significant changes to the Site.	There is additional residential development to the South and sparse commercial along Main Street East.
1983	There are no significant changes to the Site.	There is additional residential development to the west of the Site.
1994	There are no significant changes to the Site.	There is additional residential development to the east and south of the Site as well as additional commercial development along Main Street East
2006	There are no significant changes to the Site.	There are no significant changes to the surrounding areas

The review of the noted aerial photographs did not reveal any information that would suggest there is a potential environmental liability on the Site.

The aerial photographs are included in Appendix 'B' for reference.

#### 3.3 HISTORICAL SITE USE AND CONDITIONS

The Vernon City Directory series were reviewed to establish the general historical land use on and in the immediate vicinity of the Site. However, to date, the Vernon City Directory series does not include the general vicinity of the Site.

### 3.4 TITLE SEARCH

A representative of SOIL-MAT ENGINEERS undertook a title search of the Site at the Land Registry Office in St. Catharines, Ontario.

The title search of the Site did not reveal any past owners of the Site that may suggest there is a potential environmental liability on the Site.

The Site was owned by James & Cheryl Burgess at the time of the title search. The chain of previous ownership is presented below:

Owner	Date
James Burgess & Cheryl Burgess	March 3, 2007 – present
James Burgess, Cheryl Burgess, David Barlow & Patricia Barlow	April 18, 2002 – March 3, 2007
James Burgess	August 8, 1992 – April 18, 2002
James Burgess & Mary Hawrylko	November 22, 1965 – August 8, 2002
James W. & Allan B. Nelles	August 19, 1920 – November 22, 1965
James W. G. Nelles	December 9, 1912 – August 19, 1920
Catharine Nelles	March 3, 1882 – December 9, 1912
Catharine E. Nelles	Up to March 3, 1882

### 3.5 PREVIOUS PHASE I REPORTS

SOIL-MAT ENGINEERS contacted the Planning Department in the Town of Grimsby via their general inquires email address [planning@town.grimsby.on.ca] to request a copy of previous environmental reports for the Site that may be on file with the Town. However, our Office had not received a response from the Town prior to the completion of this Report. Any correspondence received from the Town will be forwarded to ROMLEE LAND DEVELOPMENT under a separated cover once received.

In addition, a search of the MOE's *Brownfields Environmental Site Registry* did not reveal a previous Phase I ESA that may have been undertaken on the Site.

### 3.6 LANDFILL SITE DIRECTORY

A review of the Ministry of Environment and Energy's "Waste Disposal Site Inventory", June 1991, indicates no active landfill sites within a 2km radius of the Site.

The directory lists four [4] inactive landfill sites within a 2km radius of the Site, including the following:

Map ID	Site No.	Municipality	Location	UTM (E)	UTM (N)	Dates	Class	~Distance
								From Site
51	X 0062	Grimsby	Christie & Olive	617050	4783825	1946	A7	1.39km NW
52	X 0063	Grimsby	Livingston & Nelles	616350	4783500	1960	A7	1.84km NW
76	X 8053	Grimsby	Elizabeth Ave.	617525	4784175	1963	A7	1.39km NW
78	X 8055	Grimsby	Robinson St.	617350	4783125	1960	NP	0.77km NW

The above referenced document indicates that Class “A” landfill sites have a potential to cause adverse impacts to humans. Class “NP” landfill sites have no potential to cause adverse impacts to the environment or human health.

The directory indicates that each of the noted landfill sites were licensed for municipal and domestic waste disposal only and were not licensed to receive any industrial liquid or hazardous wastes. In addition, each of the noted landfill sites are either located down-gradient from the Site, in terms of the anticipated ground water flow direction, or trans-gradient from the Site at a sufficient distance that and adverse impact to the Site is considered unlikely.

It is noted that not all of the inactive and active landfill sites are listed in the document.

In addition, no Municipal Coal Gasification Plants or Coal Tar Distillation Plants were in operation in the area.

### **3.7 FIRE INSURANCE MAPPING (UNDERWRITER’S BUREAU LIMITED)**

The Underwriter’s Survey Bureau Limited Fire Insurance Plans were reviewed for the purpose of identifying structures, building materials and/ or underground storage tanks that may have been present on/ or near the Site. However, to date, do not include the general vicinity of the Site.

### **3.8 REVIEW OF MINISTRY OF ENVIRONMENT AND ENERGY DATABASE**

The Ministry of Environment’s Freedom of Information and Protection of Privacy Office was contacted to determine if any spills have been reported in the area of the Site, if any buried tanks are recorded to be on-site, or if there are any orders and/or notices on file outstanding against the Owner of the Site. The results of the Ministry Search were not available during the completion of this Report.

However, the MOE results will be sent under a separate cover as soon as they are received in our Office [typically 1 to 2 months].

### **3.9 SITE SPECIFIC GEOTECHNICAL REPORTS**

No site specific geotechnical reports were available to SOIL-MAT ENGINEERS during the completion of this Phase I ESA.

### **3.9 HAZARDOUS WASTE INFORMATION NETWORK [HWIN]**

A search of the Ministry of the Environment’s HWIN website did not reveal any adjoining properties that are registered for hazardous waste(s).

#### 4.0 SITE RECONNAISSANCE

A site reconnaissance was carried out on September 19, 2011 by a representative of this Office. It is noted that the Site is limited to the lands previously described in Section 2.0 of this Report and do not include any of the structures erected on either 133 or 137 Main Street East, Grimsby, Ontario. As such, the comments below are limited to the fallow agricultural land that comprise the Site.

A summary of the reconnaissance is provided below.

#### 4.1 FLAMMABLE LIQUIDS

There was no visual evidence of flammable liquids maintained on-site during the Site visit.

Based on our visual observations during the reconnaissance, flammable liquids are not considered an issue at this time.

#### 4.2 POLYCHLORINATED BIPHENYLS (PCBS)

The use of PCBs in electrical equipment, such as hydroelectric transformers, fluorescent lamp ballast and capacitors, was phased out circa 1980.

There was no visual evidence of PCBs maintained on-site during the Site visit.

Based on our visual observations during the reconnaissance, PCBs are not considered an issue at this time.

#### 4.3 ASBESTOS CONTAINING MATERIALS (ACMs)

ACMs are typically found in construction materials used in buildings constructed prior to 1985.

Friable asbestos is described as ACMs that can be crumbled, crushed or broken into a powder with little force [such as hand pressure]. Friable asbestos is typically found in boiler and pipe insulation and spray fireproofing materials in buildings constructed prior to 1985.

Non-friable asbestos is described as ACMs that can not be crumbled, crushed or broken with little force. Non-friable asbestos is typically found in construction materials such as vinyl floor tiles, roofing tars, ceiling tiles, and asbestos cement, etc.

There was no visual evidence of ACMs maintained on-site during the Site visit.

Based on our visual observations during the reconnaissance, ACMs are not considered an issue at this time.

#### **4.4 UREA-FORMALDEHYDE FOAM INSULATION (UFFI)**

UFFI was historically used as an insulating agent in residential and commercial buildings constructed prior to the early 1980's.

There was no visual evidence of urea-formaldehyde foam insulation maintained on-site during the Site visit.

Based on our visual observations during the reconnaissance, UFFI is not considered an issue at this time.

#### **4.5 OZONE-DEPLETING SUBSTANCES (ODSS)**

The production and use of Chlorofluorocarbons ["CFCs"] in Canada ceased circa 1993, however, their use in existing equipment is still permitted provided that the equipment is serviced by a licensed contractor and that the equipment is sealed and does not allow the release of CFCs into the environment during operation or servicing.

The use of CFCs in Canada is proposed to be banned by the year 2010.

There was no visual evidence of ozone-depleting substances maintained on-site during the Site visit.

Based on our visual observations during the reconnaissance, ODSs are not considered an issue at this time.

#### **4.6 LEAD-BASED PAINTS**

The use of lead based paints on interior and exterior surfaces susceptible to deterioration and paint flaking was phased out circa 1976, however, some paint that manufactured between 1976 and 1980 has been found to contain trace levels of lead.

There was no visual evidence of lead-based paints maintained on-site during the Site visit.

Based on our visual observations during the reconnaissance, lead-based paints are not considered an issue at this time.

Various industrial paints may still contain concentrations of lead.

#### **4.7 FUEL STORAGE TANKS**

The reconnaissance of the Site did not reveal any obvious visual evidence of a suspected underground or aboveground fuel storage tank(s).

#### **4.8 GROUND WATER WELLS OR CISTERN**

The reconnaissance of the Site did not reveal any obvious visual evidence of a suspected ground water well or cistern on the Site.

SOIL-MAT ENGINEERS contacted the water well records department with the Ministry of the Environment to request a copy of well records for registered water wells on the Site. The results of the search had not been received in our office prior to the completion of this Report. However, any correspondence received from the Ministry will be forwarded to ROMLEE LAND DEVELOPMENT under a separated cover once received.

#### **4.9 SUSPECTED FILL MATERIAL**

The reconnaissance of the Site did not reveal any obvious visual evidence of suspected fill material on the Site.

#### **4.10 SURFACE STAINING**

The reconnaissance of the Site did not reveal any obvious visual evidence of surficial staining indicative of an adverse environmental impact.

#### **4.11 UNUSUAL ODOURS**

The reconnaissance of the Site did not reveal any areas that exhibited unusual odours.

#### **4.12 UNHEALTHY OR DAMAGED VEGETATION**

The fruit trees scattered across the Site appeared unhealthy presumably as a result of being 'choked off' by larger trees that were observed surrounding the row of fruit trees. With the exception of the above, the reconnaissance of the Site did not reveal any areas of apparent unhealthy or damaged vegetation.

However, as portions of the Site were formerly occupied by fruit trees, SOIL-MAT ENGINEERS secured two [2] composite soil samples throughout the former fruit orchard for the submission to AGAT Laboratories Ltd. for laboratory analytical testing for Lead and Arsenic, [identified as samples 'S1' and 'S2' on the attached Site Plan Drawing.

The samples were collected roughly in the zone of 0 to 0.45m below the existing ground surface and consisted of topsoil and Silty Sand. The results of the laboratory analytical testing for Lead and Arsenic were compared to the applicable Table 3 [Non-Potable Ground Water] Residential/ Parkland/ Institutional Soil Standards from *Ontario Regulation 511/09* and were found to be below the Standard in all cases. In addition, when compared to a more stringent Standard, i.e. the Table 2 [Potable Ground Water] Residential/ Parkland/ Institutional Soil Standards from *Ontario Regulation 511/09*, the analytical test results are also below the Standard in all cases.

A copy of the AGAT Certificate of Analysis is included in Appendix 'D' for reference.

#### **4.13 SURFACE WATER**

Surface water was not encountered during the Site reconnaissance.

---

#### 4.14 WASTE GENERATION, STORAGE AND DISPOSAL

The reconnaissance of the Site did not reveal any waste generation, storage and/or disposal.

#### 4.15 UNIDENTIFIED SUBSTANCES

The reconnaissance of the Site did not reveal any unidentified substances.

#### 4.16 ADJACENT PROPERTIES

The adjacent properties are comprised primarily of single-family residential lots and retail commercial operations.

The visual observations of the adjacent properties did not reveal the presence of typical items of concern, including but not limited to:

- aboveground fuel storage tanks;
- vent/ fill pipes associated with underground storage tanks;
- chemical storage in aboveground tanks, drums, containers, etc.;
- sheens on surface/ ponded water, and;
- areas exhibiting significant surface stains or unusual odours.

All observations were made from select portions of the Site that presented views of the neighbouring lands. It was not possible to have a complete view of all the neighbouring lands due to visual obstructions caused by existing structures, trees, fence lines etc.

## **5.0 INTERVIEWS**

A representative of SOIL-MAT ENGINEERS contacted a number of regulatory agencies and other persons having a direct knowledge of the Site.

The findings of each interview are presented below.

### **5.1 THE MINISTRY OF THE ENVIRONMENT [MOE]**

The Ministry of the Environment [MOE] was contacted to gather information with regard to the Site. SOIL-MAT ENGINEERS had not received the pertinent information from the MOE at the time of this Report. However, the results will be sent under a separate cover as soon as they are received in this Office.

### **5.2 THE TOWN OF GRIMSBY – PLANNING DEPARTMENT**

The Planning Department was contacted via their general inquiry e-mail address to gather information on the history of the Site and the availability of any previous Phase I ESA Reports on the Site. However, as noted in Section 3.5 of this Report, our Office had not received a response from the Town prior to the completion of this Report. Any correspondence received from the Town will be forwarded to ROMLEE LAND DEVELOPMENT under a separated cover once received..

### **5.3 TECHNICAL STANDARDS AND SAFETY AUTHORITY (FUELS SAFETY BRANCH)**

SOIL-MAT ENGINEERS contacted Ms. Sarah Png of the T.S.S.A. to undertake a search of the Site and neighbouring properties for the registered presence of any underground storage tanks. The T.S.S.A does not have records on file of any underground storage tanks located on the Site or neighbouring properties. It is however noted that the T.S.S.A. does not have records of USTs installed prior 1987. In addition, “private use” USTs were not registered with the agency until 1990, and even then many owners of “private use” USTs do not register the tanks with T.S.S.A.

---

## 6.0 SUMMARY & RECOMMENDATIONS

The Phase I Environmental Site Assessment conducted for this Site consisted of a historical records review, interviews and a site reconnaissance.

The Site is comprised of an irregular shaped parcel of vacant land that formerly supported a small fruit orchard. The reconnaissance of the Site did not reveal any current orchard activities or the presence of any recent excavations or obvious *fill* material on the Site. However, there is a possibility that *fill* material has been placed across the Site in the past or that previous owners have buried unwanted debris on the Site. If any unusually stained soil, odours or buried debris is revealed during construction activities SOIL-MAT ENGINEERS should be contacted to assess the suitability of the material as backfill material on a residential property and undertake laboratory analysis on the soil if deemed necessary.

Based on the findings of the Phase I Environmental Site Assessment, SOIL-MAT ENGINEERS & CONSULTANTS LTD. find the potential of Site contamination to be considered LOW and therefore recommend that additional investigations ARE NOT required at this time, pending the results of the Ministry of the Environment database search which will be forwarded to ROMLEE LAND DEVELOPMENT under a separate cover once they are received in our Office.

## 7.0 REPORT LIMITATIONS

Achieving the objectives that are stated in this report has required SOIL-MAT ENGINEERS to derive conclusions based upon the best and most recent information currently available to SOIL-MAT ENGINEERS. No investigative method can completely eliminate the possibility of obtaining partially imprecise information. SOIL-MAT ENGINEERS has expressed professional judgement in gathering and analysing the information obtained and in the formulation of its conclusions.

Information in this report was obtained from sources deemed to be reliable, however, no representation or warranty is made as to the accuracy of this information. To the best of SOIL-MAT ENGINEERS' knowledge, the information gathered from outside sources contained in this report on which SOIL-MAT ENGINEERS has formulated its opinions and conclusions, are both true and correct. SOIL-MAT ENGINEERS assumes no responsibility for any misrepresentation of facts gathered from outside sources.

This report was prepared to assess and document evidence of potential environmental contamination, and not to judge the acceptability of the risks associated with such environmental contamination. Much of the information gathered for this report is only accurate at the time of collection and a change in the Site conditions may alter the interpretation of SOIL-MAT ENGINEERS' findings. Furthermore, the reader should note that the Site reconnaissance described in this report was an environmental assessment of the Site, not a regulatory compliance or an environmental audit of the Site.

SOIL-MAT ENGINEERS & CONSULTANTS LTD. prepared this Report for the account of ROMLEE LAND DEVELOPMENT. The material in it reflects SOIL-MAT ENGINEERS' best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. SOIL-MAT ENGINEERS accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this report.

We trust that this Phase I Environmental Site Assessment is satisfactory for your purposes. Please feel free to contact the undersigned if you have any questions.

Sincerely,  
SOIL-MAT ENGINEERS & CONSULTANTS LTD.



Keith Gleadall, B. A., Env. Assessment Dipl.  
Project Manager



John Monkman, P.Eng.  
Review Engineer

Distribution: ROMLEE LAND DEVELOPMENT [2]

Enclosures: Appendix 'A' Site Plan Drawing, Site Location Drawing  
Appendix 'B' Aerial Photographs  
Appendix 'C' Title Search  
Appendix 'D' AGAT Certificate of Analysis

**Appendix 'A'**

1. Drawing No.: 1.: Site Plan;
2. Drawing No.: 2: Study Area View, and;
3. Drawing No.: 3: Site Location.