PINCHIN ENVIRONMENTAL

MEMBER OF PG THE PINCHIN GROUP

Phase I Environmental Site Assessment
637 Cummings Avenue
Ottawa, Ontario

Prepared for:
Jawan Properties Inc.
55 Greatwood Crescent
Ottawa, ON K2G 6T6

Attention: Mr. Raju Bhagrath

January 2014

Pinchin File: 90638

EXECUTIVE SUMMARY

Pinchin Environmental Ltd. ("Pinchin") was retained on January 9, 2014 through an Authorization to Proceed signed by Mr. Raju Bhagrath of Jawan Properties Inc. ("Client") to conduct a Phase I Environmental Site Assessment ("ESA") of the property located at 637 Cummings Avenue, Ottawa, Ontario (hereafter referred to as the "Site").

The Site is developed with a two-storey multi-tenant residential building ("Site Building").

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing and acquisition of the Site.

The Phase I ESA was completed in general accordance with the Canadian Standards Association ("CSA") document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), including a review of readily available historical records, a review of readily accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

Based on the results of the Phase I ESA completed by Pinchin, the following could result in potential subsurface impacts at the Site:

- Historical databases indicated that the Site Building was historically heated by an oil-fired hot water boiler system. The heating oil was reportedly stored in a 1,000 gallon underground storage tank ("UST"). No documentation regarding the removal of the UST was provided to Pinchin. Based on the presence of a former on-Site UST, it is Pinchin's opinion that this UST has the potential to result in subsurface impacts at the Site.

Based on the findings noted above, Pinchin recommends completing a ground penetrating survey at the Site to confirm or refute the presence of a UST followed by a Phase II ESA.

Given the year of construction of the Site Building (i.e., approximately 1960), there is a potential for friable and non-friable asbestos-containing materials to be present in the Site Building. Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. The Site Representative advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an Asbestos Management Program has not been developed for or implemented at the Site.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.

This report has been issued without having received responses from the Ontario Ministry of the Environment or the City of Ottawa. Once a response from these regulatory bodies is received, the information will be reviewed by Pinchin and, if there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information.

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1.0 INTRODUCTION

1.1 Background

Pinchin Environmental Ltd. ("Pinchin") was retained on January 9, 2014 through an Authorization to Proceed signed by Mr. Raju Bhagrath of Jawan Properties Inc. ("Client") to conduct a Phase I Environmental Site Assessment ("ESA") of the property located at 637 Cummings Avenue, Ottawa, Ontario (hereafter referred to as the "Site").

The Site is developed with a two-storey multi-tenant residential building ("Site Building").

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing and acquisition of the Site.

1.2 Scope of Work

The Phase I ESA was completed in general accordance with the Canadian Standards Association ("CSA") document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on January 13, 2014, and was accompanied by Mr. Raju Bhagrath, potential purchaser for the Site since, hereafter referred to as the "Site Representative".

In addition, Pinchin reviewed the following document as previously completed by Pinchin for the Site:

- Report entitled "*Phase I Environmental Site Assessment, 637 Cummings Avenue, Ottawa, Ontario*" prepared by Pinchin for Viner Assets Inc. c/o District Realty Corporation, dated November 16, 2009 (the "2009 Pinchin Phase I ESA Report").

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located on the east side of Cummings Avenue, approximately 130 metres ("m") south of Montreal Road, in Ottawa, Ontario. The Site is situated in an area that predominantly consists of vacant, residential, commercial and institutional land uses. Figure 2 illustrates the Site and surrounding area.

A summary of the physical description of the Site, including the Site Building, is provided below:

Topic	Findings
Approx. Site Area	0.33 hectares (0.81 acres).
Buildings on-Site	One (located on the northwest portion of the Site). In addition, a single-storey parking garage is located on the east portion of the Site.
Approx. Year of Construction and Significant Additions or Renovations	1960.
Number of Floors (Including ground level)	Two.
Subsurface Levels	A single level basement that is occupied by residential units and mechanical rooms.
Approx. Footprint Area of Building	645 square metres ("m²") (6,943 square feet ("ft²")).
Approx. Total Area of Building	1,935 m² (20,828 ft²).
Heating / Cooling	Natural gas-fired boilers supplying hydronic baseboards/radiators.
Elevators	None observed and none reported by the Site Representative.
Emergency Generators	None observed and none reported by the Site Representative.
Landscaped / Grassed/Bare Ground Areas	Landscaping is present along the Site perimeter.
Paved or Other Sealed Surface Materials	The majority of the Site exterior consists of asphalt-paved parking areas and access routes.

2.2 Topographic, Geologic and Hydrogeologic Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area are generally flat, with the exception of the properties located east of the Site.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties to the north, south and west. The adjoining property to the east is approximately 1.5 to 2.5 m higher in elevation than the Site. Based on observations, it appears that the adjoining property to the east is naturally higher in elevation than the Site.
Subsurface Soils	Alluvial deposits consisting of stratified gravel, sand, silt and clay.
Fill Materials	None observed and none reported by the Site Representative.
Bedrock Type	Sedimentary rocks consisting of limestone, dolomite, shale, argillite, sandstone, quartzite, and/or grit.
Inferred Bedrock Depth	Unknown based on the information reviewed.
Inferred Groundwater Depth	Unknown based on the information reviewed.
Nearest Open Water Body	Ottawa River is located approximately 2.4 kilometres north of the Site.
Inferred Groundwater Flow Direction	North based on the nearest body of water.

2.3 Site Operations

The rectangular-shaped Site is developed with a two-storey multi-tenant residential building located on the northwest portion of the Site, containing 19 residential units. The east portion of the Site is developed with a single-storey parking garage equipped with 10 separate bays for tenants. Additional tenant parking is available east of the Site Building.

The lobby, a mail room and 7 residential units are located on the main floor. The basement is developed with a boiler room, storage room, electrical room, laundry facilities and 5 residential units. The second floor contains 7 residential units.

There are no elevators located within the Site Building. In addition, there is no day care in the Site Building, nor is there external playground equipment.

Site maintenance activities involve painting, replacement of light fixtures, minor plumbing and electrical work on an as-needed basis.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

The Site Representative advised Pinchin of the following with respect to the historical occupancy and operations at the Site:

- The Site Building was constructed in approximately 1960 on previously undeveloped land;
- Occupants of the Site Building have always been residential in nature;
- No dry cleaning operations have historically taken place at the Site; and
- No retail fuel outlets ("RFOs") have operated at the Site.

3.2 Aerial Photographs

Copies of aerial photographs dated 1945, 1950, 1960, 1970, 1980, 1990 and 2002 were obtained from the National Air Photo Library in Ottawa, Ontario and reviewed by Pinchin. In addition, Pinchin reviewed Google Earth™ Satellite Imagery dated 2004, 2007, 2008 and 2013. It should be noted that accurate details could not be determined from the 1960, 1970, 1980 and 1990 aerial photographs due to the small scale and clarity of the photographs. A summary of information obtained with respect to the Site is provided in the following table:

Year of Photograph	Site
1945 and 1950.	The Site appears to consist of vacant undeveloped land.
1950, 1970, 1980, 1990, 2002, 2004, 2007, 2008 and 2013.	A building that was similar in size and configuration to the present-day Site Building was evident on the Site.

A summary of information obtained with respect to the surrounding area is provided in the following table:

Year of Photograph	North	East	South	West
1945 and 1950.	Vacant undeveloped land followed by present-day Montreal Road and additional vacant undeveloped land.	Vacant undeveloped land.		
1960, 1970, 1980, 1990, 2002, 2004, 2007, 2008 and 2013.	Similar to 1950, with a multi-tenant residential building and residential dwellings, similar to the current configuration.	Similar to 1950, with forest land and present-day Aviation Parkway, similar to the current configuration.	Several multi-tenant residential buildings followed by present-day Wilson Street and residential dwellings, similar to the current configuration.	Present-day Cummings Avenue followed by multi-tenant residential buildings and present-day Borthwick Avenue, similar to the current configuration.

An RFO was located approximately 100 m north of the Site in the 1945, 1950, 1960, 1970, 1980, 1990 and 2002 aerial photographs and in the 2004, 2007, 2008 and 2013 Google Earth™ Satellite Imagery. This property was situated hydraulically downgradient in relation to the inferred groundwater flow direction from the Site. Based on the distance between the RFO and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin's review of the above-noted aerial photographs, nothing was observed that is likely to result in potential subsurface impacts at the Site.

3.3 RMS Information

Pinchin previously contacted Risk Management Services ("RMS") to obtain Fire Insurance Plans related to the Site and surrounding area, as well as Property Underwriters' Reports ("PURs") and Property Underwriters' Plans ("PUPs") for the Site. RMS provided Pinchin with copies of 1961, 1982, 1995 and 1998 PURs and 1961 and 1998 PUPs. A copy of the RMS response is provided in Appendix I of this report.

Based on Pinchin's review of the PURs and PUPs, the following was noted:

- The PURs indicated that the Site was developed with a multi-tenant residential building, similar to the current configuration. The 1961 and 1982 PURs reported that the Site Building was heated by an oil-fired hot water boiler system. The 1961 PUR reported that the heating oil was stored outside in a 1,000 gallon underground storage tank ("UST"). Based on the presence of a former on-Site UST, it is Pinchin's opinion that this UST has the potential to result in subsurface impacts at the Site;
- The 1995 and 1998 PURs indicated that the Site Building was heated by a natural gas-fired hot water boiler system;
- The 1961 PUP indicated a building that is similar in configuration to the current the Site Building was present at the Site. The 1961 PUP also indicated the presence of a multi-tenant residential building located adjacent to the south elevation of the Site; and
- The 1998 PUP indicated that two buildings that are similar in configuration to the current Site Building and single-storey parking garage were present at the Site. The 1998 PUP also indicated the presence of a multi-tenant residential building located adjacent to the north elevation of the Site.

Based on Pinchin's review of the information provided by RMS, the following could result in potential subsurface impacts at the Site:

- The 1961 and 1982 PURs reported that the Site Building was heated by an oil-fired hot water boiler system. The 1961 PUR reported that the heating oil was stored outside in a 1,000 gallon UST. Based on the presence of a former on-Site UST, it is Pinchin's opinion that this UST has the potential to result in subsurface impacts at the Site.

3.4 City Directories

City directories for the years 1929 to 2009 were reviewed by Pinchin at the Library and Archives of Canada in Ottawa, Ontario. A summary of information obtained with respect to the Site is provided in the following table:

Year(s)	Occupant Listings for Site Address
1929 to 1968.	Site not listed.
1969 to 2009.	Apartment listings.

In general, the city directories indicated that the surrounding area has been historically occupied by residential, commercial and institutional land uses since the early 1950s. No historical dry cleaning operations, RFOs or other operations of potential environmental concern were identified, with the exception of the following:

- An RFO (listed under multiple business names) was listed at 654 Montreal Road from 1971 until 1987. This property is located approximately 100 m north of the Site and is situated hydraulically downgradient in relation to inferred groundwater flow direction from the Site. Based on the distance between the RFO and the Site, as well as the

inferred groundwater flow direction, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site;

- A dry cleaning facility, Supreme Dry Cleaners, was listed at 617 Center Street in 1987. This property is located approximately 190 m west of the Site and is situated hydraulically transgradient in relation to inferred groundwater flow direction from the Site. Based on the distance between the dry cleaning facility and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site; and
- An RFO, Fraser's Service Station, was listed at 681 Montreal Road in 1959. This property is located approximately 190 m north of the Site and is situated hydraulically downgradient in relation to inferred groundwater flow direction from the Site. Based on the distance between the RFO and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin's review of the above-noted city directories, nothing was identified that is likely to result in potential subsurface impacts at the Site.

3.5 Previous Environmental Reports

2009 Pinchin Phase I ESA Report

The Phase I ESA completed by Pinchin in November 2009 consisted of historical reviews, a review of surrounding properties, a regulatory database search, and interviews as well as an exterior assessment of the Site.

The following summarizes the findings of the 2009 Pinchin Phase I ESA Report:

- The 1961 and 1982 PURs reported that the Site Building was heated by an oil-fired hot water boiler system. The 1961 PUR reported that the heating oil was stored outside in a 1,000 gallon UST. However, at the time of Pinchin's Site visit, no evidence of USTs (i.e., fill/vent pipes) was observed on-Site, and none were reported by the Site Representative.

Pinchin was provided with a Letter from Robert B. Viner of Viner Assets Inc. ("VAI") c/o Susan Vered., on November 13, 2009, that stated "*VAI. is not aware of there currently being a UST on the property and VAI property manager, District Realty Inc., has advised that their recent inspection has revealed no evidence of the existence of any UST on the Site. VAI has also made enquires as to the possible presence of a UST. Such efforts included, requesting our current property manager, District Realty, make enquires to the prior property manager, CLV Group; the undersigned making personal enquires of both of then principals of the property manager prior to CLV Group (for the period from 1969 to 1998), Levinson-Viner Limited ("LVL"), as well as a prior senior staff portfolio property manager of LVL. None of these enquires revealed any information, knowledge or evidence supporting the possibility of their still being a UST on Site*".

Based on the above letter, Pinchin concluded that no further work was warranted for the Site.

Based on Pinchin's review of the above-referenced report, the following could result in potential subsurface impacts at the Site:

- The 1961 and 1982 PURs reported that the Site Building was heated by an oil-fired hot water boiler system. The 1961 PUR reported that the heating oil was stored outside in a 1,000 gallon UST.

3.6 Historical Summary

Based on the results of the historical review, the following could result in potential subsurface impacts at the Site:

- The 1961 and 1982 PURs reported that the Site Building was heated by an oil-fired hot water boiler system. The 1961 PUR reported that the heating oil was stored outside in a 1,000 gallon UST. No documentation regarding the removal of the UST was provided to Pinchin. Based on the presence of a former on-Site UST, it is Pinchin's opinion that this UST has the potential to result in subsurface impacts at the Site.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

Pinchin requested copies of permits, approvals and registrations from the Site Representative and was advised that there is no regulatory information with respect to the Site.

4.2 Ontario Ministry of the Environment

As noted in the 2009 Pinchin Phase I ESA Report, an Ontario Ministry of the Environment ("MOE") Freedom of Information ("FOI") request was submitted to the MOE for information on file with respect to the Site. Specifically, the MOE was contacted to obtain all information regarding historic spills, orders, investigations/prosecutions, waste generator numbers/classes and Certificates-of-Approval that are on file for the Site. Pinchin indicated that at the time of writing their report, no response had been received from the MOE. However, while writing this Phase I ESA, Pinchin reviewed the MOE response from the previous FOI request filed in 2009. The MOE response indicated that there were no environmental records for the Site. Based on the time that has elapsed since the initial Phase I ESA, Pinchin submitted an additional request to the MOE. At the time of writing this report, no response had been received from the MOE. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information. A copy of the response from the MOE and Pinchin's request submitted to the MOE are provided in Appendix II of this report.

Pinchin conducted a search of the MOE *Brownfields Environmental Site Registry*. Based on the results of Pinchin's search, a Record of Site Condition has not been filed for the Site or neighbouring properties.

4.3 Technical Standards & Safety Authority

The Technical Standards & Safety Authority ("TSSA") was contacted to establish the status of the Site with respect to its files, to identify outstanding instructions, tank registrations, incident reports, fuel/oil spills or contamination records associated with the Site. Based on email correspondence with Ms. Sarah Quibell of the TSSA on January 21, 2014, no information was on file with respect to the Site. A copy of Pinchin's request submitted to the TSSA and their response is provided in Appendix II of this report.

4.4 Local and Municipal Government

As noted in the 2009 Pinchin Phase I ESA Report, inquiries were made to the City of Ottawa to conduct a search within their Historical Land Use Inventory ("HLUI") and environmental (i.e., violations, sewer-use infractions, spills or leaks, waste disposal sites, etc.) databases for information concerning the Site and Site area. The HLUI database contains information concerning land uses within the City of Ottawa that may have the potential to impact soil and/or groundwater. Pinchin indicated that at the time of writing their report, no response had been received from the City of Ottawa. However, while writing this Phase I ESA, Pinchin reviewed the City of Ottawa response from the previous request filed in 2009. The City of Ottawa response indicated that there were no records on-file for the Site. Based on the time that has elapsed since the initial Phase I ESA, Pinchin submitted an additional request to the City of Ottawa. At the time of writing this report, no response had been received from the City of Ottawa. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Pinchin's conclusions and recommendations may be amended based on this information. A copy of the City of Ottawa's response and Pinchin's request submitted to the City of Ottawa are provided in Appendix II of this report.

In addition, Pinchin reviewed the "Mapping and Assessment of Former Industrial Sites" report that was prepared by Intera Technologies Inc. ("Intera") for the City of Ottawa. The Intera report consists of a study that lists former industrial sites that may have potentially impacted the soil and/or groundwater at their respective locations. The sites identified within the study are categorized as Group I, Group II or Group III. Low priority sites are identified as Group III as it is unlikely that significant waste quantities remain present at these properties today and, therefore, the potential for environmental impact is low. Medium priority sites are identified as Group II as they are presently likely to have waste quantities remaining; however, the sites'

location with respect to surface waste is such that significant environmental impacts are not likely to occur. High priority sites are identified as Group I as there is documentation demonstrating that wastes are present at these sites, and that the potential for environmental impact is high.

The 1988 Intera report was consulted and no Group I, II or III sites were noted within a 250 m radius of the Site.

4.5 EcoLog ERIS

Pinchin previously submitted a request to EcoLog Environmental Risk Information Services Ltd. ("ERIS") for a review of the following databases, as they pertain to the Site and surrounding properties:

- "*Ontario Inventory of PCB Storage Sites*", dated 1987 to October 2004;
- "*Ontario Regulation 347 Waste Generators Summary*", dated 1986 to 2009;
- "*Waste Disposal Sites Inventory*", dated 1970 to September 2002; and
- "*Ontario Spills"* ("OS"), dated 1988 to 2007.

In addition, Pinchin reviewed the following publications prepared by Intera for the MOE, dated April 1987:

- "*Inventory of Coal Gasification Plant Waste Sites in Ontario*"; and
- "*Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario*".

A copy of the EcoLog ERIS report is provided in Appendix III. Based on a review of the information obtained from the above-noted sources, Pinchin notes the following:

- The Site was not listed in any of the above-noted databases reviewed by Pinchin; and
- Surrounding properties were registered with the MOE as waste generators and identified in the OS database. However, based on the information provided within the EcoLog ERIS report, the location/distance between these properties and the Site, as well as the inferred direction of groundwater flow, it is Pinchin's opinion that the potential issues of concern associated with these listings are unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin's review of the above-noted information sources, nothing was identified that is likely to result in potential subsurface impacts at the Site.

4.6 Regulatory Information Summary

Based on the regulatory information reviewed, nothing was identified that is likely to result in potential subsurface impacts at the Site.

5.0 SITE RECONNAISSANCE

Pinchin conducted a Site reconnaissance on January 13, 2014, and was accompanied by the Site Representative. The Site reconnaissance included a walk-through of accessible areas of the interior of the Site Building and exterior areas of the Site while accompanied by the Site Representative. It should be noted that only a representative sample of tenant spaces were accessed at the time of Pinchin's Site reconnaissance in order to minimize tenant disturbance. At the time of the Site reconnaissance, the ground surface was covered with snow, and the weather was sunny. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix IV.

5.1 Hazardous Materials

Topic	Findings
Chemicals	Chemicals typically used for general purpose cleaning, and building maintenance (e.g.., window cleaners, bleach, paints, deodorizers, etc.) were noted on-Site at the time of the Site reconnaissance. All chemicals observed on-Site were stored within manufacturer-supplied containers in various locations throughout the Site Building.
Compressed Gases	None observed and none reported by the Site Representative.
Hazardous Waste	None observed and none reported by the Site Representative.

No spills or evidence of historical spills (i.e., staining) were observed in the chemical storage areas noted above. The interior concrete floor slab was observed to be in good condition (i.e., no cracking or pitting) and the chemicals appeared to be stored in an orderly fashion. No floor drains or catch basins were present in the vicinity of the chemical storage areas.

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

Although the ground was snow covered at the time of Pinchin's Site reconnaissance, limiting exterior observations, no aboveground storage tanks ("ASTs") were observed on-Site, and none were reported by the Site Representative. Although ASTs are commonly associated with buildings of this age (i.e., approximately 1960), Pinchin was unable to confirm or refute the presence of former on-Site ASTs. No evidence of former ASTs was observed by Pinchin.

5.2.2 Underground Storage Tanks

As noted in Section 3.3, the Site was reportedly equipped with a 1,000 gallon heating oil UST. Although the ground was snow covered at the time of Pinchin's Site reconnaissance, limiting exterior observations, no evidence of USTs (i.e., fill/vent pipes) was observed on-Site, and none were reported by the Site Representative. No documentation regarding the removal of the UST

was provided to Pinchin. Based on the above information, it is Pinchin's opinion that this UST has the potential to result in subsurface impacts at the Site.

Although USTs are commonly associated with buildings of this age (i.e., approximately 1960), Pinchin was unable to confirm or refute the presence of former on-Site USTs. Although the ground was snow covered at the time of Pinchin's Site reconnaissance, limiting exterior observations, no evidence of former USTs was observed by Pinchin.

5.3 Water and Wastewater

Topic	Findings
Water Supply Source	City of Ottawa. Water is obtained by the City from the Ottawa River. Groundwater is not used as a source of potable water.
Water Use	Water is primarily used for domestic-related activities, as well as in the heating system.
Sanitary/Process Wastewater Receptor	Municipal sanitary sewer system. No process wastewater is generated at the Site. Wastewater is limited to sanitary effluent.
Pits, Sumps or Lagoons	No sumps, pits or lagoons were observed and none were reported by the Site Representative.
Grease Traps	None observed and none reported by the Site Representative.
Oil/Water Separators	None observed and none reported by the Site Representative.
Storm Water Flow and Receptor	On-Site catch basins and interior roof drains are connected to the municipal storm sewer system.
Wells	None observed and none reported by the Site Representative.
Watercourses, Ditches or Standing Water	None observed and none reported by the Site Representative.

5.4 Polychlorinated Biphenyls

The use of polychlorinated biphenyls ("PCBs") as dielectric fluids in electrical equipment such as transformers, fluorescent lamp ballasts and capacitors was common up to about 1980. The Federal PCB Regulations, SOR/2008-273, regulates the manufacture, import, export, sale, use and processing of PCBs.

Given the year of construction of the Site Building (i.e., approximately 1960), there is a potential that PCBs are present in on-Site electrical equipment. A pole-mounted transformer is located on the north portion of the Site. The transformer is owned and maintained by Ottawa Hydro. Although the ground surface was snow covered, no staining was observed in the vicinity of the transformer.

No hydraulic equipment was observed on-Site and none was reported.

Typical buildings of this age may contain PCBs in mastics, caulking and window putties. Testing for the presence of PCBs in these materials is beyond the scope of this Phase I ESA. The

potential presence of PCBs in these materials could result in future costs if extensive renovation requiring removal of these materials or demolition activities are undertaken at the Site. The extent of such potential issues could not be assessed as part of this Phase I ESA.

5.5 Asbestos-Containing Materials

Asbestos-containing materials ("ACMs") are commonly found in building construction materials (particularly in older buildings constructed prior to 1985). Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until the mid-1980s. A very limited number of non-friable asbestos products in limited quantities are still in use currently in building construction. The application of friable asbestos was banned by Ontario Regulation 654/85, which came into effect March 1985. On November 1, 2005, this regulation was most recently updated and changed to Ontario Regulation 278/05.

Given the year of construction of the Site Building (i.e., approximately 1960), there is a potential for friable and non-friable ACMs to be present in the Site Building. Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. The Site Representative advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an Asbestos Management Program ("AMP") has not been developed for or implemented at the Site. In accordance with Ontario Regulation 278/05, an asbestos survey should be performed in buildings that are known or suspected of containing ACMs. If an asbestos survey confirms the presence of ACMs, an AMP should be developed and implemented, as per the requirements of Ontario Regulation 278/05.

The potential presence of ACMs could result in management issues and future costs if renovation or demolition activities are undertaken at the Site. The extent of such potential issues could not be assessed as part of this Phase I ESA.

5.6 Lead-Containing Paints

Although paints containing lead were banned from uses on exterior or interior surfaces of buildings, furniture or household products in the 1970s, various commercial paints (e.g., road paint) are still known to contain lead.

Given the year of construction of the Site Building (i.e., approximately 1960), there is a potential for paints containing lead to be present on Site, including Site Building interior surfaces. Pinchin did not conduct a survey of lead in painted surfaces as part of this Phase I ESA, and the Site

Representative advised Pinchin that no surveys have been previously conducted at the Site. During Pinchin's Site reconnaissance, painted surfaces (where observed) were in good condition (i.e., no peeling or flaking).

Prior to any demolition or renovation activities, a designated substance (including lead) survey would be required.

5.7 Ozone-Depleting Substances

The bulk storage of ozone-depleting substances ("ODSs") was not observed. The Site Representative reported that the bulk storage of ODSs has not been carried out at the Site.

The Site Building possesses residential refrigeration units. These units may include refrigerants, such as R22 or R12, that are noted within the phase-out schedules for elimination in both Provincial and Federal regulations. No other sources of ODSs were observed at the time of the Site reconnaissance.

5.8 Radon

Radon is a radioactive gas formed by naturally occurring radioactive breakdown of uranium in soil, rock and water. Radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building that can accumulate to higher levels. Based on information presented by the Canadian Centre for Occupational Health and Safety, the area in which the Site is located (Ottawa) is known to have elevated radon levels. Health Canada has developed guidelines for acceptable levels of radon in buildings; however, there are currently no regulations governing acceptable levels of radon within buildings, and no requirements for testing or mitigation if levels are found to exceed the current Health Canada guidelines. Testing for radon in the Site Building was beyond the scope of this Phase I ESA. The Site Representative reported that no radon surveys have been carried out at the Site.

5.9 Mould or Microbial Contamination

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

A comprehensive inspection for mould, which would require intrusive testing, was not performed as part of this Phase I ESA. Visible mould or water damaged areas were not observed at the time of the Site reconnaissance. The Site Representative was not aware of the presence of

mould in the Site Building. In addition, the Site Representative was not aware of any historical leaks in the Site Building or past flooding events.

5.10 Air Emissions

Topic	Findings
Washroom Vents	Washroom vent exhausts are discharged through roof stacks.
Kitchen Vents	Kitchen exhausts are discharged through roof stacks.
Electricity Emergency Generator On-Site	None observed and none reported by the Site Representative.
Heating / Cooling System	Natural gas-fired boilers supplying hydronic baseboards/radiators.
Process Vents	None observed and none reported by the Site Representative.
Odours	No strong, pungent or noxious odours were identified.
Permits / Approvals	The Site Representative indicated that the owner of the Site does not hold any permits/approvals for the Site, as related to air emissions or discharges.

5.11 Staining and Stressed Vegetation

Although the ground was snow covered at the time of Pinchin's Site reconnaissance, limiting exterior observations, no other evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance. The Site Representative reported that no known historical chemical spills have occurred on-Site.

5.12 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	Domestic refuse is deposited in a metal bin located along the north elevation of the Site, and removed for off-Site disposal on a weekly basis by the City of Ottawa.
Recyclables	The recyclables (i.e., cans, bottles, newsprint, plastics, and cardboard) are stored in metal bins located along the south elevation of the Site, and removed for off-Site disposal on a weekly basis by the City of Ottawa.

6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an urban area that is predominantly developed with vacant, institutional, residential and commercial land uses. A description of the adjacent properties is summarized in the following table, based on Pinchin's observations from the Site and publicly accessible locations:

	North	East	South	West
Operation or Activity	Multi-tenant residential buildings followed by an RFO and Montreal Road.	Vacant undeveloped land followed by the Aviation Parkway and vacant undeveloped land.	A multi-tenant residential building followed by Wilson Street and residential dwellings.	Cummings Avenue followed by multi-tenant residential dwellings and Borthwick Avenue.
Direction with respect to Inferred Groundwater Flow	Downgradient.	Transgradient.	Upgradient.	Transgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.
Visible Outdoor Storage of Hazardous Materials	Three USTs were observed approximately 115 m north of the Site.	None observed.	None observed.	None observed.

An RFO is located approximately 100 m north of the Site and is situated hydraulically downgradient in relation to inferred groundwater flow direction from the Site. In addition, the RFO is equipped with three USTs that are located approximately 115 m north of the Site. Based on the distance between the RFO and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin's observations of the adjacent properties, nothing was observed that is likely to result in potential subsurface impacts at the Site.

7.0 FINDINGS AND RECOMMENDATIONS

Based on the results of the Phase I ESA completed by Pinchin, the following could result in potential subsurface impacts at the Site:

- Historical databases indicated that the Site Building was historically heated by an oil-fired hot water boiler system. The heating oil was reportedly stored in a 1,000 gallon UST. No documentation regarding the removal of the UST was provided to Pinchin. Based on the presence of a former on-Site UST, it is Pinchin's opinion that this UST has the potential to result in subsurface impacts at the Site.

Based on the findings noted above, Pinchin recommends completing a ground penetrating survey at the Site to confirm or refute the presence of a UST followed by a Phase II ESA.

Given the year of construction of the Site Building (i.e., approximately 1960), there is a potential for friable and non-friable ACMs to be present in the Site Building. Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. The Site Representative advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an AMP has not been developed for or implemented at the Site.

8.0 STANDARD LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 637 Cummings Avenue, Ottawa, Ontario, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific client requests, as applicable to this Site. This report was prepared for the exclusive use of Jawan Properties Inc., subject to the conditions and limitations contained within the duly authorized workplan. 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 the third parties. If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed.

Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be held liable for damages resulting from negligence of Pinchin. Pinchin will not be liable for any losses or damage if Client has failed, within a period of two (2) years following the date upon which the claim is discovered within the meaning of the Limitations Act, 2002 (Ontario), to commence legal proceedings against Pinchin to recover such losses or damage.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase I ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but

not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.

9.0 CLOSURE

The conclusions and recommendations represent the best judgement of the assessor based on the Site conditions observed on January 13, 2014, and current environmental standards.

This report has been issued without having received responses to requests for information from the MOE and the City of Ottawa. Our conclusions and recommendations may be amended based on information obtained from these regulatory agencies.

We trust that the information provided in this report meets your current requirements. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

PINCHIN ENVIRONMENTAL LTD.

CXA1770

per: Christine Aubin, B.A.
Project Manager
Environmental Due Diligence & Remediation
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SJB1770

per: Skyler Besley, B.Sc.
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LCB1770

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Senior Vice President, National Accounts
Environmental Due Diligence & Remediation
lbackman@pinchin.com

10.0 REFERENCES

The following documents, persons or organizations provided information used in this report:

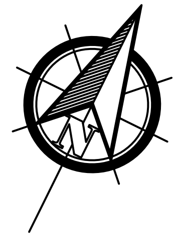
1. EcoLog ERIS report entitled "637 Cummings Avenue, Ottawa, Ontario" dated October, 27, 2009 (ERIS Project # 20091021010).
2. Risk Management Services.
3. The Atlas of Canada – Surficial Materials:

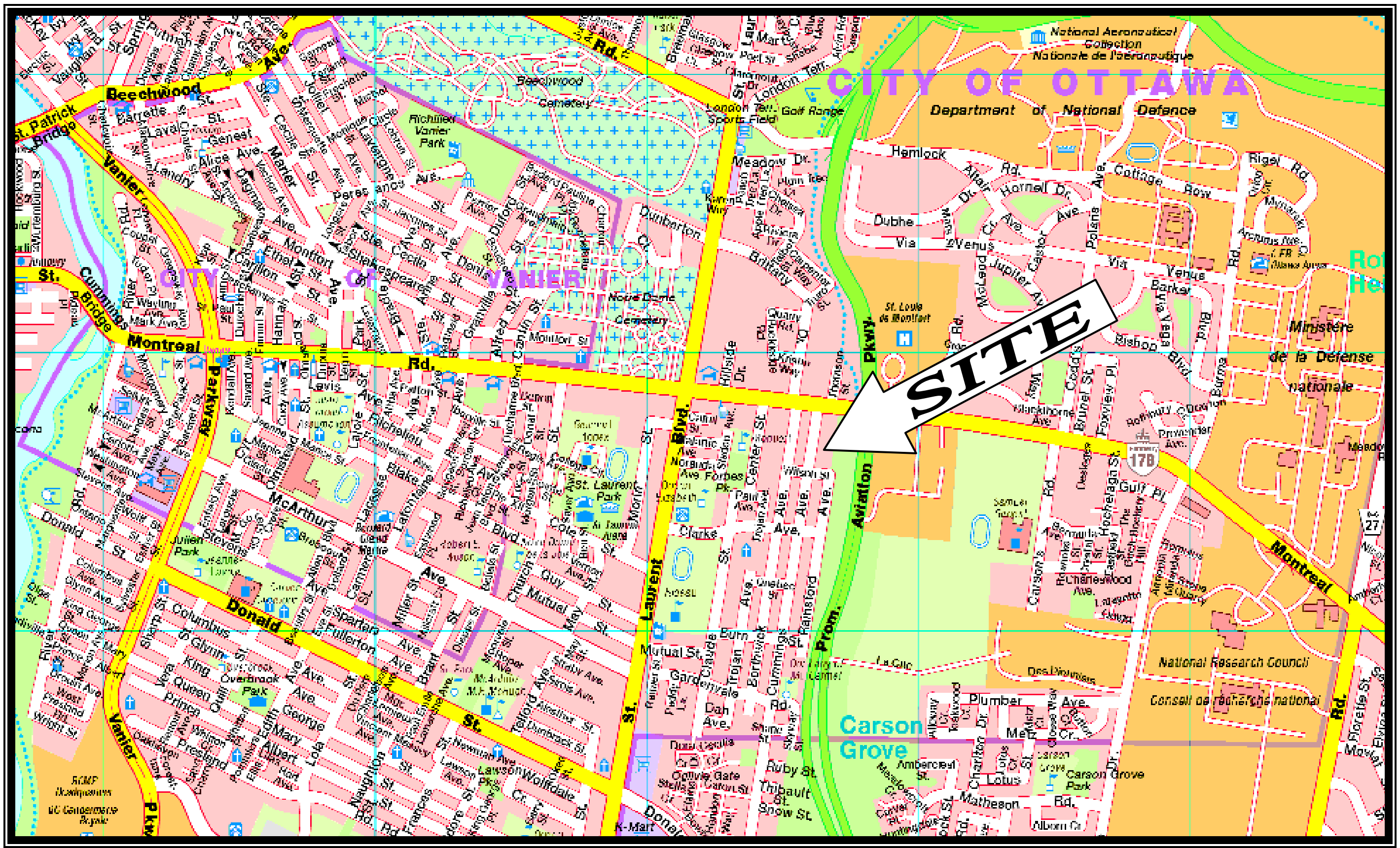
   http://atlas.nrcan.gc.ca/site/english/maps/environment/land/surficialmaterials/1
4. The Atlas of Canada – Bedrock Geology:

   http://atlas.gc.ca/site/english/maps/archives/3rdedition/environment/land/016?w=4&h=4&l=6&r=4&c=12
5. Toporama – Topographic Maps:

   http://atlas.gc.ca/site/english/maps/topo/map
6. National Air Photo Library, Ottawa, Ontario.
7. Library and Archives of Canada, Ottawa, Ontario.
8. Technical Standards & Safety Authority.
9. The City of Ottawa.
10. Ontario Ministry of the Environment.
11. MOE Brownfields Environmental Site Registry.
12. Google Earth™ Satellite Imagery.
13. "*Phase I Environmental Site Assessment, 637 Cummings Avenue, Ottawa, Ontario*" prepared by Pinchin Environmental Ltd. for Viner Assets Inc. c/o District Realty Corporation, dated November 16, 2009.

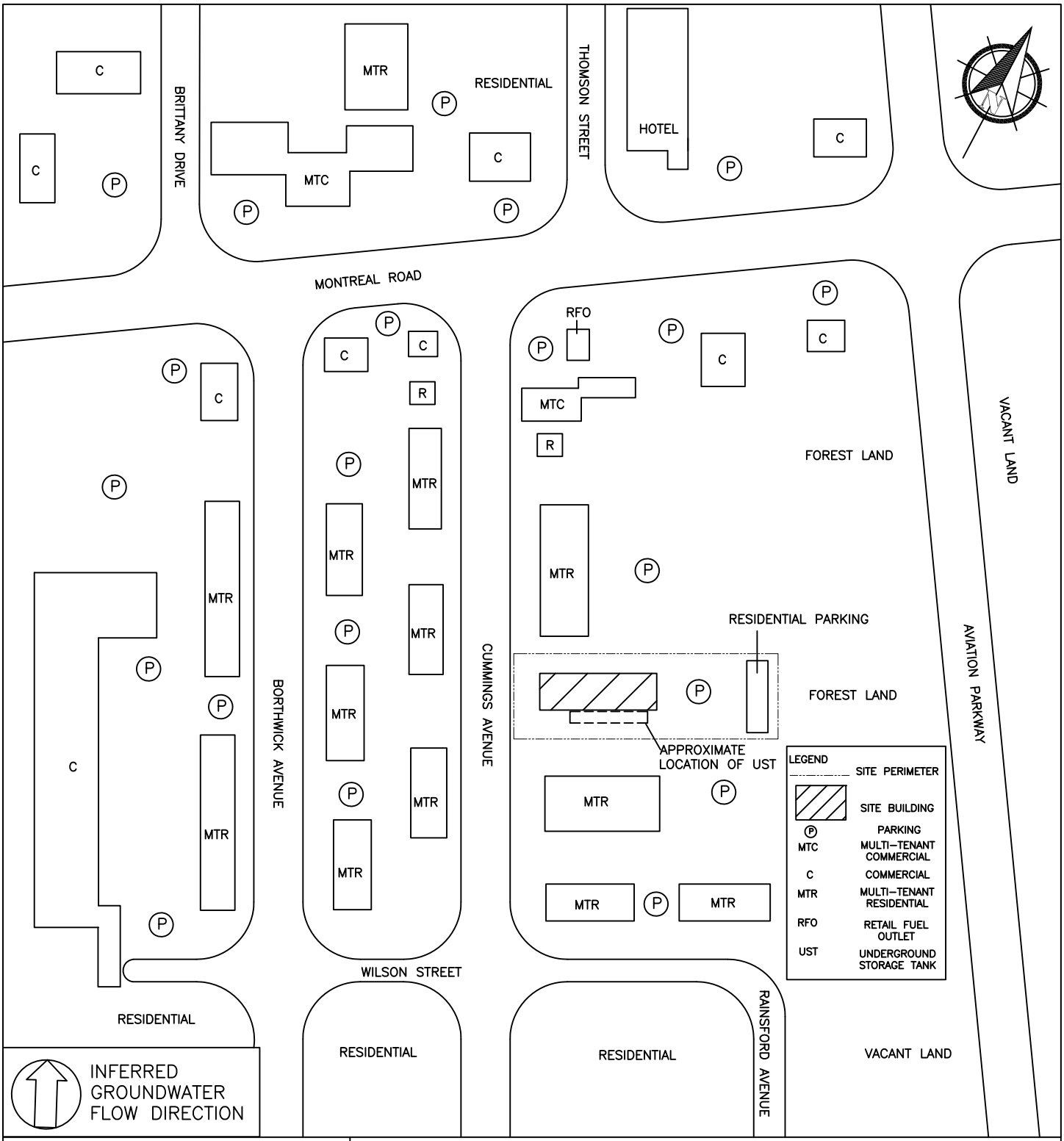
FIGURES





PINCHIN ENVIRONMENTAL

PROJECT NAME		
PHASE I ENVIRONMENTAL SITE ASSESSMENT		
CLIENT NAME: JAWAN PROPERTIES INC.		
PROJECT LOCATION: 637 CUMMINGS AVENUE, OTTAWA, ONTARIO		
DRAWING NAME: KEY MAP		DRAWING NO.: FIG. 1
SCALE: NTS	PROJECT NO.: 90638	DATE: JANUARY 2014



PINCHIN ENVIRONMENTAL

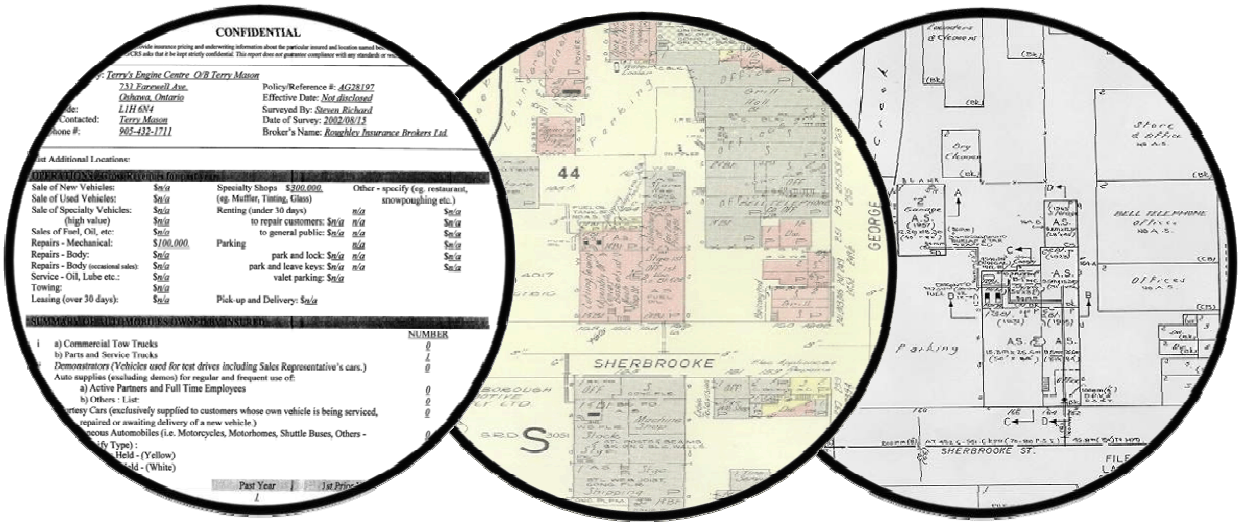
PROJECT NAME: PHASE I ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME: JAWAN PROPERTIES INC.			
PROJECT LOCATION: 637 CUMMINGS AVENUE, OTTAWA, ONTARIO			
DRAWING NAME: SITE AND SURROUNDING LAND USE PLAN			DRAWING NO. FIG. 2
SCALE: NTS	PROJECT NO.: 90638	DATE: JANUARY 2014	

APPENDIX I

RMS RESPONSE

HEIRS™

Historical
Environmental
Information
Reporting
System



Site Address:
637 Cummings Ave
Ottawa, ON

Project No:
55524

Requested by:
S. Besley
Pinchin Environmental

Date Completed:
October 27, 2009

RISK MANAGEMENT SERVICES
An **SCM** Company

150 Commerce Valley Drive W
Thornhill, ON L3T 7Z3
Tel: (905) 882-6300 ext 5410
www.scm-rms.ca

Report Completed By:
Vanessa Ode

ISO 9001 Certified

Risk Management Services

150 Commerce Valley Drive W
8th Floor
Markham, ON
L3T 7Z3

Tel: (905) 882-6300 x5405
Fax: (905) 695-6543

Historical Environmental Information Reporting System (HEIRS™)

Skyler Besley
Pinchin Environmental
2470 Milltower Court
Mississauga, ON
L5N 7W5

October 27, 2009

Regarding: 637 Cummings Ave, Ottawa - 55524

As requested, we have searched our records concerning the above site and the following information as listed below is appended hereto:

Information	Date(s)
Fire Insurance Plan(s)	NRF
Property Underwriters' Report(s)	1998, 1995, 1982, 1961
Property Underwriters' Plan(s)	1998, 1961

NRF: No Records Found NO: Not Ordered

Our invoice in the amount of $275.00 (+ GST) for the information provided will follow in due course.

Thank you for employing our services.

Vanessa Ode
Environmental Services

New Website – www.scm-rms.ca

APARTMENTS & CONDOMINIUMS

☑ Original Survey ☐ Follow-up Visit

CONFIDENTIAL

NOTE: The sole purpose of this report is to provide insurance pricing and underwriting information about the particular insured and location named below. Only the person requesting this survey will receive a copy of the report, and IAO / CRRS asks that it be kept strictly confidential. This report does not gurantee compliance with any standards or with any federal, provincial or municipal codes, ordinances or regulations.

Insured: Levinson-Viner Ltd
Location Surveyed: 637 Cummings Ave.
Ottawa, Ontario
Postal Code: K1K 2K5
Person Contacted: Guy Bissonnette (Superintendent)

Insurer: Dominion Of Canada Gen. Ins. Co.
Policy / Reference #: 08483127
Surveyed By: Bruce Morphy
Date of Survey: October 6, 1998
Telephone #: 613 742-1824

OCCUPANCY

Description of principal occupancy: This is a 19 unit residential apartment building

Other Occupants: No mercantile occupancies

Business Hours: 24 hour access to tenants

BUILDING

Year Built: 1957 Additions: ---

Building Renovated: ☑ No ☐ Yes 19____ Storeys: 2 Height: 10 m

Ground Floor Area: 645 m². Underground Parking Garage Areas: 1st Level: --- m². 2nd Level: --- m²

Total Underground Parking Garage Area: --- m² Total Area: 1935 m²

*If more than one building, refer to sketch for dimension and area. Basement Area: 645 m²

Building Condition: ☑ Good ☐ Fair ☐ Poor

Wall Construction: Non-Combustible ____ % Solid Masonry 100 % Brick; Brick Venner ____ % Wood Frame ____ %; Load Bearing: ☐ Yes ☑ No

Roof Type: ☑ Flat ☐ Sloped ☐ Peaked ☐ Other ____

Roof Construction: ☐ Wood Joist ☐ Concrete ☐ Steel Deck ☐ I ☐ II ☑ Other Concrete on metal pan

Roof Covering: ☑ Tar & Gravel ☐ Metal ☐ Asphalt Shingles ☐ Other ____

Resurfaced: ☑ No ☐ Yes 19____

Floor Construction: Concrete ____ % Concrete on Metal Pan 100 %; Wood Joist ____ % ☐ Other ____ %

Vertical Openings: ☐ None ☑ Stairs ☐ Elevator ☐ Other ____

Horizontal Separations: Proper Protection ☑ Yes ☐ No ☐ Not Applicable; Major Partition Construction ☐ Not Applicable ☐ Frame ☑ Concrete Block ☐ Other:; Proper Opening Protection ☑ Yes ☐ No ☐ Not Applicable

Combustible Concealed Spaces: ☐ Yes ☑ No; Proper Protection ☐ Yes ☐ No ☑ Not Applicable

Interior Finish: Walls: Combustible ____ % Non-Combustible 100 % Open ____ %; Ceilings: Combustible ____ % Non-Combustible 100 % Open ____ %

COMMON HAZARDS

	Extent of Exposure None	Slight	Moderate	Severe	
Smoking	☐	☑	☐	☐	Remarks: Restricted to individual suites
Heating	☐	☑	☐	☐	Remarks: Standard equipment
Electrical Services	☐	☑	☐	☐	Remarks: Ongoing upgrades
Housekeeping	☐	☑	☐	☐	Remarks: Good throughout

HEATING

Forced warm air: ____% ☐ Electric ☐ Gas ☐ Oil ☐ Other ____

Suspended unit heaters: ____% ☐ Electric ☐ Gas ☐ Oil ☐ Other ____

Portable Heaters: ____% ☐ Electric ☐ Gas ☐ Oil ☐ Other ____

Electric baseboard units: ____%

Hot water/steam : 100% ☐ Electric ☑ Gas ☐ Oil ☐ Other ____

Boiler ☑ Yes ☐ No Age and Make Original installation - Anthes Imperial Co. ☐ N/A

Date of last boiler inspection To be inspected the week of Oct.5-9

Other : ____% ☐ Electric ☐ Gas ☐ Oil ☐ Other

Appliance enclosed in a non-combustible room: ☑ Yes ☐ No ☐ Not required

Combustible materials stored in the room: ☐ Yes ☑ No ☐ Not applicable

Fuel Tanks: ☑ None ☐ Inside ☐ Outside above ground ☐ Outside below ground

Fill vent and piping outdoors ☐ Yes ☐ No ____

Chimney: ☑ Masonry ☐ ULC Factory Built ☐ Unlabelled pre-fab ☐ Other ____

☑ Standard ☐ Non-Standard

Installation appears safe: ☑ Yes ☐ No ____

Installation replaced: ☑ No ☐ Yes 19____ ____%

ELECTRICAL

Type: ☑ Conduit ☑ BX ☐ Non-Metallic ☐ Other ____

Overcurrent protection: ☑ Circuit breakers ☐ Type P fuses ☐ Type D fuses ☐ Other ____

Condition: ☑ Good ☐ Fair ☐ Poor ____

Remarks: ____

Installation appears safe: ☑ Yes ☐ No Installation replaced: ☐ No ☑ Yes 19 98 50 %

Remarks: All fuses removed, replaced with circuit breakers

Partial Changes / Extensions: ☑ No ☐ Yes ____

Emergency Power Generator: ☑ No ☐ Yes ☐ Diesel ☐ Oil ☐ Gas ☐ Other ____

PLUMBING

Type: ☑ Copper ☑ Galvanized ☐ Plastic ☐ Other ____

Condition: ☑ Good ☐ Fair ☐ Poor Installation replaced: ☑ No ☐ Yes 19____ ____%

Remarks: ____

EXPOSURE TO PROPERTY

	Distance	Height	Construction	Occupancy	Opening in Facing Wall Yes	Opening in Facing Wall No
Front	m.	Sto.	Open			
Rear	m.	Sto.	"			
Left	9 m.	3 Sto.	Masonry	Apt. bldg.	✓	
Right	m.	Sto.	Open			

LCTS.517.0195

FIRE PROTECTION

Public

F.U.S. Protection Class: 3

Responding Fire Department: Ottawa ☑ Full Time ☐ Volunteer ☐ Composite

Distance to Fire Department: 1 km. Roads: ☑ Paved ☐ Unpaved

Accessible Year-round: ☐ Yes ☑ No Difficult access for Fire Dept: ☐ Yes ☑ No

No. of Hydrants: 2 within 155m. _____ within 156m.-305m. _____ over 305m. ☐ None

Private

Are the following adequate?

Portable Extinguishers:	☑ Yes	☐ No	Date last serviced: June/98
Security Guard Service / Desk:	☐ Yes	☐ No	☑ N/A
Standpipe / Inside Hose:	☐ Yes	☐ No	☑ N/A
Fire Detection System:	☑ Yes	☐ No	☐ N/A
Connected to :	☐ ULC Central Station	☐ ULC Monitoring Station	
	☐ Unlisted Service	☑ Local Only	
	☐ Fire/Police Department	☐ Other _____	
Self Closing Doors on All Apartments	☐ Yes ☑ No		
Voice Communication System	☐ Yes ☑ No Tested	☐ Yes ☐ N/A	
Heat / Smoke Detectors in Each Unit	☑ Yes ☐ No Tested	☐ Yes ☑ No	

Automatic Sprinkler Protection: ☑ None ☐ Partial ☐ Full Premises

Type of system	☐ Wet	☐ Dry	☐ Preaction	☐ Deluge
Date system last inspected/ serviced:				
Name of contractor / service company:				
System tested at time of survey:	☐ Yes	☐ No		
Connected to :	☐ ULC Central Station	☐ ULC Monitoring Station		
	☐ Unlisted Service	☐ Local Only		
	☐ Fire/Police Department	☐ Other _____		

BUSINESS INTERRUPTION

Insured is: ☐ Landlord ☐ Condominium Corporation ☑ Other Property manager

Secondary Power Supply: ☐ Yes ☑ No Automatic Transfer Switch: ☐ Yes ☐ N/A

Replacement time for equipment: Standard equipment

Is there a disaster recovery plan in place ☑ No ☐ Yes Last reviewed / Updated _____

GENERAL REMARKS

Insured have owned since: 19 57

Premises in good condition and well maintained: ☑ Yes ☐ No Superintendent / Janitor lives on premises: ☐ Yes ☑ No

Insured appears to be interested in loss prevention: ☑ Yes ☐ No

Losses during last 2 years: ☑ None ☐ Yes _____

Controlled access to building: ☐ No ☑ Yes > ☐ Card ☑ Key ☑ Other Buzzer system

CRIME

Neighbourhood

Crime Experience: ❑ Low ☑ Moderate ❑ High

☑ Residential ❑ Commercial ❑ Industrial ❑ Rural ❑ Isolated

Appears to be: ☑ Stable Changing via: ❑ Expansion/growth ❑ Renovation ❑ Deterioration

General Protection

Effective exterior lighting ☑ Yes ❑ No Effective interior lighting ☑ Yes ❑ No

Premises fully fenced ❑ Yes ☑ No Regular police patrols ☑ Yes ❑ No

Security guard services: ☑ None ❑ For building

Security System Video camera surveillance ❑ Yes ☑ No

Premises alarm system in use: ❑ Yes ❑ No ☑ N/A Extent of protection: ❑ Perimeter ❑ Space / area ❑ Not determined

Monitored by: ❑ ULC Monitoring Station ❑ Unlisted Service ❑ Local alarm

Line security: ❑ Dedicated line ☑ Digital dialer ❑ Other _____

Physical Protection

Door locks: ☑ Deadbolt ❑ Spring ❑ Other _____

Describe other protection, if any: _____

LIABILITY

	Extent of Exposure Slight	Moderate	Severe	Describe
Slipping	☑	❑	❑	Good surfaces
Sidewalks / Walkways	☑	❑	❑	Level surfaces
Floor Surfaces and Coverings	☑	❑	❑	Good condition
Fire Exit Markings	☑	❑	❑	Adequate
Exit Obstructions	☑	❑	❑	Good
Stairs / Ramps	☑	❑	❑	Even rise and run
Handrails to Stairs / Ramps	☑	❑	❑	Secure to wall
Fire Escapes	❑	❑	❑	None
Underground Parking Garage	❑	❑	❑	"
Other Parking Areas	☑	❑	❑	Well maintained
Snow & Ice Removal	☑	❑	❑	Performed by contractor
General Housekeeping	☑	❑	❑	Very good throughout
Emergency Lighting	☑	❑	❑	Adequate
Interior Lighting	☑	❑	❑	"
Exterior Lighting	☑	❑	❑	On timers
Laundry Facilities	❑	❑	❑	Two coin operated washer and dryers
Party Room	❑	❑	❑	None
Day Care Facilities	❑	❑	❑	"
Allurements	❑	❑	❑	"
Senior's Apartments	❑	❑	❑	"

Fire Safety Plan in Place ☑ Yes ❑ No

Briefly describe evacuation procedures: Evacuate the building and use pull station to activate fire alarm

Are fire drills conducted: ☑ No ❑ Yes Frequency: _____

Emergency Power Systems Tested ☑ Yes ❑ No All Test Records Kept on File ☑ Yes ❑ No

LIABILITY (Cont'd)

Exercise Facilities ☑ None

Weight / Exercise Room

Supervised: ❑ No ❑ Yes Qualifications of supervisor _____

Briefly describe equipment _____

Does the equipment appear to be well maintained: ❑ Yes ❑ No _____

Does the Sauna(s) appear to be well arranged and maintained: ❑ Yes ❑ No ❑ N/A _____

Does the Whirlpool(s) appear to be well maintained: ❑ Yes ❑ No ❑ N/A _____

Playground ☑ None

Playground Equipment: _____ Swings _____ Teeter Totters _____ Climbers _____ Creative Play Structures
_____ Merry Go Rounds / Whirlers _____ Rocking Equipment _____ Slides _____ Others

Stable: ❑ Yes ❑ No Well maintained: ❑ Yes ❑ No

Describe general site conditions: _____

Playground supervised: ❑ Yes ❑ No Playspace / Equipment segregated: ❑ Yes ❑ No

Qualifications of playground supervisor(s) _____

Describe Signage: _____

Swimming Pool ☑ None

General Description

❑ Outdoor ❑ Below Grade ❑ Heated ❑ Indoor ❑ Above Grade

Construction ❑ Concrete ❑ Steel ❑ Other _____
❑ Fiberglass ❑ Vinyl

Age:_____ General Condition ❑ Good ❑ Fair ❑ Poor

Dimensions: W_____m. x L_____m. Depth: Maximum_____m. Minimum _____m.

Maximum Capacity: _____ persons Hours of Use : _____

❑ Public ❑ Private

Is the swimming pool supervised: ❑ No ❑ Yes Qualifications of Lifeguard(s): _____

Do each of the following appear satisfactorily arranged?

	Yes	No	N/A
Diving Boards(s)	❑	❑	❑
Number: _____ Height:_____m.			
Pool Slide	❑	❑	❑
Change Rooms / Locker Rooms	❑	❑	❑
Depth Indicators	❑	❑	❑
Clearance Around Pool Edge	❑	❑	❑
Condition of Floor Cover Material	❑	❑	❑
Condition of Furnishings / Fixed Seating	❑	❑	❑
Balconies or Observation Areas	❑	❑	❑
Fence Enclosure Height and Gate Security	❑	❑	❑
Water Quality Control Procedures	❑	❑	❑

GENERAL REMARKS

The building is a well maintained older building which has one bachelor apartment, six-two bedroom apartments and twelve-one bedroom apartments, all of which were occupied at the time of this survey. An annual service contract is in place with Blanchfield Mechanical for the heating system. There is outdoor parking facilities at the rear and one exterior garage for parking of tow vehicles. The property and surrounding grounds were very well maintained.

Two sets of stairs one at each end extend from the basement to the second floor in non rated enclosures.

New smoke detectors were installed two months ago when the local fire alarm detector system was tested by Douglas Fire Systems Ltd in July/98.

There is five apartments in the basement and seven apartments on each the ground floor and the second floor.

RECOMMENDATIONS

☑ None made at this time.

Ontario Branch
Confidential Report

MULTIRISK SURVEY

Insured:	LEVINSON-VINER LTD., PROPERTY MANAGERS
Location Surveyed:	637 CUMMINGS AV OTTAWA, ONTARIO K1K 2K5
Person Contacted:	Debbie Ducharme
Telephone Number:	(613) 749-3840
Policy Number:	4077826
AIS Reference:	10619779
Surveyed by:	Donna Johnson
Date of Survey:	1995.10.05

Committed to Service Excellence

M U L T I R I S K - F I R E, L I A B I L I T Y A N D B A S I C C R I M E

OCCUPANCY:

The insured is a non-occupant building owner at this location. The premises are in good condition. The insured is interested in loss prevention, however there have not been any losses during the last 3 years.

* Occupancy Description (Insured / major tenant if insured is non-occupant)

19 unit apartment building. No commercial occupants.

* Other Classes of Occupants

None

* Undersirable Features

None

Risk is Rateable under the Apartment House tariff.
It is recommended that this location be resurveyed in 2 year(s).

BUILDING:

* Built - 1957 Height: Storey(s) (excluding basement) - 2
* There are no additions.
* There are no renovations.
* Building condition - Good

* Area: Ground Floor - 645 sq. m Total (including basement) - 1935 sq. m

---

BASIC CONSTRUCTION:

* Walls - 100% Masonry - Brick

* Floors - (excluding basement) 100% Concrete on metal pan

* Roof - 100% - concrete on metal pan
- Surface material(s) - Tar and gravel
- Original roof.

INTERIOR FINISH:

* Walls - 100% non-combustible

* Ceilings - 100% non-combustible

BASEMENTS:

* Number of basements - 1
* Total Area - 645 sq. m
* Finished - 100% Unfinished - 0%

VERTICAL OPENINGS:

* Stairs - Non-fire rated enclosure

MEZZANINE: None

OUTBUILDINGS:

* Construction - concrete block
  - Occupancy - parking garage
  - Condition - Good
  - Area - 259 sq. m

HEATING:

* Hot Water/Steam - 100% - Natural gas
  - Original installation.
  - Installation appears safe

* Heating appliances - All enclosed in a separate room
* Combustible materials - Not stored in this room at time of survey

* Fuel Tanks/Supply:
  - Supply - UG Natural Gas Connection

* Chimneys:
  - Masonry - Standard

ELECTRICAL:

* Condition - Good and appeared safe at the time of the survey.
* Wiring - BX, Non-Metallic
* Overcurrent protection - Circuit Breakers.
* Electrical system - Original installation.

PLUMBING:

* Condition - Good at the time of the survey.
* Piping is Copper
* Plumbing - Original installation.

EXPOSURES: (within 15m of the risk):

* LEFT: TO BUILDING
  Construction - Masonry.
  Occupancy - Apartments.
  Distance - 9 m Height - 3 storeys
  Protection - Non-Sprinklered Grading - Light

* FRONT: OPEN

* REAR: OPEN

* RIGHT: OPEN

MUNICIPAL PROTECTION:

* The FUS Public Fire Protection Classification is 3
* Responding (career) fire department Ottawa H.P.A.
* Distance from risk Less than 2.5 km
* Access via Paved roads. Year-round.

* The building itself is easily accesible to the fire department.
* Two hydrants within 155m (standard)

PRIVATE PROTECTION at this location includes the following:

* Standard extinguishers
* Fire detection/alarm system - Local - Partial Heat & Smoke

* An automatic sprinkler system is not present.

M U L T I R I S K - L I A B I L I T Y

OCCUPANCY - GENERAL INFORMATION

* Neighbourhood is predominantly residential
* Insured - non-occupant building owner Area occupied - 1935 sq. m
* 1% accessible to public. Public access is considered light
* Gross revenue - could not be determined at the time of the survey

---

PREMISES information at the time of this survey

* The following appeared to be SATISFACTORY:

  Stairs, ramps, handrails; Floor surfaces & coverings; Wall & ceilings; Inerior Lighting; Exterior Lighting; Emergency Lighting; Interior Housekeeping; Exterior Housekeeping; Washrooms; Sidewalks, Yards & Parking Lots; Snow & ice removal; Fire exits; Fire alarms

* Other features present:

  Permanent guests or boarders

* Elevating devices in operation - none

M U L T I R I S K - B A S I C C R I M E

NEIGHBOURHOOD:

* Predominantly residential
* Stable
* Best described as having a moderate crime rate

BUSINESS:

* Description - 19 unit apartment building
* Hours of Operation - usual to residential use.
* Typical Stock - Each apartment is equipped with a refrigerator and stove. One washer and dryer is provided in a central laundry room for the tenants use.
* Smash and Grab exposure is low
* There is no safe on the premises

GENERAL PROTECTION at the time of this survey:

* The following appeared to be SATISFACTORY:

  Exterior Lighting, Interior Lighting, Roof Accessability, Police Patrols

* Security Alarm System - None

This report section is designed to provide basic crime information only. More detailed crime information can be obtained by ordering an Expanded Crime Supplement.

1982

COMMERCIAL PROPERTY FIRE RATING FORM

CODING

IND.	TERR.	CONS.	PROT.
653	63	1	2

LOCATION OTTAWA NAME ______ FILE NO. ______

ADDRESS 637 CUMMINGS AVENUE Insp'd. by H. WILLIAMSON Date 28 JULY

Rated by C. FACETTE Date 4 AUG 82'

BASIC CONSTRUCTION: (SECTION II)

Construction Class 1 Bldg. Comb. Class 42

WALLS (ITEMS 210-215)

WALL AREA	MASONRY Wall Type	MASONRY Wall Thick.	FIRE RES. Dam. Type	FIRE RES. Fire Res.	NON COMB	COMB	DETAIL OF WALL CONSTRUCTION	% OF WALL PERIM	POINTS		CHARGES
	W-1		D-	HR			B/HCB	100 % x	—	=	—
	W-		D-	HR				% x		=	
	W-		D-	HR				% x		=	
	W-		D-	HR				% x		=	
	W-		D-	HR				% x		=	

Columns in (or adjacent to) non-bearing masonry walls: Unprot. metal ☐ Comb. ☐ — % x =

Panels in masonry or fire resistive walls: Comb. ☐ Non-comb. ☐ Glass ☐ Slow burning ☐ — % x =

Special Conditions (Describe)........ — % x =

FLOOR(S) AND ROOF (ITEMS 220-223)

LEVEL	DIMENSIONS	MAS. or F.R. Dam. Type	MAS. or F.R. Fire Res.	NON COMB	COMB	DETAILS OF FLOOR/ROOF MATERIALS	% of Total Floor/Roof Area	POINTS		CHARGES
Grade -	2ND	D-2	HR			CONC ON PROT STEEL 2½"	66.6 % x	50	=	33
		D-	HR				% x		=	
		D-	HR				0 % x		=	
		D-	HR				0 % x		=	
Roof		D-2	HR			CONC ON PROT STEEL 2½"	33.3 % x	40	=	13

Total Basic Construction Charges: 46

Schedule Base .... + 150

Building Base .... = 196

Building Base x .7 Comb. Modifier (ITEM 230) x .001 = BASIC BUILDING RATE: .137

(carried fwd. overleaf) *

SECONDARY CONSTRUCTION: (SECTION III)

	% CHARGE
Height: (ITEM 300) Nbr. Storeys 2 Bast. Yes Comb. Stories (Without ground level access) ______	—
Vertical Openings: (ITEM 310) — Type V4, Fm BSMT, To 1ST, Enclosure HCB, Doors WOOD, % Chge. 1st. 10; Type V4, Fm 1ST, To 2ND, Enclosure HCB, Doors WOOD, % Chge. + 5; +	15
Area: (ITEM 320) ______ x ______, ______ x ______, ______ x ______, ... Grade Floor Area 604.5 Total Area 1813.5 Effective Area 604.5	—
Roof Surface: (ITEM 330) Approved ☐ Other (Described)........	
Combustible Concealed Spaces: (ITEM 340) Roof Space; Percentage of total roof area — %........	
Ceiling Space; Percentage of total floor area — %........	
Combustible Interior Construction: (ITEM 350) Floor Surfacing; Percentage of total floor area — %........	
Interior Walls or Partitions; Percentage of total exterior wall area — %........	
Mezzanines or Decks; Percentage of total floor/roof area — %........	
Combustible Interior Finish or Insulation: (ITEM 360) Walls: Percentage of total area of exterior walls; Ord. Dam. — % Spec. Dam. — %....	
Roof & Floor(s): Percentage of total area of ceilings; Ord. Dam. — % Spec. Dam. ______ %....	
Combustible Exterior Finish or Attachments: (ITEM 370)........	
Building Condition: (ITEM 380) Good ☐; Average ☑; Poor ☐;........	
Total Secondary Construction Charges:	15

(carried fwd. overleaf) **

St. No. Floor	Floor Area	% of Total Area	Occ'y Item No.	Name Description of Occupancy and Hazards	Basic Occ'y Charge	Hazard Charges	Adj'd. Occ'y Factor	Total Occ'y Charge	Comb. Cl.	Susc. Cl.	Ind. Code
Common Hazards Applicable to Building				H. W. OIL		/					
			524	APARTMENTS 19 UNITS	10				L2	S2	653
TOTAL										Building IND. CODE	653

Major Occupancy Charge (largest occupant; by area occupied) .... 10 %
20% of ______ (next 10 highest additional Total Occupancy Charges) .... – %
Common Hazards applicable to the Building .... – %
Net Occupancy Charge .... 10 %
L1, L2 Area 100 %
Net Occupancy Charge x .4 Occ'y Mod. Factor (ITEM 418) .... = 4 %
**Total Secondary Construction Charge (brought forward from overleaf) .... + 15 %

EXPOSURE: (SECTION VIII) Non Chargeable ☑

Facing Wall of Exposure						Facing Wall of Risk		Exposure Distance
Masonry Semi Prot.	Masonry Unprot.	Non-Comb.	Comb.	Comb. Cl.	Lth./Ht.	Comb. & Non-Comb	Masonry Unprot.	

Exposure Charge .... + – %
Party Wall Exposure Charge (ITEM 831) .... + – %
Communication Charge (ITEM 832) .... + – %
+ 100 %

(brought forward from overleaf) BASIC BUILDING RATE .137 x 119 % = UNPROTECTED BLDG. RATE .163

MUNICIPAL PROTECTION: (SECTION IX)
F.U.S. Prot. Class 3 Revised Prot. Class ______
Dist. to Hydrants: Stdr. ☑ Non Stdr. ☐ ....m. Accessibility: Good ☑ Poor ☐
Dist. to Fire Hall: Stdr. ☑ Non Stdr. ☐ ....km. Congested Area: Yes ☐ No ☑
Unprotected Bldg. Rate x .44 Protection Class Factor .... = PROTECTED BLDG. RATE .072

BUILDING ADJUSTMENT FACTOR: (SECTION X)
Protected Bldg. Rate x .97 Building Adjustment Factor .... = GROSS BLDG. RATE .069

INTERNAL PROTECTION: (SECTION XI)
Extinguishers Stdr. ☐ – % Credit W. & C. Stdr. ☐ – % Credit
S.P. & H. Stdr. ☐ – % Credit Automatic Fire Detection System Stdr. ☐ – % Credit
Automatic Sprinklers ☐ (Describe) .... – % Credit
Other Auto. Protection ☐ (Describe) .... – % Credit
GROSS BLDG. RATE ______ Less ____ % = ______ Less ____ % = ______ Less ____ % = FINAL BLDG. RATE .069

CONTENTS RATES (SECTION XII)

ITEM → 1200 1210 1220

Ind. Code	Susc. Class	OCCUPANCY	Susc. Charge		Hazards Adj.		Conts. Adj. Factor		Adj. Conts. Charge		Gross Bldg. Rate		Gross Conts. Rate		Int. Prot. Factor		FINAL CONTS. RATE
653	S2	APARTMENT	.04	x	–	x	48	=	.019	+	.069	=	.088	x	–	=	.088
				x		x		=		+		=		x		=	
				x		x		=		+		=		x		=	
RATES BASED ON EXISTING				x		x		=		+		=		x		=	
FILE INFORMATION				x		x		=		+		=		x		=	
REPORT - JUNE 21 ROYAL.				x		x		=		+		=		x		=	

+ 653 add
02 VMA

Checked RC 11/6/82

MERCANTILE DEPT.

Canadian Underwriters' Association

SURVEY FOR RATING FIREPROOF (FIRE-RESISTIVE) RISKS

Each question must be answered and the form signed by the owner, occupant or architect of the building, or it will be returned.

Location (Town and Street) Ottawa (formerly Twp. of Gloucester) Lemming Ave Ins. Plan—S KY 201 b 26403 No. 637

Owned by Mary View Realties Ltd. Occupied by Various Tenants

For a 19 Suite Apartment Home No. of hands

Is building completely finished and out of workmen's hands? Yes

OCCUPANCY

Give occupancy, kind of work, processes, machinery and number of hands, on each floor.

Basement Hot Water Heating plant - Locker Room, (5 Apartments) Laundry Room

1st 7 Apartments

2nd 7 Apartments

3rd

4th

5th

6th

CONSTRUCTION OF BUILDING, INCLUDING COMBUSTIBLE FINISH

1. TYPE OF CONSTRUCTION—

(a) Reinforced concrete, flat slab or beam? (b) Skeleton steel and curtain wall?

2. Walls—State whether external walls are of brick or stone, reinforced concrete, hollow cement block, solid cement block, or hollow tile, and give thickness of walls in inches at each floor Brick faced HCB.

3. ROOF—State type and construction of roof and how supported 2½" Concrete on Steel pan steel bar joists, Tar & Gravel

(a) Is there any roof space? No If so, for what purpose is it used?

How is access obtained thereto? None If by trap or door, describe type

(b) Is there a texas, louvre, ventilator or skylight? No If so, which, giving size and height

(c) Are all skylights of wired glass in metal frames None

(d) Is there any wood in roof, louvres, ventilators or skylights; if so, give details? None

(e) Is there a wood roof laid over an incombustible one? If so, how is it supported?

(f) If so, what is the maximum and minimum height of this above the incombustible roof?

(g) Is the incombustible roof broken by texas, louvre, ventilator, trapdoor, skylight, stair, elevator or other shafts? 2'+2' Wood Trap Door

If so, what is the construction of the sides through roof space? Concrete

Is there any access or opening from these shafts to the roof space? Describe each separately None

(h) Is there a superstructure or Pent House of any kind on the roof? No If so, give construction and occupancy?

How is access obtained?

(Over)

4. COLUMNS AND BEAMS—If metal, are they exposed? No If protected, state nature and thickness of such protection.

(a) Columns Wood.

(b) Beams Steel Beams & Bar Joists protected by M.L.+P.

5. FLOORS—State type, construction and thickness of each floor 2½" Concrete on Steel Pan Steel Bar Joists

(a) Is there a wood wearing floor? Yes (b) If so, on which storeys? In Apartments all floors

(c) Is it laid directly on incombustible floor or with an air space? Describe Laid direct

FLOOR OPENINGS

6. Well Holes or Light Wells—Give number in each floor, and size of openings None

7. STAIRWAYS—How many, and state from which floor to which? Two

Is there an enclosure around them? Yes If so, describe construction of enclosure, and the doors, and whether doors are self-closing

Enclosed in H.C.B. Wood Self Closing Doors - Basement to 2nd Floor

8. ELEVATORS—How many, and state from which floor to which? None

Is there an enclosure around them? If so, describe construction of enclosure, and the doors, and whether doors are self-closing

9. Chutes, Vents, Dumb Waiters and Belt Holes—Give size, construction of enclosure (if any), type of door (if any), and whether self-closing, stating which floors are cut by each 2'x2' Garbage Chute enclosed in H.C.B. Steel Self Closing Doors Basement to 2nd Floor

10. Heating and Ventilating Ducts—Are there any? Yes (a) If so, are they in the Walls, or do they pass through the floors? in walls

(b) Give construction Metal (c) State whether separate duct to each floor without communication to other floors Separate each floor (d) Do ducts open into roof space? no

11. HEIGHT—State number of floors and whether there is a basement 2 Storeys & Basement

12. Area—Give ground floor dimensions? 50 x 130 = 6500 sq. ft.

13. INTERIOR FINISH—

State separately for each floor, finish to walls and ceilings.

	Basement	1st	2nd	3rd	4th	5th	6th
(a) Walls	plaster on Gypsite	plaster on Gypsite	plaster on Gypsite				
(b) Ceilings	M.L.+P.	M.L.+P.	M.L.+P.				
(c) Partitions	H.C.B.	H.C.B.	H.C.B.				

State extent of any wood partitions, or partitions having wood supports, in square feet separately for each floor:—

Wood around locker rooms

14. Trim—(a) Are there any wood skirting or baseboards? Yes (b) Wood window frames? Yes (c) Wood doors? Yes (d) Is there any other inside or outside combustible finish other than above? Describe fully None

15. HEATING—What is the system of heating the building? Hot Water Where is heating plant located? F.P. Room in basement

Is it in fireproof room with standard fire door? Are there any stoves; if so, how many and where located? In Apts - Only

Wood (metal lined inside) Door not S/C Do any stoves vent otherwise than to brick or concrete chimneys; if so, give details?

16. Fuel Fuel Oil If fuel oil, what make of burner is used? Zenith

Where are storage tanks located, inside building or outdoors? Out side Underground Are they above or below ground? (1000 Gals)

If inside, what is capacity of tank or tanks?

17. LIGHTING—How is building lighted? Electricity If electric, is wiring open or in conduit? BX

18. POWER—Is any used? None If so, what kind? Total Horse Power?

What used for?

If gasoline engine, state method of ignition, location and capacity of supply tank, whether feed is pressure or gravity, quantity of gasoline in engine

19. Gasoline or Benzine, or Other Oils—Are any kept? None If so, what quantity of each?

What used for?

EXPOSURE

20. Attachments—Are there any attachments of inferior construction? None (a) Give dimensions, height, construction and occupancy, and indicate clearly on diagram

21. Communications—Does the building communicate with any other building? None

(a) If so, are buildings separated by solid wall? (b) If so, are all openings protected by standard fireproof doors?

22. Fireproof Doors—Are all doors referred to as fireproof doors constructed as follows:—2½ in. thick, three-ply wood core, covered with tin, lockjointed, hung by heavy iron hinges or hangers bolted through the masonry, floor being cut by brick, stone or cement sill?

(a) Are they arranged to close automatically by fusible links and weights?

(b) Do they bear the Metal Approval Label of the Underwriters' Laboratories? If so, state label numbers Is hardware also "labelled"?

23. Surroundings—Show on diagram all buildings within 50 feet See Diagram

24. Windows—Are all windows of wired glass in metal frames? No

PROTECTION

25. Fire Department—How many yards distant is the nearest brigade station? 2 miles

26. Hydrants—What is the distance to the nearest two two-way hydrants? 100' x 250' Give size of main 6"

27. Bucket Tanks or Chemical Extinguishers—Are these provided? None If so, which?

(a) State how many on each floor. Basement 1 2 3 4 5 6

(b) If chemical extinguishers, state type and capacity?

(c) Do they bear the approval label of the Underwriters' Laboratories? If so, state label numbers

28. Standpipe and Hose—Is there one standpipe (2 inch interior diameter) for each 5,000 square feet floor area with hose (1½ inch cotton) and ½-inch nozzle attached on each floor, so located that all parts of building may be reached with same? None

29. Watchman—Is there a Watchman making rounds of the whole premises, nights, Sundays, holidays, and at all times when plant is not in operation, rounds being made not less than once an hour during the night, i.e., from 6 p.m. to 6 a.m., and every two hours during the day? None

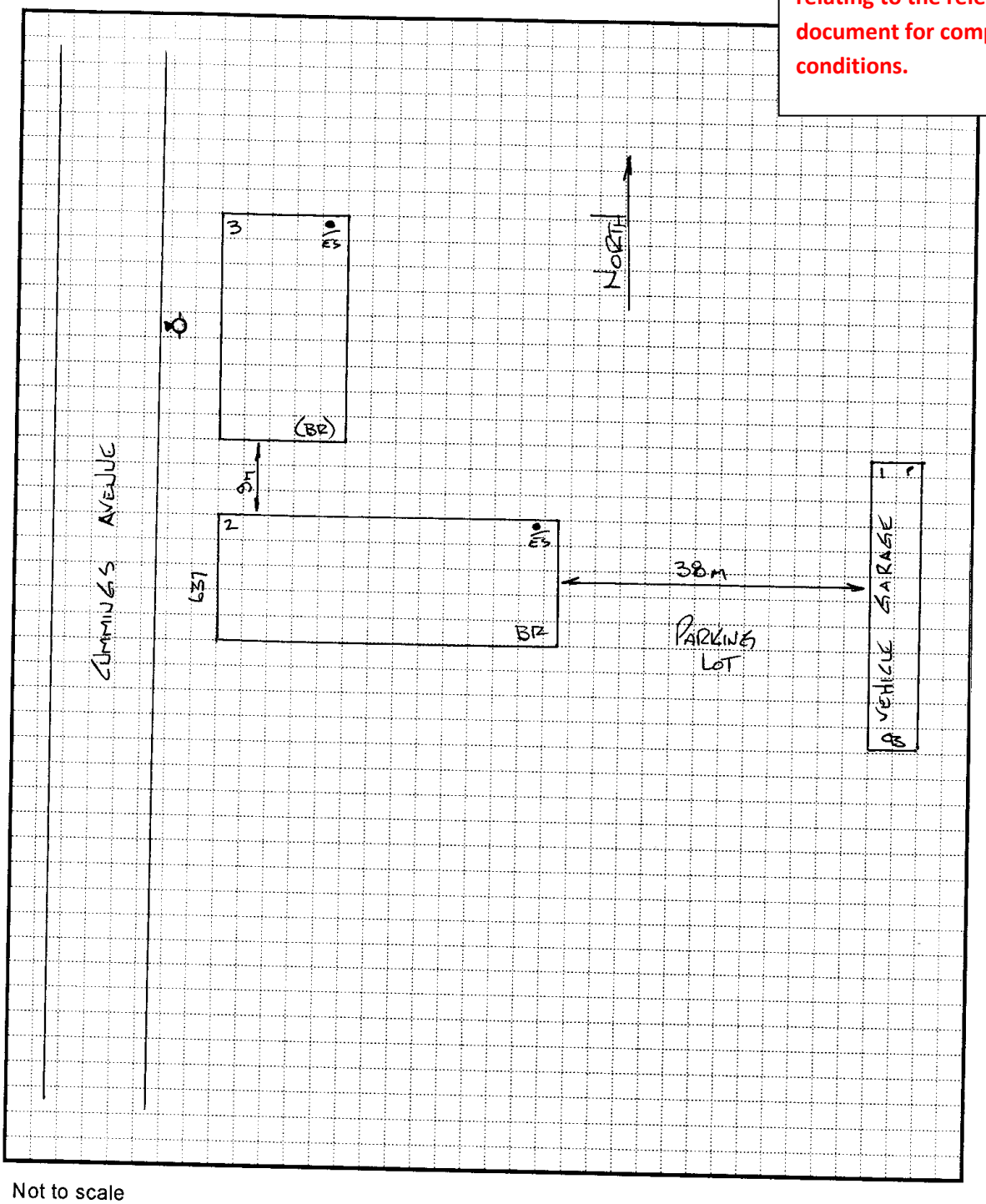
(a) Does he use a portable clock, electric detector, or report to central station?

(b) Give name of manufacturer of clock (c) Does it bear approval label of Underwriters' Laboratories?

(d) Are the stations sufficient and so located that the Watchman must traverse each flat and every portion be visible to him?

(Over)

SKETCH (Including dimensions, ground floor area(s), separation between buildings on site, hydrant



☐ Not to scale

☑ Scale ☑ 1cm = 6m (1" = 50') ☐ 1cm = 12m (1" = 100')

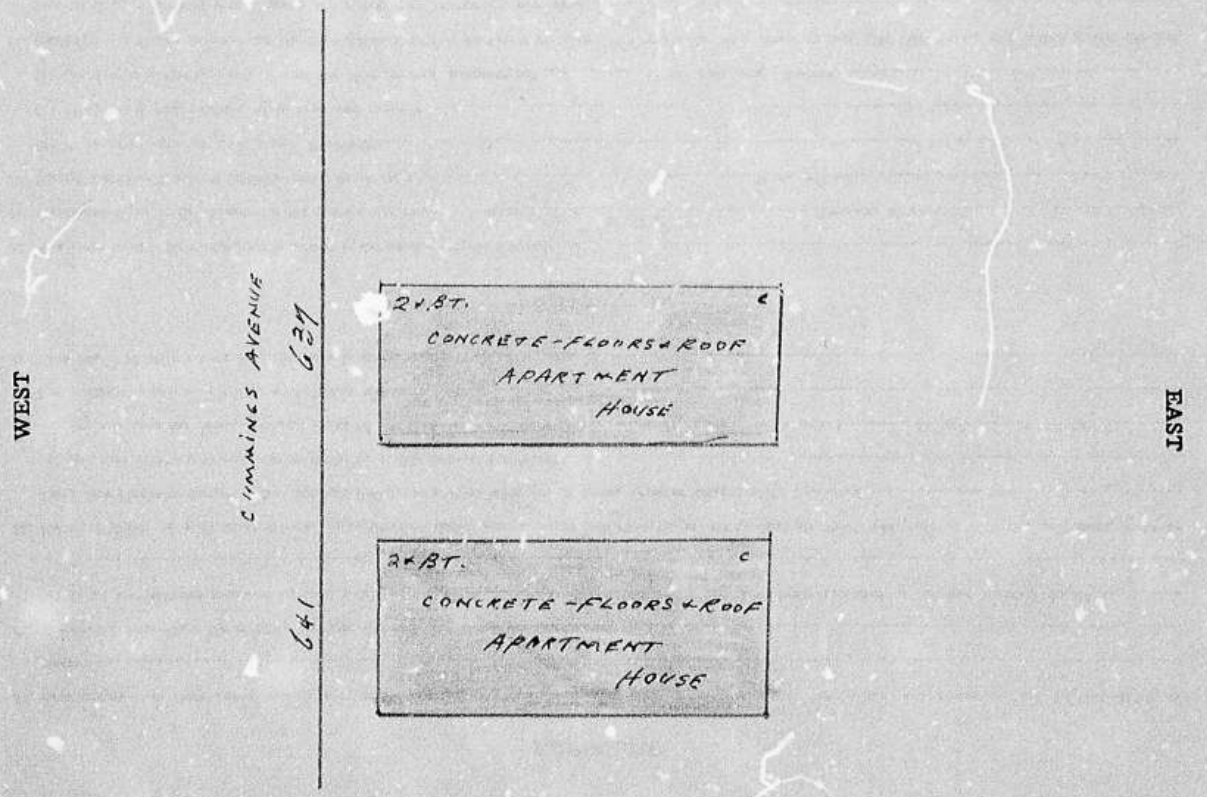
CTS 517.0:95

DIAGRAM

(Note:—A diagram is not required if the Risk and all property within 100 feet is exactly as shown on the insurance plan.)
Show all Buildings within 50 feet of the Risk and describe their occupancy, show also any openings between adjoining Buildings and all exposed Windows. Show Frame Buildings with BLACK, Brick Buildings with RED. Stone or Concrete Buildings with BLUE and Brick Veneered, Brick Nogged or Metal Clad Buildings with DOTTED RED lines for which purpose a red pencil can be used. Be sure to state exact distance between buildings shown.

Please Draw Diagram at a scale of 50 feet = 1 inch (same as the Insurance Plans).

NORTH



SOUTH

EXPOSURE. Note.—These questions must be answered fully.

North	100	ft. to building built of		stories high, occupied as		Spare
South	30	" "	F.P.	2	" "	Apt. House
East	100	" "			" "	Spare
West	60	" "			" "	Store

I hereby state that the above questions are fully and correctly answered, and agree that they shall form the basis of rating to be given by the C.U.A.

DATE July 28th, 1961. SIGNATURE H. Williamson – Inspector.
(State whether Owner, Occupant or Architect)

Form 235.

APPENDIX II

CORRESPONDENCE WITH REGULATORY AGENCIES

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

Requester Data	**For Ministry Use Only**
Name, Title, Company Name and Mailing Address of Requester Christine Aubin Pinchin Environmental 555 Legget Dr, Suite 1001, Tower A Kanata, Ontario K2K 2X3 For questions or concerns please contact **Christine Aubin** at: caubin@pinchin.com	FOI Request No. FOI Co-ordinator Review date Date Request Received Fee Paid ~ ACCT ~ CHQ ☑ VISA ~ CASH Response Due Date
Telephone/Fax Nos. Tel: (613) 592-3387 Fax (613) 592-5897	Your Project/Reference No. 90638
Signature of Requester	☐ CNR ☐ ER ☐ NOR ☐ SWR ☐ WCR ☐ SAC ☐ IEB ☐ EAA ☐

Request Parameters

Municipal Address / Lot, Concession, Geographic Township **(Municipal address essential for cities, towns or regions)**

637 Cummings Avenue, Ottawa, Ontario

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

Jawan Properties Inc.

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

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

Residential

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

Certificates of Approval ▸ Proponent information must be provided

1985 and prior records are searched manually. **Search fees in excess of $300.00** could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). **If supporting documents are also required, mark SD box** and specify type e.g. maps, plans, hydrogeological reports, etc.

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

PINCHIN ENVIRONMENTAL

THE PINCHIN GROUP

Professional Engineers Ontario

January 15, 2014

City of Ottawa
110 Laurier Street West
Ottawa, ON K1P 1J1

VIA FAX 560-6006

Attention: Eric D. Pisani

Dear Mr. Pisani:

RE: Phase I Environmental Site Assessment
637 Cummings Avenue
Ottawa, Ontario
Pinchin Project No.:90638

Pinchin Environmental Ltd. ("Pinchin") was retained by Jawan Properties Inc. ("Client") to conduct a Phase I Environmental Site Assessment ("Phase I ESA") of the property located at 637 Cummings Avenue in Ottawa, Ontario, Canada (hereafter referred to as the "Site").

We would appreciate any information you may have, regarding any environmental records, for this property. Such records would include violations, sewer-use infractions, spills or leaks, waste disposal sites, etc. In addition, please search the HLUI database for historical land use in the Site area. The consent form, HLUI disclaimer form, and the Request for Information form are attached. We thank you for your co-operation in this matter and look forward to your reply.

In addition, we would greatly appreciate if could quote the above noted Pinchin Project Number in your response.

If you should require further information, please do not hesitate to contact Christine Aubin at caubin@pinchin.com or by telephone at (613) 592-3387, Ext. 1827.

Yours truly,

PINCHIN ENVIRONMENTAL LTD.

Christine Aubin
Project Manager
Environmental Due Diligence &
Remediation

From:	squibell@tssa.org on behalf of Public Information Services
To:	Aubin, Christine
Subject:	Re: search
Date:	Tuesday, January 21, 2014 1:46:57 PM

Hi Christine,

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (publicinformationservices@tssa.org) or through mail along with a fee of $56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY
"Putting Public Safety First"
14th Floor, Centre Tower
3300 Bloor Street West
Toronto, ON M8X 2X4

www.tssa.org
Toll-Free: 1-877-682-8772

On Tue, Jan 21, 2014 at 1:38 PM, Aubin, Christine <caubin@pinchin.com> wrote:

Good afternoon,

Can you please search 637 Cummings Avenue in Ottawa, ON for any tanks?

Thank you

Christine Aubin, B.A.

Project Manager

Environmental Due Diligence & Remediation

Pinchin Environmental Ltd.

555 Legget Drive, Suite 1001, Tower A

Kanata, ON K2K 2X3

Phone: 613-592-3387 Ext. 1827

Cell: 613-698-0581

Fax: 613-592-5897

caubin@pinchin.com

www.pinchin.com

APPENDIX III

ECOLOG ERIS REPORT

Canada's Primary Environmental Risk Information Service

Project Site:	Multi-tenant Residential Building 637 Cummings Avenue Ottawa, ON
Client:	Skyler Besley Pinchin Environmental 515 Legger Drive Ottawa, ON K2K3G4
ERIS Project No:	20091021010
Report Type:	Custom Report – .25km Search Radius
Prepared By:	Rafal Wojtasik rwojtasik@eris.ca
Date:	October 27, 2009

12 Concorde Place, Suite 800 Toronto, Ontario M3C 4J2
416-510-5204 • Fax: 416-510-5133 Toll Free: 1-866-517-5204 • www.eris.ca • info@eris.ca

Table of Contents

Order Number: 20091021010
Site Name: Multi-tenant Residential Building
Site Address: 637 Cummings Avenue Ottawa, ON
Report Type: Custom Report, 0.25 km Search Radius

Report Summary

Order Number: 20091021010
Site Name: Multi-tenant Residential Building
Site Address: 637 Cummings Avenue Ottawa, ON
Report Type: Custom 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	9	9
ANDR	Anderson's Waste Disposal Sites	N	0	0	1	1
AUWR	Automobile Wrecking & Supplies	N	0	0	0	0
CA	Certificates of Approval	N	0	7	89	96
CFOT	Commercial Fuel Oil Tanks	N	0	0	1	1
CHEM	Chemical Register	N	0	0	0	0
COAL	Coal Gasification Plants	N	0	0	0	0
CONV	Compliance and Convictions	N	0	0	0	0
DRL	Drill Hole Database	N	0	0	0	0
EBR	Environmental Registry	N	0	0	8	8
EEM	Environmental Effects Monitoring	N	0	0	0	0
EHS	ERIS Historical Searches	N	0	4	53	57
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	4	4
FOFT	Fisheries & Oceans Fuel Storage Tanks	N	0	0	0	0
FST	Fuel Storage Tank	N	0	1	32	33
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	14	281	295
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	13	13
NATE	National Analysis of Trends in Emergencies System (NATES)	N	0	0	0	0
NCPL	Non-Compliance Reports	N	0	0	0	0
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	0	0
NPCB	National PCB Inventory	N	0	0	11	11
NPRI	National Pollutant Release Inventory	N	0	0	0	0
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	6	6
PAP	Canadian Pulp and Paper	N	0	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	N	0	0	0	0
PES	Pesticide Register	N	0	5	16	21
PRT	Private and Retail Fuel Storage Tanks	N	0	1	38	39
REC	Ontario Regulation 347 Waste Receivers Summary	N	0	0	2	2
RSC	Record of Site Condition	N	0	0	13	13
RST	Retail Fuel Storage Tanks	N	0	0	20	20
SCT	Scott's Manufacturing Directory	N	0	2	28	30

Report Summary

Order Number: 20091021010
Site Name: Multi-tenant Residential Building
Site Address: 637 Cummings Avenue Ottawa, ON
Report Type: Custom Report, 0.25 km Search Radius

Database		Selected	On-site	Within 0.25	0.25km to 2.00km	Total
SPL	Ontario Spills	Y	0	5	77	82
SRDS	Wastewater Discharger Registration Database	N	0	0	0	0
TANK	Anderson's Storage Tanks	N	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	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	1	1
WWIS	Water Well Information System	N	0	4	148	152
		TOTAL	0	43	851	894

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.

ECOLOG ERIS
Pinpointing Your Environmental Risks

12 Concorde Pl, Suite 800 North York, ON M3C 4J2
416-510-5204

Project Property: Multi-tenant Residential Building
637 Cummings Avenue
Ottawa, ON

ERIS Project #: 20091021010

Date: OCT-27-2009

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

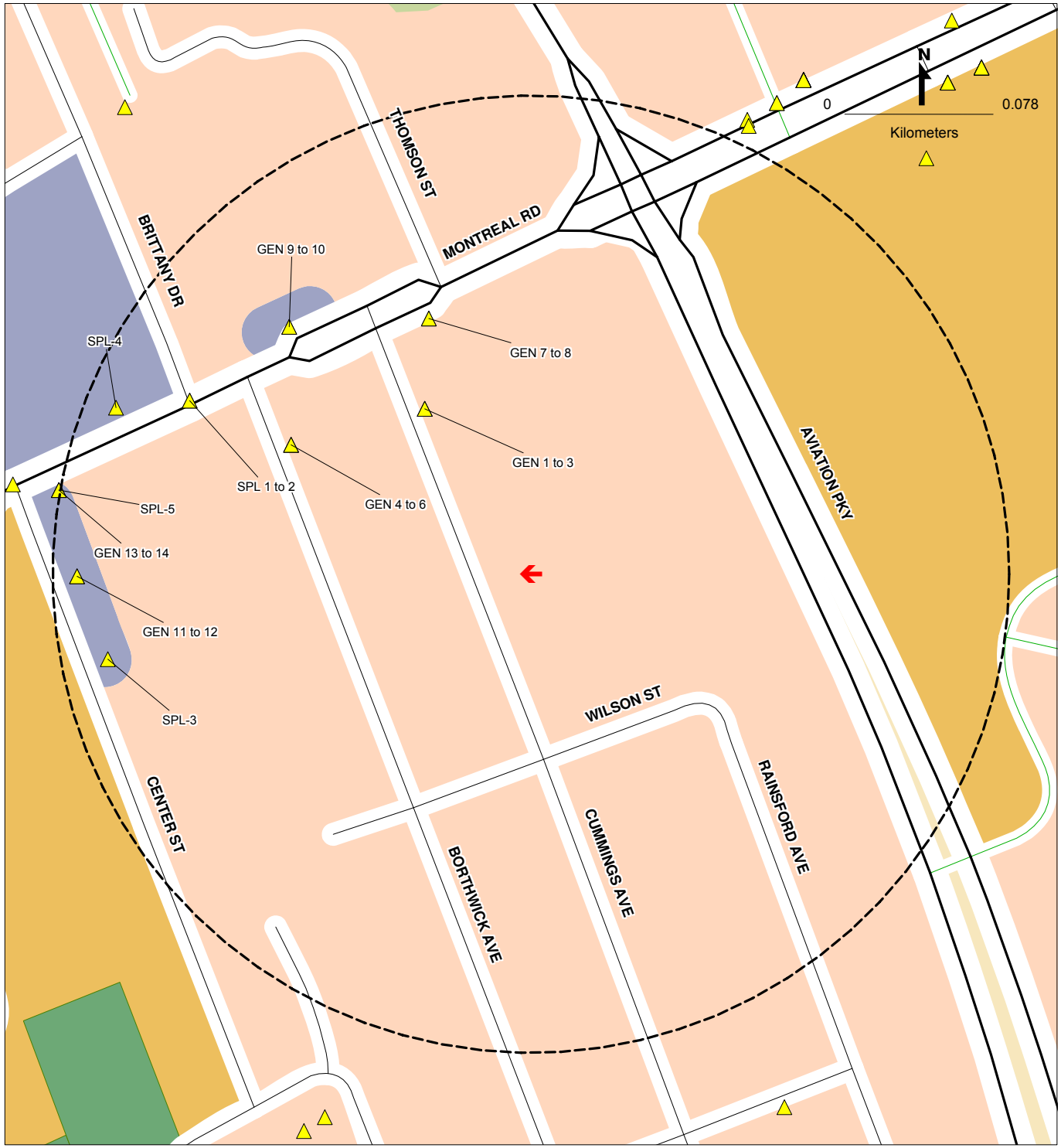
Recreation
- Golf Course/Driving Range
- Park/Sports Field
- Other Recreation Area
- Sports/Race Track
- Cemetery
- Campground

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 DIAGRAM



Site Report

Order Number: 20091021010
Site Name: Multi-tenant Residential Building
Site Address: 637 Cummings Avenue Ottawa, ON
Report Type: Custom Report, 0.25 km Search Radius

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

A search has been conducted for this site (address) and company name. No records were found, within the database(s) selected, that meet either of these criteria.

Detail Report

Order Number: 20091021010
Site Name: Multi-tenant Residential Building
Site Address: 637 Cummings Avenue Ottawa ON
Report Type: Custom 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

Ontario Spills

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-1	BRITTANY ANIMAL HOSPITAL	603 CUMMINGS AVENUE OTTAWA K1K 2K5	8619	OTHER SPECIALTY HP.	264	PHOTOPROCESSING WASTES
			Generator #:	ON0732101	312	PATHOLOGICAL WASTES
			Approval Yrs:	89,90,99		
GEN-2	BRITTANY A(OUT OF BUSINESS)	603 CUMMINGS AVENUE OTTAWA K1K 2K5	8619	OTHER SPECIALTY HP.	264	PHOTOPROCESSING WASTES
			Generator #:	ON0732101	312	PATHOLOGICAL WASTES
			Approval Yrs:	00,01		
GEN-3	BRITTANY ANIMAL HOSPITAL 06-371	603 CUMMINGS AVENUE OTTAWA K1K 2K5	8619	OTHER SPECIALTY HP.	264	PHOTOPROCESSING WASTES
			Generator #:	ON0732101	312	PATHOLOGICAL WASTES
			Approval Yrs:	92,93,94,95,96,97,98		
GEN-4	BRITTANY ANIMAL (OUT OF BUSINESS)	609 BORTHWICK AVE. OTTAWA K1K 2L8	8619	OTHER SPECIALTY HP.	264	PHOTOPROCESSING WASTES
			Generator #:	ON0732100	312	PATHOLOGICAL WASTES
			Approval Yrs:	89,90		
GEN-5	BRITTANY ANIMAL (OUT OF BUSINESS) 06-212	609 BORTHWICK AVE. OTTAWA K1K 2L8	8619	OTHER SPECIALTY HP.		
			Generator #:	ON0732100		
			Approval Yrs:	92,93,94,95,96,97,98		
GEN-6	BRITTANY ANIMAL HOSPITAL	609 BORTHWICK AVE. OTTAWA K1K 2L8	0211	VETERINARY SERVICE	264	PHOTOPROCESSING WASTES
			Generator #:	ON0732100	312	PATHOLOGICAL WASTES
			Approval Yrs:	86,87,88		
GEN-7	THOMAS KRAL ST. LAURENT ANIMAL HOSPITAL	654 MONTREAL ROAD OTTAWA K1K 0T3	0211		264	PHOTOPROCESSING WASTES
			Generator #:	ON0732102	312	PATHOLOGICAL WASTES
			Approval Yrs:	00,01,02,03,04,05,06		
GEN-8	THOMAS KRAL ST. LAURENT ANIMAL HOSPITAL	654 MONTREAL ROAD OTTAWA K1K 0T3			264	Photoprocessing wastes
			Generator #:	ON0732102	312	Pathological wastes
			Approval Yrs:	As of June 2009		
GEN-9	ORLEANS RADIOLOGY SERVICES LTD. 29-203	BRITTANY RADIOLOGY 649 MONTREAL RD. SUIT 206 OTTAWA K1K 0T4	0007	LETTER ACKNOWLEDG.		
			Generator #:	ON0718802		
			Approval Yrs:	92,93,94		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-10	ORLEANS RADIOLOGY SERVICES LTD.	BRITTANY RADIOLOGY 649 MONTREAL RD. SUIT 206 OTTAWA K1K 0T4	0007	LETTER ACKNOWLEDG. **Generator #:** ON0718802 **Approval Yrs:** 86,87,88,89,90		
GEN-11	SUPREMA DRY CLEANERS 35-434	617 CENTER STREET-VANIER OTTAWA K1K 2N8	9721	POWER LAUND./CLEANER **Generator #:** ON1332300 **Approval Yrs:** 92,93,94,95,96,97,98	241	HALOGENATED SOLVENTS
GEN-12	SUPREMA DRY CLEANERS	617 CENTER STREET-VANIER OTTAWA K1K 2N8	9721	POWER LAUND./CLEANER **Generator #:** ON1332300 **Approval Yrs:** 90	241	HALOGENATED SOLVENTS
GEN-13	INDEPENDENT GROCERS	596 MONTREAL RD OTTAWA K1K 0T9	445110	Supermarkets and Other Grocery (except Convenience) Stores **Generator #:** ON6217638 **Approval Yrs:** 05	263	ORGANIC LABORATORY CHEMICALS
GEN-14	Loblaw Properties Limited	596 Montreal Rd. Ottawa K1K 0T9	445110	Supermarkets and Other Grocery (except Convenience) Stores **Generator #:** ON8300138 **Approval Yrs:** 04		

Ontario Spills

Map Key	Company	Address	Ref No.	Incident Dt	MOE Reported Dt	Contaminant Name	Contaminant Quantity
SPL-1	PRIVATE RESIDENCE	MONTREAL RD & BRITNEY RD MOTOR VEHICLE (OPERATING FLUID) OTTAWA CITY	202996	6/9/2001	6/9/2001		
		Incident Summary: PRIVATE RESIDENT, MVA: 20 L GAS TO ROAD AND C/B.CONTAINED AND CLEANED. **Incident Cause:** OTHER TRANSPORTATION ACCIDENT **Incident Reason:** UNKNOWN **Nature of Impact:** Water course or lake **Receiving Medium:** Land, Water **Environmental Impact:** Possible					
SPL-2	MOTOR VEHICLE	INTERSECTION OF MONTREAL ROAD AND BRITTANY MOTOR VEHICLE (OPERATING FLUID) OTTAWA CITY	202975	6/9/2001	6/9/2001		
		Incident Summary: MVA:10L GAS TO STORM SEWER DUE TO ACCIDENT SEWERMATIC CLEANING UP **Incident Cause:** OTHER TRANSPORTATION ACCIDENT **Incident Reason:** UNKNOWN **Nature of Impact:** Multi Media Pollution **Receiving Medium:** Land, Water **Environmental Impact:** Possible					
SPL-3	OTTAWA HYDRO	627 CENTER STREET TRANSFORMER OTTAWA CITY K1K 2N8	88184	7/8/1993	7/8/1993		
		Incident Summary: OTTAWA HYDRO: 1 OZ. OIL TO GROUND FROM TRANSFORMER **Incident Cause:** COOLING SYSTEM LEAK **Incident Reason:** EQUIPMENT FAILURE **Nature of Impact:** **Receiving Medium:** LAND **Environmental Impact:** NOT ANTICIPATED					
SPL-4	PRIVATE BUSINESS	MARK MOTORS, 611 MONTREAL ROAD, OTTAWA, 613-749-4275 STORAGE TANK OTTAWA CITY K1K 0T8	111688	3/23/1995	4/6/1995		
		Incident Summary: BACKENTRY\\MARK MOTORS-UNKQTY HEATING FUEL TO GND, SEWER. CITY CLEANING. **Incident Cause:** UNDERGROUND TANK LEAK **Incident Reason:** UNKNOWN **Nature of Impact:** Groundwater pollution **Receiving Medium:** LAND / WATER **Environmental Impact:** POSSIBLE					
SPL-5	CANADIAN WASTE SERVICES	PARKING LOT BEHIND INDEPENDENT GROCIERS 596 MONTREAL ROAD, OTTAWA MOTOR VEHICLE (OPERATING FLUID) OTTAWA K1K 0T9	190553	11/16/2000	11/16/2000		
		Incident Summary: CANADIAN WASTE: SPILL OF 50-200 L OF HYDRAULIC OIL-CONTAINED, CLEANING. **Incident Cause:** VALVE/FITTING LEAK OR FAILURE **Incident Reason:** MATERIAL FAILURE **Nature of Impact:** Soil contamination **Receiving Medium:** LAND **Environmental Impact:** POSSIBLE					

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.

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 Mar 2008** **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. For more current Certificate of Approval information please see the EBR database, which will include information such as 'Approval for discharge into the natural environment other than water (i.e. Air) (EPA s.9)', and Approval for sewage works (OWRA s.53(1).

TSSA Commercial Fuel Oil Tanks **1948-Jan 2009** **CFOT**

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

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-Aug 2009** **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-Aug 2009** **EBR**

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, licence, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes things like; Approval for discharge into the natural environment other than water (i.e. Air), Permit to Take Water (PTTW), Certificate of Property Use (CPU), Approval for a waste disposal site, Order for preventative measures.(EPA s. 18), Order for conformity with Act for waste disposal sites.(EPA s. 44), Order for remedial work.(EPA s. 17) and many more.

TSSA Fuel Storage Tanks **Current to Dec 2008** **FST**

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

Ontario Regulation 347 Waste Generators Summary **1986-Jun 2009** **GEN**

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

Mineral Occurrences **1846-Sept 2008** **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), 1994-2007** **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-Aug 2009** **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.

Pesticide Register **1988-Nov 2008** **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 (TSSA).

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, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Record of Site Condition **1997-Sept 2001, Oct 2004-Aug 2009** **RSC**

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental cleanup orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use, such as residential, proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up. Information available includes Registration Number, Filing Owner, Property Address, Filing Date and Municipality.

Ontario Spills **1988-2008** **SPL**

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Wastewater Discharger Registration Database **1990-2006** **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. For more current information for Waste Disposal Sites please see the EBR database, which will include information such as 'Approval for a waste disposal site (EPA s.27)' and 'Approval for use of a former waste disposal site (EPA s.46)'.

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 **1955-2008** **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 now also included in the database and is no longer provided as a separate report.

Federal Government Source Databases: Diagram Identifier:

Environmental Effects Monitoring **1992-2007*** **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-Jun 2007** **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-May 2009** **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. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

National Defence & Canadian Forces Spills **Mar 1999-Jul 2009** **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-April 2007** **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 1993-2007 **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-March 2007 **TCFT**

With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. This inventory will also include The Pickering Lands, which refers to the 7,530 hectares (18,600 acres) of land in Pickering, Markham and Uxbridge - owned by the Government of Canada since 1972. Properties on this land has been leased by the government since 1975, falls under the Site Management Policy of Transport Canada, but administered by Public Works and Government Services Canada. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Private Source Databases:

Anderson's Waste Disposal Sites 1860s-Present **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 2009** **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.

Chemical Register **1992, 1999-Feb 2009** **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-Apr 2009** **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-Jun 2009** **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 2009** **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-Jun 2008** **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 IV

PHOTOGRAPHS

Photo 1 – General exterior view of the Site Building (north elevation).

Photo 2 – General exterior view of the Site Building (south elevation).

Photo 3 – General exterior view of the Site Building (east elevation).

Photo 4 – General exterior view of the Site Building (west elevation).

Photo 5 – General view of the parking garage located on the east portion of the Site.

Photo 6 – Properties located north of the Site.

Photo 7 – Properties located south of the Site.

Photo 8 – Properties located west of the Site.

APPENDIX V
QUALIFICATIONS OF ASSESSOR

QUALIFICATIONS OF ASSESSORS

CHRISTINE AUBIN, B.A, PROJECT MANAGER

Christine Aubin is a Project Manager within the Environmental Due Diligence & Remediation group in the Ottawa Office. Ms. Aubin obtained an Honours Bachelor of Arts in Environmental Studies from Carleton University in 2008. Ms. Aubin has five years of experience in the environmental consulting industry and has been involved in several Phase I Environmental Site Assessments.