PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

530 GUELPH STREET, GEORGETOWN, TOWN OF HALTON HILLS, ONTARIO

PREPARED FOR:

HALTON MANAGEMENT INC.

PREPARED BY:

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CROZIER

Revision Number	Date	Comments
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Rev.1	July 29, 2025	Issued final report to client

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1.0 EXECUTIVE SUMMARY

C.F. Crozier & Associates Inc. (Crozier) was retained by Halton Management Inc. (the "Client") to conduct a Phase One Environmental Site Assessment (Phase One ESA) in accordance with the requirements of Ontario Regulation 153/04: "Records of Site Condition" ("O. Reg. 153/04") in support of the proposed development status change at 530 Guelph Street in The Town of Halton Hills, Ontario (the "Phase One Property", the "Site"). The location of the Phase One Property and its surroundings are illustrated on **Figures 1** and **2**, **Appendix A**.

The Phase One Property was first transferred from Crown land to Robert Miller in 1824. The Site was subsequently owned by various individuals, estates and trusts until its transfer to Riviera (Norval) Limited from 1962-1971. Since then, the Site has been owned by various real estate, numbered companies and individuals until it was transferred to the present Site owner, Norval Centre Inc. in 2021.

The Phase One Property consists of one (1) parcel of land approximately 2.7 ha (6.6 acres) in area, and includes an existing centrally located vacant commercial building, formerly used as a nightclub (Pavilion Building, circa 1967), an additional building occupied by Empyrean Motorsport Inc. used for ATV rentals and repairs since 2022 (Accessory Building, circa 1975), and a derelict storage building near the northwest perimeter of the Site. The north portion of the Site is primarily an asphalt parking lot, and the Credit River bisects the eastern portion of the Site, flowing from north to south. A layout of the Site buildings and features is presented on **Figure 3** in **Appendix A**.

The Site is located in a mixed use residential and commercial area, bounded by Guelph Street and commercial retail properties further to the north, agricultural or vacant lands east of the Credit River, vacant forested lands to the south, and residential and commercial retail properties to the west.

One (1) domestic water supply well was reportedly installed in 1954 north of the main Site buildings, to a reported depth of 16.5 mbgs. Crozier observed a concrete structure in the same vicinity, which is likely this former well. The Site representatives reported that potable water is now provided by the Region of Halton. Wastewater is collected and treated via an on-Site septic system consisting of three (3) septic tanks each discharging to corresponding septic beds.

Shallow horizontal groundwater within the Phase One Study Area is inferred to generally flow to the southeast. There are no Areas of Natural Significance (ANS) or other Environmentally Sensitive Areas identified within the Phase One Study Area.

Imported fill material of unknown quantity was reportedly placed near the southern boundary of the Phase One Property for grading purposes by a former Site owner. Crozier observed the fill material during the Site reconnaissance, which appeared to be a mixture of poorly sorted mixture of granular and fine material.

A review of historical records and information obtained from the Phase One Site reconnaissance identified the presence of four (4) Potentially Contaminating Activities (PCAs) on-Site relating to the current and past use of the Phase One Property. No off-site PCAs with the potential to impact the Phase One Property were identified within the Phase One Study Area. The on-Site PCAs result in four (4) Areas of Potential Environmental Concern (APECs) as listed below.

PCAs are identified on **Figure 4**, and APECs on **Figure 5** in **Appendix A**.

- APEC-1: Imported fill of unknown quality near the southern Site perimeter;
- APEC-2: On-Site ATV maintenance since 2022, and observed ground staining in close proximity to the septic system sumps in the basement of the Accessory Building; and,
- APEC-3: Black staining on the exterior granular surface south of the Accessory Building.
- APEC-4: On-Site septic system with capacity of 40,000 L/day and history of failure.

Given the presence of APECs identified at the Phase One Property, a Phase Two ESA is required to assess soil and groundwater quality at the Site in accordance with the requirements of O. Reg. 153/04.

This Executive Summary provides a brief overview of the Phase One ESA findings. It is not intended to be a substitute for the complete report, nor does it detail specific issues discussed within the report. This summary is not to be adopted in lieu of reviewing the complete report and is subject to the same limitations contained in this report.

2.0 INTRODUCTION

2.1 Background

C.F. Crozier & Associates Inc. (Crozier) was retained by Halton Management Inc. (the "Client") to conduct a Phase One Environmental Site Assessment (Phase One ESA) in accordance with the requirements of Ontario Regulation 153/04: "Records of Site Condition" ("O. Reg. 153/04") in support of the proposed development status change at 530 Guelph Street in The Town of Halton Hills, Ontario (the "Phase One Property", the "Site"). The location of the Phase One Property and its surroundings are illustrated on **Figures 1** and **2**, **Appendix A**.

The general purpose of a Phase One ESA is to:

1. Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One Property;

2. Determine the need for a Phase Two Environmental Site Assessment (Phase Two ESA); and

3. Provide a basis for carrying out any Phase Two ESA necessary prior to the filing of a Record of Site Condition (RSC), if required.

A Phase One ESA is a preliminary study in which it is sufficient to only assess those liabilities which can be documented by a visual inspection of the property and review of available sources of information relevant to the Phase One Property. The Phase One ESA does not include sampling or testing of air, soil, ground water or building materials. These analyses would usually be conducted in a Phase Two ESA and/or a Designated Substance and Hazardous Materials Survey, if warranted.

The findings presented in this report may be used subject to the qualifications stated under **Section 10.0**. No other party shall have the right to rely on any service provided by Crozier without prior written consent. Use of this report by any other party shall be at such party's sole risk.

2.2 Phase One Property Information

The Phase One Property consists of one (1) parcel of land approximately 2.7 ha (6.6 acres) in area, and includes an existing centrally located vacant commercial building, formerly used as a nightclub (Pavilion Building, circa 1967), an additional building occupied by Empyrean Motorsport Inc. used for ATV rentals and repairs since 2022 (Accessory Building, circa 1975), and a derelict storage building near the northwest perimeter of the Site. The north portion of the Site is primarily an asphalt parking lot, and the Credit River bisects the eastern portion of the Site, flowing from north to south.

The Phase One Property is located in a mixed use residential and commercial area, bounded by Guelph Street and commercial retail properties further to the north, agricultural or vacant lands east of the Credit River, vacant forested lands to the south, and residential and commercial retail properties to the west. A summary of the surrounding property uses is provided in **Figure 2** in **Appendix A**, and a survey of the Phase One Property is presented in **Appendix A**.

Additional Phase One Property details and improvements are provided in **Table 1** and **Table 2**, respectively.

Table 1: Phase One Property Description

Item / Topic	Details
Municipal Address	530 Guelph Street, Halton Hills, Ontario
UTM Centroid Coordinates	Easting: 592199 Northing: 4833172 Zone 17T
Parcel Identification Numbers (PINs)	25060-0122 (LT)
Legal Description(s)	PART LOT 11 CON 11 ESQUESING (parts 1-4, 20R-21405)
Area	2.7 ha (6.6 acres)
Current Owner	Norval Centre Inc. (since 2021)
Owner/Client Contact Info	Norval Centre Inc. • Kashmir Singh Nizzer Halton Management Inc. • Harleen Baath, Manager • 416-274-8622 • haltonmanagement@gmail.com
Project Qualified Person	Michael Birch, P.Geo. (Crozier)
Current Zoning	HC – Hamlet Commercial

Table 2: Phase One Property Improvements

Item / Topic	Details
Buildings On-Phase One Property	Pavilion Building (1967) Accessory Building (1975) Derelict Storage Building Storage Shed
Subsurface Levels	Accessory Building has a single-level basement
Heating / Cooling	Pavilion Building: forced air natural gas furnace with exterior air conditioning unit. Accessory Building: combined electrical and forced air natural gas heating. Derelict Storage Building: electric heating
Emergency Generators	None
Utility Providers	Water: Region of Halton Sanitary: Septic system Electricity: Region of Halton Natural Gas: Enbridge

3.0 SCOPE OF INVESTIGATION

The scope of work was conducted in general conformance with Crozier's proposal dated October 9, 2024. As part of this Phase One ESA, Crozier conducted historical and regulatory records research, a visual inspection of the Phase One Property and observations of the surrounding properties from publicly accessible areas and an interview with a Phase One Property Representative.

The scope of work included the following tasks:

- Conducted a review of reasonably accessible records pertaining to the current use and all past uses of the Phase One Property, such as fire insurance plans, chain of title, and a Ministry of the Environment, Conservation and Parks (MECP) Freedom of Information (FOI) request.
- Made all reasonable inquiries to obtain and review accessible information within 250 m of the boundaries of the Phase One Property (the "Study Area"), such as National Pollutant Release Inventory (NPRI) records, records of PCB storage or waste generating sites, environmental compliance approvals, environmental incidents, waste management records, Areas of Natural Significance, TSSA tank records, landfill records, aerial photographs, topographic and geologic maps, Water Well Records (WWRs), etc.
- Completed a detailed Phase One Property Reconnaissance and interview with a Phase One Property Representative familiar with the existing and historical Phase One Property activities. Where applicable, the interview included topics such as Phase One Property use and operations, material/waste handling and storage, production, air emissions, water use, wastewater discharge, hazardous material handling, above and underground storage tanks, etc.
- Reviewed previous environmental, hydrogeological, and/or geotechnical reports, if available.
- Prepared this Phase One ESA report containing the information obtained and any identified issues of potential environmental concern.

4.0 RECORDS REVIEW

4.1 General

4.1.1 Phase One ESA Study Area Determination

The Study Area was determined to be 250 m from the Phase One Property boundaries. No surrounding property use outside of the 250 m boundary was identified which would result in the need to extend the Phase One Study Area beyond 250 m.

4.1.2 First Developed Use Determination

Based on a review of documentation, including a Chain of Title search, historic aerial photographs, and city directories, the first developed use of the Phase One Property is commercial in approximately 1967.

4.1.3 Fire Insurance Plans and Insurance Reports

Crozier requested a search of Fire Insurance Plans ("FIPs") and other available insurance reports for the Phase One Study Area from ERIS. The ERIS search returned the following results (in order of the details provided in the search results presented in **Appendix C2**):

- No FIPs identified within the Phase One Study Area;
- 530 Guelph Street (Phase One Property), three (3) insurance reports:
    - 1991 Construction, Occupancy, Protection, Exposure (Cope) Report for 527016 Ontario Ltd;
    - 1989 Site Plan Report for 527016 Ontario Ltd; and,
    - 1989 Multirisk Report for Riviera Centre A/O Club 2000 Riverside Spa.

1991 Cope Report

The 1991 Cope Report identified the presence of a single-storey (with a partial second floor mezzanine) commercial building with concrete and wood joist floors and a wood joist roof occupied by a night club with commercial cooking equipment (Pavilion Building, circa 1967). Connected by a wood frame passageway, a second 1,2 storey health club (Accessory Building, circa 1975). The Pavilion Building was heated through a forced air gas furnace, and the Accessory Building through a combination of a forced air gas furnace and electrical heating. It was recommended to install an automatic fire suppression system including a private fire hydrant and verify the existing fire alarm system.

1989 Site Plan Report

The 1989 Site Plan Report included a single site plan sketch of the Pavilion Building (formerly Club 2000), which was a night club with a kitchen, and the Accessory Building (formerly Riverside Spa), which included a pool and fitness area.

1989 Multirisk Report

The 1989 Multirisk Report insurance report indicated the Site owner was Riviera Centre A/O Club 2000 Riverside Spa, and operated Club 2000 nightclub and the Riverside Spa. Most of the other details within were consistent with previous insurance reports. The Riverside Spa was under renovations at the time, and included an exercise room, weight room, indoor and outdoor pools, saunas and associated changes rooms. No fuel tanks or combustible materials storage were noted at either Site building.

4.1.4 Chain of Title

A Chain of Title search (**Appendix C4**) was requested as part of the Phase One ESA which identified that the Phase One Property was first transferred from Crown land to Robert Miller in 1824. The Site was subsequently owned by various individuals, estates and trusts until its transfer to Riviera (Norval) Limited from 1962-1971. Since then, the Site has been owned by various real estate, numbered companies and individuals until it was transferred to the present Site owner, Norval Centre Inc. in 2021.

4.1.5 Environmental Reports

No previous environmental reports were available for review as part of the Phase One ESA.

4.2 Environmental Source Information

4.2.1 Freedom of Information Requests

Ministry of the Environment, Conservation and Parks

A Freedom of Information (FOI) request was filed with the MECP on May 8, 2024, for information relating to any control orders, violation notices, spills, or other environmental concerns. The MECP responded on May 9, 2025 acknowledging the request. The MECP provided a notice of extension letter on June 17, 2025 indicating that disclosure of records may affect a third party and additional time was required to review. A decision letter was provided by the MECP on July 9, 2025 identifying that records were found in relation to the Phase One Property, however they would not be released until August 15, 2025 due to the allowance of time for a potentially affected third party to appeal the decision. As a result, the MECP FOI records have not been received or reviewed as of the date of this report. Should the results of the records search alter the findings of the Phase One ESA report, the Client will be notified in writing.

Technical Standards & Safety Authority

A request was filed with the Ontario Technical Standards & Safety Authority (TSSA) on May 20, 2025, to obtain information on file with respect to the presence of petroleum products at the Phase One Property (i.e., liquid, and gaseous). The TSSA replied on May 20, 2025, indicating that there are no records on file for the Phase One Property.

Town of Halton Hills

An FOI request to the Town of Halton Hills was submitted on May 26, 2025, the request was acknowledged on May 27, 2025. The Town of Halton Hills provided a response on June 26, 2025 providing the following documents:

- A letter from the Town to the property owner dated March 20, 1998 relating to the identification of structural damage at the Accessory Building on-Site including a partially collapsed pool deck and damaged and falling ceiling tiles. The letter stated a set of actions requested by the Town, including the removal of damaged ceiling tiles, retention of a structural engineer to assess the sufficiency of the remaining floor assembly for the pool deck, and to obtain a permit to make repairs to the pool deck. The letter further stated that if the items were not completed within the prescribed time, the Town may proceed with the issuance of an order. No follow up documentation was provided relating to this issue.
- Records relating to a septic system failure at the Site, dated between April 27 and July 8, 1998. Details of the records identified the following:
    - An inspection of the Site was conducted by the Town of Halton Hills Building, Zoning & Enforcement Services Department on April 27, 1998 in response to a complaint related to a septic system failure. The initial inspection identified two (2) septic tanks on-Site which were reported to be filled to overflowing, with evidence of sewage effluent on the adjacent driveway and leading towards the nearby Credit River.

Following discussions with the tenant, the Town informed other regulatory agencies including the Halton Region Health Department, Ministry of the Environment (MOE, now MECP), Credit Valley Conservation Authority, and Federal Department of Fisheries and Oceans. Further discussion with the tenant identified a third septic tank at the Site, which was not overflowing. Septic tanks on-Site observed or reported during the inspection are summarized as follows:

- A "north" septic tank, located north of the Pavillion Building. Noted to be full with evidence of a previous discharge to the ground surface in the parking lot area;
- An "east" septic tank, located east of the Pavillion Building. Noted to be damaged with a broken top and curb, and was full to overflowing, with evidence of a discharge on the adjacent driveway and leading to the Credit River; and
- A "south-west" septic tank with no observations of damage or discharge.

The septic tanks listed above are consistent with the septic tanks identified in the 2002 Environmental Compliance Approval (ECA) for the Site (see **Section 4.2.2**).

- On April 28, 1998, the Town placed an order on the Site to pump out the septic tanks using a licensed waste hauler, and to retain a professional engineer to review and assess the system and propose remedial action.
- A re-inspection was conducted by the Town on April 29, 1998, which identified that the tenant had pumped the septic tanks out, but the north and east tanks had quickly refilled, which the inspector noted may suggest an issue with leaching beds backing up into the tanks.
- Various re-inspections and teleconferences conducted between April 30 and May 5 1998 identified that while an engineer had been retained on behalf of the owner of the Site, the tenant was pumping out the septic tanks at an insufficient frequency, had removed the posted order on the building several times, and had not provided a written agreement with a waste hauler related to the regular pumping of the tanks. As a result, an Order Prohibiting Occupancy of an Unsafe Building was issued on May 8, 1998.
- Following an inspection by an engineer on behalf of the Site owner, it was confirmed that the size of the septic system on-Site (>10,000 L/day) placed it within the jurisdiction of the MOE, and the response to the matter was transferred to the MOE on May 15, 1998. As a result of the transfer, the order prohibiting building occupancy by the Town was rescinded.
- It was reported in a memo dated July 8, 1998 that following transfer of the matter to the MOE, the Site owner was pumping out the septic system on a weekly basis and no further overflows had occurred, however no repairs or replacements had been conducted related to the septic system at that time.

While the documentation received did not confirm the conclusion of the issues related to the on- site septic system, subsequent ECAs approved for the Phase One Property in 2002 and 2007 (see **Section 4.2.2**) suggest that the matter was remedied to the satisfaction of the MECP.

The presence of an on-Site septic system with a capacity exceeding 10,000 L/day is a PCA which results in an APEC at the Phase One Property. Discussion relating to PCAs and APECs is provided in **Sections 7.2** and **7.3**, respectively.

Copies of all correspondence cited in this Section are provided in **Appendix B**.

4.2.2 ERIS Report

As part of the Phase One ESA, Crozier contracted EcoLog ERIS to conduct a database search for the Phase One Property and properties within a 300 m radius of the Phase One Property boundaries. A copy of the ERIS report is provided in **Appendix C1**. Records identified at the Phase One Property and within a 300 m radius of the property boundaries include listings in the following databases:

- BORE - Borehole
- CA – Certificates of Approval;
- ECA – Environmental Compliance Approval;
- EHS – ERIS Historical Searches
- GEN – Ontario Regulation 347 Waste Generators Summary;
- PINC – Pipeline Incidents;
- SPL – Ontario Spills; and
- WWIS – Water Well Information System.

Records pertaining to the Phase One Property are presented in **Table 3A** and records within the Phase One Study Area (within 250 m) are presented in **Table 3B**. ERIS listings which represent APECs to the Phase One Property are noted in bold font. For brevity, listings from databases generally not associated with PCAs, such as BORE, EHS, and WWIS listings, have not been included for off-Site properties.

Table 3A: ERIS Databases – Phase One Property

Address	Database	Date	Description
530 Guelph St.	CA / ECA	2002, 2007	Related to approvals for municipal and private sewage works for A. Euteneier Limited. Rated capacity of 40,000 L/day.
528 – 530 Guelph St.	EHS	2021	Historical ERIS search report.
530 Guelph St.	GEN	2017	Gardiner Insultation was registered as a generator of waste pigments, coatings and paints.
Not listed	WWIS	1954, 2020	Three (3) WWR records were identified within the boundaries of the Phase One Property, detailed in **Section 4.3.5**.

Based on review of the CA/ECA databases, an Amended Certificate of Approval was issued by the MECP on August 17, 2007, for municipal and private sewage works for the West Seven Entertainment Centre in Halton Hills (Phase One Property, formerly listed as the Nashville North night club).

The previous (2002) and newly approved (2007) sewage works consisted of the following:

- Lift station (basement of spa), existing lift station receiving all sewage from the spa and discharging raw sewage via submersible pump to a precast concrete two-compartment septic tank with a capacity of 4,500 L.
    - The 2007 approval involved upgrading this system by installing two (2) access risers and high level audible/visual alarm system, collecting raw sewage from the spa building via the lift station and discharging via gravity to the existing main leaching bed servicing the men's washroom of the Pavillion Building.
- Previously approved sewage works (2002) consisted of the following sanitary disposal systems with a total rated capacity of 40,000 L/day:
    - Women's Washroom (north of Pavillion Building): 27,000 L capacity two (2) compartment septic tank equipped with baffles, discharging by gravity to an existing inground 8.6 m x 25 m trench bed;
    - Men's Washroom (southeast of Pavillion Building): 27,000 L capacity system similar as above, discharging via gravity to an existing inground 12 m x 44–51 m trench bed);
    - East System (southwest of Pavillion Building): 27,000 L capacity in a similar configuration as the women's washroom disposal system.

The presence of an on-Site septic system with a capacity greater than 10,000 L/day is a PCA which results in an APEC at the Phase One Property.

The on-Site ERIS database listings did not identify any other PCAs. While the waste generation record is of note, the short time frame of registration (2017, over only two (2) manifests) and lack of specific details provided suggest the waste generation was in relation to restoration or renovations activities.

Discussion relating to PCAs and APECs is provided in **Sections 7.2** and **7.3**, respectively.

Table 3B: ERIS Databases – Phase One Study Area

Address	Direction	Distance (m)	Elev. Diff. (m)	Database	Date	Description
28 Adamson St.	SSW	51	9.4	PINC	2018	Pipeline incident, inferred natural gas pipeline release
				SPL	2018	Union Gas Limited release to air due to operational error
3, 5, 7 Adamson St.	W	60	6.4	PINC	2018	Pipeline incident, inferred natural gas pipeline release
				SPL		Union Gas pipeline methane release
						Enbridge Gas pipeline methane release
525 Guelph St.	NW	89	3.3	PINC	2018	Methane pipeline incident
				SPL		Union Gas pipeline methane release
523 Guelph St.	WNW	95	3.9	GEN	2014	Pathological waste generation from dental office
546 Guelph St.	ENE	154	4.3	GEN	2003 - 2008	Edifice Building Service Inc. generation of waste oils and lubricants
509 Guelph St.	WNW	202	1.3	GEN	2017	Dom-Meridian Construction Ltd. generation of light fuels

Based on the inferred regional groundwater flow direction (southeast, see **Section 4.3.2**), properties located northwest of the Site are considered upgradient, and properties southeast of the Site downgradient. No PCAs were identified in the ERIS listings that represent APECs to the Phase One Property based on the following:

- All of the noted 2018 pipeline incidences and releases west of the Site were related to methane gas (air releases), which are not considered a concern to the Phase One Property.
- The waste generation entries are noted to be from a limited time frame and based on either the nature of the listing or significant separation distance to the Site, are not considered a concern to the Phase One Property.
- Edifice Building Service Inc. was listed as a waste generator of waste oils and lubricants from 2003 to 2008 at 546 Guelph Street. Further, based on other sources, it appears this property is currently used as an automotive maintenance garage, which represents a PCA in the Phase One Study Area. However, based on the separation distance (154 m) and cross-gradient position to the Phase One Property, it is not considered an APEC.

The ERIS report also included listings outside of the Phase One Study Area, between 250 m and 300 m from the Phase One Property. The listings were related to a trucking transport company located at 2870 Bovaird Drive west, approximately 295 m northeast of the Site (inferred cross-gradient). Arthur Transport Company was a registered waste generator of waste oils and lubricants and reported the release of diesel fuel to the ground surface, no year was reported. The expected environmental consequences were listed as low. Based on the significant separation distance and inferred cross-gradient position to the Phase One Property, these listings are not considered an APEC to the Site, and therefore the Phase One Study Area was not increased beyond 250 m.

The ERIS report identified an additional eight (8) unplottable listings. A review of the unplottable listings did not identify any additional PCAs based on either the nature of the listing or insufficient location data (e.g., LOT 11 CON 11 Highway 7), which could be located anywhere within and outside of the Phase One Study Area.

4.2.3 City Directories

Crozier reviewed historical city directories provided by ERIS for the Phase One Property and surrounding properties. ERIS returned an inventory of listings from the Digital Business Directory from 1958 to 2023 in approximately 5-year intervals.

Table 4A and **Table 4B** provide a summary of relevant city directory listings for the Phase One Property and adjacent properties, respectively. The results of ERIS' City Directory Search are included in **Appendix C3**.

Table 4A: City Directory Listings - Phase One Property

Address	Year(s)	Listing or Land Use	PCA?
530 Guelph St.	1958, 1966, 1970, 1975, 1981, 1985, 1991, 1996	No listing	No
	2001, 2008, 2012	Nashville North (night club)	No
	2017	Nashville North (night club), West Seven Entertainment Centre	No
	2021, 2023	No listing	No

Table 4B: City Directory Listings – Phase One Study Area

Address		Year(s)	Listing(s)	PCA?
Adamson St. N	5	1958 – 1970	No listing	No
		1985 – 1996, 2008 – 2017	Residential or no listing	No
		2001	Carney Electric Limited	No
		2021 – 2023	Restaurant equipment	No

Address		Year(s)	Listing(s)	PCA?
Adamson St. S	15	1958 – 1970	No listing	No
		1991 – 2008	Residential or no listing	No
		2012 – 2023	Various Logistics / convenience support	No
Guelph St.	All	1958 – 1970	No listing	No
	518, 523	1975 – 2023	Various Health and wellness	No
	521	1975 – 2023	Residential or no listing	No
	525	1975 – 2023	Various commercial retail/restaurant	No
	528	1975 – 2017	No listing	No
		2021, 2023	Home improvement contractor	No
	546	1975 – 2001	No listing	No
		2008	Edifice Building Services	No
		2021, 2023	Automobile repair and service	**Yes**
Louisa St.	All	1958 – 1966	No listing	No
		1970 – 2023	Residential or no listing	No

Edifice Building Service Inc. was listed as a waste generator of waste oils and lubricants from 2003 to 2008 at 546 Guelph Street. Further, this property is currently used as an automotive maintenance garage, which represents a PCA in the Phase One Study Area. However, based on the separation distance (154 m) and cross-gradient position to the Phase One Property, it is not considered an APEC.

4.2.4 Access Environment

A review of the MECP online Access Environment database identified the following records for off- site properties within the Phase One Study Area:

- Two (2) ECAs for the Phase One Property related to sanitary sewage works, which are discussed in **Section 4.2.2**.

4.2.5 Coal Gasification Plants

A review of the MECP Inventory of Coal Gasification Plants did not identify any sites in the Phase One Study Area.

4.2.6 Ontario Landfills

A review of the MECP Inventory of Landfills did not identify any active or closed landfills within the Phase One Study Area.

4.3 Physical Setting Sources

4.3.1 Aerial Photographs

Crozier reviewed historical aerial photographs (presented in **Appendix D**) of the Phase One Property and surrounding areas. A summary of information from a review of the aerial photographs is presented in **Table 5**.

Table 5: Aerial Photograph Review

Year	Description	Concerns
1946	The Phase One Property consists of vacant/forested area. Adamson Street South is visible with some residential properties west of the Site, and Guelph Street north of the Site. Guelph Street is noted to be in a different configuration than present, crossing the Credit River further north. Properties to the west and south of the Site appear undeveloped.	None
1954	The aerial photograph is low resolution, making details difficult to discern. No significant changes to the Site or surrounding properties were noted.	None
1960	No significant changes to the Site or surrounding properties were noted, other than minor residential development east of the Site.	None
1974	The Site has been developed with the Pavilion and Accessory buildings in their present configuration. A former outdoor pool is observed south of the Accessory Building as part of the former spa operations. A secondary Site entrance is apparent from Guelph Street. Guelph Street now appears in its current configuration, crossing the Credit River immediately north of the Site. Additional commercial development is observed along Guelph Street, and residential and commercial development are present east and west of the Site.	None
1985	The Phase One Property appears similar to the 1974 photograph, apart from an additional structure visible south of the former pool. South of the Site, some vegetation was cleared for what appears to be a staging area. Surrounding properties otherwise appear to the 1974 photograph, other than agricultural development east of the Site,	None
1990	The aerial photograph is low resolution, making details difficult to discern. No significant changes to the Site or surrounding properties were noted.	None
2005	The additional structure south of the Accessory Building pool has been removed. No other significant changes are observed to the Phase One Property or surrounding properties.	None
2013	The pool south of the Accessory Building has been removed. No other significant changes are observed to the Phase One Property or surrounding properties. The Phase One Property and surrounding properties appear in the current configuration.	None
2023	No significant changes to the Site or surrounding properties were noted.	None

4.3.2 Topography, Hydrology, Geology

As shown on the survey of the Phase One Property (**Appendix A**), the majority of the Site lies at approximately 219 above mean sea level (mAMSL) and is relatively flat. An exception to this is the eastern portion of the Site which includes the Credit River, with a top of bank elevation of approximately 216 mAMSL.

Based on review of the Ontario Base Mapping (OBM) data presented in **Appendix E**, properties to the west of the Phase One Property are at higher elevation. The Credit River, which bisects the eastern portion of the Site, meanders generally eastwards within the Phase One Study Area, ultimately discharging to Lake Ontario approximately 25 kilometres southeast of the Site. Based on the above, shallow horizontal groundwater within the Phase One Study Area is inferred to generally flow to the southeast. Actual local ground water flow direction can also be influenced by factors such as underground structures, ornamental features such as berms, seasonal fluctuations, soil and bedrock geology, and production/dewatering wells.

According to mapping provided by ERIS (**Appendix E**), expected surficial geology surrounding the Site consists of fluvial deposits of undifferentiated gravel, sand, with some silt and clay from both former and current flood plains of variable permeability. Bedrock geology is identified as part of the Queenston Formation, comprised of shale, limestone, dolostone and sandstone. Based on publicly available well records, shale bedrock near the Phase One Property is anticipated at approximately 5 mbgs.

The Phase One Property is located within the area covered by the Credit Valley Source Protection Authority, and source protection details are as follows:

- Wellhead Protection Area: No
- Wellhead Protection Area (WHPA-E): No
- Issue Contributing Area: No
- Significant Groundwater Recharge Area: Yes; score is N/A
- Highly Vulnerable Aquifer: Yes; score is 6
- Wellhead Protection Area Q1: No
- Wellhead Protection Area Q2: No
- Intake Protection Zone Q: No

4.3.3 Fill Materials

Imported fill material of unknown quantity was reportedly placed near the southern boundary of the Phase One Property for grading purposes by a former Site owner. Crozier observed the fill material during the Site reconnaissance, which appeared to be a mixture of poorly sorted granular and fines. As the source and quality of the imported fill is unknown, this is considered an APEC to the Phase One Property.

Additionally, small quantities of granular material/re-worked native material used as granular base for the building foundations and driveway/parking areas.

4.3.4 Water Bodies and Areas of Natural Significance

The nearest water body is the Credit River, which bisects the eastern portion of the Site from north to south, and meanders generally eastwards within the Phase One Study Area.

According to Areas of Natural Significance ("ANS") mapping provided by ERIS (**Appendix E**) there are no ANS or other Environmentally Sensitive Areas within the Phase One Study Area. The nearest ANS is the Georgetown Credit Valley ANS (life science ANS), located approximately 560 m west of the Site.

4.3.5 Well Records

A review of the MECP database of WWRs reported by ERIS within 300 m of the boundaries of the Phase One Property (**Appendix C1**) indicates the following (note, ERIS reports location errors from 30-100 m for records pre-1985):

- Three (3) WWR records were identified within the boundaries of the Phase One Property, detailed below:
    - One (1) domestic water supply well installed in 1954 immediately north of the main Site buildings, to a reported depth of 16.5 mbgs. Crozier observed a concrete structure in the same vicinity, which is likely this former well. The Site Representative reported that potable water is now provided by the Region of Halton.
    - Two (2) overburden monitoring wells installed in 2020 at the northeast portion of the Site, one (1) immediately west of the Credit River, and the other immediately east. It is suspected that these wells are in fact located off-Site to the northeast, as according to the Site representatives, no environmental assessments have been conducted at the Site.
    - On-Site geology was reported to consist of clay and gravel from surface to approximately 3.0 to 4.6 mbgs, with underlying shale.
    - The two (2) monitoring wells were screened near the overburden/shale interface, from approximately 2.1 to 5.2 mbgs, and the domestic supply well reportedly encountered deeper groundwater at 15.8 mbgs, which rose to 11.6 mbgs after drilling.
- A total of forty-four (44) WWR records were reported within 300 m of the boundaries of the Phase One Property. Wells were installed at depths ranging from 5.2 to 47.9 mbgs and for a variety of uses, including: domestic and commercial water supply, irrigation, monitoring and abandonment records.

4.3.6 Phase One Property Operating Records

No Phase One Property operating records were available from the Site representatives for review.

5.0 INTERVIEWS

Crozier interviewed the following individual related to the Phase One Property and current/historical on-Phase One Property operations.

Name	Title, Company	Date / Location
Kashmir Singh Nizzer	Site Owner, Norval Centre Inc.	May 20, 2025 / On-Site
Harleen Baath	Development Manager Halton Management Inc.	

Briefly, the Site Representatives indicated the following details which were not readily available through other sources:

- The historical, current, and future use of the Phase One Property is commercial.
- The Pavilion Building is vacant, and the Accessory Building has been occupied since 2022 by Empyrean Motorsport Inc., an ATV rental and repair shop.
- Utility services are provided by the Region of Halton (hydro and potable water) and Enbridge (natural gas). There are no municipal sanitary/wastewater services, as the Site utilizes an on-Site septic system located primarily south of the Pavilion and Accessory buildings.
- The Credit Valley Conservation (CVC) issued a violation notice on December 17, 2024, with respect to the unauthorized placement of fill near the southern Site perimeter (see **Section 4.3.3**).
- No spills or incidents that could have affected the environmental quality of the Phase One Property are known to have occurred on-Site.
- There are no existing aboveground or underground storage tanks on-Site, and the Site Representatives were not aware of any historically.
- There were no known past environmental monitoring programs or assessments conducted at the Site.

Additional information provided by the Site Representatives are incorporated into the various items within **Section 6.0**. Crozier compared the information obtained from the interview with information obtained from historical records. Where applicable, the information provided by the Phase One Property Representative was corroborated by the available historical records. As such, Crozier has no significant concerns regarding the validity of the information provided by the individuals interviewed for the Phase One ESA.

6.0 PHASE ONE PROPERTY RECONNAISSANCE

6.1 General Requirements

Crozier representative Michael Birch, P.Geo., a Senior Geoscientist, conducted a visual assessment of the Phase One Property on May 20, 2025, between the hours of 12:00 PM and 2:30 PM. Mr. Birch was accompanied by Site Representatives listed in **Section 5.0**. The weather during the Phase One Property visit was a mix of sun and clouds, at approximately 12 degrees Celsius. No access restrictions across the Phase One Property were encountered.

The Phase One Property visit consisted of a walkthrough of all buildings and areas on-Site and a visual reconnaissance of neighbouring properties from publicly accessible areas. Selected photographs taken during the Phase One Property Reconnaissance are presented in **Appendix F**, along with a detailed description of each photograph. Various Site features are outlined in **Figure 3** in **Appendix A**.

6.2 Specific Observations at the Phase One Property

6.2.1 Buildings at the Phase One Property

The Phase One Property was occupied by the following buildings at the time of the Site reconnaissance:

- Centrally located vacant commercial building, formerly used as a nightclub (Pavilion Building, circa 1967), heated with a natural gas furnace.
- Centrally located building occupied by Empyrean Motorsport Inc. used for ATV rentals and maintenance (Accessory Building, circa 1975), with a basement and heated with a combination of electric heaters and a natural gas furnace.
- Derelict storage building near the northwest perimeter of the Site, with electric heating.

The layout of the Site buildings is presented on **Figure 3** in **Appendix A**.

6.2.2 Utilities

The Phase One Property is serviced by the Region of Halton (hydro and potable water) and Enbridge (natural gas). There are no on-Site wastewater services, as the Phase One Property utilizes an on-Site septic system in the vicinity of the Pavilion and Accessory buildings.

An Amended Certificate of Approval was issued by the MECP on August 17, 2007, for municipal and private sewage works at the West Seven Entertainment Centre in Halton Hills (Phase One Property, formerly listed as the Nashville North night club). The sewage works reportedly consist of three (3) 27,000 L capacity septic tanks, each with inground trench beds servicing the Pavilion building, and a lift station with a 4,500 L capacity septic tank which collects discharges from the Accessory building to the leaching bed located southeast of the Pavilion building (see **Section 4.2.2**).

6.2.3 Chemical, Fuel, and Vehicle Storage

Chemical storage was observed in several areas throughout the Site. Chemical storage observed in the buildings is summarized in **Table 6** below.

Table 6: Chemical, Fuel and Vehicle Storage

Topic	Findings
Chemicals and Petroleum Products	Pavilion Building: Small quantity paint cans in supplier containers were observed stored on shelves above a concrete floor within the furnace room. Accessory Building: Within the maintenance area, several plastic jerry cans containing fuel, and plastic containers/pans containing motor oil were observed near staining on the composite tiled floor surface. Additional small quantity containers of motor oils and lubricants were stored on shelves within the maintenance area.
Hazardous Waste Management	According to the Accessory Building tenant, waste oil is collected in small portable containers and disposed off-Site by the tenant at a disposal facility, as needed.
Compressed Gases	No compressed gas tanks were reported or observed. One (1) electric air compressor was observed in the Accessory Building maintenance area.
Above Ground Storage Tanks	None observed or reported.
Underground Storage Tanks	None observed or reported.
Unidentified Substance Containers	None observed or reported.
Vehicle Storage	Numerous ATVs and dirt bikes were stored within the Accessory Building as part of the rental and repair business. Two (2) derelict camping trailers were observed at the Phase One Property: one (1) south of the Pavilion building, and one (1) near the southwest Site perimeter.

6.2.4 Solid and Liquid Waste

General non-hazardous waste and recycling generated at the Phase One Property is stored in dedicated bins located near the Pavilion and Accessory buildings and is collected by municipal waste collection. A pile of tires was observed south of the Accessory Building, and some miscellaneous debris was observed within the derelict storage building, and storage shed in the northwest portion of the Site. According to the Accessory Building tenant, waste oil is collected in small portable containers and disposed off-Site by the tenant at a disposal facility, as needed.

6.2.5 Hydraulic Equipment

No permanent or mobile hydraulic equipment was observed to be present at the Phase One Property.

6.2.6 Water and Wastewater

Information related to water and wastewater at the Phase One Property are summarized in **Table 7**.

Table 7: Water and Wastewater

Topic	Findings
Water Supply	Potable water service is provided by the Region of Halton
Wells	Crozier observed a concrete structure in the central portion of the Site, which was likely a former portable well. The Site representatives reported that potable water is currently provided by the Region of Halton.
Wastewater / Sanitary	There are no municipal wastewater services, as the Phase One Property utilizes an on-Site septic system in the vicinity of the Pavilion and Accessory buildings, see **Section 4.2.2**. Two (2) access ports for septic tanks were observed adjacent to the southeast of the Pavillion Building.
Storm Water	No stormwater services or sewers were reported or observed. Based on the topography at the Phase one Property, it is anticipated that stormwater either infiltrates the exterior ground surface, or discharges to the east towards the Credit River via overland flow.
Pits, Ponds, and Lagoons	No pits, ponds, or lagoons were observed at the Phase One Property.
Drains, Sumps, Oil-Water Separators	Two (2) potential sumps were observed on the concrete ground surface in the basement of the Accessory Building. Both features are located in close proximity to stairs leading to the ground level ATV maintenance area. Within this area, plastic jerry cans containing fuel and open oils pans were observed on the ground surface with black staining. The approved sewage works at the Phase One Property reportedly consists of three (3) 27,000 L capacity septic tanks, each with inground trench beds servicing the Pavilion Building, and a lift station with a 4,500 L capacity septic tank which discharges from the Accessory Building to the leaching bed located southeast of the Pavilion Building (see **Section 4.2.2**). The ATV maintenance activities and observed ground staining in close proximity to the septic system sumps in the Accessory building is considered an APEC at the Phase One Property.
Watercourses, Ditches or Standing Water	No diches or standing was observed or reported. The Credit River bisects the eastern portion of the Site, flowing from north to south.

6.2.7 Surrounding Property Use

The Phase One Property is located in a mixed use residential and commercial area, bounded by Guelph Street and commercial retail properties further north, agricultural or vacant lands east of the Credit River, vacant forested lands to the south, and residential and commercial retail properties to the west. A summary of the surrounding property uses are provided in **Figure 2** in **Appendix A**.

6.2.8 Enhanced Investigation Property

A property is considered an enhanced investigation property if it has ever been used for industrial purposes or for any of the commercial uses specified in Section 32(1)(b) of O. Reg. 153/04: automobile maintenance garage, bulk liquid dispensing facility including a gasoline outlet, and/or the operation of dry-cleaning equipment.

The Phase One Property is considered an enhanced investigation property given that on-Site ATV maintenance has been conducted within the Accessory Building since 2022. As a result, all reasonable efforts were made to obtain operating records related to the on-Site vehicle maintenance activities, and information obtained via those records has been included in the relevant sections of this report.

6.3 Written Description of Investigation

The investigation required under Section 13 of Schedule D of O. Reg. 153/04 was carried out via the Records Review, interviews, and the Phase One Property visit.

Records reviewed as part of the Phase One ESA are summarized in **Table 8**.

Table 8: Records Reviewed

Sources of Information	Years Reviewed
Aerial Photographs	1946, 1954, 1960, 1974, 1985, 1990, 2005, 2013, 2023
Topographic, ANSI and geology Maps	2025
Fire Insurance Plans / Insurers' Advisory Organization (IAO) Report	1989, 1991
City Directories	1958 to 2023 in approximately 5-year intervals
Land Title Records	Crown land (1824) to present
ERIS Report (comprehensive database search)	Various
Access Environment	2002, 2007
Freedom of Information Requests – MECP, TSSA, Municipal	Various

The Phase One ESA investigation identified PCAs on-Site and within the Phase One Study Area. Discussion relating to PCAs and APECs is provided in **Sections 7.2** and **7.3**, respectively.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

Table 9 lists known past/current uses of the Phase One Property.

Table 9: Current and Past Uses of the Phase One Property

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photos, Fire Insurance Plans, etc.
Prior to 1824	Crown Land	Undeveloped	N/A	N/A
1824 – 1962	Various Individual owners, estates and trusts	Undeveloped	N/A	1946, 1954 and 1960 aerial photographs depict no obvious Site development
1962 – 1971	Riviera (Norval) Limited	Night club	Commercial	Pavilion building constructed (night club) in 1967 per insurance reports
1971 – 1980	Frederick A. Helson	Night club, spa	Commercial	Accessory building constructed (spa) in 1975 per insurance reports
1980 – 2021	Various real estate and numbered companies	Night club, spa	Commercial	Accessory building pool removed between 2005 - 2013 per aerial photographs
2021 to 2025 (present)	Current Owner: Norvan Centre Inc.	Accessory building: ATV rental and maintenance, rest of Site vacant	Commercial	Site representatives: Empyrean Motorsport Inc. since 2022

In summary, the Phase One Property was first transferred from Crown land to Robert Miller in 1824. The Site was subsequently owned by various individuals, estates and trusts until its transfer to Riviera (Norval) Limited from 1962-1971. Since then, the Site has been owned by various real estate, numbered companies and individuals until it was transferred to the present Site owner, Norval Centre Inc. in 2021. The Phase One Property was first developed with the construction of the centrally located Pavilion building in 1967, for use as a social/night club until the late 2010s. In 1975, the Accessory Building was constructed for use as a spa with an outdoor pool, which was removed between 2005 and 2013. At the time of the Site reconnaissance, the Accessory Building was occupied Empyrean Motorsport Inc., an ATV rental and maintenance service since 2022. The remaining areas of the Phase One Property were vacant.

7.2 Potentially contaminating activities (PCAs)

Table 10 summarizes the descriptions of all PCAs as defined by O. Reg. 153/04 that were identified within the Phase One Study Area. **Figure 4** in **Appendix A** depicts the locations of all PCAs identified within the Phase One Study Area.

Table 10: Potentially Contaminating Activities

PCA #	PCA Name	Description
Phase One Property		
N/A-1	Black exterior staining	Black staining on the exterior granular surface observed south of the Accessory Building
N/A-2	On-Site ATV maintenance since 2022	ATV maintenance activities and observed ground staining in close proximity to the septic system sumps in the Accessory Building
30	Importation of fill of unknown quality	Fill was used for grading near the southern Site perimeter
56	Treatment of Sewage equal to or greater than 10,000 litres per day	Three (3) on-Site septic tanks with a total rated capacity of 40,000 L/day, and a historic confirmation of septic system failure.
Phase One Study Area		
10	Commercial autobody shops	Automotive maintenance garage at 546 Guelph Street

PCAs identified on-Site result in APECs at the Phase One Property. The off-Site PCA identified within the Phase One Study Area does not result in an APEC at the Phase One Property due to the separation distance (154 m) and cross-gradient position in relation to the Phase One Property.

7.3 Areas of Potential Environmental Concern (APECs)

PCAs and corresponding APECs associated with the Phase One Property are summarized in **Table 11** and **Figure 5** in **Appendix A**.

Table 11: Areas of Potential Environmental Concern (APECs)

Area of Potential Environmental Concern	Location of APEC on Phase One Property	PCA	PCA Location	COPCs	Media Potentially Impacted
APEC-1: Imported fill of unknown quality	Southern Site Perimeter	30	On-Site	VOCs, PHCs, metals, As, Sb, Se, Cr(VI), Hg, CN^-, PAHs, PCBs	Soil
APEC-2: ATV maintenance and potential discharge to septic system	Accessory Building Area	N/A-2	On-Site	VOCs, PHCs, metals, As, Sb, Se, Cr(VI), Hg, CN^-, PAHs	Soil, groundwater
APEC-3: Black exterior staining	South of Accessory Building	N/A-1	On-Site	VOCs, PHCs, metals, As, Sb, Se, Cr(VI), Hg, CN^-, PAHs	Soil
APEC-4: On-Site septic system with capacity of 40,000 L/day and history of failure	Adjacent to north and east of Pavillion Building	56	On-Site	VOCs, PHCs, metals, As, Sb, Se, Hg, PAHs, CN^-, ORPs	Soil, groundwater

7.4 Phase One Conceptual Site Model

A Phase One Conceptual Site Model (CSM) has been prepared in accordance with Part VI of Schedule D of O. Reg. 153/04. The mandatory information required as part of the Phase One CSM presented in **Appendix G**.

8.0 CONCLUSIONS

Based on the findings of the Phase One ESA, the following can be concluded:

- A total of four (4) Potential Contaminating Activities (PCAs) were identified on-Site relating to the current and past use of the Phase One Property, and one (1) PCA was identified within the Phase One Study Area.
- No off-Site PCAs with the potential to impact the Phase One Property were identified, based on the separation distance and cross-gradient position to the Site.
- A total of four (4) Areas of Potential Environmental Concern (APECs) were identified as a result of the PCAs identified on-Site.

Given the presence of APECs identified at the Phase One Property, a Phase Two ESA is required to assess soil and groundwater quality at the Site in accordance with the requirements of O. Reg. 153/04.

8.1 Signatures and Statement of the Qualified Person

The undersigned Project Qualified Person, Michael Birch, P.Geo., QP_{ESA}, confirms the carrying out of this Phase One ESA and developed the findings and conclusions of this Phase One ESA as presented in this report.

Respectfully submitted,

C.F. CROZIER & ASSOCIATES INC.



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MB:M/cj

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9.0 REFERENCES

The following information was reviewed as part of this Phase One ESA:

- ERIS Database Report and supporting documents (below), Order 25050800644, May 9, 2025:
    - ERIS City Directory Search;
    - Verisk Enviroscan Report;
    - Chain of Title report; and,
    - Aerial photographs and mapping.
- Ontario Regulation 153/04 ("Records of Site Condition"), as amended, Ministry of the Environment, Conservation and Parks.
- Guide for Completing Phase One Environmental Site Assessments Under Ontario Regulation 153/04, Ministry of the Environment, June 2011.
- Rationale for the Development of Soil and Groundwater Standards for Use at Contaminated Sites in Ontario, Ministry of the Environment, April 15 2011.
- Google Earth
- Halton Hills Interactive Zoning Map, https://map.haltonhills.ca/HT5/Index.html?viewer=p.HT5&LayerTheme=9
- Ministry of the Environment, "Waste Disposal Site Inventory", June 1991.
- Ministry of the Environment, "Inventory of PCB Storage Sites", 2000.
- Ministry of the Environment, Conservation and Parks, https://www.lioapplications.lrc.gov.on.ca/Access_Environment/index.html?viewer=Access_Environment.AE&locale=en-US
- Ministry of the Environment, Conservation and Parks, https://www.ontario.ca/page/map-well-records
- Ministry of the Environment, Conservation and Parks, https://www.lioapplications.lrc.gov.on.ca/SourceWaterProtection/index.html?viewer=SourceWaterProtection.SWPViewer&locale=en-CA
- Ministry of Natural Resources and Forestry, https://www.lioapplications.lrc.gov.on.ca/Natural_Heritage/index.html?viewer=Natural_Heritage.Natural_Heritage&locale=en-CA

10.0 QUALIFICATIONS

10.1 Confidentiality Statement

This is an internal document prepared for Halton Management Inc. (the "Client") by their technical consultant, C.F. Crozier & Associates Inc. (Crozier) for their own use. The information contained in this document is private and confidential. It must be used in conjunction with other facts and data for the sole purpose of providing advice to the Client or its representatives concerning potential environmental liabilities. No distribution of this document should be made without the prior, written consent of the Client and Crozier.

10.2 Scope of Activity

This report is based upon the application of scientific principles and professional judgment to certain facts with resultant subjective interpretations. Professional judgments expressed in this report are based on the facts currently available within the limits of the existing data, scope of work, budget, and schedule.

To the extent that more definitive conclusions are desired by the Client than are warranted by the currently available facts, our conclusions and recommendations stated in this report are intended as guidance and not necessarily a firm course of action except where explicitly stated as such. We make no warranties, express or implied, including, without limitation, warranties as to merchantability or fitness of the property for a particular purpose. In addition, the information provided to you in this report is not to be constructed as legal advice.

10.3 Limitations of Use of This Report

This report was prepared based on historical documents reviewed, review of regulatory records and observations made during the inspection of the Phase One Property. Only those items, which are capable of being observed and are reasonably obvious to Crozier personnel, or have been identified to Crozier by other parties, can be reported. The field observations, measurements, and analysis are considered sufficient in detail and scope to form a reasonable basis for the findings presented in this report. Crozier warrants that the findings and conclusions contained herein have been made in accordance with generally accepted evaluation methods in the industry and applicable regulations at the time of the performance of the survey. It is possible that conditions may exist which could not be reasonably identified within the scope of the survey, or which were not apparent during the investigation of the Phase One Property. Crozier believes that the information collected during the survey period concerning the Phase One Property is reliable. No other warranties are implied or expressed. Crozier, to the best of its knowledge, believes this report to be accurate; however, Crozier cannot guarantee the completeness or accuracy of information supplied to Crozier. Crozier is an Engineering and Environmental Consulting Company. As such any results or conclusions presented in this report should not be constructed as legal advice.

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