PROJECT NO.: SM 260438-E

SEPTEMBER 15, 2026

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
206 & 210 MAIN STREET EAST
GRIMSBY, ONTARIO

PREPARED FOR:

LOSANI HOMES

Soil-Mat

BY

SOIL-MAT ENGINEERS & CONSULTANTS LTD.
401 GRAYS ROAD
HAMILTON, ONTARIO
L8E 2Z3

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1.0 EXECUTIVE SUMMARY

The Phase One Environmental Site Assessment [ESA] conducted for this property consisted of a historical records review, interviews and a reconnaissance of the lands subject to the specific Phase One ESA research. Of note, the Phase One ESA was prepared for "due diligence" purposes and is not intended to support the filing of a Record of Site Condition [RSC]. As such, the Phase One ESA was completed in general accordance with Ontario Regulation 153/04 [as amended].

At the time of this Report, the Phase One Property was comprised of two [2] non-contiguous parcels of land located on the south side of Main Street East in the Town of Grimsby, Ontario, and was recognised with the municipal address of '206' and '210' Main Street East, Grimsby, Ontario. In each case, the individual properties were comprised of a roughly square shaped parcel of land and were separated by an existing residential use property. In addition, both parcels of land were comprised of vacant, grass-covered lands with several trees.

The Phase One research did not reveal any significant existing or historical potentially contaminating activities [PCAs] on the Phase One Property.

The lands in the general vicinity of the Phase One Property were comprised primarily of a mixture of residential, community, and institutional use lands that based on the information currently available to SOIL-MAT ENGINEERS are not anticipated to cause an area of potential environmental concern [APEC] on the Phase One Property.

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

Notwithstanding the above, it is noted that if future redevelopment plans of the Phase One Property include a scenario that requires the filing of an RSC or depending on the risk tolerance of the property owner or potential purchaser, some additional level of intrusive soil sampling and laboratory analytical testing will be required to address the following items:

- Information extrapolated from available aerial photographs and topographic maps revealed the Phase One Property was historically utilised as orchard lands prior to 1907 until circa 1971.

Although the requirement of an RSC would mandate some level of intrusive soil sampling, it is noted that this specific PCA is not considered a significant environmental concern to the property provided:

- The Phase One Property is not subject to a proposed redevelopment plan that includes a change in land use to a more sensitive land use, and;
- An RSC is not required for the Phase One Property.

Further to the above, it is recommended that background soil sampling and laboratory analytical testing of the topsoil and the near surface soils be undertaken prior to any proposed future construction. This will provide background environmental characteristics of the topsoil and near surface soil to assess available off-site re-use options. It is also noted that topsoil exhibiting elevated levels of select Organochlorine Pesticides [OCs], the contaminants of concern typically associated with agricultural lands, can readily be managed/re-used on the Phase One Property during the development of the property and/or readily re-used as topsoil on an off-site property under the beneficial use concept; pending the requirement of an RSC on the subject re-use property.

Although not considered an environmental liability to the Site, this Office should be contacted if a suspected groundwater well is encountered during future construction activities to make arrangements for the water well to be abandoned as per *Ontario Regulation 903 – Water Wells*.

2.0 INTRODUCTION

LOSANI HOMES retained SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] to conduct a Phase One ESA for two [2] vacant parcels of non-contiguous land commonly recognised as '206' and '210' Main Street East in the Town of Grimsby, Ontario.

For the purpose of this Report, the lands subject to the specific Phase One ESA research are hereinafter referred to as the Phase One Property and/or the 'Site'. In addition, the '206' Main Street portion of the Phase One Property is referred to as "Property A" and the '210' Main Street portion of the Phase One Property is referred to as "Property B" for any discussions specific to the individual parcels of land.

2(A) PHASE ONE PROPERTY INFORMATION

The Phase One Property is comprised of the following parcels of land:

1. 206 Main Street East, Grimsby, Ontario. The property identification number [PIN] is '46026-0596'. The registered owner of the Site is "1000693093 Ontario Inc.". The legal description of this parcel is "Parcel 82-1 Section 30M236; Block 82 Plan 30M236; Grimsby".
2. 210 Main Street East, Grimsby, Ontario. The PIN is '46026-0595'. The registered owner of the Site is "1000693093 Ontario Inc.". The legal description of this parcel is "Parcel 83-1 Section 30M236; Block 83 Plan 30M236 ; Grimsby".

At the time of this Report, the Phase One Property was comprised of two [2] non-contiguous parcels of land located on the south side of Main Street in the Town of Grimsby, Ontario. In each case, the individual properties were comprised of a roughly square shaped parcel of land and were separated by an existing residential use property. In addition, both parcels of land were comprised of vacant, grass-covered lands.

The Site was bounded to the north by Main Street East and to the east, south and west by existing residential use lands.

For descriptive purposes, Main Street East has been designated as having an east-west alignment.

The geographic coordinates of the Site, recorded using a hand held global positioning unit, are [NAD 83] 17T 618942E/ 4782492N.

A general site location drawing and overview of the Phase One Study Area are included in Appendix 'A' for reference.

2(b) DESCRIPTION OF ADJACENT LAND USE

The adjacent properties are comprised of a mixture of residential, community and institutional use land.

A description of the adjacent properties, based on visual observations recorded from the Site, is presented in table format on the following page:

	North	East	South	West
Adjoining Property/ Operation	Main Street East	Residential	Residential	Residential
Potential Hazardous Materials	None observed	None observed	None observed	None observed
Potential Storage Tanks	None observed	None observed	None observed	None observed
Direction with respect to the inferred ground water flow	Down-gradient	Trans-gradient	Up-gradient	Trans-gradient
General Vicinity	Residential and institutional use.	Residential	Residential	Residential and community use parklands

The visual observations of the adjoining lands did not reveal any obvious PCAs that are considered likely to cause an APEC on the Phase One Property.

3.0 SCOPE OF INVESTIGATION

The Phase One ESA follows the protocol outlined in *Ontario Regulation 153/04 [as amended]*, which suggests a four-step approach to Phase One Environmental Site Assessments, including the following;

1. RECORDS REVIEW: including aerial photographs, property use records, title search, previous Phase One ESA reports, regulatory agency documentation, company records, Site specific geotechnical reports and any other relevant material;

2. SITE VISITATION: including a visual reconnaissance of the Site, suspect adjacent properties, and the different land uses within the vicinity of the Site;

3. INTERVIEWS: including persons that may have pertinent information with regard to the Site, including contacts from the Town of Grimsby, Ministry of Environment, Conservation and Parks [MECP], and current / previous land owners, etc.;

4. EVALUATIONS: Based on the information gathered, a professional evaluation of the property is presented in a final Phase One ESA Report.

Ontario Regulation 153/04 [as amended] lists fifty-nine [59] potentially contaminating activities that require intrusive assessment activities, i.e. a Phase Two ESA, to determine if an adverse environmental impact is present on the Site if a PCA is found to have occurred on the Phase One Property. In some circumstances a Phase Two ESA may be required if a PCA has occurred on a neighbouring or nearby property within the Phase One Study Area if deemed necessary by the Qualified Person [QP] overseeing the Phase One ESA. However, it is noted that under *Ontario Regulation 153/04* [as amended] the mandatory Phase Two ESA activities apply only to properties that are subject to a Record of Site Condition filing. It is our understanding that this Phase One ESA report is required for 'due diligence' purposes and is not intended to support an RSC filing at this time.

4.0 RECORDS REVIEW

4(a)i PHASE ONE ESA STUDY AREA DETERMINATION

The Phase One Study Area consists of the lands generally in a 250-metre radius from the limits of the Phase One Property. These lands are comprised primarily of a mixture of residential, community and institutional use lands.

The research undertaken during this Phase One ESA did not reveal any information that suggests there are either active and/or historical PCAs on the Phase One Property or on lands located within the Phase One Study Area that are considered likely to cause an APEC on the Phase One Property.

Additional information, specific to the nature of the land use of the properties of interest in the Phase One Study Area, if any, is presented in Section 4(c) and 6.0(b) of this Report.

4(a)ii FIRST DEVELOPED USE DETERMINATION

Based on the information compiled during completion of this Report, including the review of aerial photographs, topographic maps, and other available historical resources, the Phase One Property was first utilized as agricultural use lands prior to 1907.

The Property was subsequently redeveloped between 1961 and 1965. Aerial photographs from this period indicate that a small building was present on Property A. The 1965 aerial photograph suggests that the Site formed part of a larger parcel that contained a residence and associated orchards. Given the apparent agricultural setting and the size of the building relative to surrounding residences, the structure may have served a storage, agricultural, or other supporting function; however, its specific use could not be determined from the available historical resources. The structure remained present until approximately 1994 to 2000.

4(a)iii FIRE INSURANCE PLANS

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

4(a)iv CHAIN OF TITLE

A representative of SOIL-MAT ENGINEERS undertook a title search of the Site on the Ontario Land Registry Website [https://www.onland.ca/ui/].

At the time of this report, the Site was owned by '1000693093 Ontario Inc.'

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

A copy of the title search is included in Appendix 'B' for reference.

4(a)v ENVIRONMENTAL REPORTS

SOIL-MAT ENGINEERS contacted the Town of Grimsby to request a copy of previous environmental reports for the Site that may be on file with the Town. However, the results were not available during the completion of this Report.

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

Our request for information with the Town is included in Appendix 'C' of this Report for reference.

4(a)vi HISTORICAL SITE USE AND CONDITIONS/PAST LAND USES

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

4(b) ENVIRONMENTAL SOURCE INFORMATION

1. National Pollutant Release Inventory: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

2. A review of the Ministry of Environment and Energy's "Ontario Inventory of PCB Storage Sites", October, 1991, does not indicate any major or minor storage sites within a 1.5km radius of the Site. It is noted that although the inventory is considered a comprehensive inventory, not all of the storage sites are listed in the inventory.

3. Environmental Compliance Approvals, Permit to Take Water, Certificate of Property Use: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

4. Coal Gasification Plants: No records were found for the Site or properties within the Phase One Study Area.

5. Records Concerning Environmental Incidents, Orders, Offences, Spills, Discharges of Contaminants or Inspections Maintained by the MECP: The MECP's Freedom of Information and Protection of Privacy Office was contacted to determine if any spills have been reported in the area of the Site, if any buried tanks are recorded to be on-site, or if there are any orders and/or notices on file outstanding against the Owner of the Site. However, the results were not available prior to the completion of this report and will be sent under a separate cover as soon as they are received in this Office.

   SOIL-MAT ENGINEERS' MECP database search request is attached in Appendix 'D' for reference.

6. Waste Management Records: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

7. Reports Submitted to the MOE: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

8. Retail Fuel Storage Tanks: SOIL-MAT ENGINEERS contacted the T.S.S.A. to undertake a search of the Site and neighbouring properties for the registered presence of any underground storage tanks. The T.S.S.A does not have records on file of any underground storage tanks located on the Site or neighbouring properties.

   It is however noted that the T.S.S.A. does not have records of USTs installed prior 1987. In addition, "private use" USTs were not registered with the agency until 1990, and even then many owners of "private use" USTs do not register the tanks with T.S.S.A.

   SOIL-MAT ENGINEERS' correspondence with the T.S.S.A. is included in Appendix 'E' for reference.

9. Notices and Instruments Posted to the MOE Registry: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

10. Identification of Areas of Natural Significance [Ministry of Natural Resources]: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

11. Landfill Information Maintained by the MOE: A review of the Ministry of Environment and Energy's "Waste Disposal Site Inventory", June 1991, does not indicate any active landfill sites within a 2km radius of the Site. The inventory does list one inactive landfill site within a 2km radius, including the following:

MOE Site No.	Municipality	Location	Date Closed	Class	Distance to Site
X 8055	Grimsby	Robinson St.	1960	NP	1.71km NW

   With respect to the inactive waste disposal site, class 'NP' sites are registered as having no potential for impact on humans or the environment. In addition, given the distance between the inactive landfill property and the Site, and the location of this property to the Site with respect to the inferred groundwater flow direction, the inactive landfill property is not considered a PCA likely to cause an APEC on the Site.

   It is noted that although the waste disposal site inventory is considered a comprehensive document not all of the inactive landfill sites are listed in the inventory.

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

12. Ecolog ERIS Database Search: An Ecolog ERIS Report was not ordered as this Phase One ESA is required for 'due diligence' purposes and is not intended to support the filing of an RSC at this time.

4(C) PHYSICAL SETTING SOURCES

1. Aerial Photographs: Aerial photographs from 1934, 1954, 1960, 1965, 1971, 1983, 1989, 1994, 2000, 2006, 2013, 2018 and 2026 were available for the Site and surrounding lands and were reviewed by SOIL-MAT ENGINEERS.

   A summary of information obtained from the photographs is presented in table format below:

Aerial Photo Date [Scale]	Site Description	Description of Adjacent Lands
1934 [1:3,333]	The Site appears to be utilised as agricultural [orchard] lands.	The Site is situated within a predominantly rural area. Orchards are present on adjacent lands, and residential dwellings are present along Main Street East. The surrounding area is otherwise characterized by agricultural lands and rural open space.
1954 [1:1,660]	There are no significant changes to the Site.	Additional residential development is evident along Main Street East. Orchards remain present on surrounding lands.
1960 [1:5,026]	There are no significant changes to the Site.	Residential development has increased on lands north, west, and southwest of the Site. Orchards and agricultural lands remain present on surrounding properties.
1965 [1:1,605]	A small building is present on Property A. With the exception of the above, there are no significant changes to the Site.	There are no significant changes to the surrounding lands.
1971 [1:1,605]	The agricultural use of the Site appears to have ceased.	There are no significant changes to the surrounding lands.
1983 [1:1,879]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.
1989 [1:1,425]	There are no significant changes to the Site.	Additional residential development is evident north of the Site.
1994 [1:1,185]	With the exception of a driveway/access lane on Property B, which appears to have been associated with the neighbouring agricultural operation, no significant changes to the Site were observed.	There are no significant changes to the surrounding lands.
2000 [1:825]	The structure formerly occupying Property A has been demolished. The Site appears to consist primarily of vacant or open land.	Residential subdivision development is evident immediately south of the Site.
2006 [1:1,642]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.

Aerial Photo Date [Scale]	Site Description	Description of Adjacent Lands
2013 [1:823]	Site grading activities are evident on the Site.	There are no significant changes to the surrounding lands.
2018 [1:1,652]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.
2026 [1:985]	There are no significant changes to the Site.	There are no significant changes to the surrounding lands.

The aerial photographs illustrate that a small building formerly occupied Property A. Specifically, the structure appears to have been present during a period when the Site formed part of a larger parcel of land that also contained a residence and orchard lands. Historically, it was a common practise to demolish buildings and utilise the remaining construction debris and various fill materials to backfill the basement level of the structures, if present. The presence of a basement level, in this former structure, was not confirmed or refuted. However, given the location and size of the former structure it is anticipated the structure was a former outbuilding or garage structure, etc. that would likely not have contained a basement level. As such, the former structure is not considered a PCA likely to cause an APEC on the Site.

In addition to the above, the aerial photographs revealed the Site has been primarily utilised as orchard use lands. The historical agricultural use on the Site is considered a PCA. However, it is the opinion of SOIL-MAT ENGINEERS that an adverse environmental impact originating from the former agricultural lands is not considered a significant environmental concern at this time, provided:

- The Phase One Property is not subject to a proposed redevelopment plan that includes a change in land use to a more sensitive land use, and;
- An RSC is not required for the Phase One Property.

It is also noted that topsoil exhibiting elevated levels of select Organochlorine Pesticides [OCs], the contaminants of concern typically associated with agricultural lands, can readily be managed/re-used on the Phase One Property during the development of the property and/or readily re-used as topsoil on an off-site property under the beneficial use concept; pending the requirement of an RSC on the Site and/or the subject re-use property.

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

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

2. Topography, Hydrology, Geology: Readily available topographic maps for the Site and Phase One Study Area were reviewed as part of this Phase One ESA and revealed the following information:

Map Year [Scale]	Site Description	Description of Surrounding Lands
1907 [1:63,360]	The Site is illustrated as orchard use lands.	The Phase One Study Area is primarily comprised of orchard and agricultural lands with limited rural residential and agricultural development.
1938 [1:63,360]	The Site is illustrated as orchard use lands.	The Phase One Study Area is primarily comprised of developed orchards with scattered residential, agricultural, and undeveloped lands.
1961 [1:25,000]	The Site is illustrated as orchard use lands.	The Phase One Study Area is primarily comprised of developed orchards with scattered residential, agricultural, and undeveloped lands.
1996 [1:50,000]	There are no buildings illustrated on the Site. However, the Site is located in an area identified as "developed" on the topographic map.	The Phase One Study Area is comprised of a mixture of developed lands and open undeveloped lands.

Information extrapolated from the available topographic maps suggest the Site was formerly utilized as orchard lands. The historical agricultural use on the Site is considered a PCA. However, it is the opinion of SOIL-MAT ENGINEERS that an adverse environmental impact originating from the former agricultural lands is not considered a significant environmental concern as noted in Section 4(c) 1.

With the exception of the above, the review of the topographic maps did not reveal any PCAs that are considered likely to cause an APEC on the Site.

A copy of the topographic maps is included in Appendix 'G' for reference.

In addition, a review of the Ministry of Northern Development and Mine's "Quaternary Geology of the Grimsby Area, Southern Ontario Sheet Map P0993" and the "Paleozoic Geology of the Grimsby Area, Southern Ontario Sheet Map M2343", revealed the Site to be underlain by clayey silt-clay till, in turn, underlain by Upper Ordovician Queenston Formation red shale bedrock. The depth to bedrock is anticipated to be 2.1 to 2.9 metres below ground surface. The depth to the groundwater table is anticipated to be approximately 2.5 to 4.0 metres below the ground surface elevation based on information ferreted out from groundwater well records for water wells located within the Phase One Study Area.

The project area is relatively flat and level with surface water being directed primarily to the north towards Main Street East.

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

3. Fill Materials: Our reconnaissance of the Phase One Property did not reveal any obvious visual evidence of suspected fill material on the Site.

4. Water Bodies and Areas of Natural Significance: Surface water was not encountered on the Phase One Property. In addition, no areas of natural

significance were identified on the Phase One Property or within the Phase One Study Area.

5. Well Records: The reconnaissance of the Site did not reveal any obvious visual evidence of a suspected potable groundwater well and/or a suspected groundwater monitoring well(s) on the Phase One Property.

   In addition to the above, a review of the available MECP water well records did not reveal any available well records for properties located within the Phase One Study Area.

4(d) SITE OPERATING RECORDS

1. Title of the Information Sheet or Document: Not Applicable

2. Description of Data, Analysis or Findings as the Information Sheet or Document relates to the Phase One ESA Property: Not Applicable

5.0 INTERVIEWS

The Site was comprised of vacant parcels of land at the time of the site reconnaissance. As such, no site personnel were available for an interview.

SITE RECONNAISSANCE

6.0 (a) GENERAL REQUIREMENTS:

Reporting Requirements	SOIL-MAT ENGINEERS' Details
Date and Time of the Reconnaissance	September 9, 2026 [10:30am to 11:30am]
Weather Conditions	The weather conditions did not limit the visual observations of the Site.
Duration of Site Visit	~1 hour
Enhanced Investigation Property	The Site is not an Enhanced Investigation property
Field Representative	Ms. Lianne Crawford [qualifications included in the appendix]

6.0(b) SPECIFIC OBSERVATIONS AT PHASE ONE ESA PROPERTY

Reporting Requirements	SOIL-MAT ENGINEERS' Details
Description of Structures and Other Improvements	None observed. The Site was vacant at the time of the Site Reconnaissance.
Description of the Number, Age and Depth of Below-Ground Structures	None observed
Details of all tanks (aboveground and underground)	None observed
Details of any potable and non-potable water sources	None observed
Buried Utilities	None observed
Existing Buildings: Exit/Entry Points	Not applicable
Existing Buildings: Cooling / Heating System	Not applicable
Existing Buildings: Drains, Pits, Sumps, etc.	Not applicable
Existing Buildings: Details of any unidentified substances	Not applicable
Existing Buildings: Details of Stains, Corrosion on Floors other than from Water	Not applicable
Details of Former and Current Wells	None observed. In addition, the Phase One research did not reveal any past wells on the Site.
Details of Sewage Works	None observed
Details of Ground Surface Cover	The Site was comprised primarily of grass-covered areas, with several trees present.
Details of Former or Current Railway Lines	None observed
Details of Stained Soil, Damaged Vegetation or Pavement	None observed
Details of Stressed Vegetation	None observed
Areas Where Fill and Debris Materials Appear to be Present	None observed
PCAs	None observed

1. Enhanced Investigation Property

Reporting Requirements	SOIL-MAT ENGINEERS' Details
Details of the Operations at the Site	Not Applicable
Hazardous Materials Used/Stored on the Site	Not Applicable
Products Manufactured on the Site	Not Applicable
By-Products and Wastes at the Site	Not Applicable
Raw Materials, including the Handling and Storage	Not Applicable
Details of Drums, Totes, Bins	Not Applicable
Details of Oil/Water Separators	Not Applicable
Details of Vehicle and Equipment Maintenance Areas	Not Applicable
Details of Known Spills	Not Applicable
Details of Liquid Discharge Points	Not Applicable
Details of Operations at the Site [processing or manufacturing and equipment used]	Not Applicable
Details of Hydraulic Lift Equipment	Not Applicable

6.0 (c) WRITTEN DESCRIPTION OF INVESTIGATION

Based on the information compiled during completion of this Report, including the review of aerial photographs, topographic maps, and other available historical resources, the Phase One Property was first utilized as agricultural use lands prior to 1907. The Property was subsequently redeveloped between 1961 and 1965. Aerial photographs from this period indicate that a small building was present on Property A. The 1965 aerial photograph suggests that the Site formed part of a larger parcel that contained a residence and associated orchards. Given the apparent agricultural setting and the size of the building relative to surrounding residences, the structure may have served a storage, agricultural, or other supporting function; however, its specific use could not be determined from the available historical resources. The structure remained present until approximately 1994 to 2000.

The lands in the general vicinity of the Phase One Property were comprised of a mixture of residential, community and institutional use lands that based on the information currently available to SOIL-MAT ENGINEERS are not anticipated to cause an area of potential environmental concern on the Phase One Property.

7.0 REVIEW AND EVALUATION OF INFORMATION

(i) Current and Past Uses: SOIL-MAT ENGINEERS' Table of Current and Past Uses is not included as this Phase One ESA is required for 'due diligence' purposes and is not intended to support a Record of Site Condition.

(ii) Potential Contaminating Activity: With the exception of the historical use of the Site as "orchard lands", no PCAs were identified on the Site or in the Phase One Study Area that are considered likely to cause an active APEC on the Site.

(iii) Areas of Potential Environmental Concern: With the exception of the historical agricultural use of the Site, no significant APECs were identified on the Site.

(iv) Phase One Conceptual Site Model: A Phase One CSM is not included in this Report as the Phase One ESA was completed for 'due diligence' purposes and is not intended to support a Record of Site Condition filing at this time.

8.0 CONCLUSIONS

The Phase One Environmental Site Assessment [ESA] conducted for this property consisted of a historical records review, interviews and a reconnaissance of the lands subject to the specific Phase One ESA research. Of note, the Phase One ESA was prepared for "due diligence" purposes and as such is not intended to support the filing of a Record of Site Condition [RSC]. As such, the Phase One ESA was completed in general accordance with Ontario Regulation 153/04 [as amended].

At the time of this Report, the Phase One Property was comprised of two [2] non-contiguous parcels of land located on the south side of Main Street in the Town of Grimsby, Ontario, and was recognised with the municipal address of '206' and '210' Main Street East, Grimsby, Ontario. In each case, the individual properties were comprised of a roughly square shaped parcel of land and were separated by an existing residential use property. In addition, both parcels of land were comprised of vacant, grass-covered lands.

The Phase One research did not reveal any significant existing or historical potentially contaminating activities [PCAs] on the Phase One Property.

The lands in the general vicinity of the Phase One Property were comprised primarily of a mixture of residential, community, and institutional use lands that based on the information currently available to SOIL-MAT ENGINEERS are not anticipated to cause an area of potential environmental concern [APEC] on the Phase One Property.

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

Notwithstanding the above, it is noted that if future redevelopment plans of the Phase One Property include a scenario that requires the filing of an RSC or depending on the risk tolerance of the property owner or potential purchaser, some additional level of intrusive soil sampling and laboratory analytical testing will be required to address the following items:

- Information extrapolated from available aerial photographs and topographic maps revealed the Phase One Property was historically utilised as orchard lands prior to 1907 until circa 1971.

Although the requirement of an RSC would mandate some level of intrusive soil sampling, it is noted that this specific PCA is not considered a significant environmental concern to the property provided:

- The Phase One Property is not subject to a proposed redevelopment plan that includes a change in land use to a more sensitive land use, and;
- An RSC is not required for the Phase One Property.

Further to the above, it is recommended that background soil sampling and laboratory analytical testing of the topsoil and the near surface soils be undertaken prior to any proposed future construction. This will provide background environmental characteristics of the topsoil and near surface soil to assess available off-site re-use options. It is also noted that topsoil exhibiting elevated levels of select Organochlorine Pesticides [OCs], the contaminants of concern typically associated with agricultural lands, can readily be managed/re-used on the Phase One Property during the development of the property and/or readily re-used as topsoil on an off-site property under the beneficial use concept; pending the requirement of an RSC on the subject re-use property.

Although not considered an environmental liability to the Site, this Office should be contacted if a suspected groundwater well is encountered during future construction activities to make arrangements for the water well to be abandoned as per *Ontario Regulation 903 – Water Wells*.

9.0 REPORT LIMITATIONS

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

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

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

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

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

Sincerely,
SOIL-MAT ENGINEERS & CONSULTANTS LTD.

Lianne Crawford, E.T.
Environmental Technician

Keith Gleadall, B.A., EA Dipl.
Environmental Manager



Ian Shaw, P. Eng., QP_{ESA}
Senior Engineer

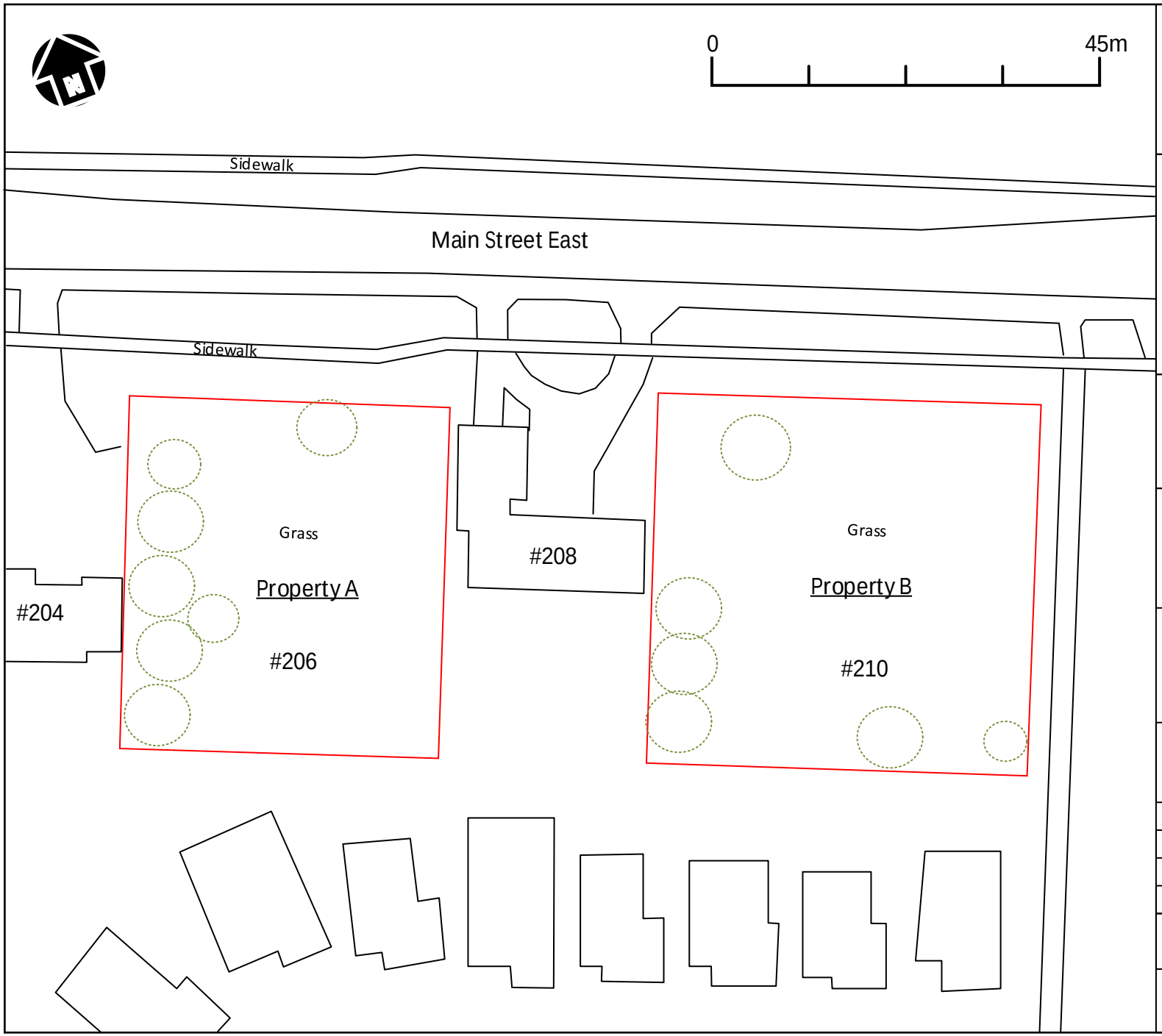
Distribution: LOSANI HOMES [1]

Enclosures:

Appendix 'A'	Site Plan Drawings
Appendix 'B'	Chain of Title
Appendix 'C'	Town of Grimsby Information Request
Appendix 'D'	MECP Database Search Results
Appendix 'E'	T.S.S.A. Correspondence
Appendix 'F'	Aerial Photographs
Appendix 'G'	Topographic Maps
Appendix 'H'	Qualifications of Assessors

Appendix ‘A’

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



LEGEND

= Site Boundary

= Tree

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 260438-E

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

LOSANI HOMES

PROJECT TITLE

Phase One Environmental Site Assessment
206 & 210 Main Street East
Grimsby, Ontario

DRAWING TITLE

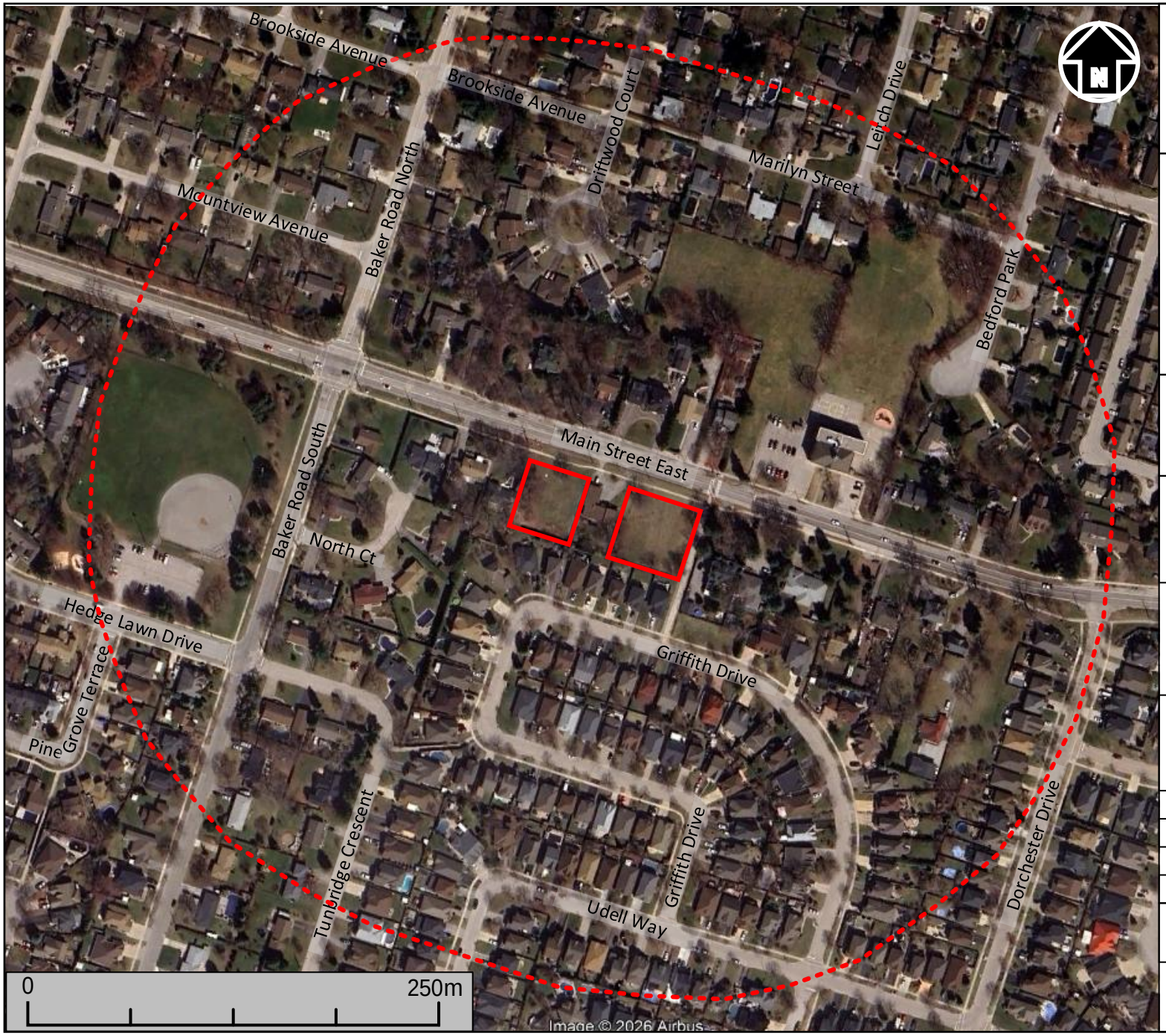
Study Area View

PROJECT No.	SM 260438-E
DATE	September 2026
CHECKED	KG
DRAWN	LC

FILE NAME

260438 Site Plan.vsd

DRAWING No. 1



LEGEND

= Site Boundary

= Site Boundary

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 260438-E

2. Base map provided by: © 2026 Google

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

LOSANI HOMES

PROJECT TITLE

Phase One Environmental Site Assessment
206 & 210 Main Street East
Grimsby, Ontario

DRAWING TITLE

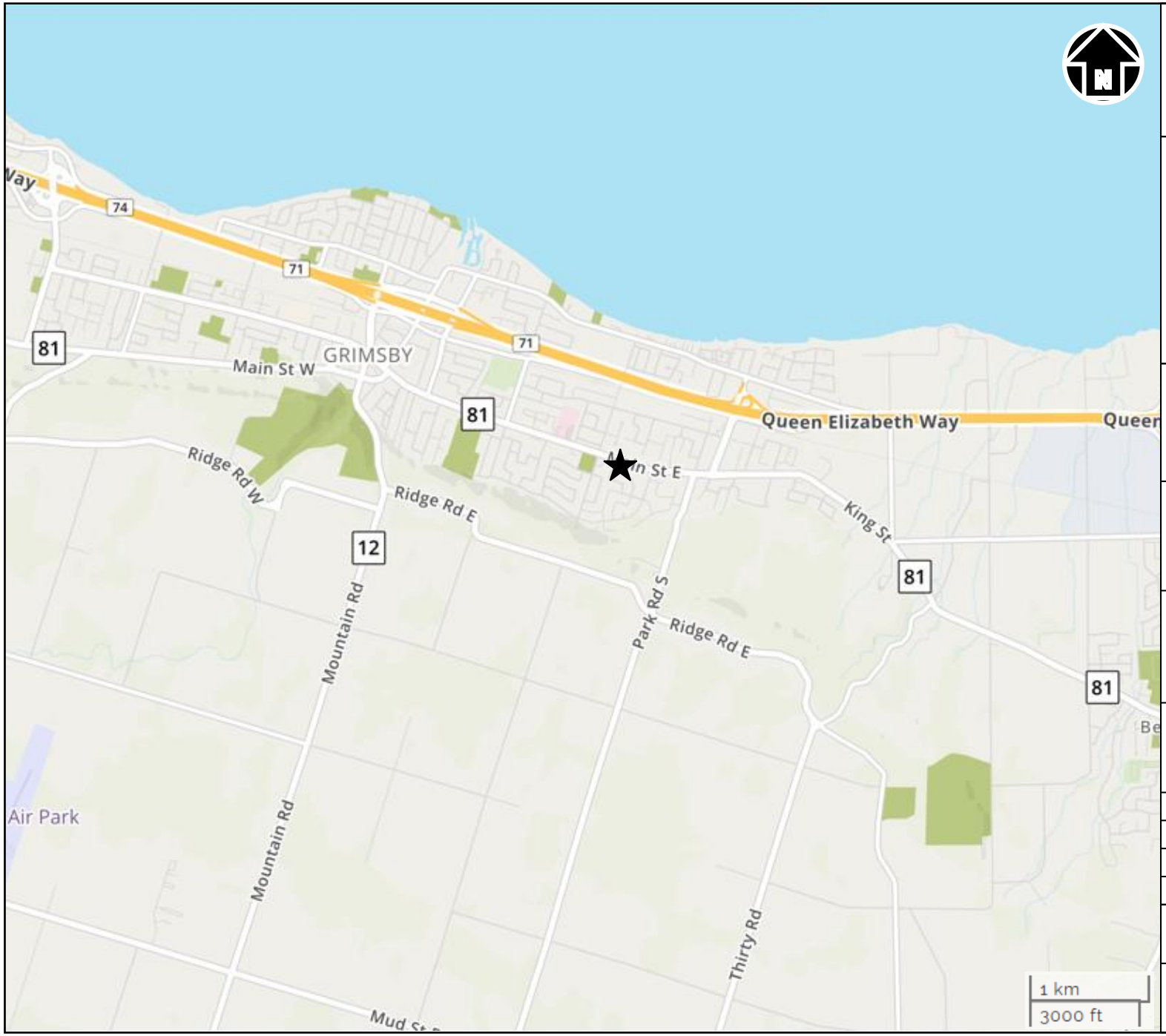
Study Area View

PROJECT No.	SM 260438-E
DATE	September 2026
CHECKED	KG
DRAWN	LC

FILE NAME

260438 Site Plan 2.vsd

DRAWING No. 2



LEGEND

★ = Site Location

NOTES:

1. This map should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 260438-E

2. Base map provided by:
© 2019 Mapquest

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

LOSANI HOMES

PROJECT TITLE

Phase One Environmental Site Assessment
206 & 210 Main Street East
Grimsby, Ontario

DRAWING TITLE

Site Location Plan

PROJECT No.	SM 260438-E
DATE	September 2026
CHECKED	KG
DRAWN	LC

FILE NAME
260438 Site Location.vsd

DRAWING No. 3

Appendix ‘B’

1. Title Search Documents

PROPERTY DESCRIPTION: PCL 83-1 SEC 30M236; BLK 83 PL 30M236 ; GRIMSBY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1997/10/27

OWNERS' NAMES
1000693093 ONTARIO INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/10/27 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/10/27						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/10/24 ***						
LT140798	1996/03/05	CHARGE		*** DELETED AGAINST THIS PROPERTY ***	THE TORONTO-DOMINION BANK	
LT141636	1996/04/25	NO SUB AGREEMENT			THE CORPORATION OF THE TOWN OF GRIMSBY	C
	CORRECTIONS: 'INSTRUMENT TYPE' CHANGED FROM 'NOTICE' TO 'NTCE SUBD AGR' ON 1999/09/14 BY GAIL BUXTON.					
LT150543	1997/05/23	LIEN		*** COMPLETELY DELETED ***		
LT153007	1997/08/01	CERT A CONST LIEN		*** COMPLETELY DELETED ***		
	REMARKS: LT150543					
LT156978	1997/12/05	APL COURT ORDER		*** COMPLETELY DELETED *** DUFFIN CONTRACTING INC.		
	REMARKS: LT150543 & LT153007					
LT195893	2001/04/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
	REMARKS: RE: LT140798					
NR631875	2022/12/05	TRANSFER		*** COMPLETELY DELETED *** RICENBERG DEVELOPMENTS LIMITED	2743812 ONTARIO INC.	
	REMARKS: PLANNING ACT STATEMENTS.					
NR709120	2026/01/29	TRANSFER		*** COMPLETELY DELETED *** 2743812 ONTARIO INC.	CARTER, ROBERT JEFFREY	
NR716286	2026/05/25	TRANSFER	$597,500	CARTER, ROBERT JEFFREY	1000693093 ONTARIO INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PROPERTY DESCRIPTION: PCL 82-1 SEC 30M236; BLK 82 PL 30M236 ; GRIMSBY

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1997/10/27

OWNERS' NAMES
1000693093 ONTARIO INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/10/27 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/10/27						
*** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/10/24 ***						
LT140798	1996/03/05	CHARGE		*** DELETED AGAINST THIS PROPERTY ***	THE TORONTO-DOMINION BANK	
LT141636	1996/04/25	NO SUB AGREEMENT			THE CORPORATION OF THE TOWN OF GRIMSBY	C
	CORRECTIONS: 'INSTRUMENT TYPE' CHANGED FROM 'NOTICE' TO 'NTCE SUBD AGR' ON 1999/09/14 BY GAIL BUXTON.					
LT150543	1997/05/23	LIEN		*** COMPLETELY DELETED ***		
LT153007	1997/08/01	CERT A CONST LIEN		*** COMPLETELY DELETED ***		
	REMARKS: LT150543					
LT156978	1997/12/05	APL COURT ORDER		*** COMPLETELY DELETED *** DUFFIN CONTRACTING INC.		
	REMARKS: LT150543 & LT153007					
LT195893	2001/04/03	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
	REMARKS: RE: LT140798					
NR631874	2022/12/05	TRANSFER		*** COMPLETELY DELETED *** RICENBERG DEVELOPMENTS LIMITED	2743812 ONTARIO INC.	
	REMARKS: PLANNING ACT STATEMENTS.					
NR709095	2026/01/28	TRANSFER		*** COMPLETELY DELETED *** 2743812 ONTARIO INC.	CARTER, MICHAEL WESLEY	
NR716268	2026/05/22	TRANSFER	$597,500	CARTER, MICHAEL WESLEY	1000693093 ONTARIO INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Appendix ‘C’

1. Town of Grimsby Information Request

Lianne Crawford

From: Lianne Crawford
Sent: Wednesday, September 9, 2026 10:00 AM
To: 'planning@grimsby.ca'
Subject: Request for Environmental Records Information - 206 & 210 Main Street East, Grimsby

Good morning,

I am seeking information regarding the properties located at 206 & 210 Main Street East, Grimsby, Ontario. Specifically, I would like to inquire whether the Planning Department has any Phase One Environmental Site Assessments (Phase I ESAs) on file for these properties.

Any information you can provide would be greatly appreciated.

Thank you for your assistance.

Regards,
Lianne

Lianne Crawford
Environmental Technician
SOIL-MAT ENGINEERS & CONSULTANTS LTD.
401 Grays Road, Hamilton, ON L8E 2Z3
T: 905.318.7440 M: 905.906.8768 www.soil-mat.ca

Appendix ‘D’

1. MECP Database Search Request

Lianne Crawford

From: FOI (MECP) <foi.mecp@ontario.ca>
Sent: Tuesday, September 8, 2026 1:43 PM
To: Lianne Crawford
Subject: MECP FOI AA-2026-06357 – Acknowledgement

Hello / Bonjour Lianne Crawford,

The Ministry is in receipt of your request made pursuant to the Freedom of Information and Protection of Privacy Act along with your payment of $5.00 (non-refundable application fee). **The search will be conducted on the following:**

206 Main Street East, Grimsby

Time Frame: 1990/01/01 - 2026/09/08

If there is any discrepancy, please contact us immediately.

The file number above has been assigned to your request and should be referred to in all future communications with our office.

For your awareness, final approvals, permits and licenses, Environmental Activity and Sector Registry (EASR) registrations, Record of Site Conditions (RSC) from 2004, and Operator and Vendor Pesticide Licenses from September 4, 2018, are publicly available on the Access Environment website. Any challenges with downloading records from Access Environment can be obtained outside of the Freedom of Information process by contacting enviropermissions@ontario.ca.

Furthermore, Hazardous Waste Generator information from 2002 onwards is also publicly available on Ontario's Open Data (2002-2022 data) and the new Hazardous Waste Program Registry (2023 onwards) delivered by Resource Productivity & Recovery Authority (RPRA).

Your request is being processed, and our office will be in touch.

Yours truly,
Access and Privacy Office
Ministry of the Environment, Conservation and Parks

Ontario

From: Public Secure - Please Do Not Reply (MPBSDP) <noreply@ontario.ca>
Sent: Tuesday, September 8, 2026 11:37 AM
To: FOI (MECP) <foi.mecp@ontario.ca>
Subject: FOI eRequest – Crawford - 20260908113314461

The submission ID of this application is: 20260908113314461

Date Submitted: September 08, 2026 at 11:33 AM

Lianne Crawford

From: FOI (MECP) <foi.mecp@ontario.ca>
Sent: Tuesday, September 8, 2026 1:46 PM
To: Lianne Crawford
Subject: MECP FOI AA-2026-06358 / Your Reference – Acknowledgement

Hello / Bonjour Lianne Crawford,

The Ministry is in receipt of your request made pursuant to the Freedom of Information and Protection of Privacy Act along with your payment of $5.00 (non-refundable application fee). **The search will be conducted on the following:**

210 Main Street East, Grimsby

Time Frame: 1990/01/01 - 2026/09/08

If there is any discrepancy, please contact us immediately.

The file number above has been assigned to your request and should be referred to in all future communications with our office.

For your awareness, final approvals, permits and licenses, Environmental Activity and Sector Registry (EASR) registrations, Record of Site Conditions (RSC) from 2004, and Operator and Vendor Pesticide Licenses from September 4, 2018, are publicly available on the Access Environment website. Any challenges with downloading records from Access Environment can be obtained outside of the Freedom of Information process by contacting enviropermissions@ontario.ca.

Furthermore, Hazardous Waste Generator information from 2002 onwards is also publicly available on Ontario's Open Data (2002-2022 data) and the new Hazardous Waste Program Registry (2023 onwards) delivered by Resource Productivity & Recovery Authority (RPRA).

Your request is being processed, and our office will be in touch.

Yours truly,
Access and Privacy Office
Ministry of the Environment, Conservation and Parks

Ontario

From: Public Secure - Please Do Not Reply (MPBSDP) <noreply@ontario.ca>
Sent: Tuesday, September 8, 2026 11:44 AM
To: FOI (MECP) <foi.mecp@ontario.ca>
Subject: FOI eRequest – Crawford - 20260908114411478

The submission ID of this application is: 20260908114411478

Date Submitted: September 08, 2026 at 11:44 AM

Appendix ‘E’

1. T.S.S.A Correspondence

Lianne Crawford

From: Public Information Services <publicinformationservices@tssa.org>
Sent: Wednesday, September 9, 2026 10:12 AM
To: Lianne Crawford
Subject: RE: Underground Fuel Tanks

Hello ,

NO RECORDS FOUND IN CURRENT DATABASE:

- We confirm that there are NO **fuels records** in our database at the subject address(es).

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the **TSSA Client Portal** to complete an Application for Release of Public Information.

Please refer to Training (tssa.org) for instructions on how to use the portal. Please refer to How to Submit a Public Information Request (tssa.org) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,

Kimberly Gage | Public Information & Records Agent
Public Information
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3581 | Fax: +1 416-734-3568 | E-Mail: kgage@tssa.org
www.tssa.org

From: Lianne Crawford <lcrawford@soilmat.ca>
Sent: Wednesday, September 9, 2026 9:41 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Underground Fuel Tanks

⚠ External Email >

[⚠ **CAUTION]:** THIS EMAIL ORIGINATED OUTSIDE THE ORGANISATION.
DO NOT CLICK LINKS OR OPEN ATTACHMENTS UNLESS YOU KNOW THE SENDER AND ARE EXPECTING THIS EMAIL. PLEASE REPORT WITH THE PHISH REPORT BUTTON IF SUSPICIONS.

Hello,

I'm looking for any records of underground fuel storage tanks located at the following address in Grimsby, Ontario:

204 Main Street East
206 Main Street East
208 Main Street East
210 Main Street East
212 Main Street East
55 Griffith Drive
57 Griffith Drive
59 Griffith Drive
61 Griffith Drive
63 Griffith Drive

Thank you,

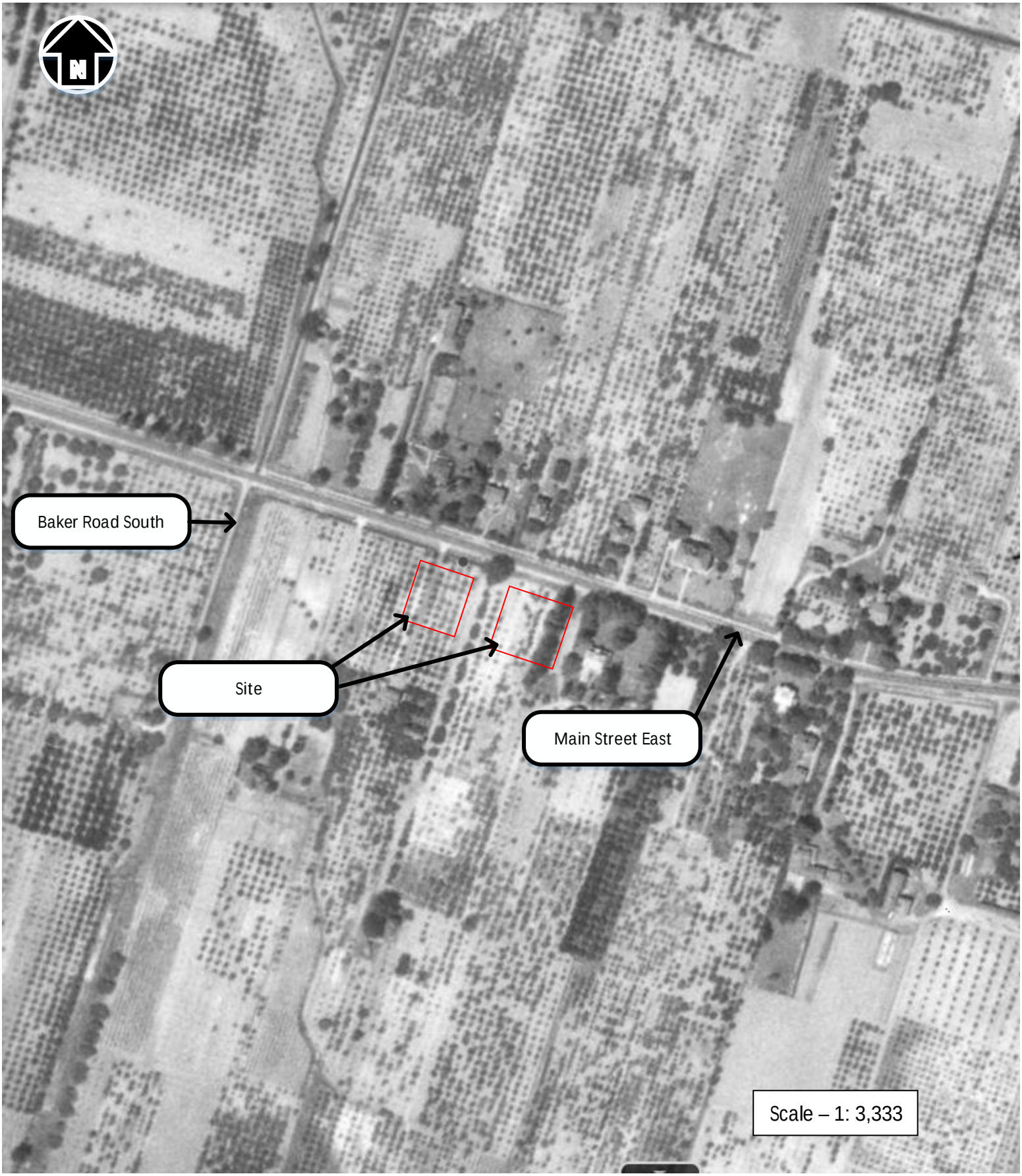
Lianne Crawford
Environmental Technician
SOIL-MAT ENGINEERS & CONSULTANTS LTD.
401 Grays Road, Hamilton, ON L8E 2Z3
T: 905.318.7440 M: 905.906.8768 www.soil-mat.ca

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

Appendix ‘F’

1. 1934 Aerial Photograph;
2. 1954 Aerial Photograph;
3. 1960 Aerial Photograph;
4. 1965 Aerial Photograph;
5. 1971 Aerial Photograph;
6. 1983 Aerial Photograph;
7. 1989 Aerial Photograph;
8. 1994 Aerial Photograph;
9. 2000 Aerial Photograph;
10. 2006 Aerial Photograph;
11. 2013 Aerial Photograph;
12. 2018 Aerial Photograph, and;
13. 2026 Aerial Photograph.

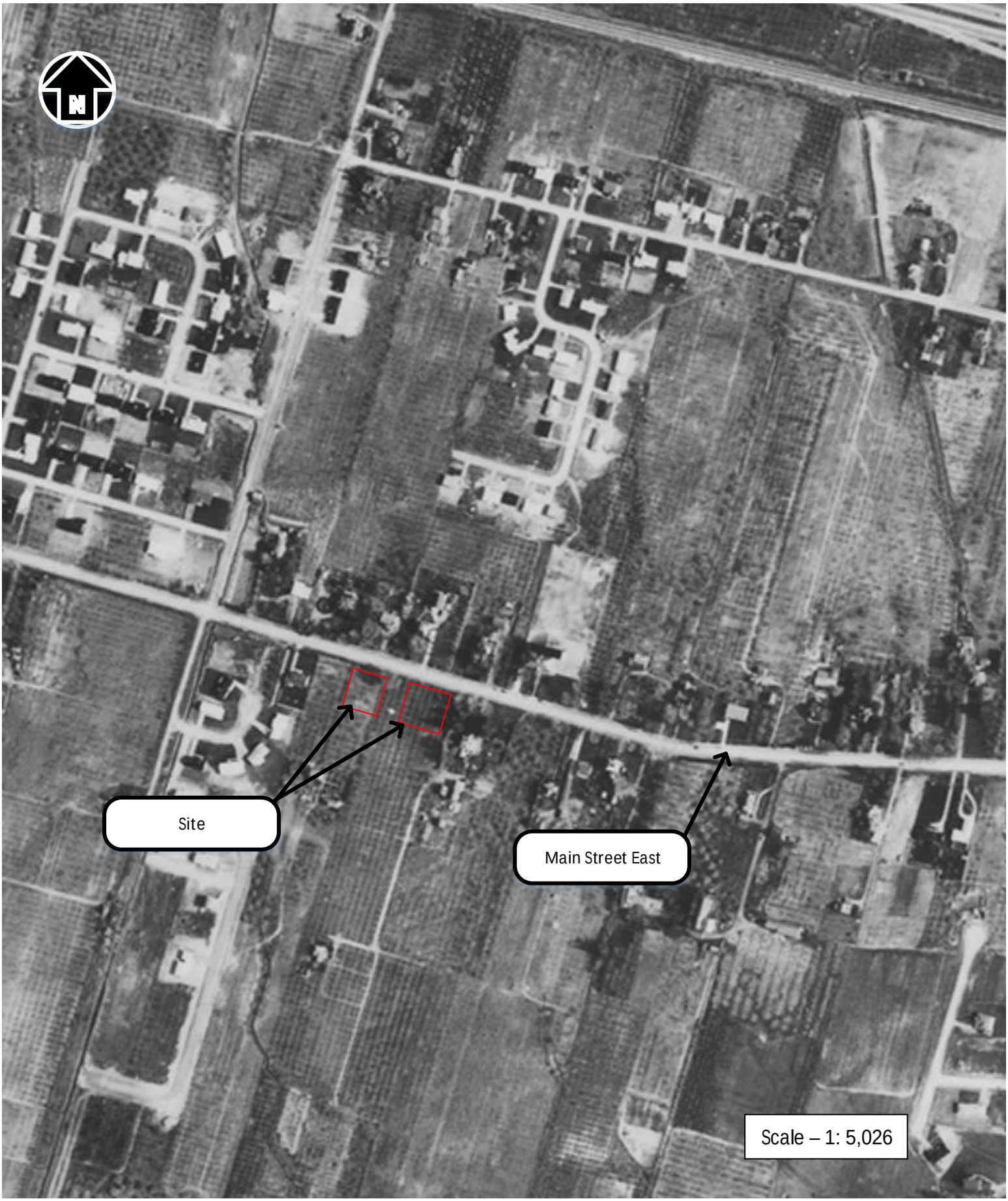
Aerial Photo – 1934



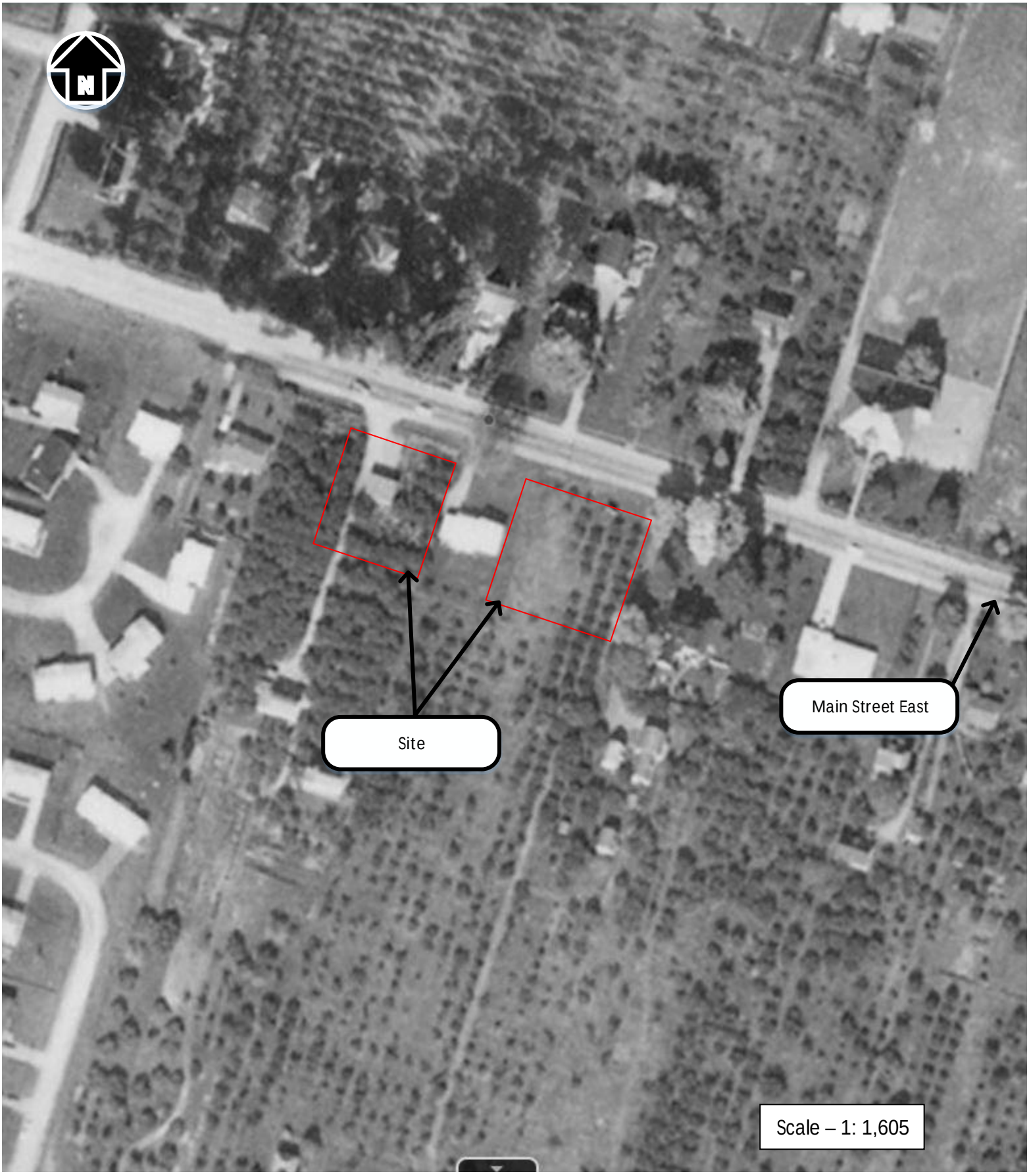
Aerial Photo – 1954



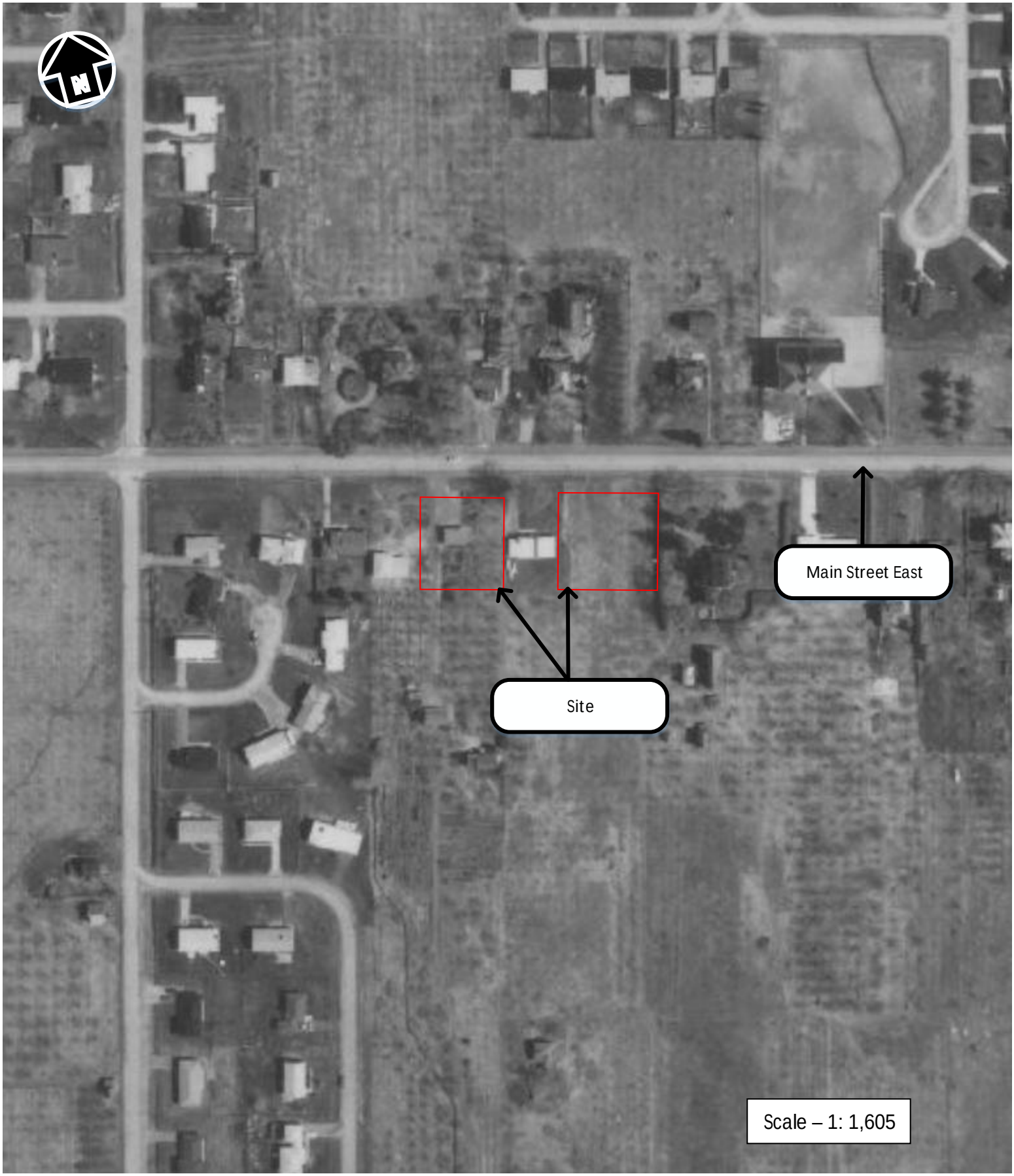
Aerial Photo – 1960



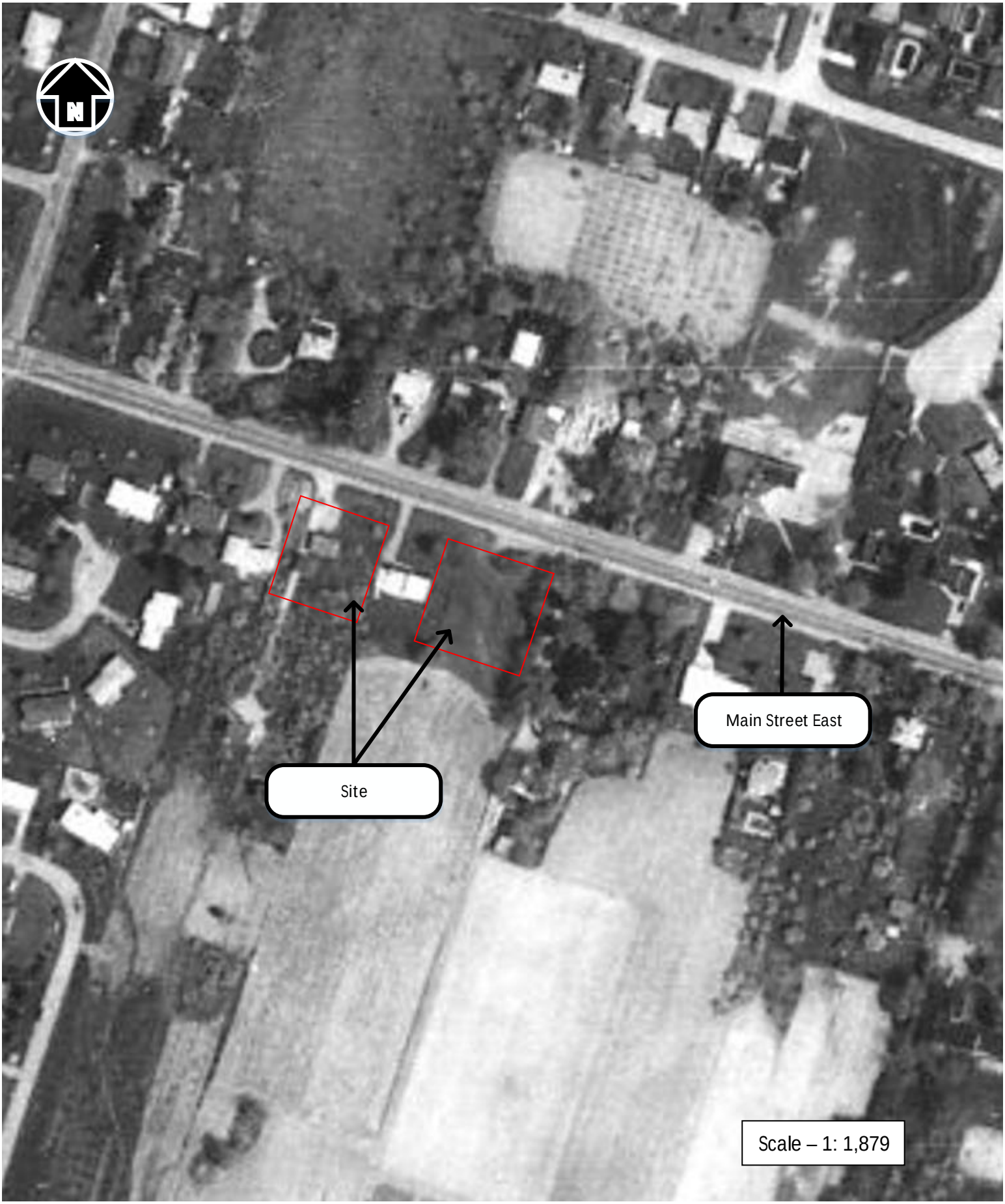
Aerial Photo – 1965



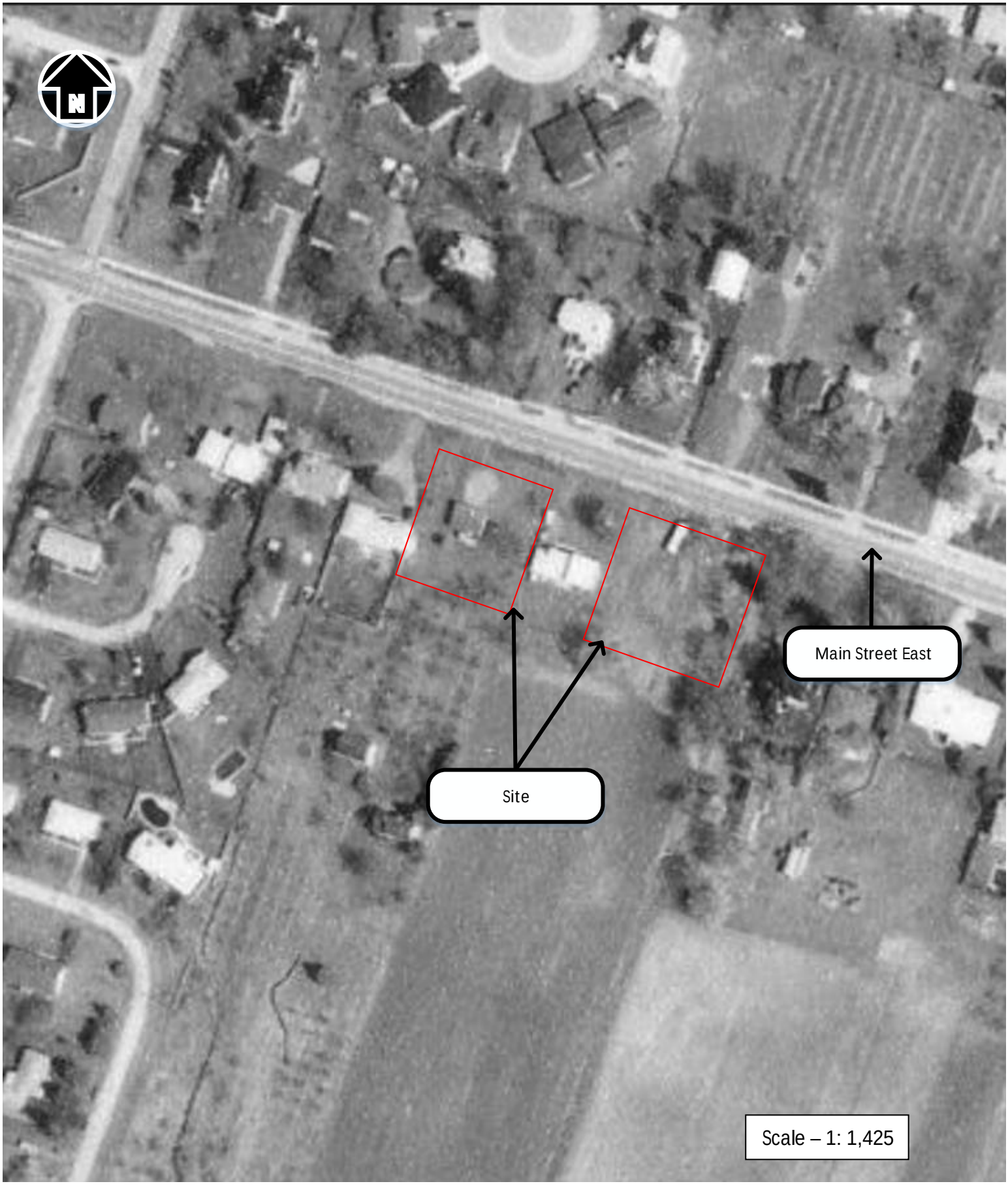
Aerial Photo – 1971



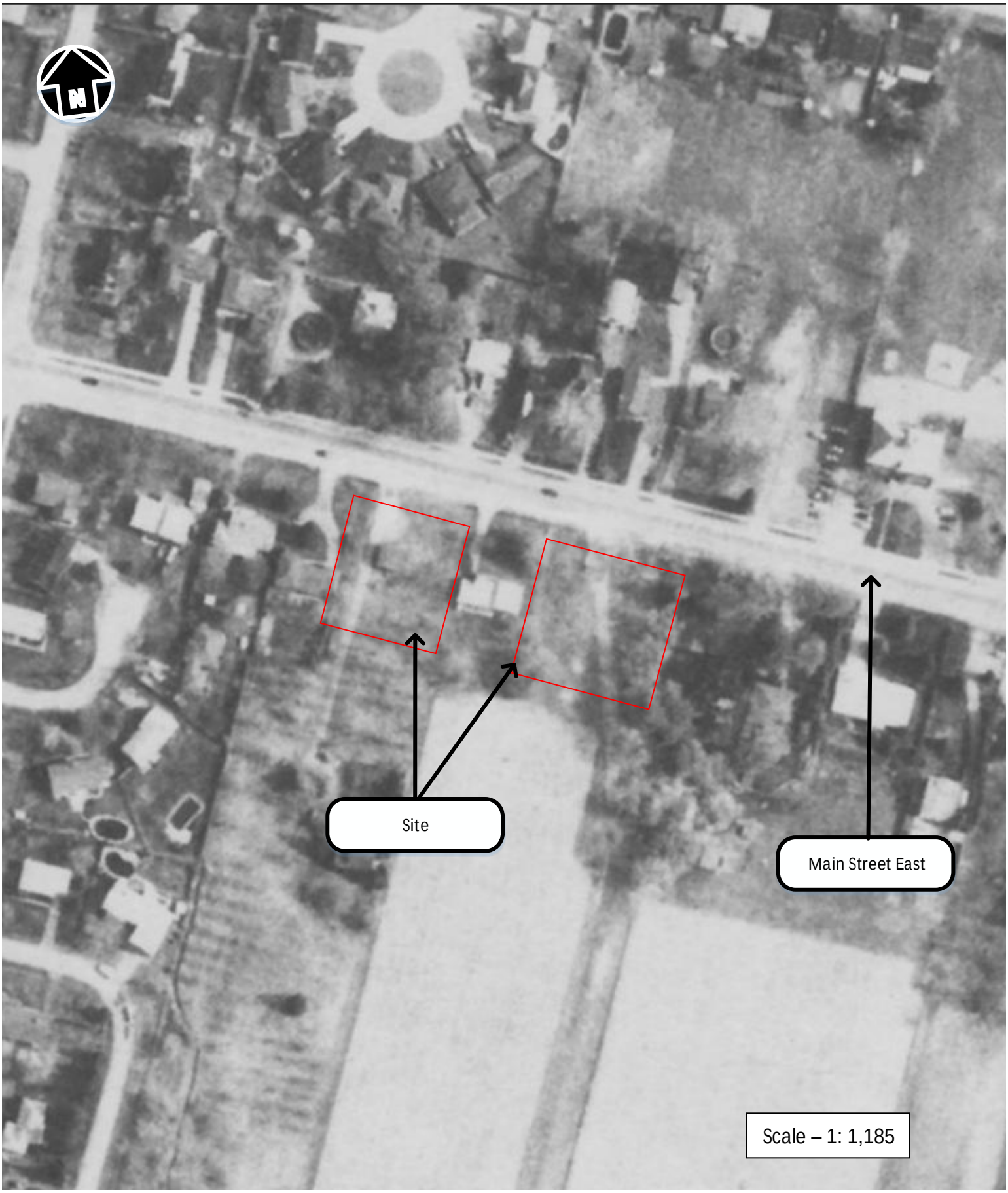
Aerial Photo – 1983



Aerial Photo – 1989



Aerial Photo – 1994



Aerial Photo – 2000



Aerial Photo – 2006



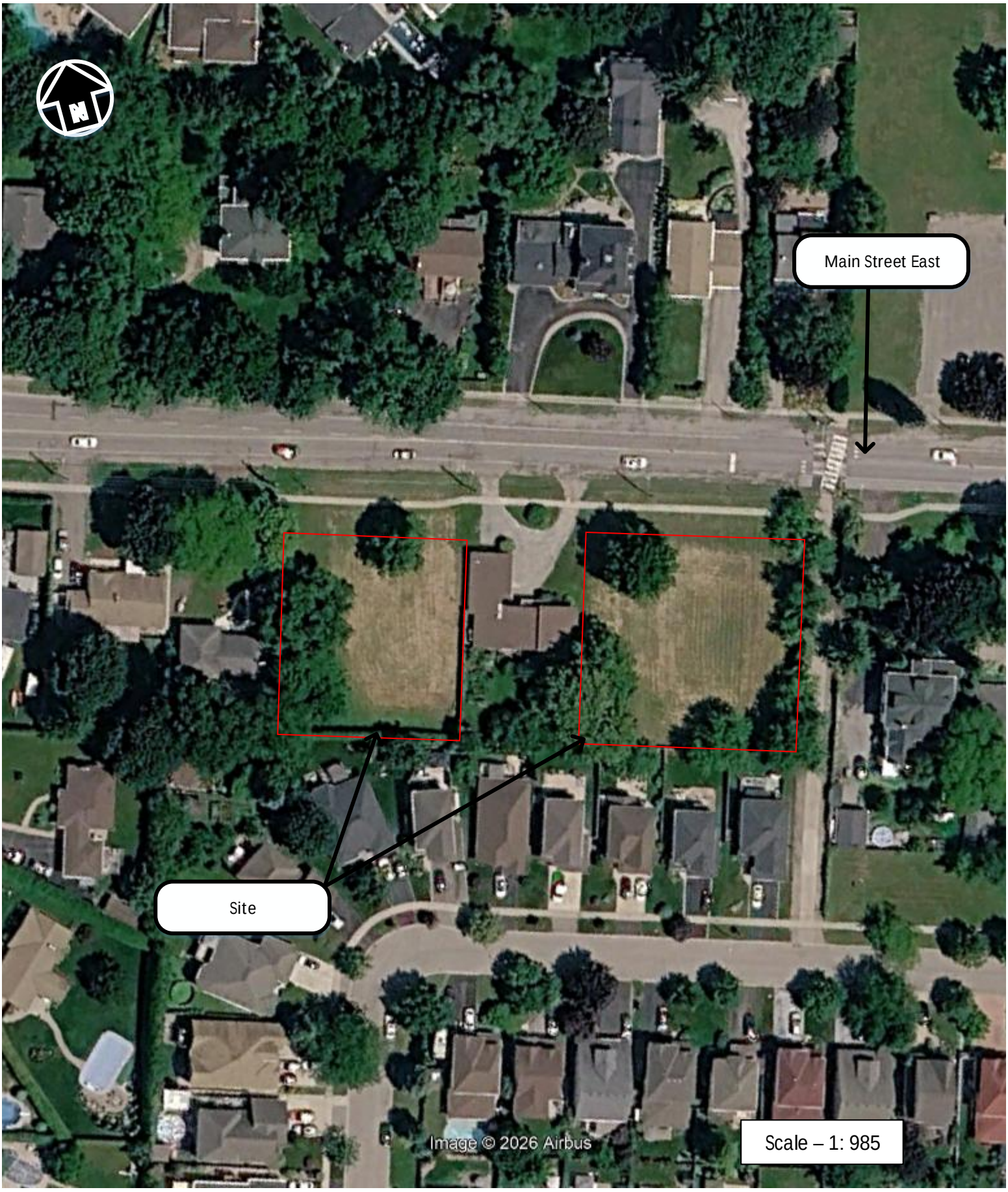
Aerial Photo – 2013



Aerial Photo – 2018



Aerial Photo – 2026



Appendix ‘G’

1. 1907 Topographic Map;
2. 1938 Topographic Map;
3. 1961 Topographic Map, and;
4. 1996 Topographic Map.



LEGEND

☆ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 260438-E

2. Topographic Map of Ontario, Grimsby Sheet 30M/4

3. Base map provided by: "Department of Militia and Defence, 1907".

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

LOSANI HOMES

PROJECT TITLE

Phase One Environmental Site Assessment
206 & 210 Main Street East
Grimsby, Ontario

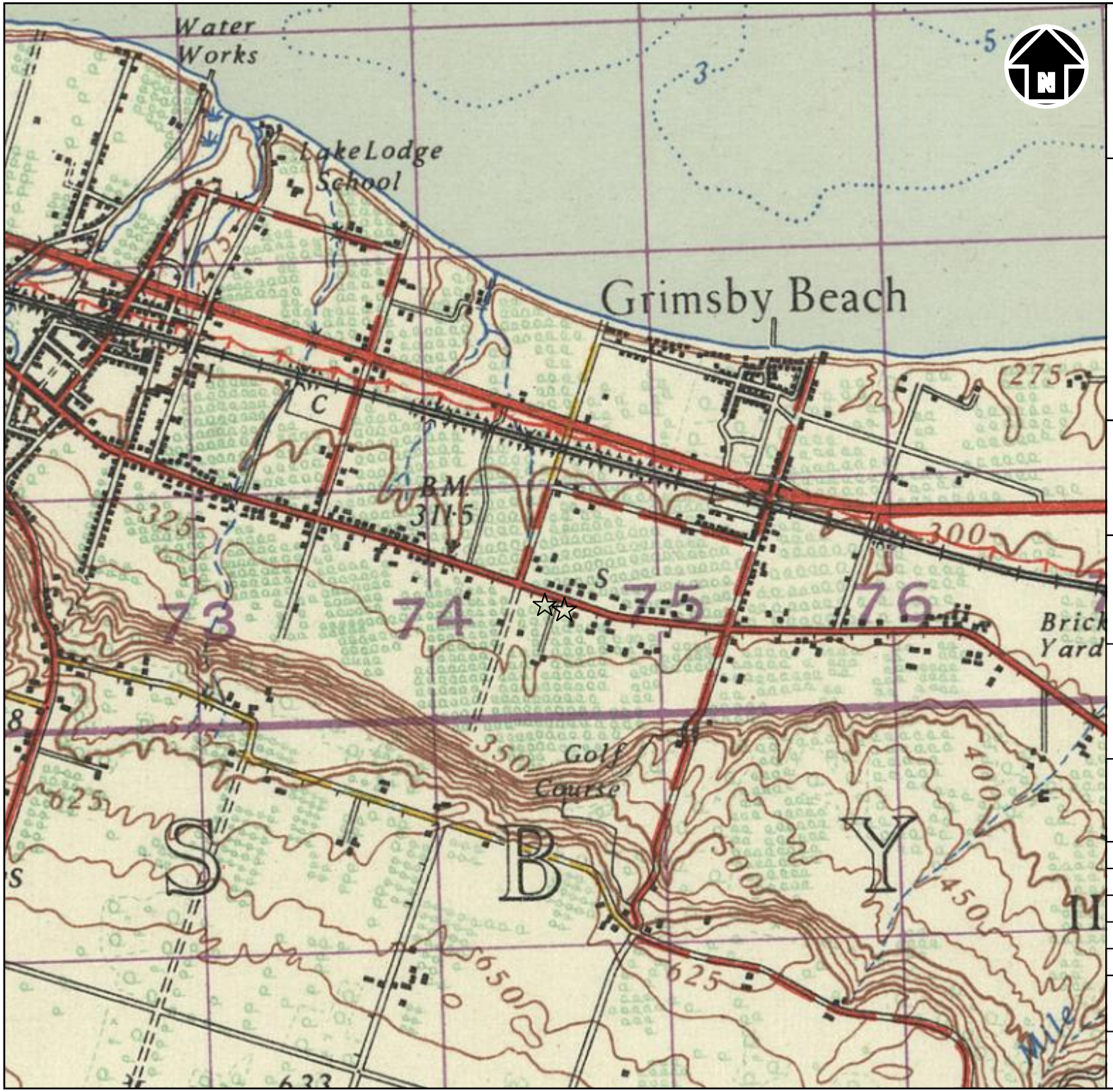
DRAWING TITLE

Topographic Map 1907

PROJECT No.	SM 260438-E
SCALE	1: 63,360
DATE	September 2026
CHECKED	KG
DRAWN	LC

FILE NAME
260438 Topo 1907.vsd

DRAWING No. 4a



LEGEND

☆ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 260438-E

2. Topographic Map of Ontario, Grimsby Sheet 30M/4

3. Base map provided by: "Geographical Section, General Staff; Department of National Defence, 1938".

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

LOSANI HOMES

PROJECT TITLE

Phase One Environmental Site Assessment
206 & 210 Main Street East
Grimsby, Ontario

DRAWING TITLE

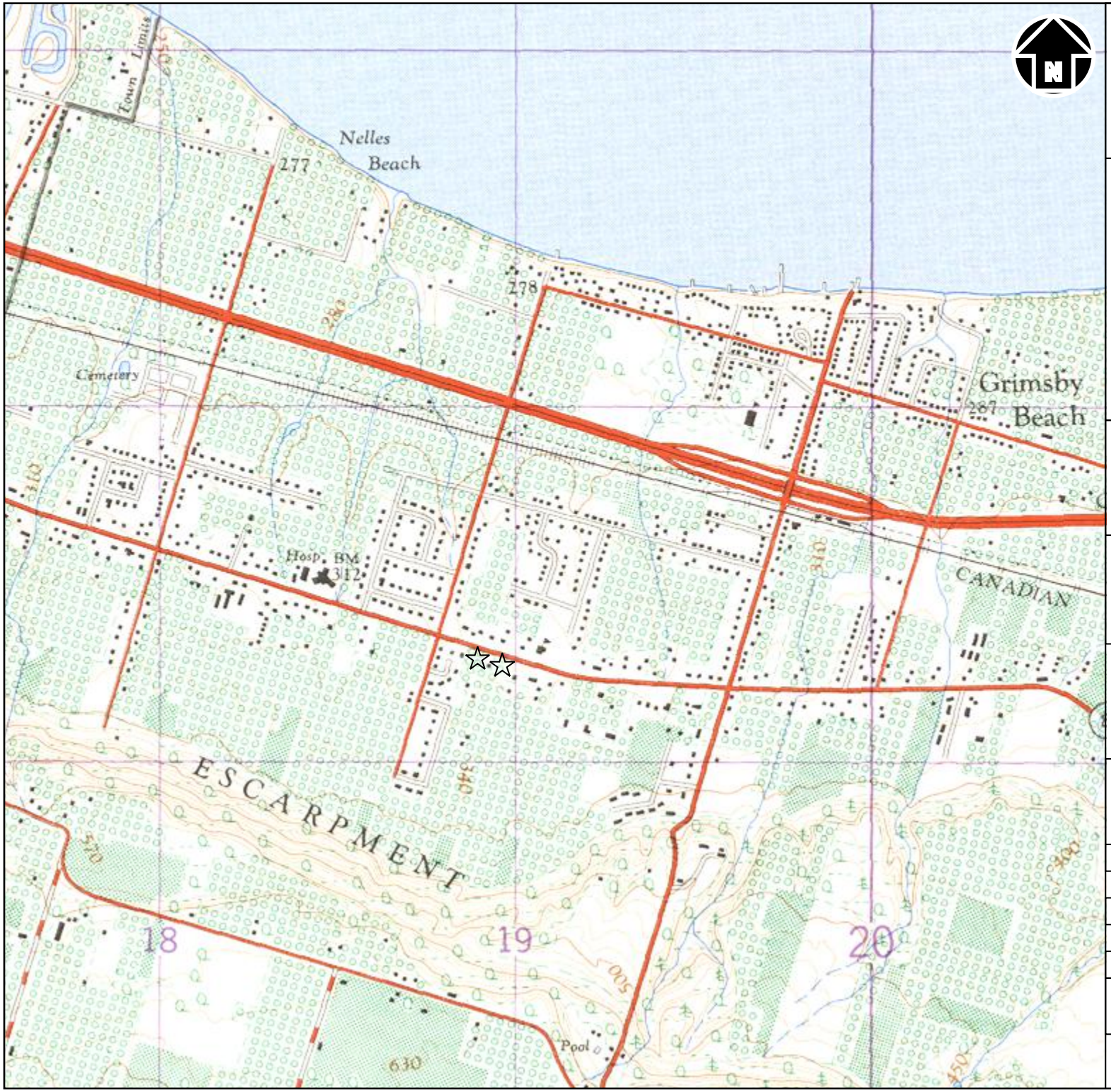
Topographic Map 1938

PROJECT No.	SM 260438-E
SCALE	1: 63,360
DATE	September 2026
CHECKED	KG
DRAWN	LC

FILE NAME

260438 Topo 1938.vsd

DRAWING No. 4b



LEGEND

☆ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 260438-E

2. Topographic Map of Ontario, Grimsby Sheet 30M/4h, Edition 1

3. Base map provided by: "Army Survey Establishment, R.C.E., 1961".

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

LOSANI HOMES

PROJECT TITLE

Phase One Environmental Site Assessment
206 & 210 Main Street East
Grimsby, Ontario

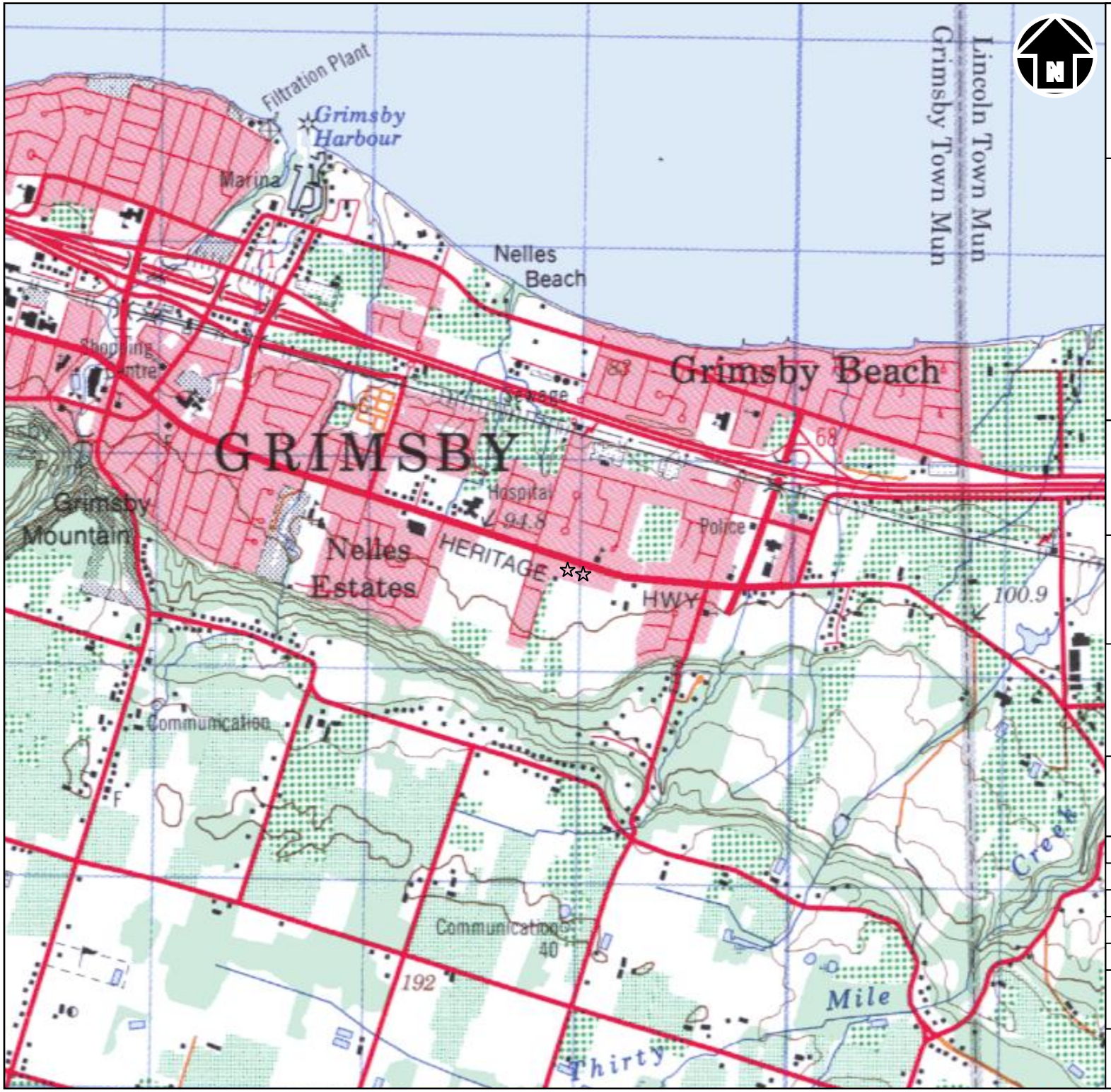
DRAWING TITLE

Topographic Map 1961

PROJECT No.	SM 260438-E
SCALE	1: 25,000
DATE	September 2026
CHECKED	KG
DRAWN	LC

FILE NAME
260438 Topo 1961.vsd

DRAWING No. 4c



LEGEND

☆ = Site Location

NOTES:

1. This drawing should be read in conjunction with Soil-Mat Engineers and Consultants Ltd. Report No.: SM 260438-E

2. Topographic Map of Ontario, Grimsby Sheet 30M/4, Edition 7

3. Base map provided by: "©1996, Her Majesty The Queen in Right of Canada".

Soil-Mat
Engineers & Consultants Ltd.

CLIENT

LOSANI HOMES

PROJECT TITLE

Phase One Environmental Site Assessment
206 & 210 Main Street East
Grimsby, Ontario

DRAWING TITLE

Topographic Map 1996

PROJECT No.	SM 260438-E
SCALE	1: 50,000
DATE	September 2026
CHECKED	KG
DRAWN	LC

FILE NAME

260438 Topo 1996.vsd

DRAWING No. 4d

Appendix ‘H’

1. Qualifications of Assessor

COMPANY BACKGROUND

SOIL-MAT ENGINEERS & CONSULTANTS LTD. [SOIL-MAT ENGINEERS] is a Canadian Consulting Engineering firm owned by its senior staff. Over the past thirty years the principals of SOIL-MAT ENGINEERS have undertaken geotechnical investigations in all areas of Hamilton and surrounding area and are familiar with the distinct geology of the area and therefore well-versed with the various soil, bedrock and groundwater conditions. SOIL-MAT ENGINEERS has a staff of over twenty-five engineers and technical staff who specialize in geotechnical assignments, environmental assessments, hydrogeological investigations and construction quality control/assurance projects. The company commenced operation on June 15, 1992 and has undertaken over 5,000 projects since its inception. The firm and all professional staff are in good standing with Professional Engineers Ontario. The company has maintained a current Certificate of Authorisation since it was granted on April 28, 1992. The firm's office and laboratory facilities are located at 401 Grays Road in Hamilton, Ontario.

REPORT AUTHORS

Lianne Crawford
Environmental Technician

Ms. Crawford has over three years of experience in conducting Phase I ESA research and Phase II ESA fieldwork, including soil and groundwater sampling. Ms. Crawford has also been a key member on a number of projects including the supervision and direction of traditional 'dig and dump' remediation projects.

Ian Shaw, P. Eng.
[Director/ Senior Professional]

Mr. Shaw has over fourteen years of experience in the geotechnical and geo-environmental fields. Mr. Shaw has supervised the geotechnical investigations for the replacement/rehabilitation of bridge/culvert structures located within the Haldimand County, numerous residential and industrial subdivision projects, slope stability assignments associated with Hamilton Conservation Authority and Conservation Halton requirements, and several high-rise developments in Hamilton, Burlington, Oakville, Brantford, St. Catharines, and Niagara Falls. Mr. Shaw has also been involved in

numerous hydrogeological investigations, primarily within the City of Hamilton, associated with the development of residential and commercial subdivision projects. Some of Mr. Shaw's projects have included the decommissioning of underground and above ground fuel oil storage tanks, the implementation of in-situ and ex-situ remediation programmes and numerous 'dig and dump' remediation projects.

Keith Gleadall, B.A., EA Dipl.

Vice-President [Senior Professional]

Mr. Gleadall has over fourteen years of experience in conducting Phase I, II and III Environmental Site Assessments and has successfully completed the requirements of the Associated Environmental Site Assessors of Canada and a Post Graduate Diploma in Environmental Site Assessment from Niagara College. Mr. Gleadall is responsible for undertaking numerous hydrogeological investigations, primarily within the City of Hamilton, associated with the development of residential and commercial subdivision projects, together with Phase I, II and III Environmental Site Assessments. Projects have included the decommissioning of underground and above ground fuel oil storage tanks, the implementation of in-situ and ex-situ remediation programmes, the decommissioning of a former dry cleaning facility and numerous 'dig and dump' remediation projects.