

PHASE I ENVIRONMENTAL SITE ASSESSMENT

No Name Gas
2911 Barton St. South, Hamilton, Ontario

Prepared for:
ACME Oil & Gas

Prepared by:
Plan B Environmental
301 James St S
Hamilton, Ontario

Report Date: 2022-12-12
Project Number: PN12345

2022-12-12
Ref. No. PN12345
ACME Oil & Gas
350, 55th Street
Houston, Texas
78654

Attention: ACME Oil & Gas

**Re: Phase I Environmental Site Assessment Report
No Name Gas, 2911 Barton St. South, Hamilton, Ontario**

Plan B Environmental is pleased to submit our report describing the findings of the Phase I Environmental Site Assessment (ESA) of No Name Gas. This assessment was prepared by a Qualified Person, as defined by the Environmental Protection Act, using Ontario Regulation 153/04, Schedule D for Phase One Environmental Assessments under Part XV.1 of the Act.

The purpose of the Phase I ESA was to identify actual and potential site contamination. This identification involves the evaluation and reporting of existing information collected through records review, site visits, and interviews.

If you have any questions or require further clarification of the report findings, please contact the undersigned at your convenience. Thank you for the opportunity to be of service to ACME Oil & Gas.

Yours very truly,

Plan B Environmental

John Smith, P.Eng.
Sr. Environmental Engineer

David Doe, P.Eng.
Engineering Manager

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1.0 EXECUTIVE SUMMARY

ACME Oil & Gas (subsequently referred to as “the Client”) engaged Plan B Environmental to conduct a Phase I Environmental Site Assessment (ESA) of the property No Name Gas located at 2911 Barton St. South, Hamilton, Ontario (subsequently referred to as “the Property” or “the subject property”). The purpose of the Phase I ESA was to provide the Client with a professional opinion of the potential for materially significant environmental liabilities as part of the due diligence process.

The Phase I ESA was prepared by a Qualified Person, as defined by the Environmental Protection Act, using Ontario Regulation (O. Reg.) 153/04, Schedule D for Phase One Environmental Site Assessments under Part XV.1 of the Act. The purpose of the Phase I ESA was to identify and document the current and historical environmental conditions that indicate if further investigation may be necessary to evaluate the potential environmental liabilities.

The property was primarily used for farming until about 1946. Between 1946 and present it has been used as a gasoline dispensing station.

The table below lists the potential contaminating activities on, in or under the phase one property.

Potential Contaminating Activities on Phase One Property

PCA	Location of PCA	Description
Gasoline and Associated Products Storage in Fixed Tanks	South side of property	Two underground storage tanks for diesel and gasoline

PCA	Location of PCA	Description
Gasoline and Associated Products Storage in Fixed Tanks	South side of property	Two underground storage tanks for diesel and gasoline

The table below lists the potential contaminating activities in the study area, not including the phase one property.

Potential Contaminating Activities in Study Area

PCA	Location of PCA	Description
Gasoline and Associated Products Storage in Fixed Tanks	South adjoining property	Underground storage tanks for gasoline dispensing station

The following areas of potential environmental concern were identified on the phase one property or study area.

Areas of Potential Environmental Concern

APEC	Location of APEC	PCA	Location of PCA	COPCs	Media Impacted
Two USTs	South side of property	Gasoline and Associated Products Storage in Fixed Tanks	On-site	Petroleum Hydrocarbons	Soil and Groundwater
USTs	South adjoining property	Gasoline and Associated Products Storage in Fixed Tanks	Off-site	Petroleum Hydrocarbons	Soil and Groundwater

It is our opinion that a Phase Two Environmental Site Assessment should be conducted before a Record of Site Condition is submitted.

There is potential for soil and groundwater contamination from hydrocarbons on the subject property from the PCAs previously identified.

It is our opinion that a Record of Site Condition cannot be submitted on the basis of the Phase One Environmental Site Assessment alone.

2.0 INTRODUCTION

2.1 Phase One Property Information

ACME Oil & Gas (subsequently referred to as “the Client”) engaged Plan B Environmental to conduct a Phase I Environmental Site Assessment (ESA) of the property No Name Gas located at 2911 Barton St. South, Hamilton, Ontario (subsequently referred to as “the Property” or “the subject property”). The purpose of the Phase I ESA was to provide the Client with a professional opinion of the potential for materially significant environmental liabilities as part of the due diligence process.

The Property consists of a gasoline dispensing station and convenience store. It is approximately 1.1 acres in size and rectangular in shape. The legal description of the subject property is Section 17, Lot 643, Parcel 23. The area is zoned as C1. The Property is currently owned by No Name Gas located at 2911 Barton St. S, Hamilton, Ontario. The location of the Property is shown in Figure 1, Appendix A.

3.0 SCOPE OF INVESTIGATION

The Phase I ESA was prepared by a Qualified Person, as defined by the Environmental Protection Act, using Ontario Regulation (O. Reg.) 153/04, Schedule D for Phase One Environmental Site Assessments under Part XV.1 of the Act. The purpose of the Phase I ESA was to identify and document the current and historical environmental conditions that indicate if further investigation may be necessary to evaluate the potential environmental liabilities.

The scope of investigation for this ESA included the following elements:

- (a) Review of available records relating to the current and past use of the property.
- (b) Conducting a site visit to observe current uses or evidence of past uses of the property. And to the extent possible current and past uses of the adjoining and surrounding properties.
- (c) Interviews with the property owners and/or other individuals knowledgeable about the property.
- (d) Evaluation of the information obtained from this investigation and presentation of the findings in this report.

3.1 Significant Assumptions

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

3.2 Limitations and Exceptions

The report has been prepared in accordance with generally accepted environmental methodologies referred to in Ontario Regulation (O. Reg.) 153/04, Schedule D for Phase One Environmental Site Assessments under Part XV.1 of the Environmental Protection Act and contains all the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report.

The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. Should such an event occur, Plan B Environmental must be notified in order that we may determine if modifications to our conclusions are necessary.

The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of Plan B Environmental.

The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial, and federal government laws and regulations was not included in our contract for services.

Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

No environmental site assessment can wholly eliminate uncertainty regarding the actual or potential site contamination in connection with a property. Performance of this assessment is intended to reduce, but not eliminate uncertainty regarding the actual or potential site contamination in connection with the property recognizing reasonable limits of time and cost.

This assessment does not include any testing or sampling of materials (for example, soil, water, air, building materials).

3.3 User Reliance

This report may be distributed and relied upon by ACME Oil & Gas, its successors, and assigns. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the written consent of Plan B Environmental.

4.0 RECORDS REVIEW

The objectives of the records review are:

- To obtain and review records that relate to the phase one property and to the current and past uses of and activities at or affecting the phase one property to determine if an area of potential environmental concern exists and to interpret any area of potential environmental concern.
- To obtain and review records that relate to properties in the phase one study area, other than the phase one property, to determine if an area of potential environmental concern exists and to interpret any area of potential environmental concern.

4.1 General

4.1.1 Phase One Study Area Determination

The following factors were considered in determining whether the phase one study area should or should not include a property that is not located, wholly or partly, within 250 metres from the nearest point on a boundary of the phase one property: current and historical land use on the subject property and on neighboring properties; known or suspected contamination on the subject property and on neighboring properties; and where appropriate, proposed future use of the property, rezoning applications, or official plans for development.

Considering factors such as current and historical land use in the area of the property a minimum search distance of 250 m was used for the records review.

Current and Past Uses of the Property

Historical use formation describing the Property was obtained from a variety of sources as discussed below. This information is summarized in the table below.

Period/Date	Land Use	Source(s) of Information
1926	Farm	City Directories
1934	Vegetable stand	City directories
1946	Gasoline dispensing station	Aerial photos
1950	Gasoline dispensing station	Aerial photos
1980	Gasoline dispensing station and convenience store	Aerial photos

Current and Past Uses of Adjoining Properties

The historical uses of adjoining properties to the subject property are summarized below. These uses were determined using the standard historical sources noted above.

North Historical Land Use

Period/Date	Land Use	Source(s) of Information
1926	Harm	City directories
1978	Offices	Aerial photos

South Historical Land Use

Period/Date	Land Use	Source(s) of Information
1926	Farm	City directories
1967	Gasoline dispensing station	Aerial photos

East Historical Land Use

Period/Date	Land Use	Source(s) of Information
1926	Farm	City directories
1978	Offices	Aerial photos

West Historical Land Use

Period/Date	Land Use	Source(s) of Information
1926	Farm	City directories
1956	Convenience store	Aerial photos
1978	Restaurant	Aerial photos

Current and Past Uses of Surrounding Properties

The following historical uses of surrounding properties were identified:

The surrounding property was used as farmland until the 1960s and 1970s and was then developed for commercial uses.

4.1.2 First Developed Use

Based on the information obtained from the records review, the property was historically used for agriculture until being developed as a gasoline dispensing station in 1946.

4.1.3 Fire Insurance Plans

No fire insurance plans were available for review.

4.1.4 Chain of Title

Title search and tax assessment information is included in Appendix 4. Below is a summary of the review of the title search and assessment rolls.

Owner	Years of Ownership
No Name Gas	1946 to 2023

4.1.5 Environmental Reports

No environmental assessment reports were available for review. No other environmental reports were available for review.

4.2 Environmental Source Information

A request under the Freedom of Information and Protection of Privacy Act (FOIPPA) was made to the MOECC in regards to potential environmental concerns. A response letter has not been received at the time of writing this report. Any pertinent information related to the requested documents will be forwarded upon receipt.

A search request was made to the TSSA in regards to potential environmental concerns. A response letter has not been received at the time of writing this report. Any pertinent information related to the requested documents will be forwarded upon receipt.

4.3 Physical Setting Sources

4.3.1 Aerial Photographs

The aerial photographs are included in Appendix 2. Recent images for Google Maps were obtained for 2022, 2018, and 2005. In addition, aerial photos were reviewed from 1946 to 1980. The aerial photographs show the property occupied by a gasoline dispensing station and convenience store. The area in the vicinity of the property is primarily commercial with numerous parking lots. On the southwest side of the property is another gasoline dispensing station that may represent a potential source of contamination.

4.3.2 Topography, Hydrology, Geology

No topographic maps were available for review.

Soil in property Hamilton area is predominately derived from glacial drift (glaciolacustrine sediments in the lower city; glacial tills in the upper city) and from limestone and shale erosion.

4.3.3 Fill Materials

No areas of disturbed soil or fill areas on the phase one property were identified in the records review.

4.3.4 Water Bodies, Areas of Natural Significance & Ground Water Information

No water bodies were identified in the study area.

The property and all other properties within the study area are served by a municipal drinking water system.

No wells were identified on the property or within the study area that supply water for human consumption or agricultural use.

4.3.5 Well Records

No well records within the study area were available.

4.4 Site Operating Records

The property is an enhanced investigation property that is currently being used as a garage, bulk liquid dispensing facility, or for the operation of dry-cleaning equipment.

No regulatory permits and records related to areas of potential environmental concern were available for review.

No material data safety sheets were available for review.

No underground utility drawings were available for review.

No inventories of chemicals, chemical usage or chemical storage areas were available for review.

Two underground storage tanks for gasoline and diesel were identified on the Property.

Any pertinent information will be forwarded upon receipt from the TSSA and MOECC.

No waste management records were available for review.

Petroleum leaked during the piping system upgrade in 1996.

No emergency response and contingency plans, including spill prevention and contingency plans were available for review.

No environmental audit reports were available for review.

5.0 INTERVIEWS

The objectives of conducting the phase one environmental site assessment interviews are:

- To obtain information to assist in determining if an area of potential environmental concern exists.
- To identify details of potentially contaminating activities or potential contaminant pathways on, in or under the phase one property.

5.1 Interview Summary

Below is a summary of the interviews conducted, detailed information of the interviews is provided in Appendix 6.

Date of Interview: 2023-01-09

Name of Owner: John Harvey

Reason for Interview: Current Owner

Summary of Interview: The current owner knows of two underground storage tanks for gasoline and diesel on the property and that there was a leak during a piping upgrade in 1996.

Assessment of Interview: The information obtained from the current owner for the two underground storage tanks and leak during a piping system upgrade is verified by the records review.

Date of Interview: 2023-01-10

Name of Site Manager: Dave Olivier

Reason for Interview: Site Manager

Summary of Interview: The site manager is aware of the registrations for two underground storage tanks used for gasoline and diesel.

Assessment of Interview: The information obtained from the site manager for the two underground storage tanks is verified by the records review. Since the site manager has only been employed on the property for 2 years it is consistent that he may not be aware of the leak during the piping system upgrade in 1996.

Date of Interview: 2023-01-11

Name of Person Interviewed: Lisa Elliot

Reason for Interview: Government official

Summary of Interview: The government official was not aware of any spills or leaks on the property.

Assessment of Interview: Since the government official has only been aware of the property from 2014 to 2022 it is consistent that they may not be aware of the leak during the piping system upgrade in 1996.

Date of Interview: 2023-01-11

Name of Person Interviewed: Michael Moore

Reason for Interview: Government official

Summary of Interview: The government official is aware of the leak during the piping system upgrade in 1996.

Assessment of Interview: The information obtained from the government official is verified from the records review.

6.0 SITE RECONNAISSANCE

The objectives of the site reconnaissance are:

- To determine if areas of potential environmental concern exist through observations about current and past uses and potentially contaminating activity on, in or under the phase one property and, as practicable, current, and past uses and activities and potentially contaminating activity in the phase one study area.
- To identify details of potential contaminant pathways on, in or under the phase one property and areas of potential environmental concern and contaminants of potential concern.

6.1 General

The site reconnaissance was conducted on 2023-01-17 by John Smith. The qualifications of the site assessor are provided in Appendix 8. The assessor was accompanied by Dan Brown, Operations Supervisor during the inspection. The site reconnaissance lasted 6 hours. The weather during the inspection was sunny with a light wind from the east.

During the site reconnaissance an exterior and interior walk-through of the buildings, if present, was performed. The exterior of adjoining properties was visually observed for actual or potential contamination. A site plan of the property is provided in Appendix 1 and photographs of the property and surrounding area are provided in Appendix 3.

There were no limitations imposed by physical obstructions or limiting conditions.

6.2 Specific Observations at the Phase One Property

The topography of the property is relatively flat with a moderate slope to the north. The topography of the surrounding area is slightly rolling with a gentle slope to the north.

6.2.1 Buildings and Structures

The following buildings and structures are located on the subject property:

Age (years)	Stories	Usage	Location
21	1	Convenience store	East side of property

There is one steel door in the back and a double steel door in the front. The building is heated by natural gas. There is a roof-top electrical air conditioning unit.

No stains were observed on the floors, walls, or ceilings in the structures on the property.

No floor drains or sumps showing evidence of contamination were observed in the structures on the property.

6.2.2 Storage Tanks

Determining the presence of Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) is considered essential in assessing potential contamination sources. Visual inspection and the review of tank registration records are used to determine the possible existence of past and present storage tanks on the subject property. It must be noted however, that the absence of certain site conditions or lack of records may restrict or prevent the determination of the number and contents of storage tanks on the subject property.

No aboveground storage tanks were observed on the subject property.

The following underground storage tanks that may contain hazardous chemicals or fuel were observed on the subject property:

Contents	Age (years)	Size	Location
Diesel	8	8000 gallons	South side of property
Gasoline	8	12000 gallons	South side of Property

Vent, fill pipes, or access ways were observed on the subject property. These pipes may indicate the presence of un-recorded underground storage tanks. There were 2 vent and 2 fill pipes on the east side of property.

6.2.3 Potable Water Supply

Potable water on the property is supplied by the municipal water supply.

6.2.4 Underground Utility and Service Corridors

No underground sewer corridors located on, in or under the property were observed.

No underground water corridors located on, in or under the property were observed.

No underground electrical corridors located on, in or under the property were observed.

Are there any underground gas corridors located on, in or under the property?

6.2.5 Wells

No wells were observed on the property.

6.2.6 Sewage Works

Sanitary sewage is discharged into municipal sanitary sewer system.

6.2.7 Pits and Lagoons

No pits, ponds, or lagoons were observed on the property.

No pits, ponds, or lagoons were observed on adjoining properties.

6.2.8 Ground Cover, Roads, and Parking Facilities

The majority of the property is covered by pavement.

Roads border the property on the west and south sides.

The following parking facilities were observed:

- 12 parking spots beside the convenience store

6.2.9 Railway Lines and Spurs

No railway lines or spurs were observed on the property.

6.2.10 Stained Materials

No areas of stained materials (e.g., soil and asphalt) were observed on the property.

6.2.11 Stressed Vegetation

No areas of stressed vegetation were observed on the property.

6.2.12 Fill

No areas, mounds, or depressions that may be filled or graded by non-natural causes or filled with fill of unknown origin were observed on the property.

6.2.13 Unidentified Substances

No unidentified substances were observed on the property.

6.2.14 Potential Contaminating Activity

The following current uses of the property that could be evidence of actual or potential site contamination were observed:

- Gasoline dispensing station

The following past uses of the property that could be evidence of actual or potential site contamination were observed:

- Gasoline dispensing station

6.2.15 Adjoining and Surrounding Property Use

The following current uses of the properties within the study area, other than the subject property, that could be evidence of actual or potential site contamination were observed:

- Gasoline dispensing station on other side of road south of the property.

No evidence of past uses of properties within the study area, other than the subject property, that could be evidence of actual or potential site contamination were observed.

No wells were observed within the study area, outside of the property, that supply water for human consumption or agricultural use.

No water bodies were observed within the study area.

No areas of natural significance were observed within the study area,

6.2.16 Enhanced Investigation Property Reconnaissance

The property is an enhanced investigation property that is currently being used as a garage, bulk liquid dispensing facility, or for the operation of dry-cleaning equipment.

The property is currently being operated as an:

- Gasoline dispensing station.

No hazardous materials were observed to be stored or used on the property.

No products are manufactured at the property.

No by-products or wastes were observed at the property.

No raw material handling and storage locations were observed at the property.

No storage containers such as drums, totes, or pails were observed on the property.

No oil/water separators were observed at the property.

No vehicle and equipment maintenance areas were observed at the property.

No spills were observed or reported at the property.

No liquid discharge points were observed at the property.

No hydraulic lift equipment at the property, including elevators, in-ground hoists and loading docks were observed at the property.

7.0 REVIEW AND EVALUATION

7.1 Current and Past Uses

The property was primarily used for farming until about 1946. Between 1946 and present it has been used as a gasoline dispensing station.

Period/Date	Owner	Property Use	Information Source
1926	Unknown	Farm	City Directories
1934	Unknown	Farm and Vegetable Stand	City Directories
1946	Gulf Oil	Gasoline dispensing station	Aerial photos
1970	Gulf Oil	Gasoline dispensing station	Aerial photos
1980	No Name Gas	Gasoline dispensing station and convenience store	Aerial photos

7.2 Potential Contaminating Activity

The MOECC provides a list of PCAs in Schedule D of O. Reg. 153 (as amended by O. Reg. 511/09, O. Reg. 245/10 and O. Reg. 179/11).

The table below lists the potential contaminating activities on, in or under the phase one property.

Potential Contaminating Activities on Phase One Property

PCA	Location of PCA	Description
Gasoline and Associated Products Storage in Fixed Tanks	South side of property	Two underground storage tanks for diesel and gasoline

The table below lists the potential contaminating activities in the study area, not including the phase one property.

Potential Contaminating Activities in Study Area

PCA	Location of PCA	Description
Gasoline and Associated Products Storage in Fixed Tanks	South adjoining property	Underground storage tanks for gasoline dispensing station

7.3 Areas of Potential Environmental Concern

The following areas of potential environmental concern were identified on the phase one property or study area.

Areas of Potential Environmental Concern

APEC	Location of APEC	PCA	Location of PCA	COPCs	Media Impacted
Two USTs	South side of property	Gasoline and Associated Products Storage in Fixed Tanks	On-site	Petroleum Hydrocarbons	Soil and Groundwater
USTs	South adjoining property	Gasoline and Associated Products Storage in Fixed Tanks	Off-site	Petroleum Hydrocarbons	Soil and Groundwater

Two registered underground storage tanks are located on the property with a leak reported in 1996 during a piping system upgrade. South adjoining property is used as a gasoline dispensing station and has underground storage tanks.

It is possible that soil and groundwater have been impacted in the vicinity of the underground storage tanks during the leak from the piping system upgrade or from the existing or previous storage tanks. Given the topography of the area and that Lake Ontario is to the south, it is probable that groundwater flow is to the south. The presence of a gasoline dispensing station on the south adjoining property is not likely to affect the soil and groundwater on the property.

No documentation was available for the cleanup of the leak from the piping system upgrade or from the replacement of the storage tanks. This documentation could have aided in the conclusions.

7.4 Phase One Conceptual Site Model

The phase one conceptual site model is provided in the figures in Appendix 1.

Two potentially contaminating activities (PCA) were observed within the study area. One PCA was the gasoline dispensing station on the property and the other PCA was a gasoline dispensing station on the south adjoining property.

The presence of underground storage tanks for diesel and gasoline indicate that the contaminants of potential concern are hydrocarbons.

No underground utilities were noted on the property and are unlikely to affect contaminant transport. The presence of Lake Ontario to the south of the property indicates that the groundwater flow is to the south. Due to the groundwater flow and a roadway between the properties, the PCA on the south adjoining property is unlikely to affect the groundwater and soil on the subject property.

Lack of records from the cleanup of the leak during the piping system upgrade and from the last underground storage tank replacement provides a significant degree of uncertainty in regards to potential soil and groundwater contamination.

8.0 CONCLUSIONS

8.1 Phase Two Environmental Site Assessment Required

It is our opinion that a Phase Two Environmental Site Assessment should be conducted before a Record of Site Condition is submitted.

There is potential for soil and groundwater contamination from hydrocarbons on the subject property from the PCAs previously identified.

The sources for this conclusion are two registered underground storage tanks on the property and a reported leak of hydrocarbons during the piping system upgrade.

8.2 Phase One Environmental Site Assessment Alone

It is our opinion that a Record of Site Condition cannot be submitted on the basis of the Phase One Environmental Site Assessment alone.

8.3 Signatures

The following signatures are provided by the staff that prepared and conducted the Phase I Environmental Site Assessment. Within the meaning of Ontario Regulation 153/04, David Doe is a Qualified Person and confirms the carrying out of the phase one environmental site assessment and the findings and conclusions in this report in accordance with this regulation.

The qualifications of the environmental professional(s) and personnel conducting the site reconnaissance and interviews (if conducted by someone other than an environmental professional) are provided in Appendix 8.

Prepared by:

John Smith, P.Eng.
Sr. Environmental Engineer

Reviewed by:

David Doe, P.Eng.
Engineering Manager

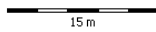
9.0 References

The following documents or other publications may have been used in the preparation of this report.

- Ontario Regulation 153/04, Schedule D for Phase One Environmental Assessments under Part XV.1 of the Environmental Protection Act
- Canadian Standards Association: *Standard for Phase I Environmental Site Assessments (CSA Z768-01)*.
- Canadian Council of Ministers of the Environment: *2008 National Classification System for Contaminated Sites*.
- Consulting Engineers of Ontario: *Generally Accepted Standards for Environmental Investigations*, Toronto, Ontario, 1993.

APPENDICES

Appendix 1: Site Plans and Figures



Plan B Environmental

301 James St. S
Hamilton, ON

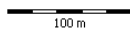
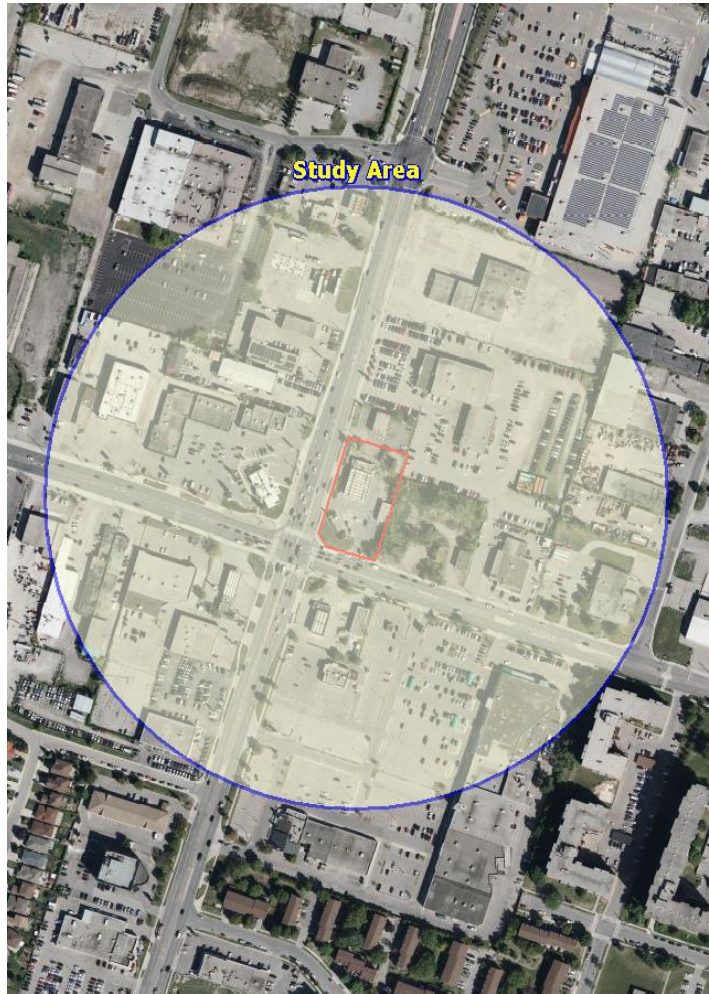
Phase One Site Plan

Project Number: CAD EX
Project Name: Canadian Examples
Client Name: ACME Oil & Gas

Site Location

Address: 2911 Barton St. S
City: Hamilton
State: ON

Project Manager: John Smith
Date: 2023-1-24



Plan B Environmental
301 James St.
Hamilton, ON

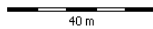
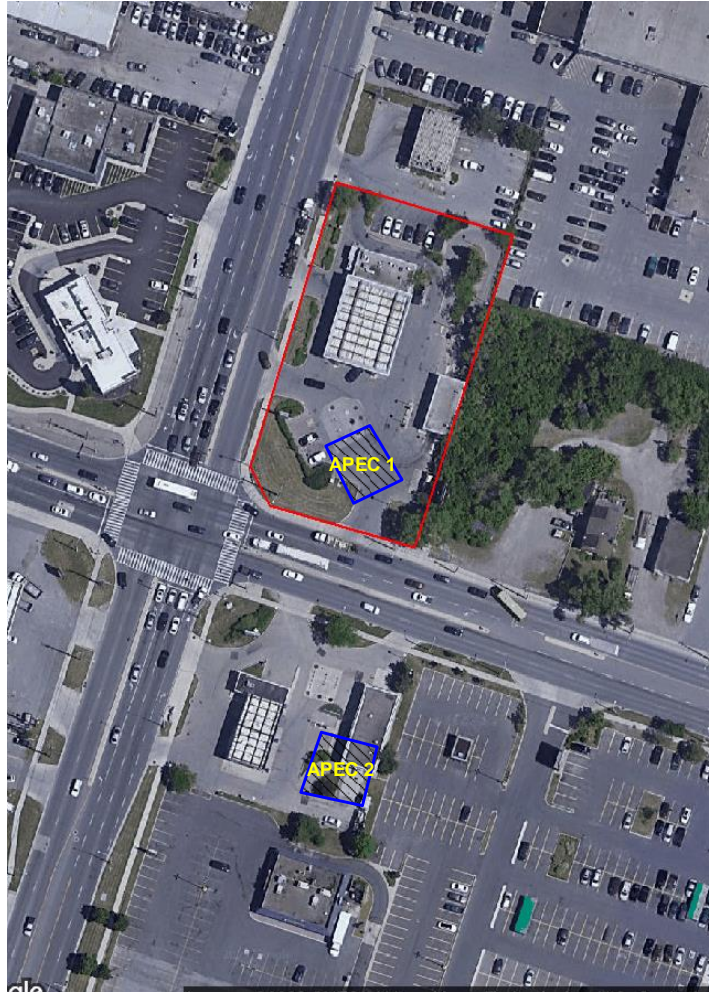
Phase One Study Area

Project Number: CAD EX
Project Name: Canadian Examples
Client Name: ACME Oil & Gas

Site Location

Address: 2911 Barton St. S
City: Hamilton
State: ON

Project Manager: John Smith
Date: 2023-1-23



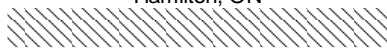
Areas of Potential Environmental Concern

APEC 1: USTs On-site
 APEC 2: USTs Off-site



Plan B Environmental

301 James St. S
 Hamilton, ON



Areas of Potential Environmental Concern

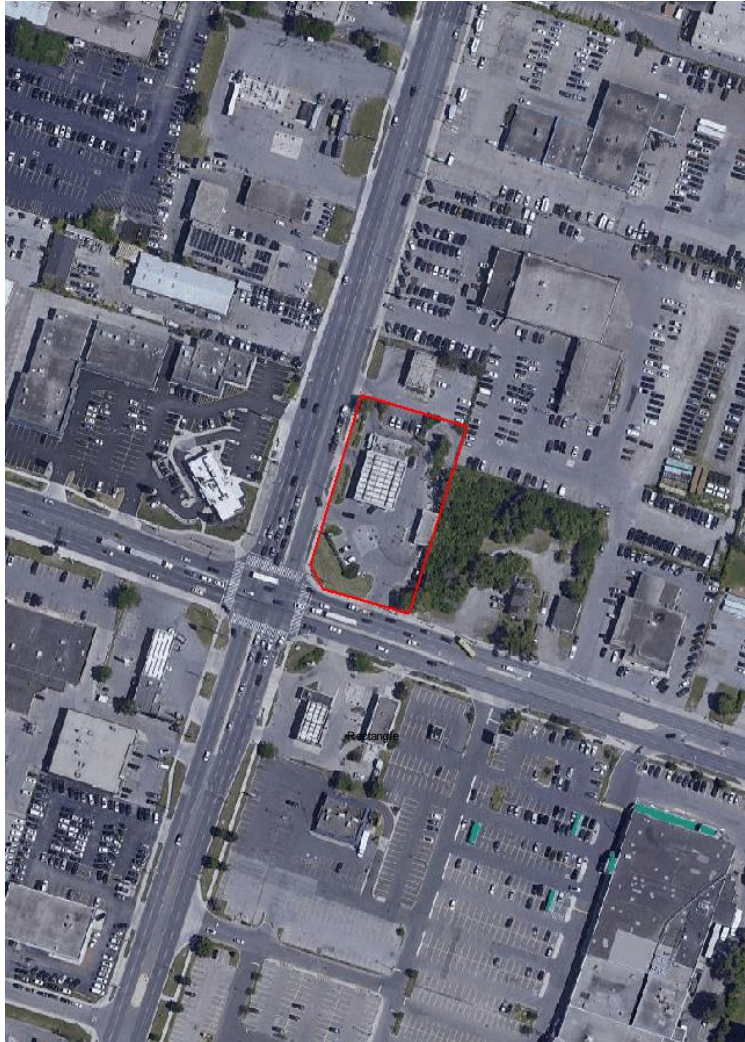
Project Number: CAD EX
 Project Name: Canadian Examples
 Client Name: ACME Oil & Gas

Site Location

Address: 2911 Barton St. S
 City: Hamilton
 State: ON

Project Manager: John Smith
 Date: 2023-1-24

Appendix 2: Aerial (Satellite) Photographs



Plan B Environmental
301 James St. S
Hamilton, ON

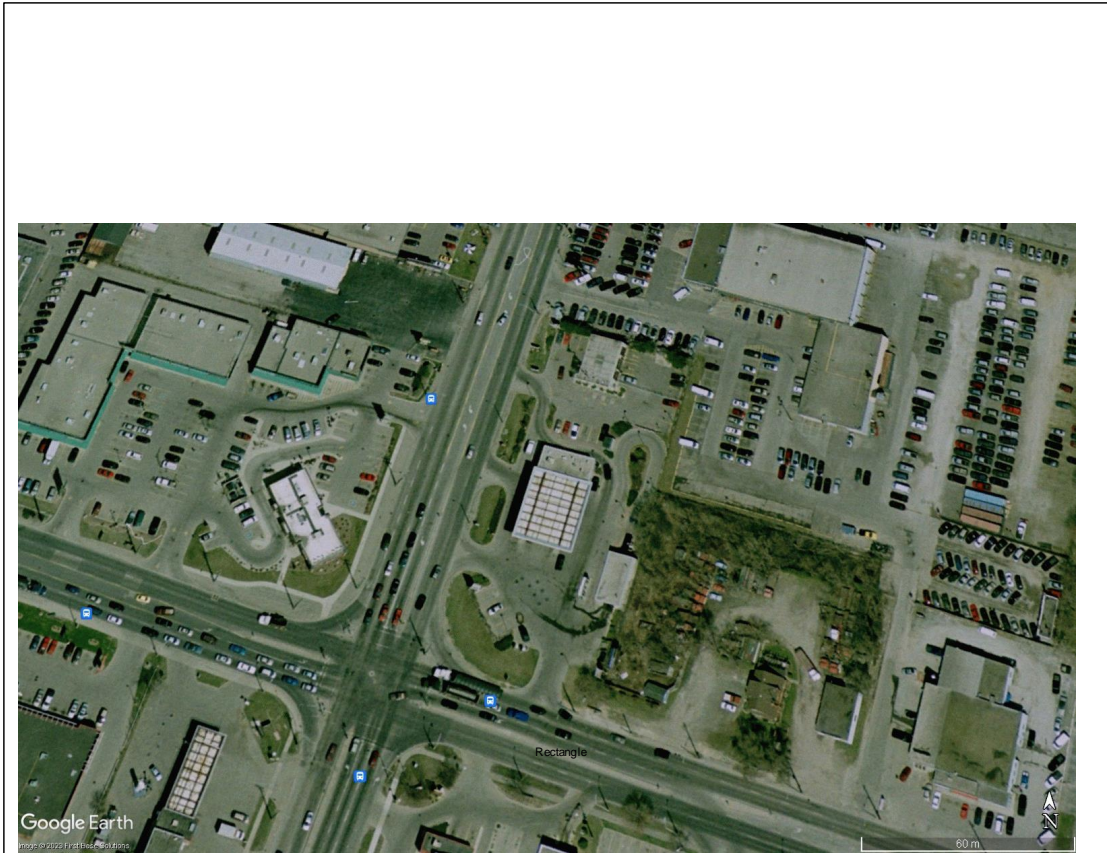
Satellite Map of Vicinity

Project Number: CAD EX
Project Name: Canadian Examples
Client Name: ACME Oil & Gas

Site Location

Address: 2911 Barton St S
City: Hamilton
State: ON

Project Manager: John Smith
Date: 2023-1-24



Plan B Environmental
301 James St. S
Hamilton, ON

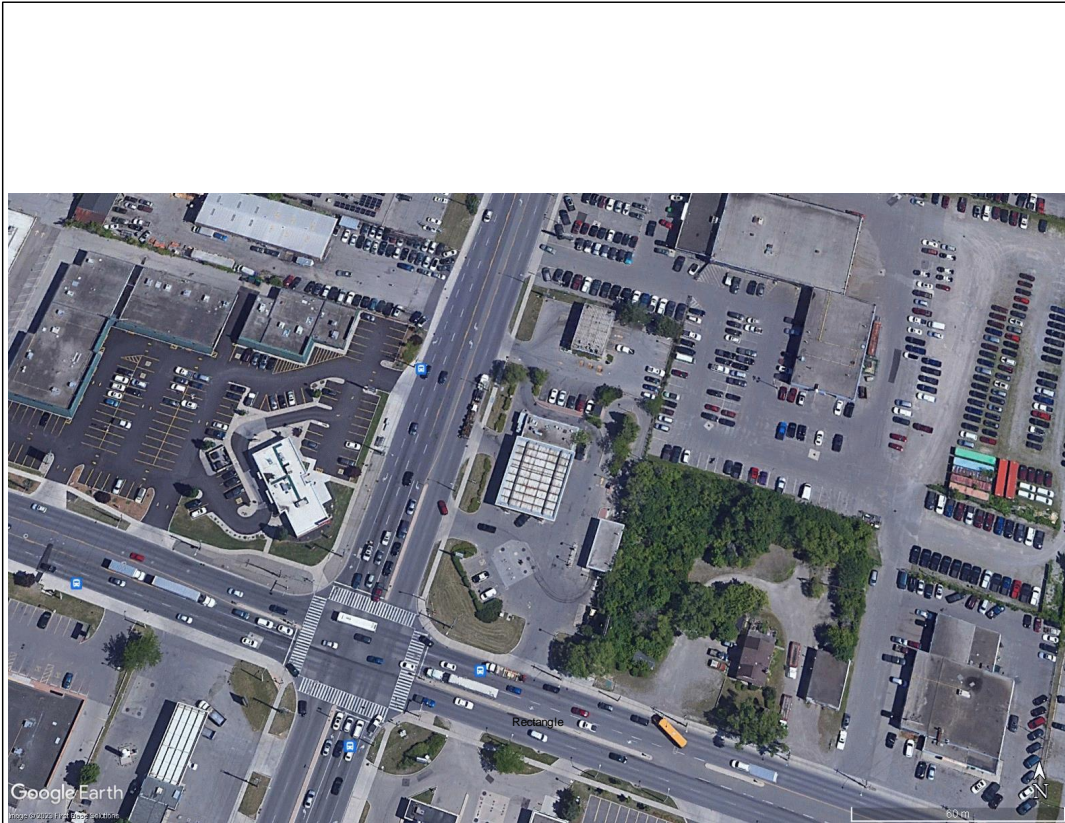
2005 Historical Satellite Image

Project Number: CAD EX
Project Name: Canadian Examples
Client Name: ACME Oil & Gas

Site Location

Address: 2911 Barton St S
City: Hamilton
State: ON

Project Manager: John Smith
Date: 2023-1-24



Plan B Environmental
301 James St. S
Hamilton, ON

2018 Satellite Image

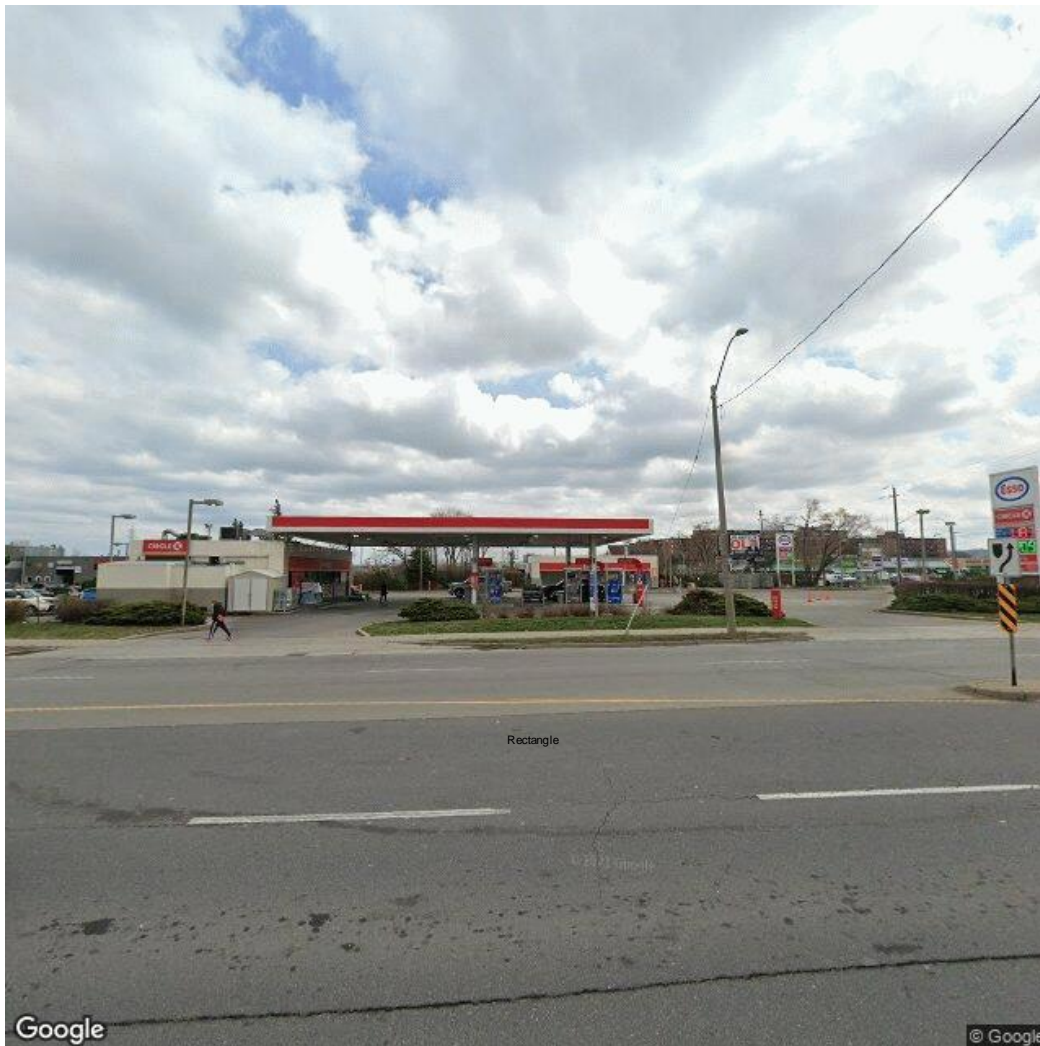
Project Number: CAD EX
Project Name: Canadian Examples
Client Name: ACME Oil & Gas

Site Location

Address: 2911 Barton St. S
City: Hamilton
State: ON

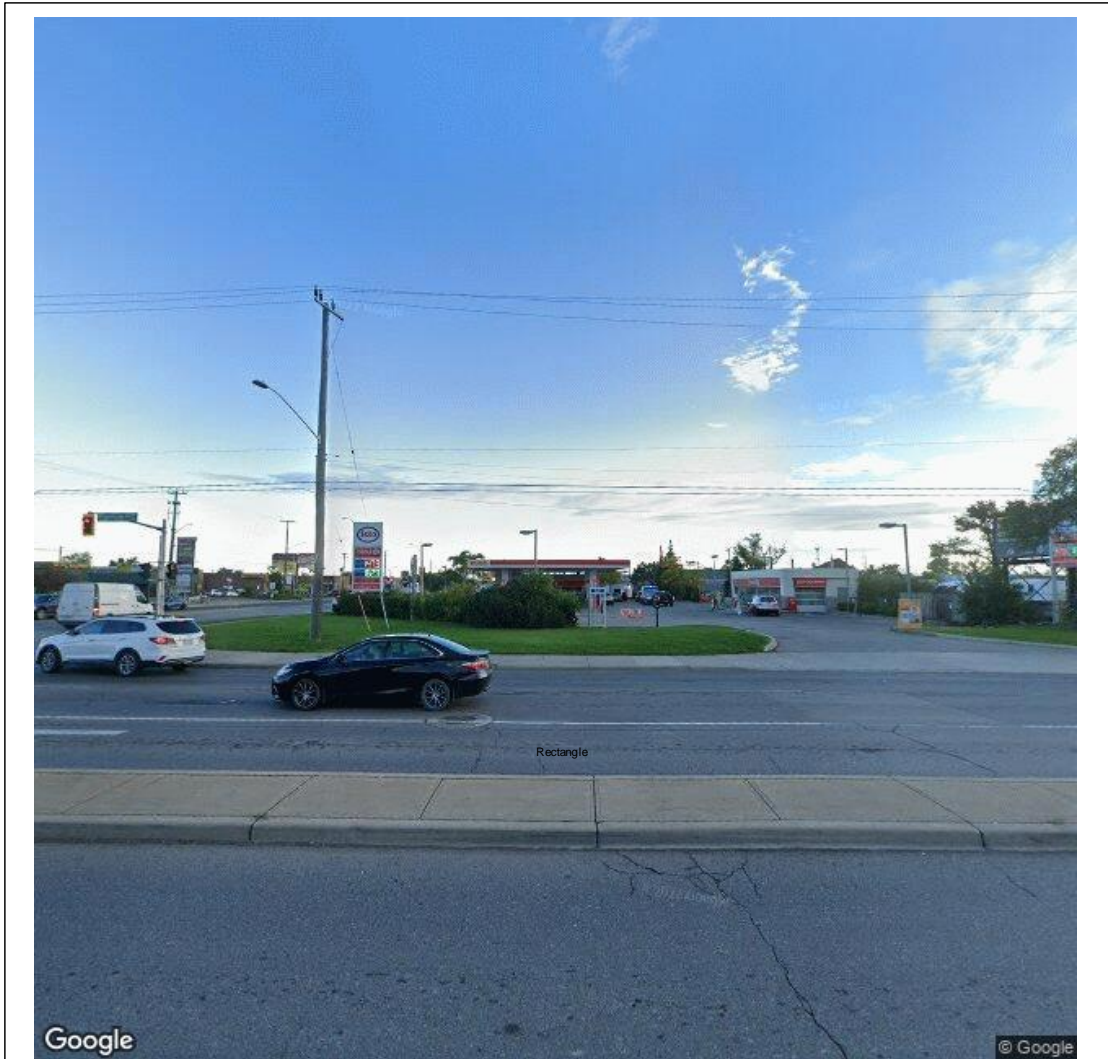
Project Manager: John Smith
Date: 2023-1-24

Appendix 3: Site Photographs



Plan B Environmental
301 James St. S
Hamilton, ON

Street View East	
Project Number:	CAD EX
Project Name:	Canadian Examples
Client Name:	ACME Oil & Gas
Site Location	
Address:	2911 Barton St. S
City:	Hamilton
State:	ON
Project Manager:	John Smith
Date:	2023-1-24



Plan B Environmental
301 James St. S
Hamilton, ON

Street View North

Project Number: CAD EX
Project Name: Canadian Examples
Client Name: ACME Oil & Gas

Site Location

Address: 2911 Barton St. S
City: Hamilton
State: ON

Project Manager: John Smith
Date: 2023-1-24

Appendix 4: Historical Research Documentation

Appendix 5: Regulatory Records Documentation

Appendix 6: Interview Documentation

Owner Questionnaire

Date of Interview: 2023-01-09
Name of Owner: John Harvey
Title of Owner: General Manager
Organization/Company of Owner: No Name Gas
Reason for Interview: Current Owner
Interview Method: In-person

General Questions

1. How long have you owned the property?

12 years

2. What is the current use of the property?

Gas station and convenience store

3. Who is the site contact for the property?

Dave Olivier

4. How can the site contact be reached?

225-320-1900

5. Do you know the past uses of the property?

The current owner knows of the following past uses of the property:

Gas station

6. Do you know of any pending threatened, or past litigation relevant to environmental contamination in, on, or from the property?

The current owner does not know of any litigation relevant to hazardous substances or petroleum products in, on, or from the property.

7. Do you know of any notices or other correspondence from any government agency regarding any possible violation of environmental laws?

The current owner does not know of any notices or other correspondence regarding possible violation of environmental laws.

8. Do you know of spills or other chemical releases that have taken place at the property?

The current owner knows of the following spills or other chemical releases that have taken place at the property:

The current owner is aware that there was a petroleum leak during a piping system upgrade in 1996.

9. Do you know of any environmental cleanups that have taken place at the property?

The current owner does not know of any environmental cleanups that have taken place at the property.

10. Based on your knowledge and experience related to the property are there any indicators that point to the presence or likely presence of contamination at the property?

The current owner knows of no indicators that point to the presence or likely presence of contamination at the property.

Helpful Documents Related Questions

Do you know of any of the following documents for the property exist and whether copies can be provided for review within reasonable time and cost constraints?

1. Environmental site assessment reports?

The current owner does not know if there are environmental site assessment reports on the property that can be provided for review within reasonable time and cost constraints.

2. Environmental compliance audit reports?

The current owner does not know if there are environmental compliance audit reports on the property that can be provided for review within reasonable time and cost constraints.

3. Environmental site investigation reports?

The current owner does not know if there are environmental site investigation reports on the property that can be provided for review within reasonable time and cost constraints.

4. Environmental permits?

The site manager does not know if there are environmental permits on the property that can be provided for review within reasonable time and cost constraints.

5. Registrations for underground and above-ground storage tanks?

The following registrations for underground and above-ground storage tanks were provided by the current owner and reviewed:

The current owner is aware of the registration of two underground storage tanks used for gasoline and diesel.

6. Safety data sheets?

The current owner does not know if there are material safety data sheets on the property that can be provided for review within reasonable time and cost constraints.

7. Safety plans; preparedness and prevention plans; spill prevention, countermeasures and control plans; facility response plans?

The current owner does not know if there are safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; facility response plans, etc. for the property that can be provided for review within reasonable time and cost constraints.

8. Hazardous waste generator notices or reports?

The current owner does not know if there are hazardous waste generator notices or reports on the property that can be provided for review within reasonable time and cost constraints.

9. Geological or Geotechnical studies?

The current owner does not know if there are geological or geotechnical studies on the property that can be provided for review within reasonable time and cost constraints.

10. Other pertinent documents?

The current owner does not know of any other pertinent documents on the property that can be provided for review within reasonable time and cost constraints.

Site Manager Questionnaire

(Only use if client is not the site manager)

Date of Interview: 2023-01-10

Name of Site Manager: Dave Olivier

Title of Site Manager: Property Manager

Organization/Company of Site Manager: No Name Gas

Reason for Interview: Site Manager

Interview Method: In-person

Questions

1. How long have you been the site manager of the property?

2 years

2. What was type of business do you have at the property?

Gas station

3. Do you know the past uses of the property?

The site manager knows of the following past uses of the property:

Gas station

4. Who are the occupants of the property?

The property is currently occupied by:

No Name Gas

5. Do you know of specific chemicals that are present or once were present at the property?

The site manager does not know of any specific chemicals that are present or once were present at the property.

6. Do you know of spills or other chemical releases that have taken place at the property?

The site manager knows of the following spills or other chemical releases that have taken place at the property:

7. Do you know of any environmental cleanups that have taken place at the property?

The site manager does not know of any environmental cleanups that have taken place at the property.

8. Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

The site manager does not have any other knowledge or experience with the property that may be pertinent to the environmental professional.

9. Do you know of any pending, threatened, or past litigation relevant to environmental contamination in, on, or from the property?

The site manager does not know of any pending threatened, or past litigation relevant to environmental contamination in, on, or from the property.

10. Do you know of any notices or other correspondence from any government agency regarding any possible violation of environmental laws?

The site manager does not know of any notices or other correspondence from any government agency regarding any possible violation of environmental laws.

12. Based on your knowledge and experience related to the property are there any indicators that point to the presence or likely presence of contamination at the property?

The site manager knows of the following indicators that point to the presence or likely presence of contamination at the property:

Helpful Documents Related Questions

Do you know of any of the following documents for the property exist and whether copies can be provided for review within reasonable time and cost constraints?

1. Environmental site assessment reports?

The site manager does not know if there are environmental site assessment reports on the property that can be provided for review within reasonable time and cost constraints.

2. Environmental compliance audit reports?

The site manager does not know if there are environmental compliance audit reports on the property that can be provided for review within reasonable time and cost constraints.

3. Environmental site investigation reports?

The site manager does not know if there are environmental site investigation reports on the property that can be provided for review within reasonable time and cost constraints.

4. Environmental permits?

The site manager does not know if there are environmental permits on the property that can be provided for review within reasonable time and cost constraints.

5. Registrations for underground and above-ground storage tanks?

The following registrations for underground and above-ground storage tanks were provided by the site manager and reviewed:

Two underground storage tanks for gasoline and diesel.

6. Safety data sheets?

The site manager does not know if there are material safety data sheets on the property that can be provided for review within reasonable time and cost constraints.

7. Safety plans; preparedness and prevention plans; spill prevention, countermeasures and control plans; facility response plans?

The site manager does not know if there are safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; facility response plans, etc. for the property that can be provided for review within reasonable time and cost constraints.

8. Hazardous waste generator notices or reports?

The site manager does not know if there are hazardous waste generator notices or reports on the property that can be provided for review within reasonable time and cost constraints.

9. Geological or geotechnical studies?

The site manager does not know if there are geological or geotechnical studies on the property that can be provided for review within reasonable time and cost constraints.

10. Other pertinent documents?

The site manager does not know of any other pertinent documents on the property that can be provided for review within reasonable time and cost constraints.

Occupant 1 Questionnaire

Questions

- 1. During what time period were you occupant of the property?**
- 2. What was type of business did you have at the property?**
- 3. Do you know the past uses of the property?**
- 4. Do you know of specific chemicals that are present or once were present at the property?**
- 5. Do you know of spills or other chemical releases that have taken place at the property?**
- 6. Do you know of any environmental cleanups that have taken place at the property?**
- 7. Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?**

Occupant 2 Questionnaire

Questions

- 1. During what time period were you an owner/occupant of the property?**
- 2. What was type of business did you have at the property?**
- 3. Do you know the past uses of the property?**
- 4. Do you know of specific chemicals that are present or once were present at the property?**
- 5. Do you know of spills or other chemical releases that have taken place at the property?**
- 6. Do you know of any environmental cleanups that have taken place at the property?**
- 7. Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?**

Occupant 3 Questionnaire

Questions

1. **During what time period were you an owner/occupant of the property?**
2. **What was type of business did you have at the property?**
3. **Do you know the past uses of the property?**
4. **Do you know of specific chemicals that are present or once were present at the property?**
5. **Do you know of spills or other chemical releases that have taken place at the property?**
6. **Do you know of any environmental cleanups that have taken place at the property?**
7. **Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?**

Occupant 4 Questionnaire

Questions

- 1. During what time period were you an owner/occupant of the property?**
- 2. What was type of business did you have at the property?**
- 3. Do you know the past uses of the property?**
- 4. Do you know of specific chemicals that are present or once were present at the property?**
- 5. Do you know of spills or other chemical releases that have taken place at the property?**
- 6. Do you know of any environmental cleanups that have taken place at the property?**
- 7. Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?**

Other 1 Questionnaire

Date of Interview: 2023-01-11

Name of Person Interviewed: Lisa Elliot

Reason for Interview: Government official

Title of Interviewee: County Clerk

Organization/Company of Interviewee: District 11 Administration

Reason for Interview: Government official

Interview Method: Phone

Questions

1. During what time period were you familiar with the property?

Between 2014 and 2022.

2. Do you know the past uses of the property?

The interviewee knows of the following past uses of the property:

- Gas station

3. Do you know of specific chemicals that are present or once were present at the property?

The interviewee does not know of any specific chemicals that are present or once were present at the property.

4. Do you know of spills or other chemical releases that have taken place at the property?

The interviewee does not know of any spills or other chemical releases that have taken place at the property.

5. Do you know of any environmental cleanups that have taken place at the property?

The interviewee does not know of any environmental cleanups that have taken place at the property.

6. Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

The interviewee does not have any other knowledge or experience with the property that may be pertinent to the environmental professional.

Other 2 Questionnaire

Date of Interview: 2023-01-11

Name of Person Interviewed: Michael Moore

Reason for Interview: Government official

Title of Interviewee: Sr. Environmental Officer

Organization/Company of Interviewee: MOEE

Reason for Interview: Government official

Interview Method: Phone

Questions

1. During what time period were you familiar with the property?

1992 to 2022

2. Do you know the past uses of the property?

The interviewee knows of the following past uses of the property:

Gas station

3. Do you know of specific chemicals that are present or once were present at the property?

The interviewee does not know of any specific chemicals that are present or once were present at the property.

4. Do you know of spills or other chemical releases that have taken place at the property?

The interviewee knows of the following spills or other chemical releases that have taken place at the property:

A gasoline leak was reported in 1996 during an upgrade to the piping system.

5. Do you know of any environmental cleanups that have taken place at the property?

The interviewee does not know of any environmental cleanups that have taken place at the property.

6. Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?

The interviewee does not have any other knowledge or experience with the property that may be pertinent to the environmental professional.

Other 3 Questionnaire

Questions

- 1. During what time period were you familiar with the property?**
- 2. Do you know the past uses of the property?**
- 3. Do you know of specific chemicals that are present or once were present at the property?**
- 4. Do you know of spills or other chemical releases that have taken place at the property?**
- 5. Do you know of any environmental cleanups that have taken place at the property?**
- 6. Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional?**

Appendix 7: Other Supporting Documentation

Appendix 8: Qualifications

