



SOIL & MATERIALS ENGINEERING INC.
CONSULTING ENGINEERS

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

For the Property Located at
1880 Assumption Street, Windsor, Ontario

REPORT ISSUED TO

Radical Capital Management Inc.

3440 North Talbot Rd.,

Oldcastle, ON N0R 1L0

ATTENTION

Steve Hengsperger

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EXECUTIVE SUMMARY

In accordance with the request and authorization from Mr. Steve Hengsperger of Radical Capital Management Inc., Soil & Materials Engineering Inc. has completed Phase One Environmental Site Assessment (ESA) for the Property Located at 1880 Assumption Street, Windsor, Ontario. Since the owner acquired the RSC property in 2023, the site has occupied a commercial office building and a parking lot. As such the most current land use is commercial, however the site has consisted of historically industrial operations. Given the site will be redeveloped with a more sensitive land use (residential), the filing of a RSC in accordance with Ontario Regulation 153/04 (O.Reg.153/04), as amended is a mandatory requirement.

The site measures approximately 0.92 acres (0.37 hectares). The site building has been present since at least 1942, as reflected by the cornerstone located in the southeast corner of the site building. Buildings on-site are inferred to have been developed preceding 1931 based on a review of available archives. A due diligence Phase I ESA was conducted in December of 2023, completed by SME titled *“PHASE I ENVIRONMENTAL SITE ASSESSMENT For the Property Located at 1880 Assumption Street, Windsor, Ontario”*. Subsequent to the completion of the Phase I ESA in 2023, residential development was intended, and this Phase One ESA was completed to reflect the requirements of O. Reg. 153/04 for a Record of Site Condition, as amended.

The site is primarily occupied by a commercial office building with an asphalt parking lot to the east and north of the building and a black metal storage container in the northwest corner of the site. The commercial building most recently occupied four (4) units (Units 100, 200, 300 & 400) however, one unit (Unit 200) was unoccupied at the time of this investigation. Unit 100 was occupied by Tandem Engineering Group (architectural engineering company) and Unit 300 was occupied by Tango Creative Group (traditional and digital advertising/ marketing company) and unit 400 was occupied by SCelta (marketing, sales, modelling and operations).

The RSC Property has had a history of industrial occupancies including Hiram Walker (1973 - 1890), Dominion Twist and Drill Ltd (1948- 1976) and Hartford Tooling Ltd. (1976 – 2001). From approximately 2001, the site has primarily consisted of commercial use, and the site has since been operated as a commercial office building. Based on the historical industrial nature of this site, it is

considered an Enhanced Investigation Property.

Based on the Phase One ESA findings, including site observations, the review of environmental databases, and available historical information, 25 PCAs were identified on-site and within the Phase I study area. A total of 16 PCAs were identified as contributing to APECs and COPCs at the Phase One ESA site. Seven (7) consisted of on-site PCAs and 9 PCAs were identified off-site which contributed to the APECs and COPC at the RSC property, as summarized below:

APEC 1 - Importation of Fill

- Location: Entire Phase One RSC property
- PCA#30 – Importation of Fill Material of Unknown Quality
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
- Potential Media Impacted: soil

APEC 2 - Former Wire & Iron Building

- Location: Center/east portion of site
- PCA# 32. Iron and Steel Manufacturing and Processing
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, BTEX,
- Potential Media Impacted: soil

APEC 3 - Former Hardening Department

- Location: west side of site
- PCA#33, Metal Treating, Coating, Plating and Finishing
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
- Potential Media Impacted: soil & groundwater

APEC 4 - Former Paint Shop

- Location: southeast portion of site
- PCA#39 Paints manufacturing, processing and bulk storage
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
- Potential Media Impacted: soil & groundwater

APEC 5 - Former Iron Storage Building

- Location: northeast portion of site
- Soil & Materials Engineering Inc.

- PCA#32. Iron and Steel Manufacturing and Processing
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
- Potential Media Impacted: soil

APEC 6 - Exposed Railway Tie

- Location: Center/north portion of site
- PCA#46. Rail Yards Tracks and Spurs
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
- Potential Media Impacted: soil

APEC 7 - Industrial Tooling Company

- Location: location of former industrial facility
- PCA#34. Metal Fabrication
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
- Potential Media Impacted: soil

APEC 8 - North Industrial PCAs

- Location: north of site
- PCA# 46. Rail Yards Tracks and Spurs; #18. Electricity Generation, Transformation and Power Stations; #34. Metal Fabrication
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, SVOCs, PHCs, VOCs
- Potential Media Impacted: soil & groundwater

APEC 9 - West Adjacent Industrial Manufacturing PCA

- Location: west of site
- PCA 34. Metal Fabrication; No PCA# Diesel Spill
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, BTEX
- Potential Media Impacted: soil & groundwater

APEC 10 - South Adjacent PCAs

- Location: south of site
- PCA #10. Commercial Autobody Shops; #28. Gasoline and Associated Storage in fixed

tanks; #37. Operation of Dry-Cleaning Equipment; #54. Textile Manufacturing and Processing

- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, SVOCs, PHCs, VOCs
- Potential Media Impacted: soil & groundwater

Based on the results of the Phase One ESA, SME completed a Phase Two ESA to access the APECs and COPC within the soil and groundwater conditions on site and verify the previously encountered exceedances within the soil on-site. This consisted of testhole drilling to facilitate soil and groundwater sampling and to allow for the assessment of the soil and groundwater quality in the areas of potential environmental concern. Based on the findings of this investigation an RSC under O. Reg. 153/04, cannot be filed based solely on the Phase One ESA.

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety.

TABLE OF CONTENTS

	Page
Executive Summary	1
List of Figures.....	7
List of Tables.....	7
List of Drawings.....	7
List of Appendices.....	7
List of Acronyms and Abbreviations.....	8
1.0 Introduction.....	9
1.1 Phase One Site Description.....	9
1.2 Phase One Property Information	10
1.3 Scope of Work.....	11
1.4 Phase One Study Area Determination.....	11
2.0 Physical Setting Sources	13
2.2 Geological Characteristics	13
2.3 Hydrogeological Characteristics	14
2.4 Areas of Natural Significance.....	14
3.0 Historical Review.....	15
3.1 Chain of Title	15
3.2 Previous Environmental Reports	15
3.3 Fire Insurance Plans	19
3.4 City Directories.....	20
3.5 Aerial Photographs.....	21
3.6 Historical Use of Railway Lines and Spurs	24
4.0 Review and Evaluation of Environmental Databases	25
4.1 Regulatory Database Search.....	25
4.2 Previously Filed Record of Site Conditions.....	26
4.3 ERIS Database Search.....	26
4.3.1 Other ERIS Databases	29
6.0 Site Reconnaissance	30
6.1 Phase One Property Use	30
6.2 Description of Interior Site Building Features	31

6.3	Description of Exterior Site Features	31
6.4	Description of Additional Structures.....	31
6.5	Limitations at the Site.....	32
6.6	Description of Aboveground Storage Tanks	32
6.7	Description of Underground Storage Tanks	32
6.8	Description of Drains, Sumps and Oil/ Water Separators.....	32
6.9	Areas of Fill and Debris.....	32
6.10	Areas of Stained Soil, Vegetation and Pavement.....	33
6.11	Areas of Stressed vegetation.....	33
6.12	Description of Hazardous Material.....	33
6.13	Description of Mechanical Equipment.....	33
6.14	Description of Heating and Cooling Systems	33
6.15	Areas with Pits and Lagoons	33
6.16	Description of Watercourse, Ditches or Standing Water	33
6.17	Description of Odour and Noise.....	33
6.18	Description and Area of Liquid Chemical Waste Generation, Storage & Disposal	33
6.19	Description and Area of Solid Waste Generation, Storage & Disposal	34
6.20	Enhanced Investigation Property Observations.....	34
7.0	Special Attention Substances	35
7.1	Polychlorinated Biphenyls	35
7.2	Asbestos-Containing Materials (ACMs).....	35
7.3	Lead	35
7.4	Mercury	36
7.5	Mould	36
7.6	Ozone-Depleting Materials	36
7.7	Urea Foam Formaldehyde Insulation (UFFI).....	37
7.8	Radon.....	37
7.9	Radioactive Materials.....	38
7.10	Biohazards	38
8.0	Adjacent Properties	38
9.0	Review and Evaluation of Findings.....	39
9.1	Current and Past Uses.....	39
9.2	Potentially Contaminating Activities (PCAs)	39
9.3	Areas of Potential Environmental Concern (APECs).....	39
9.4	Phase One Conceptual Site Model.....	41
10.0	Conclusions.....	45
11.0	Recommendations	48
12.0	Signatures	49
13.0	References	50

LIST OF FIGURES

Figure 3.1 Essex County Drift Thickness

LIST OF TABLES

Table 1.1	Phase One Property Information
Table 1.2	Summary of Scope of Work
Table 2.1	RSC Property and Study Area Geology
Table 2.2	Hydrogeological Characteristics
Table 3.1	Aerial Photograph Summary
Table 4.1	Regulatory Databases
Table 5.1	Knowledgeable Persons
Table 6.1	Site Reconnaissance Notes
Table 8.1	Adjacent Properties

LIST OF DRAWINGS

Drawing 1	Site Map
Drawing 2	Phase One ESA Study Area Study Area & Potentially Contaminating Activities (PCAs)
Drawing 3	Site Plan
Drawing 4	Areas of Potential Environmental Concern (APECs)

LIST OF APPENDICES

Appendix A	Aerial Photographs
Appendix B	ERIS Report
Appendix C	Site and Surrounding Photos
Appendix D	Regulatory Requests and Responses
Appendix E	Current & Past Uses
Appendix F	Potentially Contaminating Activities (PCAs)
Appendix F	Areas of Potential Environmental Concern (APECs)
Appendix G	Current and Past Uses
Appendix H	General Limitations
Appendix I	Qualifications of Assessors

LIST OF ACRONYMS AND ABBREVIATIONS

ABNs	Acid, Base, Neutral Extractables
APEC	Area of Potential Environmental Concern
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
CALA	Canadian Association for Laboratory Accreditation
C of A	Certificate of Approval
CN	Cyanide
COC	Contaminant of Concern
COPC	Contaminant of Potential Concern
CSM	Conceptual Site Model
EC	Electrical Conductivity
EPA	Environmental Protection Act
ESA	Environmental Site Assessment
ICC	Industrial/Commercial/Community
mASL	Metres Above Sea Level
mbgs	Metres Below Ground Surface
MECP	Ministry of the Environment, Conservation and Parks
MOE	Ministry of the Environment
MOECC	Ministry of the Environment and Climate Change
MOEE	Ministry of the Environment and Energy
MW	Monitoring Well
O. Reg.	Ontario Regulation
PCA	Potentially Contaminating Activity
PCBs	Polychlorinated Biphenyls
PHCs	Petroleum Hydrocarbons
PAHs	Polycyclic Aromatic Hydrocarbon
QA/QC	Quality Assurance/Quality Control
RDL	Reporting Detection Limit
RL	Reporting Limit
RPI	Residential/Parkland/Institutional
RSC	Record of Site Condition
SAR	Sodium Adsorption Ratio
SCS	Site Condition Standard
SPLP	Synthetic Precipitate Leachate Procedure
TCLP	Toxicity Characteristic Leaching Procedure
THM	Trihalomethanes
TP	Test Pit
µg/g	Micrograms per Gram
µg/L	Micrograms per Litre
VOCs	Volatile Organic Compound

1.0 INTRODUCTION

In accordance with the request and authorization from Mr. Steve Hengsperger of Radical Capital Management Inc., Soil & Materials Engineering Inc. has completed Phase One Environmental Site Assessment (ESA) for the Property Located at 1880 Assumption Street, Windsor, Ontario.

The objective of the investigation was to support the filing of a Record of Site Condition (RSC) in accordance with Ontario Regulation 153/04 (O.Reg.153/04), as amended. SME has conducted this Phase One at the request of the client for future redevelopment of the site. It is SME's understanding that the site will be redeveloped with a more sensitive land use (residential), and the filing of an RSC for the Phase One site with the Ministry of the Environment, Conservation and Parks (MECP) is a mandatory requirement of O. Reg. 153/04.

1.1 Phase One Site Description

The site measures approximately 0.92 acres (0.37 hectares). The site building has been present since at least 1931, as reflected by a review of available archives. The site is occupied by a commercial building with an asphalt parking lot to the east and north of the building and a black metal storage container in the northwest corner of the site. The commercial building contains four (4) units (Units 100, 200, 300 & 400) however, Unit 200 was unoccupied at the time of this Phase I ESA investigation. Unit 100 was occupied by Tandem Engineering Group (architectural engineering company) and Unit 300 was occupied by Tango Creative Group (traditional and digital advertising/marketing company) and unit 400 was occupied by SCELTA (marketing, sales, modelling and operations).

The RSC Property has had a history of industrial occupancies including Hiram Walker (1873 - 1890), Walk Land & Building Co. (1890 – 1948), Dominion Twist and Drill Ltd (1948- 1976) and Hartford Tooling Ltd. (1976 – 2001). From approximately 2001 onward, the site is inferred to have consisted of commercial land use and has operated as a commercial office building.

1.2 Phase One Property Information

Provided below is a summary of the Phase One property information.

Table 1.1 Phase One Property Information

Details	Information
Legal description	Part Block A Plan 211 SE as in R656927
Municipal Address	1880 Assumption Street, Windsor, Ontario
UTM Coordinates	Zone: 17 T Easting: 334,015 Northing: 4,687,762
Paracel Identification	01134-0147 (LT)
Assessment Roll Number	250-000-00200-0000
Current Owners	Radical Capital Management Inc.
Owner Contact Information	Steve Hengsperger 3440 North Talbot Rd., Oldcastle, ON N0R 1L0 steveh@tersano.com
Current Zoning	MD1.4 – Manufacturing District

1.3 Scope of Work

The scope of the Phase I ESA consists of the following:

Table 1.2 Summary of Scope of Work

Activity	Description of Activity
Geological and Hydrogeological Review	Reviewing available geological maps and hydrogeological conditions for the site and surrounding area.
Historical Records Review	Reviewing the historical tenancy of the site using available archived and relevant municipal and business and/or city directories, fire insurance plans (FIPs), topographical maps, previous reports (if available) and aerial photographs.
Regulatory Data Review	- Obtaining an EcoLog ERIS report for the site and surrounding properties within a 250-meter (m) radius of the site. - Review of records of site conditions (RSC) filed in the Environmental Site Registry - Contacting municipal and/or provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records - Technical Standards and Safety Authority (TSSA), Waste Disposal Site Inventory, Coal Gasification Plant Waste Sites, PCB Storage Sites
Interview(s)	Conducting interviews with site representative(s) and/or knowledge persons as a resource for current and historical site information, were available.
Site Reconnaissance	- Conducting a site reconnaissance by a qualified Environmental Professional to assess current site conditions and the presence of actual and/or potential environmental contaminants. - Evaluate the surrounding land uses to determine potential environmental concerns to the site.
Report	A comprehensive report discussing the information gathered and the corresponding conclusions and recommendations.

1.4 Phase One Study Area Determination

The Phase One study area consists of mixed commercial and residential land use. Located north adjacent of the site (no municipal address) is vacant land (historically occupied by Chesapeake & Ohio Railway rail spurs extending from the Canadian National Railway and a freight shed based on 1937 and 1953 FIPs) followed by a commercial building and parking lot. Located east adjacent of the site is vacant land (historically occupied a train station, beverage and express building based on 1937 and 1953 FIPs). Located south adjacent of the site is 400 Chilver Avenue occupying the Victoria Tavern (restaurant and

bar) and 420 Kildare Road a commercial building occupied by Pilates and Yoga Studio, mortgage company and a fitness studio. Located west adjacent of the site is an alleyway followed by a commercial building.

2.0 PHYSICAL SETTING SOURCES

2.2 Geological Characteristics

The following summary can be provided of the RSC property and Phase One Study Area:

Table 2.1 RSC Property and Study Area Geology

Database	Description
Elevation (Ontario Base Map)	The RSC property is approximately 181 m above mean sea level (amsl)
General Topography	The site and surrounding area are generally flat
Bedrock Geology (Ontario Geological Survey, 2011)	The bedrock geology for the RSC property and Phase One study area consists of the following: • Geological time: Middle Devonian • Strata: Detroit River Group; Onondaga Formation • Rock Type (Primary): Limestone, Dolostone, Shale
Surficial Geology (Ontario Geological Survey, 2010)	The surficial geology for the RSC property and Phase One study area are consists of Glaciolacustrine silty clay.
Soil Report (Soil Survey National DataBase, 2014)	Soils have a high runoff potential and very slow infiltration rate when thoroughly wetted. Soils include silty loams with an impeding layer or soils with moderately fine to fine texture.

Based on a review of Essex County Drift Thickness, two (2) water wells that penetrated bedrock were recorded as having a drift depth of approximately 39 to 40 m in Windsor, Ontario. Based on information provided via the ERIS report; a geotechnical investigation which occurred 60 m north of the site, green limestone bedrock was encountered at approximately 36.7 m. See Figure 2.1 below for reference.



Figure 2.1 Essex County Drift Thickness - West Half (m)

2.3 Hydrogeological Characteristics

The following summary can be provided of the site and Phase I Study Area:

Table 2.2 Hydrogeological Characteristics

Database	Description
Closest Body of Water	The Detroit River is located approximately 160 m west of the site.
Drains	The site is located within the Windsor Municipal Drainage area.
Abandoned and Existing Well Records	Based on the search of the MOECP's Map Well Record database and the ERIS report, 16 wells were recorded in the Ontario Well Records within the Phase I study area. No wells were recorded on-site. No wells were identified as domestic or water supply wells.
Inferred Direction of groundwater flow	Surface water is anticipated to infiltrate exposed soil. Groundwater flow direction is anticipated to travel west towards the Detroit River.

2.4 Areas of Natural Significance

The following evaluation was completed:

- The Phase One site does not include land that is within 30 m of a "water body".
- The Detroit River is located approximately 160 m north of the site.
- Based on a review of regional conservation maps (Essex Region Conservation Authorities) and Areas of Natural and Scientific Interest maps and databases, the Phase One Study Area is not located within or within 30 m of an Area of Natural Significance which would classify it as an environmental sensitive area under O. Reg. 153/04, as amended.
- Based on a review of the MECPs Source Protection Information Atlas, the site and Phase One study area is not located in whole or in part within a well head protection area or other designation identified by municipality of Windsor for the protection of groundwater.
- Based on a review of the Ontario Ministry of Natural Resources Natural Heritage Information Center website (2017) and ERCA maps, no provincial parks, wetlands, conservation area, or other areas of natural significance, within the Phase One study area were identified.
- Based on the search of the MOECP's Map Well Record database 16 wells were identified within the study area. No wells were identified on-site.

3.0 HISTORICAL REVIEW

3.1 Chain of Title

The Table of Current and Past Uses is in Appendix E. The following summary can be provided:

- Prior to 1802 the RSC property was crown land.
- Based on a review of the historical title search, available FIPs, city directories and aerial photographs, the site prior to 1873 is inferred to be vacant crown land.
- Based on a review of aerial imagery from 1931 to 2024, the site has remained occupied by a commercial/industrial building and a parking lot. The site has been owned by 10 entities since crown land.
- The RSC Property has had a history of industrial occupancies including Hiram Walker (1873 - 1890), Walk Land & Building Co. (1890 – 1948), Dominion Twist and Drill Ltd (1948- 1976) and Hartford Tooling Ltd. (1976 – 2001).
- The site is inferred to have consisted of commercial use while occupied by A.D.E. Development & Leasing Corp. (2001 – 2004), 679711 Ontario Limited (2004 – 2014), Spida Havllah Inc. (2014 – 2023) and Radical Capital Management Inc (2023 – present). .
- In 2023 the site was acquired by the current owner. At the time of this Phase One investigation, the site remained occupied by a commercial building and asphalt parking lot with a black storage container in the northwest corner.

3.2 Previous Environmental Reports

Three reports were available for review at the time of this Phase One Record of Site Condition (RSC) as summarized below in Table 3.1.

Table 3.1 Previous Report Summary

Report	Summary
<i>“Phase I Environmental Site Assessment (ESA) For the Properties Located at 1880 Assumption Street Windsor, Ontario”, conducted by SME, November 2020 (SME Job number 20E049)</i>	- At the time of the Phase I ESA, the site was occupied by a commercial building, similar in configuration to current day, with four (4) commercial units, however only three (3) are currently occupied. The site building is currently occupied by SNP Tandem Engineering Group, GHD and Tango. A rectangular storage container is currently situated at the rear of the site in the parking lot's northwest corner and is being used as office space. The remainder of the site is asphalt and used as a parking lot. The site is situated in a mixed commercial and residential land use area along Assumption Street, with Devonshire Road to the east and Chilver Road to the west. - Based on the findings of the Phase I ESA, SME identified one (1) on-site and two (2) off site potentially contaminating activities. - The on-site PCA consisted of waste generation from former occupant Hartford Tooling Ltd., which was listed as a waste generator of emulsified oils from 1986 to 1998. The site was also occupied by 944764 Ontario Ltd., and was listed as a waste generator from 1994 to 1998 of waste oils and lubricants. - The two (2) off-site PCAs consisted of railway tracks; located east of the site appeared to be the former Walkerville Train Station 10. Further north was an additional set of railway tracks known as the Great Western Railway of Canada opened connecting Walkerville-Windsor to London in 1854; and manufacturing at the Walkerville Hydro Electric Commission and the Hiram Walker Warehouse developed in 1930. - The contaminants of potential concern identified consisted of metals, PHCs, VOCs, PCBs, and PAHs. The Phase I ESA report recommended conducting a Phase II ESA involving testhole drilling to facilitate soil sampling and to allow for the assessment of the soil quality in the areas of potential environmental concern.

Table 3.1 Previous Report Summary

Report	Summary
<i>Limited Soil Investigation for the Property Located at 1880 Assumption Street, Windsor, Ontario</i> completed by SME in January of 2021	A limited soil investigation was conducted at the property to investigate potential of subsurface soil contamination from potentially contaminating activities. The soil investigation was conducted using a truck-mounted power auger operated by C.T. Soil & Materials Testing Inc. Three testholes (TH21-1, TH21-2, and TH21-3) were drilled in areas deemed most likely to be affected by historical contaminating activities based on brief preliminary investigations of archived documents. Soil samples were collected at various depths. Petroleum hydrocarbon odours and oily sheen were observed at multiple depths in testhole TH21-3, indicating possible hydrocarbon contamination. No visible signs of contamination were noted in TH21-1 or TH21-2. Soil logs from all three testholes revealed layers of black clay and sand fill, often containing wood chips and red brick fragments, underlain by mottled and brown silty clay, transitioning to grey silty clay at deeper depths. Laboratory analysis showed exceedances of metals, petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs), and polycyclic aromatic hydrocarbons (PAHs) in near-surface samples, particularly in the fill material. Notable findings include: • TH21-1 showed exceedances for arsenic, cadmium, lead, zinc, trichloroethylene, and two PAHs. • TH21-2 had exceedances in boron, lead, electrical conductivity, and one PAH. • TH21-3 showed various exceedances including several metal parameters, PHC F3, and trichloroethylene. Contaminants were primarily associated with the black clay and sand fill that contained red brick fragments. All other tested parameters were within acceptable limits when compared to Table 3 ICC for fine-grained soils. Based on these findings, SME recommended completing a full Phase II Environmental Site Assessment, including additional testholes and the installation of groundwater monitoring wells, particularly around the initially impacted areas near testholes TH21-1, TH21-2, and TH21-3.

Table 3.1 Previous Report Summary

Report	Summary
<i>"PHASE I ENVIRONMENTAL SITE ASSESSMENT for the Property Located at 1880 Assumption Street, Windsor, Ontario" completed by SME in December of 2023</i>	The purpose of the Phase I ESA was to evaluate the environmental condition of the site based on current and historical land use. The process was non-intrusive and did not involve soil or groundwater sampling. It was completed in general accordance with Canadian Standards Association guideline Z768-01 (R2022) and Ontario Regulation 153/04. The property is approximately 0.92 acres in size and includes a commercial building that has existed since at least 1942, with earlier structures dating back to 1931 or before. The site features asphalt parking areas on the east and north sides, as well as a black metal storage container in the northwest corner. The building is divided into four units. At the time of the assessment, two units were vacant, while Unit 100 was occupied by Tandem Engineering Group and Unit 300 by Tango Creative Group. Through site visits, historical records, and database reviews, SME identified 32 potentially contaminating activities (PCAs) in and around the property. Of these, 21 were determined to pose potential environmental concerns to the site—five located on the property itself, and sixteen in the surrounding area. On-site PCAs included historic industrial use, past waste generation, an exposed metal object (indicating fill) visible through the asphalt and previously identified contaminated fill that remains on the property. Off-site PCAs to the north involved former railway infrastructure, freight sheds, and industrial operations such as factories and waste handling. To the west, concerns included a nearby transformer, manufacturing activity, and additional waste generation. To the south, the area included former automotive shops, underground fuel tanks beneath the roadway, a dry-cleaning facility, a diesel spill, and other industrial uses. No significant PCAs were identified to the east of the property. PCAs located more than 100 metres away were not considered relevant due to the distance, local groundwater flow, and presence of underground infrastructure that limits contaminant migration. Based on these findings, SME recommended a Phase II ESA to further investigate the presence of contamination in the soil and groundwater. The next phase would target the specific areas most likely to be affected by the identified activities and test for the associated contaminants of concern.

3.3 Fire Insurance Plans

A review of available Fire Insurance Plans (FIPs) from the Government of Canada Library and Archives Collection for the site and study area. See Appendix D for reference.

Table 3.1 Fire Insurance Plan Summary

Year	Description
1937	• The site was occupied by an irregular shaped building that was occupied by Dominion Twist and Drill Co. Ltd. Machine Shop and Hardening Department along the west side; Border Cities Wire & Iron Works consisting of a vacant wire works room in the center; Dominion Office Supply Co. Ltd. Printing on the 1st floor of the south portion of the building; Frontier Pattern Shop on the 2nd floor of the south portion of the building; Wire Iron Works along the east and northwest portions of the building; paint shop in the northeast room; and an office in the southeast corner. A large rectangular building labelled as Iron Storage was located along the western property boundary. • North and east adjacent of the site at 365 Devonshire Road and 334 Victoria Road was the Pere Marquette Railway, baggage and express office, station, freight shed and platform. • Further north located between Chilver Road, Sandwich East and Devonshire Road was the Walker Power Building, which was occupied by various factories, including but not limited to Colonial Tool Co, Flour wholesale, National Specialities Electro Plating. • Located approximately 60 m north of the site was the Canadian National Railway. • Located south of the site at 446 Kildare Road was Walkerville Garage and repairs with an office and two (2) underground fuel storage tanks within the roadway. • Located southeast of the site at 415 Devonshire Road was the Canadian Bank of Commerce. • Located southwest of the site at 400 Chilver Road was the Victoria Hotel. • Located southwest of the site at 438 Chilver Road was a Chinese Laundry. • Located southwest of the site at 532 Chilver Road was a battery service station. • Located southwest of the site at 548 Chilver Road was a Chinese Laundry. • Located southwest of the site, 1810 Wyandotte Street East, was a gasoline service station with one (1) underground storage tank (UST) located along Wyandotte Street East and one (1) UST located in the center of the site along Chilver Road. • Located west adjacent to the site was an alleyway followed by a commercial building and a dwelling. • Located east of the site at 2010 – 2088 Assumption Street was a soft drink manufacturing building/ company. • The remaining portions of the study area provided through the FIPs consisted primarily of residential dwellings, commercial businesses, and offices.

Table 3.1 Fire Insurance Plan Summary (cont'd)

Year	Description
1953	• The east portion of the site is vacant. The west portion of the site remains occupied by Dominion Twist and Drill Co. Ltd commercial/ industrial building; steel treating, drill cutting, lavatories, offices, and a storage structure in the northwest corner. • Located north adjacent of the site remains railway tracks (Chesapeake & Ohio Railway) followed by an industrial building occupying factories further north and the Canadian National Railway • No significant changes observed to the east/southeast. • Located south adjacent of the site remains residential dwellings. • South of the site along Kildare Road is a commercial/ industrial building occupying Textile Specialities Manufacturing Co. • Located southeast of the site remains the Canadian Bank of Commerce • Located southwest of the site remains the Victoria Hotel, Chinese Laundry, and dwellings. • Located west adjacent of the site are four (4) buildings located at 354 to 398 Chilver Road; a garage/shed, a store, dwelling and a larger rectangular industrial/commercial building occupying Aluminum Building Products Co. Ltd., Offices, a machine shop, window and door manufacturing, and lavatories. • Located west/southwest of the site is a commercial building occupying ROY Chemical wholesale warehouse. • Located north of the site along the Detroit River is an industrial/commercial building occupying a grain elevator with multiple tanks of grain, an oven, receiving room, machine room and workhouse.

3.4 City Directories

A search of available city directories for the site was conducted. See Appendix D for reference.

A search of available city directories for the site was conducted. Based on a review of city directories from 1915 to 1978 the site historically consisted of industrial/commercial land use. Prior to 1937 the site had the municipal address of 46 and 48 Assumption Street. In 1937 the address ranges changed to 1884, 1896 and 1898 Assumption Street. Based on available listings, in 1945 the site addresses were amalgamated to 1880 Assumption Street. A summary is provided below.

Table 3.3 City Directory Summary

Year	Address	Tenant
1985	1880 Assumption Street	Hartford Tooling Ltd.
1980	1880 Assumption Street	Tipco Inc.
		Hartford Tooling Ltd.
1975	1880 Assumption Street	Dominion Twist Drill Ltd. Cutting Tools Reamers & Drills
1970 to 1945	1880 Assumption Street	Dominion Twist Drill Ltd.
1940	1858 Assumption Street	Dominion Twist Drill Ltd.
	1896 Assumption Street	Vacant
	1898 Assumption Street	
1937	1884 Assumption Street	Dominion Twist Drill Ltd.
	1896 Assumption Street	Frontier Pattern Works
	1898 Assumption Street	Universal Metal Products
1935	46 Assumption Street	Frontier Pattern Works
		Universal Metal Products
	48 Assumption Street	Dominion Office Supply Co.
		BC Wire & Iron Whitman & Barnes (tool makers
1930	46 Assumption Street	Page Building ***
		Can Detroit Twist Drill Co.
		Frontier Pattern Works
		Universal Metal Products
	48 Assumption Street	BC Wire & Iron Works (Shop)
1927	46 Assumption Street	Page Building ***
		Can Detroit Twist Drill Co.
		Universal Metal Products Co.
		Silvester, G, tinner
	48 Assumption Street	Frontier Pattern Works
1925	46 Assumption Street	Page Building ***
		Can Detroit Twist Drill Co.
		Universal Metal Products Co.
		Silvester, G, tinner
		Frontier Pattern Works
		Canadian Composition Co.
1920	No address listed (Listed between Victoria Road (now Chilver) and Devonshire Road.	Page Wire Fence Co.
		McKay Owen, Surveyor
		PMRR Depot (railway depot)
1915	Street intersection not listed	Residential Listings (individuals)

3.5 Aerial Photographs

Aerial photographs were collected in order to review and assess the development and land use history of the site and surrounding properties. The following aerials reviewed:

- 1948, 1950, 1962 and 1970 were obtained from the National Air Photo Library (NAPL) of Natural Resources Canada.
- 1931, 1988, 2000, 2006, 2010, 2015 and 2023 were obtained from Essex Region Conservation Authority Interactive Mapping.

Provided below in Table 4.1 is a summary of the findings. For ease of reference, the aerial photographs of primarily the site (not adjacent properties or surrounding areas) are included in Appendix A.

Table 3.1 Aerial Photograph Summary

Year	Site	North	East	South	West
2024	The site is occupied by a commercial/ industrial building surrounded by a parking lot to the north and east of the building with a black storage building in the northwest corner of the site.	North of the site is undeveloped vacant land with remnants of the location of the former railway tracks (observed paved) followed by a commercial building with a parking lot. Railway tracks are observed further northeast of the site.	Located west adjacent of the side is an alleyway/easement followed by a commercial building with a parking lot to the south. Further west are mixed residential and commercial properties followed by a large parking lot.	Located south of the site is mixed land use consisting of residential dwellings, residential garages and commercial buildings with parking lots.	The property located east adjacent of the site consists of vacant land. Further east are commercial buildings and parking lots.
2019	No significant changes to the site or surrounding properties to the east, south or west between 2024 and 2019. The property located north of the site is undergoing construction and the parking lot has not yet been developed.				
2015	No significant changes to the site or surrounding properties to the north, south or west between 2019 and 2015. The property located east adjacent of the site is observed to have exposed concrete at the surface which was not present in 2019.				
2010	No significant changes to the site or surrounding properties to the east or south between 2015 and 2010. An additional building is observed along Assumption Street at the west adjacent property, south of the existing building identified in 2015. Railway tracks are observed extending through the property to the north and extend through Riverside Drive East.				
2006	No significant changes to the site or surrounding properties between 2010 and 2006.				
2000	The site is observed in similar configuration to 2006 but is occupying storage of vehicles, materials and miscellaneous items in the north portion of the site.	Located northwest adjacent of the site is vehicular storage.	No significant changes to the east of the site between 2006 and 2000.	No significant changes to the south of the site between 2006 and 2000.	The property located west of Chilver Road is no longer observed to occupy a parking lot. This property occupies an L-shaped building along Assumption Street and the remainder of the property is undeveloped.

Table 3.1 Aerial Photograph Summary

Year	Site	North	East	South	West
1988	The site remains in similar configuration to 2000, along the north boundary of the site remain parked vehicles.	Several tracks and railway ties are observed extending through the north properties in an east-west direction crossing Devonshire Road extending through the north properties across Riverside Drive East. Riverside Drive East is also observed to occupy an overpass.	A structure is occupying the east adjacent property. Railway ties extend east across Devonshire Road.	A commercial building is no longer observed at the northwest corner of Devonshire and Brant Street.	No significant changes to the west of the site between 2000 and 1988.
1970	No significant changes to the site between 1988 and 1970. The parking lot is observed to be full of vehicles.	A large industrial building is observed north of the railway tracks in the north adjacent property. Another rectangular building is located north adjacent of the site on the south side of the railway tracks. Railcars are observed along the railway.	The property located east adjacent remains occupied by the commercial building and is observed to be surrounded by a parking lot to the south and east sides.	No significant changes to the south of the site between 1988 and 1970.	No significant changes to the west of the site between 1988 and 1970.
1962	No significant changes to the site between 1970 and 1962.	No significant changes to the north of the site between 1970 and 1962.	No significant changes to the east of the site between 1970 and 1962.	No significant changes to the south of the site between 1970 and 1962.	The building located further west of Chilver Avenue is no longer observed in 1962.
1950	No significant changes to the site and the north, east and south properties of the site between 1962 and 1950.				The property located west of the site had an addition towards the east.

Table 3.1 Aerial Photograph Summary

Year	Site	North	East	South	West
1948	No significant changes to site or the surrounding properties between 1950 and 1948.				
1931	The site is occupied by an irregularly shaped commercial/ industrial building which occupies most of the site. The north portion of the site is undeveloped.	No significant changes to site or the surrounding properties between 1948 and 1931.			

3.6 Historical Use of Railway Lines and Spurs

Based on the Phase I ESA site visit and a review of historical documents and the site visit conducted; remnants of a rail spur were observed exposed through the asphalt of the parking lot. Based on a review of historical photos, aerial photographs railway tracks were observed north adjacent to the site (formerly Pere Marquette Railway/ Chesapeake & Ohio Railway) until approximately 2000. Located approximately 60 m north railway tracks were observed along Riverside Drive East (Canadian National Railway) until 2015. Additionally, rail spurs were observed connecting to 1950 – 2072 Riverside Drive East based on a 1952 FIP.

4.0 REVIEW AND EVALUATION OF ENVIRONMENTAL DATABASES

SME reviewed the historical use of the Phase One Study Area through the use of publicly available archives and databases, as well as through requesting information from regulatory agencies.

The following provides a summary of the information obtained from these sources.

4.1 Regulatory Database Search

Provided below is a summary of regulatory databases related to the Phase One site and Phase One study area:

Table 4.1 Regulatory Databases

Regulatory Database	Description of Regulatory Database	Summary of Findings
Technical Standards and Safety Authority (TSSA)	The TSSA is the regulatory body that governs the safe handling and storage of fuel in Ontario. All storage of gasoline, diesel and fuel oil is subject to the Technical Standards and Safety Act. The Technical Standards and Safety Act (TSSA) and its relevant documents and regulations (e.g., Liquid Fuels Handling Code, Ontario Regulation 213/01 – Fuel Oil, Ontario Regulation 217/01 – Liquid Fuels) require that all fuel storage devices such as ASTs and underground storage tanks (USTs) be registered with the TSSA.	A request was made to the TSSA for information regarding fuel storage at the adjacent properties and within the study area. Based on a response obtained from the TSSA, there were no records pertaining to fuel storage for the Phase One site. No records were found for adjacent properties. The results of this database search are included in Appendix D.
Landfills and Waste Disposal Sites Inventory	On January 19, 2025, Soils & Materials Engineering Inc. reviewed the MOECP Inventories for Active and Closed Waste Disposal Sites in Ontario. The MOECP maintains an inventory of all known active and closed waste disposal site in Ontario.	Based on the review, the Phase One site was not identified in the database. No properties within the Phase One study area were identified in the database.
Coal Gasification Plant Waste Site	The MOECP published the Coal Gasification Plant Waste Site in Ontario in 1988 to document the industrial facilities that produced and/or used coal tar and other related tars.	Based on the review, the Phase One site was not identified in the database. No properties within the Phase One study area were identified in the database.
Inventory of PCB Storage Sites	The Ontario Inventory of PCB storage site and the ERIS database were used to obtain information regarding the inventory of PCB storage sites.	Based on the review, the Phase One site was not identified in the database. The property at 420 Devonshire Road was recorded in the national PCB inventory in 1995 for askarel PCBs in the light ballasts. Due to the distance from the site this has not been identified as a potentially contaminant activity.

4.2 Previously Filed Record of Site Conditions

Based on the search of the MECP's Environmental Brownfield's Site Registry database on August 2, 2025 the site was not listed in the Environmental Brownfield's Site Registry database. The Brownfield Environmental Site Registry for Record of Site Conditions (RSC) the property located at 30 meters north of the site at 325 Devonshire Road was listed for a filed Phase One and Two RSC (#B-403-1231144407) in October of 2023 for a site that was changed from commercial to residential. Based on a review of SME's historical databases and the registry, on September 15, 2022, a Phase One and Two RSC (#228628) was filed in June 2021 for the property located at 300 Devonshire Road, Windsor which approved for a change in land use from commercial to parkland.

4.3 ERIS Database Search

A search of various Federal, Provincial, and Municipal records was completed as part of this assignment through a Standard ERIS Report (No. 25022000070). The detailed results of the records search for the Phase I study area are included in Appendix 'B'.

Waste Generator:

- Located on-site at 1880 Assumption Street, occupied by Hartford Tooling Ltd. and 944764 Ontario Ltd., the property was listed as a waste generator of emulsified oils, waste oils and lubricants between 1986 to 1998.
- The property located 10 meters west of the site at 354 Chilver Road, occupied by Windsor Carburetor Co., was listed as a waste generator from 1886 to 1994. The type of waste generation was not specified in the ERIS report.
- The property located 45 meters north of the site at 274 Chilver Road, occupied by Corporation of the City of Windsor was listed as a waste generator of halogenated solvents from 2015 to 2017.
- The property located 130 m south of the site at 548 Chilver Road, occupied by Dan Reaume Photography was listed as a waste generator of photo-processing wastes from 1994 to 1998.

Manufacturing:

- The property located 30 meters north of the site at 325 Devonshire Road, occupied by Green-Hill Mechanical Services, was listed as a manufacturer of industrial and commercial fans, blowers, and air purification equipment in 1968.

- The property located 50 meters southeast of the site at 475 Devonshire Road, occupied by Human Kinetics Canada, was listed as a manufacturer of professional, scientific, and technical services related to book publishing in 1974.
- The property located 100 m southeast of the site at 420 Devonshire Road, occupied by RRED Graphics Inc., Walkerville Publishing Co., and Canada Post was listed as a manufacturer of support activities for printing, periodical publishers and book publishing between 1989 and 1999.

The above waste generators relating to publishing are not considered Potentially Contaminating Activities (PCAs) under O. Reg. 153/04, as these uses are associated with office, publishing, and printing support functions, which do not typically involve the use, handling, or storage of contaminants of concern in a manner that would result in adverse impacts to soil or groundwater.

Water Well Information Systems:

- A testhole and monitoring well were installed at the property located 30 m north of the site at 325 Devonshire Road in 2014. The following summary of encountered material can be provided for well with ID number 7228209: from 0 to 0.2 m was black gravel fill, from 0.2 to 0.9 m was brown sand fill, from 0.9 to 4.20 m was brown silt and clay, from 4.20 to 5.8 m was grey silt and clay followed by grey silt from 5.8 to 7.6 m. Depth to groundwater was not provided.
- A testhole and monitoring well were installed at the property located 30 m north of the site at 325 Devonshire Road in 2014. The following summary of encountered material can be provided for well with ID number 7228207: from 0 to 0.2 m was black gravel fill, from 0.2 to 0.9 m was brown sand fill, from 0.9 to 4.70 m was brown silt and clay, from 4.70 to 6.1 m was grey silt and clay followed by grey silt from 6.1 to 8.5 m. Depth to groundwater was not provided.
- A testhole and monitoring well were installed at the property located 30 m north of the site at 325 Devonshire Road in 2014. The following summary of encountered material can be provided for well with ID number 7230001: from 0 to 0.3 m was grey material (not specified), from 0.30 to 2.45 m was brown sand fill, from 2.45 to 6.10 m was brown silt, sand and clay, from 6.1 to 7.90 m was grey silt and clay. Depth to groundwater was not provided.
- A testhole and monitoring well were installed at the property located 45 meters north of the site at 274 Chilver Road in 2015. The following summary of encountered material can be provided for

well with ID number 7248674: from 0 to 4.55 m was brown clay. Depth to groundwater was not provided.

- A testhole and monitoring well were installed at the property located 30 m north of the site at 325 Devonshire Road in 2014. The following summary of encountered material can be provided for well with ID number 7228208: from 0 to 0.3 m was black topsoil, from 0.3 to 1.1 m was brown sand fill, from 1.1 to 4.3 m was brown silt and clay, from 4.3 to 6.1 m was grey silty and clay followed by grey silt from 6.1 to 8.2 m.

Borehole:

- A geotechnical/ geological investigation occurred 60 m north of the site in 1971. The following summary of encountered material can be provided: from 0 to 1.1 m was brown clay and silt fill, from 1.1 to 4.9 m was brown silty and clay with sand and gravel, from 4.9 to 6.4 m was green silt, clay and sand, from 6.4 to 35.2 m was green clay and silt with sand and gravel, from 35.2 to 36.7 m was green limestone bedrock.
- A geotechnical/ geological investigation occurred 100 m west of the site in 1916. The following summary of encountered material can be provided: from 0 to 0.9 m was black sand and silt fill, from 0.9 to 5.2 m was brown silt, clay and sand, from 5.2 to 6.6 m was green silt, clay and sand. Depth to groundwater was not provided.
- A geotechnical/ geological investigation occurred 100 m west of the site in 1916. The following summary of encountered material can be provided: from 0 to 0.8 m was brown sand and silt fill, from 0.8 to 3.7 m was brown silt, clay and sand, from 3.7 to 6.6 m was green silt clay and sand. Depth to groundwater was not provided.
- A geotechnical/ geological investigation occurred 110 m north of the site in 1971. The following summary of encountered material can be provided: from 0 to 0.1 m was asphalt, from 0.1 to 4.9 m was brown silty, clay, sand and gravel, from 4.9 to 6.1 m was green silt and clay, from 6.1 to 7.2 m was silt and sand, from 7.2 to 9.9 m was green clay, silt, sand and gravel. Depth to groundwater was not provided.
- A geotechnical/ geological investigation occurred 110 m north of the site in 1964. The following summary of encountered material can be provided: from 0 to 0.8 m was fill, from 0.8 to 1.90 m

was brown clay and sand, from 1.90 to 3.05 m was green clay and sand. Depth to groundwater not provided.

Spills:

- Located 40 m southwest of the site at the corner of Chilver and Assumption, a diesel fuel spill was reported from a transport truck accident. The ERIS report stated there was possible soil contamination.
- Located 105 m southeast of the site in the alleyway south of Brant Street between Kildare Avenue and Devonshire Road, a 2.5 L mineral oil spill was recorded which occurred in 1996. The ERIS report states the spill was cleaned up and environmental impact is not anticipated.

National PCB Inventory:

- The property located 100 m southeast of the site at 420 Devonshire Road, occupied by Canada Post c/o Royal LePage Management; Walkerville Post Office, was recorded in the national PCB inventory from 1995. The ERIS report stated askarel PCBs were used in the light ballasts.

Based on a review of the ERIS report properties located greater than 150 m from the site were not identified as potential environmental concerns due to separation distance from the site, and underground utilities and trenches and inferred direction of groundwater flow.

4.3.1 Other ERIS Databases

The ERIS search found information from other databases (e.g. categories such as ERIS Historical Searches, TSSA Historic Incident/ Pipeline Incidents (natural gas and air related)) were not identified as potential environmental concerns and as such, were not listed in the above summary table.

6.0 SITE RECONNAISSANCE

Both the site and adjacent properties were observed from the site and/or publicly accessible areas and assessed for signs of existing or potentially contaminating activities (PCAs) that may attribute to areas of potential environmental concern (APECs) and contaminants of potential concern (COPCs) on the RSC property. Photographs documenting the site visit are included in Appendix 'C'.

Table 6.1 Site Reconnaissance Notes

Required Information	Specifics
Date and time of the investigation	February 6, 2025
Weather Conditions	-1 degrees Celsius, overcast
Length of Investigation	1 hour
Name and qualifications of the person conducting the investigation	Principal Site Investigator: Tiffany Hooley B.Sc. (Env.), Environmental Scientist Qualified Person: Tom O'Dwyer, P.Eng., P.E, QP, Consulting Engineer

6.1 Phase One Property Use

The site measures approximately 0.92 acres (0.37 hectares). The site building has been present since at least 1942, as reflected by the cornerstone located in the southeast corner of the site building. Buildings on-site are inferred to have been developed preceding 1931 based on a review of available archives. The site is primarily occupied by a commercial (formerly industrial) building with an asphalt parking lot to the east and north of the building and a black metal storage container in the northwest corner of the site. The commercial building most recently occupied four (4) units (Units 100, 200, 300 & 400) however, one unit (Unit 200) was unoccupied at the time of this investigation. Unit 100 was occupied by Tandem Engineering Group (architectural engineering company) and Unit 300 was occupied by Tango Creative Group (traditional and digital advertising/ marketing company) and unit 400 was occupied by SCELTA (marketing, sales, modelling and operations).

The RSC Property has had a history of industrial occupancies including Hiram Walker (1873 - 1890), Walk Land & Building Co. (1890 – 1948), Dominion Twist and Drill Ltd (1948- 1976) and Hartford Tooling Ltd. (1976 – 2001). From approximately 2001 onward, the site is inferred to have consisted of commercial use, and has primarily operated as a commercial office building.

6.2 Description of Interior Site Building Features

The site building features are summarized by the use and observations of each unit at the time of the Phase I ESA site visit. The building features are summarized in the following table:

Table 6.1 Interior Site Building Features

Unit #	Occupant	Description
100	Tandem Engineering Group	Unit #100 primarily consisted of office space for an architectural engineering company. The unit was observed to have two (2) conference rooms, a small vestibule, several white and blue cubicles equipped with office chairs, desks, and computers. Along the walls of this unit were cabinets and shelving. The walls consisted of drywall and exposed brick. The unit also contains a small kitchen with cabinets, a fridge, small appliances, a kitchen table, storage closets, and two (2) washrooms.
200	Unoccupied	Unit #200 consists of a vacant unit. The unit formerly operated as GHD. This portion of the site building had suspended ceiling fixtures containing fluorescent tube lights, carpeted flooring, and white painted drywall.
300	Tango Creative Group	Unit #300 primarily consisted of office space for an advertising/ marketing company. The unit consisted of office space equipped with office chairs, desks, computers, a conference room, small kitchen with cabinets, a fridge, small appliances, a lunchroom. The walls were composed of drywall and exposed brick.
400	SCELTA	Unit #400 consists of an office space occupied by SCELTA. The unit formerly operated as Pep. Corp (former 3D-printing company). This unit contained two (2) bay doors; one (1) automatic and one (1) manual. The floors consisted of carpet, terrazzo, and concrete. The lighting consisted of florescent tube lights. The walls consisted of exposed brick, painted brick, drywall and concrete blocks walls in the utility room.

6.3 Description of Exterior Site Features

The building consists of concrete block foundations, red brick walls overlain by black siding along the north and west sides, glass windows, and a flat-top roof. The site building is 1,445 square meters and was constructed slab-on-grade and is one (1) – storey. A total of three (3) bay doors are located on the site building, two (2) along the north wall and one (1) along the west wall. The area surrounding the site building to the south is landscaped with grass and sidewalks. Located north and east of the site building is asphalt groundcover used as a parking lot. Railway ties were observed exposed from the surface of the asphalt within the northern portion of the parking lot.

6.4 Description of Additional Structures

A black storage container was observed in the northwest corner of the site. Access was not provided to this storage container however site representative, Christian Conlon of Realtors for Life from the 2023 investigation informed SME that the storage container is used for miscellaneous storage and

[Soil & Materials Engineering Inc.](#)

maintenance equipment for the building and landscaping.

6.5 Limitations at the Site

No interior observations were made as the structures present on site at the time of this Phase I ESA are intended to be demolished.

6.6 Description of Aboveground Storage Tanks

The presence and condition of above ground storage tanks (ASTs) was assessed at the time of the site visit. No ASTs were present on the Phase I site at time of the site visit.

6.7 Description of Underground Storage Tanks

The presence and condition of underground storage tanks (USTs) was assessed at the time of the site visit. No USTs were present on the Phase I site at time of the site visit.

6.8 Description of Drains, Sumps and Oil/ Water Separators

Drains were observed in the washrooms of unit #300. Municipal sewers were observed within the roadway adjacent to the site.

6.9 Areas of Fill and Debris

Based on observations made at the time of the Phase I ESA site visit and reviewed previous reports, black clay fill with red brick fragments, gravel and wood is located within the north region of the site beneath the asphalt parking lot. Based on a review of the "Limited Soil Investigation for the Property Located at 1880 Assumption Street, Windsor, Ontario" completed in 2020 by Soil & Materials Engineering Inc., three testholes were advanced within the parking lot portion of the site which encountered metal, VOC and PAH exceedances within the fill material on-site when previously compared to O. Reg. 153/04 Table 3 ICC for medium-fine grained soil conditions. Additionally, based on a review of historical documents such as FIPs from 1953, the site consisted of an industrial building which occupied the Dominion Twist and Drill Co. Ltd. and an iron storage building. In conjunction with the Limited Soil Investigation, it is likely that fill material of impacted quality was utilized as a component of previous developments and or byproducts which remained on-site. Additionally, metal was observed protruding through the asphalt within the northern portion of the parking lot during the 2023 site visit.

6.10 Areas of Stained Soil, Vegetation and Pavement

No evidence of chemical spills, accidental releases or staining was observed at the time of the Phase I ESA site visit.

6.11 Areas of Stressed vegetation

No evidence of stressed vegetation was observed at the time of the Phase I ESA site visit.

6.12 Description of Hazardous Material

At the time of the site visit no storage of hazardous material was observed.

6.13 Description of Mechanical Equipment

One (1) transformer was observed west adjacent of the site within the alleyway at the time of the Phase One ESA site visit. The bottom of the utility pole appeared to be stained and surrounded by a back sand/stone. However, any contamination observed surrounding the pole is anticipated to remain localized to the area.

6.14 Description of Heating and Cooling Systems

The building is heated/cooled by a central air HVAC system. Based on a review of available fire insurance plans, the building formerly operated on boiler heating systems prior to the 1980's, however the building has since been renovated, and boilers are no longer used on the property.

6.15 Areas with Pits and Lagoons

At the time of the Phase I ESA no pits or lagoons were observed on the site.

6.16 Description of Watercourse, Ditches or Standing Water

No water courses, ditches or standing water were observed on-site at the time of the Phase I site visit.

6.17 Description of Odour and Noise

No chemicals or other significant odours were noted during the site visit. No excessive noise was noted at the site during the site visit.

6.18 Description and Area of Liquid Chemical Waste Generation, Storage & Disposal

No liquid chemical waste generation, storage or disposal was identified or observed during the site visit.

6.19 Description and Area of Solid Waste Generation, Storage & Disposal

No solid chemical waste generation, storage or disposal was identified or observed on-site during the site visit.

6.20 Enhanced Investigation Property Observations

During the completion of the Phase One ESA, SME has documented that the Phase One Site was historically industrial land. Therefore, as per O. Reg. 153/04 clause 32(1)(a) the RSC property is not considered an Enhanced Investigation Property.

7.0 SPECIAL ATTENTION SUBSTANCES

7.1 Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) are synthetic compounds with stable chemical properties that were used mainly in electrical components until the 1970s. The manufacture, process, import and offer for sale of PCBs have been prohibited in Canada since 1977. If PCBs are burned in uncontrolled conditions, they produce dioxins and furans, which are highly carcinogenic compounds. PCBs in electrical equipment are in oil form and were used as an insulating fluid for transformers and capacitors. They were also added to paints, caulking, sealants and asphalt, since they do not corrode easily, are fire-resistant, and add flexibility to these products when dried.

Although renovations and upgrades have occurred at the subject property, due to the age of the original site building (constructed prior to 1931), the potential presence of special attention substances remains a concern within original or older portions of the structure. Should renovations or demolition to the building structure occur, SME recommends the completion of a designated substance survey.

7.2 Asbestos-Containing Materials (ACMs)

Asbestos-containing materials (ACMs) are fibrous hydrated silicates: Friable asbestos refers to materials where the asbestos fibers can be separated from the material with which it is associated. Friable asbestos is commonly found in boiler and pipe insulation. Non-Friable asbestos refers to asbestos, which is associated with a binding agent (such as tar or cement). Non-Friable asbestos is typically found in roofing tars, floor and ceiling tiles, and asbestos-containing cement.

Although renovations and upgrades have occurred at the subject property, due to the age of the original site building (constructed prior to 1931), the potential presence of special attention substances remains a concern within original or older portions of the structure. Should renovations or demolition to the building structure occur, SME recommends the completion of a designated substance survey.

7.3 Lead

Lead has frequently been used in oil-based paints, roofing materials, cornices, tank linings, electrical conduits and soft solders for tinplate and plumbing. The use of lead-based paints (LBPs) was phased out circa 1976. Paint that was produced or used prior to 1950 may contain elevated levels of lead. The main concern regarding lead paint is its potential to become lead dust or chips either through

deterioration and/or mechanical means (i.e., sanding, abrasion, etc.). Exposure to lead dust or chips occurs by ingestion or inhalation.

Although renovations and upgrades have occurred at the subject property, due to the age of the original site building (constructed prior to 1931), the potential presence of special attention substances remains a concern within original or older portions of the structure. Should renovations or demolition to the building structure occur, SME recommends the completion of a designated substance survey.

7.4 Mercury

Mercury was used in some batteries, light bulbs, old paints, thermostats, old mirrors, etc. in 1991 an assessment of potential health risks by Health and Welfare Canada conducted and the decision was made to eliminate the use of mercury compounds in indoor latex paints.

Although renovations and upgrades have occurred at the subject property, due to the age of the original site building (constructed prior to 1931), the potential presence of special attention substances remains a concern within original or older portions of the structure. Should renovations or demolition to the building structure occur, SME recommends the completion of a designated substance survey.

7.5 Mould

Mould is found in the natural environment and is required for the breakdown of plant debris such as leaves and wood. Mould spores are found in the air in both the indoor and outdoor environments. For mould to grow it requires a food source (i.e., gypsum wallboard, carpets, wallpaper, wood, etc.) and moist conditions.

The potential presence of mould within the site building cannot be fully assessed as part of this investigation, as concealed or inaccessible areas (e.g., behind walls, above ceilings) could not be fully inspected. Accordingly, mould may be a potential concern in less accessible building components, although no mould was observed during the 2023 site visit.

7.6 Ozone-Depleting Materials

Chlorofluorocarbons (CFCs) often referred to as Freons, ceased production in Canada in 1993 because of their ozone-depleting characteristics. Importation of CFCs into Canada ceased in 1997 and a total ban on their use is proposed for 2030. The use of these materials is still permitted in existing

equipment, but equipment must be serviced by a licensed contractor such that CFCs are contained and not released to the environment during servicing or operation.

Although renovations and upgrades have occurred at the subject property, due to the age of the original site building (constructed prior to 1931), the potential presence of special attention substances remains a concern within original or older portions of the structure. Should renovations or demolition to the building structure occur, SME recommends the completion of a designated substance survey.

7.7 Urea Foam Formaldehyde Insulation (UFFI)

Urea Formaldehyde Foam Insulation (UFFI) was formerly sprayed into cavities of walls and above ceilings as an insulating material. UFFI has been discontinued from commercial use since the early 1980s.

Although renovations and upgrades have occurred at the subject property, due to the age of the original site building (constructed prior to 1931), the potential presence of special attention substances remains a concern within original or older portions of the structure. Should renovations or demolition to the building structure occur, SME recommends the completion of a designated substance survey.

7.8 Radon

The location of the Phase I Property was evaluated via a soil radon gas study published by the Authority of the Minister of Health and reviewed via the Health Canada "Cross-Canada Survey of Radon Concentrations in Homes" website. Southern Ontario is considered a Zone 1 high relative radon hazard based on the Canada Radon study (2012). Based on the study conducted, 5,345 participants from Ontario were investigated for the radon study. Based on these participants, the raw percentage of 91.8% of participating residents were recorded below the permissible limit of radon exposure (200 Bq/m). Based on values associated with Windsor and Essex County, obtained from 195 participating residents, 86.2% were recorded below the permissible limits. Buildings which contain basements or crawl spaces or buildings which contain cracks and poor ventilation are subject to higher exposure to Radon. Due to the slab-on-grade nature of the site building and no significant cracks, radon exposure may be less probable within the site building.

7.9 Radioactive Materials

Radioactive material and/or equipment was not observed at the Phase I ESA site. No testing for the presence of radioactive material was undertaken.

7.10 Biohazards

The site as not in use and no buildings and/or structures were present at the time of the Phase I site visit. No biohazardous material or debris was observed.

8.0 ADJACENT PROPERTIES

Soil & Materials Engineering Inc. evaluated the condition of the adjacent and neighboring properties from publicly accessible areas. Based on observations made and interpretation of aerial photographs, the following was identified:

Table 8.1 Adjacent Properties

Direction	Address	Description	Land Use
North Adjacent	No Municipal Address	Vacant lot – formerly railway tracks	Undeveloped Land/ formerly industrial
East Adjacent	No Municipal Address	Vacant lot	Undeveloped Land/ formerly industrial
South Adjacent	420 Kildare Road	Commercial building; - Walkerville Massage; Breathe Pilates and Yoga Studio; Flex and Flexibility	Commercial Use
	423 Kildare Road	Art Gallery	Commercial Use
West Adjacent	No Municipal Address	Alleyway	Community Use
	354 Chilver Avenue	Charity Building	Commercial Use

9.0 REVIEW AND EVALUATION OF FINDINGS

9.1 Current and Past Uses

Based on a review of historical documents, the RSC property was first developed.....

9.2 Potentially Contaminating Activities (PCAs)

In accordance with the regulation, a list of all the PCAs identified at the site and within the Phase One study area is included in Appendix F and shown on Drawing 3. Seven (7) PCAs were identified at the RSC property and 18 PCAs were identified within the Phase One Study Area.

The PCAs considered to not contribute to APECs at the RSC property were due to distance from the site, general geology of the area which consists of low-permeability silty clay soils with slow infiltration rates and/or the PCAs are located down-gradient, east or north of the site where groundwater flow would redirect contaminants away from the site.

9.3 Areas of Potential Environmental Concern (APECs)

Located in Appendix G is a summary of all APECs identified during the Phase One, as well as their respective PCAs, COPC and media of concern. The potential for environmental impacts to the site was evaluated using probability for a source to contaminate and the ability of contaminants to migrate on, in, or under the RSC property. Furthermore, non-adjacent properties with PCAs located north or downgradient of the site were generally regarded as low risk and generally do not result in APECs at the site. provided below is a summary of APECs at the RSC property:

APEC 1 - Importation of Fill

- Location: Entire Phase One RSC property
- PCA#30 – Importation of Fill Material of Unknown Quality
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
- Potential Media Impacted: soil

APEC 2 - Former Wire & Iron Building

- Location: Center/east portion of site
- PCA# 32. Iron and Steel Manufacturing and Processing
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, BTEX,
- Potential Media Impacted: soil

APEC 3 - Former Hardening Department

- Location: west side of site
- PCA#33, Metal Treating, Coating, Plating and Finishing
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
- Potential Media Impacted: soil & groundwater

APEC 4 - Former Paint Shop

- Location: southeast portion of site
- PCA#39 Paints manufacturing, processing and bulk storage
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
- Potential Media Impacted: soil & groundwater

APEC 5 - Former Iron Storage Building

- Location: northeast portion of site
- PCA#32. Iron and Steel Manufacturing and Processing
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
- Potential Media Impacted: soil

APEC 6 - Exposed Railway Tie

- Location: Center/north portion of site
- PCA#46. Rail Yards Tracks and Spurs
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
- Potential Media Impacted: soil

APEC 7 - Industrial Tooling Company

- Location: location of former industrial facility
- PCA#34. Metal Fabrication
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
- Potential Media Impacted: soil

APEC 8 - North Industrial PCAs

- Location: north of site

- PCA# 46. Rail Yards Tracks and Spurs; #18. Electricity Generation, Transformation and Power Stations; #34. Metal Fabrication
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, SVOCs, PHCs, VOCs
- Potential Media Impacted: soil & groundwater

APEC 9 - West Adjacent Industrial Manufacturing PCA

- Location: west of site
- PCA 34. Metal Fabrication; No PCA# Diesel Spill
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, BTEX
- Potential Media Impacted: soil & groundwater

APEC 10 - South Adjacent PCAs

- Location: south of site
- PCA #10. Commercial Autobody Shops; #28. Gasoline and Associated Storage in fixed tanks; #37. Operation of Dry-Cleaning Equipment; #54. Textile Manufacturing and Processing
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, SVOCs, PHCs, VOCs
- Potential Media Impacted: soil & groundwater

9.4 Phase One Conceptual Site Model

A Conceptual site model (CSM) has been created to provide a summary of the findings of the Phase One ESC. The CSM summarizes the following on-site and off-site features, as shown in drawings 1 – 5:

- Water bodies located within the Phase One study area
- Areas of natural significance if present
- Existing potable water wells if present
- Land use of adjacent properties
- Roads within the Phase One study area
- PCAs within the Phase One study area
- Location of tanks (if applicable)

- APECs at the RSC property

The identified PCAs which have been identified to contribute to APECs at the site have the ability to cause/ have caused adverse impacts and effects to human and ecological receptors via soil and or groundwater.

9.5 Description of Phase One Site

The site is primarily occupied by a commercial office building with an asphalt parking lot to the east and north of the building and a black metal storage container in the northwest corner of the site. The commercial building most recently occupied four (4) units (Units 100, 200, 300 & 400) however, one unit (Unit 200) was unoccupied at the time of this investigation. Unit 100 was occupied by Tandem Engineering Group (architectural engineering company) and Unit 300 was occupied by Tango Creative Group (traditional and digital advertising/ marketing company) and unit 400 was occupied by SCelta (marketing, sales, modelling and operations).

The RSC Property has had a history of industrial occupancies including Hiram Walker (1973 - 1890), Dominion Twist and Drill Ltd (1948- 1976) and Hartford Tooling Ltd. (1976 – 2001). From approximately 2001, the site has primarily consisted of commercial use, and the site has since been operated as a commercial office building. Based on the historical industrial nature of this site, it is considered an Enhanced Investigation Property.

9.6 Geological Characteristics

The RSC property and Phase One study area are approximately 180 m above mean sea level (amsl). The RSC property and surrounding area are generally flat. The site was primarily mixed topsoil and gravel with an asphalt driveway. The bedrock geology for the RSC property and Phase One study area are consists of the following:

- Geological time: Middle Devonian
- Strata: Detroit River Group; Onondaga Formation
- Rock Type (Primary): Limestone, Dolostone, Shale

Based on a review of Essex County Drift Thickness, three (3) water wells that penetrated bedrock within a 300-meter proximity to the site were recorded as having a drift depth of 21 m and 22 m in Kingsville. The surficial geology for the RSC property and Phase One study area are consists of

Glaciolacustrine silty clay. The RSC property and Phase One study area have Soils with a high runoff potential and very slow infiltration rate when thoroughly wetted. Soils include silty loams with an impeding layer or soils with moderately fine to fine texture.

9.7 Hydrogeological Characteristics

The Detroit River is located approximately 160 m south of the site. The shallow groundwater flow may be influenced by underground utility trenches, variations in soil type and minor fluctuations in topography. Groundwater is anticipated infiltrate the site where groundwater cover is exposed and to flow to the north.

9.8 Areas of Natural Significance

The following evaluation was completed:

- The Phase One site does not include land that is within 30 m of a “water body”.
- The Detroit River is located approximately 160 m south of the site.
- Based on a review of the maps provided by ERIS, the Phase One Study Area is not located within or within 30 m of an Area of Natural Significance which would classify it as an environmental sensitive area under O. Reg. 153/04, as amended.
- Based on a review of the MECPs Source Protection Information Atlas, the site and Phase One study area is not located in whole or in part within a well head protection area or other designation identified by the City of Windsor for the protection of groundwater.
- Based on a review of the Ontario Ministry of Natural Resources Natural Heritage Information Center website (2017), no provincial parks, wetlands, conservation area, or other areas of natural significance, within the Phase One study area were identified.
- Based on the search of the MOECP’s Map Well Record database and the ERIS database report, 16 wells identified within the study area. No monitoring wells were identified on-site. Based on a discussion with the client, no wells utilized for human consumption, domestic supply or agricultural purposes was identified on-site or within the study area.

9.9 Preferential Pathways

The subject site is currently undeveloped. Preferential pathways may include underground utility

corridors. Preferential pathways are anticipated to follow the direction and flow of the groundwater and infiltrate the site where groundwater cover is exposed and to flow to the north towards the Detroit River.

9.10 Uncertainty and Data Gaps

There was no uncertainties or data gaps during the completion of this Phase One ESA that would affect the validity of the Phase One CSM.

10.0 CONCLUSIONS

Based on the Phase One ESA findings, including site observations, the review of environmental databases, and available historical information, 25 PCAs were identified on-site and within the Phase I study area. A total of 16 PCAs were identified as contributing to APECs and COPCs at the Phase One ESA site. Seven (7) consisted of on-site PCAs and 9 PCAs were identified off-site which contributed to the APECs and COPC at the RSC property, as summarized below:

APEC 1 - Importation of Fill

- Location: Entire Phase One RSC property
- PCA#30 – Importation of Fill Material of Unknown Quality
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
- Potential Media Impacted: soil

APEC 2 - Former Wire & Iron Building

- Location: Center/east portion of site
- PCA# 32. Iron and Steel Manufacturing and Processing
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, BTEX
- Potential Media Impacted: soil

APEC 3 - Former Hardening Department

- Location: west side of site
- PCA#33, Metal Treating, Coating, Plating and Finishing
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
- Potential Media Impacted: soil & groundwater

APEC 4 - Former Paint Shop

- Location: southeast portion of site
- PCA#39 Paints manufacturing, processing and bulk storage
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, BTEX,
- Potential Media Impacted: soil & groundwater

APEC 5 - Former Iron Storage Building

- Location: northeast portion of site
- PCA#32. Iron and Steel Manufacturing and Processing
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, BTEX,
- Potential Media Impacted: soil

APEC 6 - Exposed Railway Tie

- Location: Center/north portion of site
- PCA#46. Rail Yards Tracks and Spurs
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, BTEX,
- Potential Media Impacted: soil

APEC 7 - Industrial Tooling Company

- Location: location of former industrial facility
- PCA#34. Metal Fabrication
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, BTEX,
- Potential Media Impacted: soil

APEC 8 - North Industrial PCAs

- Location: north of site
- PCA# 46. Rail Yards Tracks and Spurs; #18. Electricity Generation, Transformation and Power Stations; #34. Metal Fabrication
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, BTEX,
- Potential Media Impacted: soil & groundwater

APEC 9 - West Adjacent Industrial Manufacturing PCA

- Location: west of site
- PCA 34. Metal Fabrication; No PCA# Diesel Spill
- COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, BTEX,
- Potential Media Impacted: soil & groundwater

APEC 10 - South Adjacent PCAs

- Location: south of site

-
- PCA #10. Commercial Autobody Shops; #28. Gasoline and Associated Storage in fixed tanks; #37. Operation of Dry-Cleaning Equipment; #54. Textile Manufacturing and Processing
 - COPC: Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, SVOCs, PHCs, VOCs,
 - Potential Media Impacted: soil & groundwater

11.0 RECOMMENDATIONS

Based on the results of the Phase One ESA, SME completed a Phase Two ESA to access the APECs and COPC within the soil and groundwater conditions on site and verify the previously encountered exceedances within the soil on-site. This consisted of testhole drilling to facilitate soil and groundwater sampling and to allow for the assessment of the soil and groundwater quality in the areas of potential environmental concern. Based on the findings of this investigation an RSC under O. Reg. 153/04, cannot be filed based solely on the Phase One ESA.

12.0 SIGNATURES

Soil & Materials Engineering Inc. is a consulting engineering firm registered with the Association of Professional Engineers of Ontario. The firm is headed by a Professional Engineer with over twenty-five years of experience in geotechnical and geo-environmental investigations.

We trust this report is presented in a format suitable for your purposes. However, if questions arise concerning any aspect of this report, please do not hesitate to contact us.

Sincerely,

Soil & Materials Engineering Inc.



Prepared by: T. Hooley, B.Sc. (Env.)
Environmental Scientist



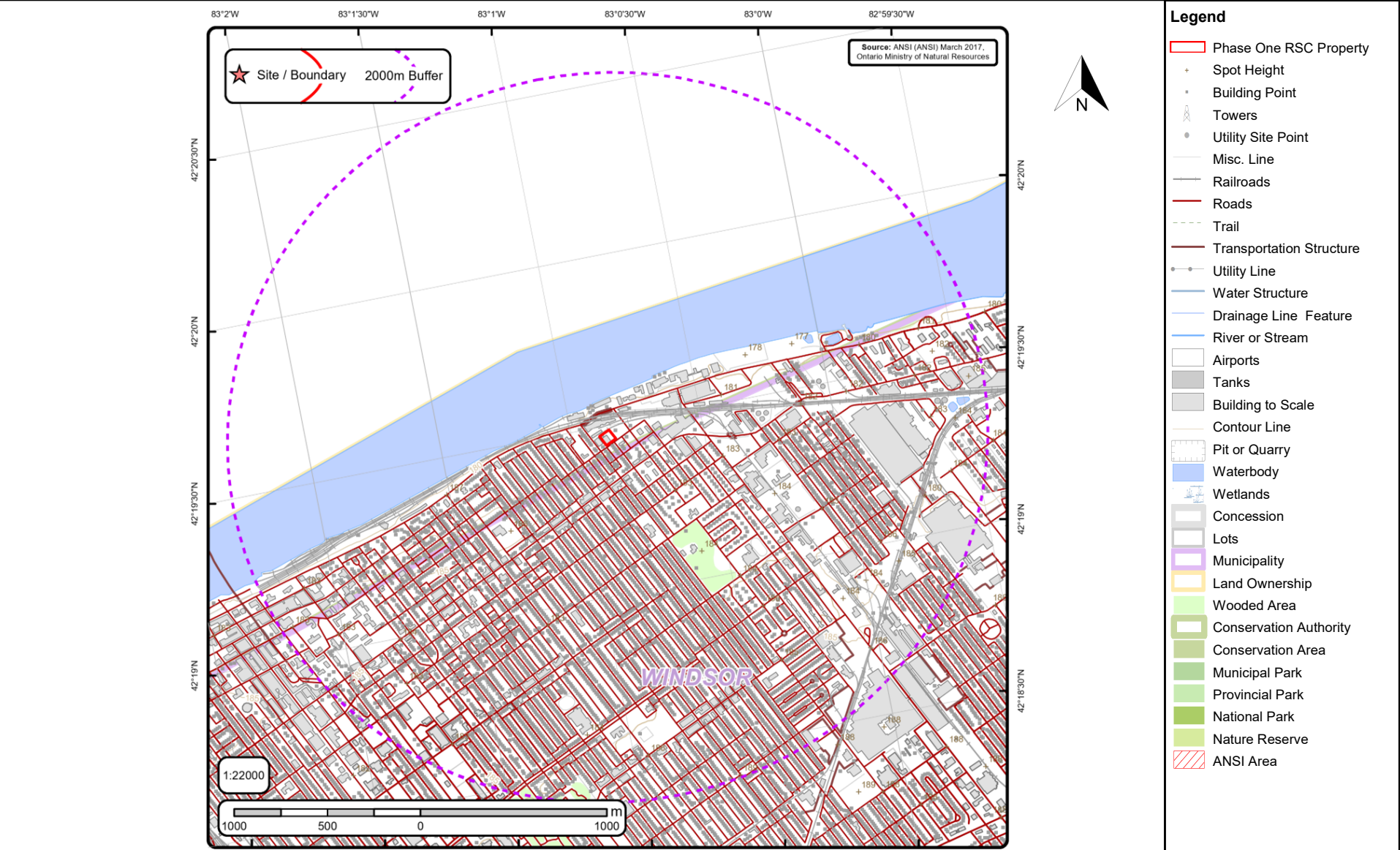
Final Review by: T. O'Dwyer, P.Eng.
Consulting Engineer



Enclosures

13.0 REFERENCES

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5. Ministry of the Environment, Conservation and Parks
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10. Geology and Geotechnical Properties of Glacial Soils in Windsor by Peter P. Hudec, Department of Earth Sciences, University of Windsor, Windsor, Ontario.
11. Ontario Ministry of Northern Development and Mines Bedrock Geology (scale 1:250,000)
12. Ontario Ministry of Northern Development and Mines Quaternary Geology (scale 1:1,000,000)
13. Technical Standards & Safety Authority
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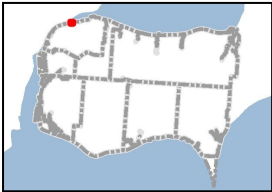


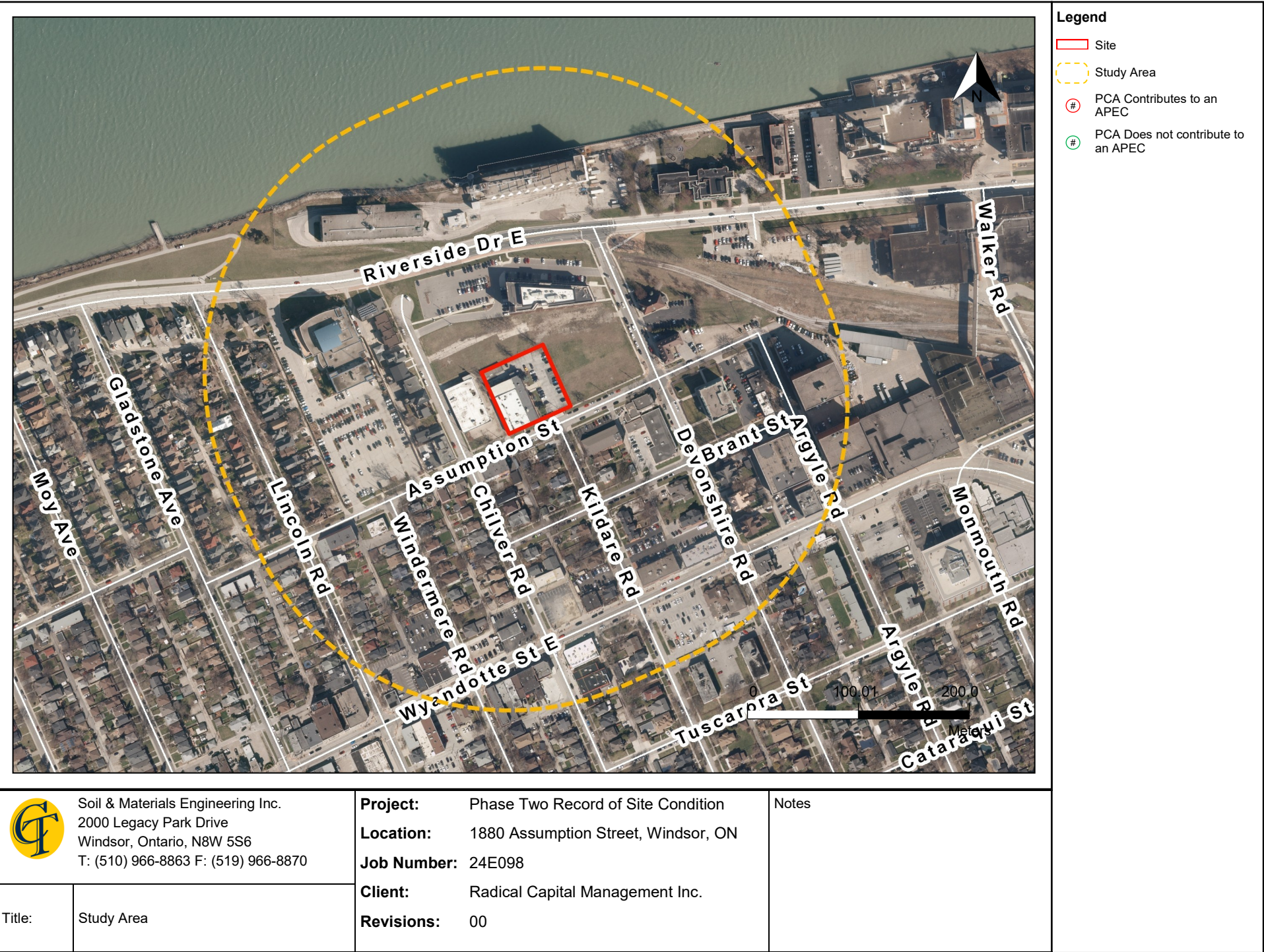
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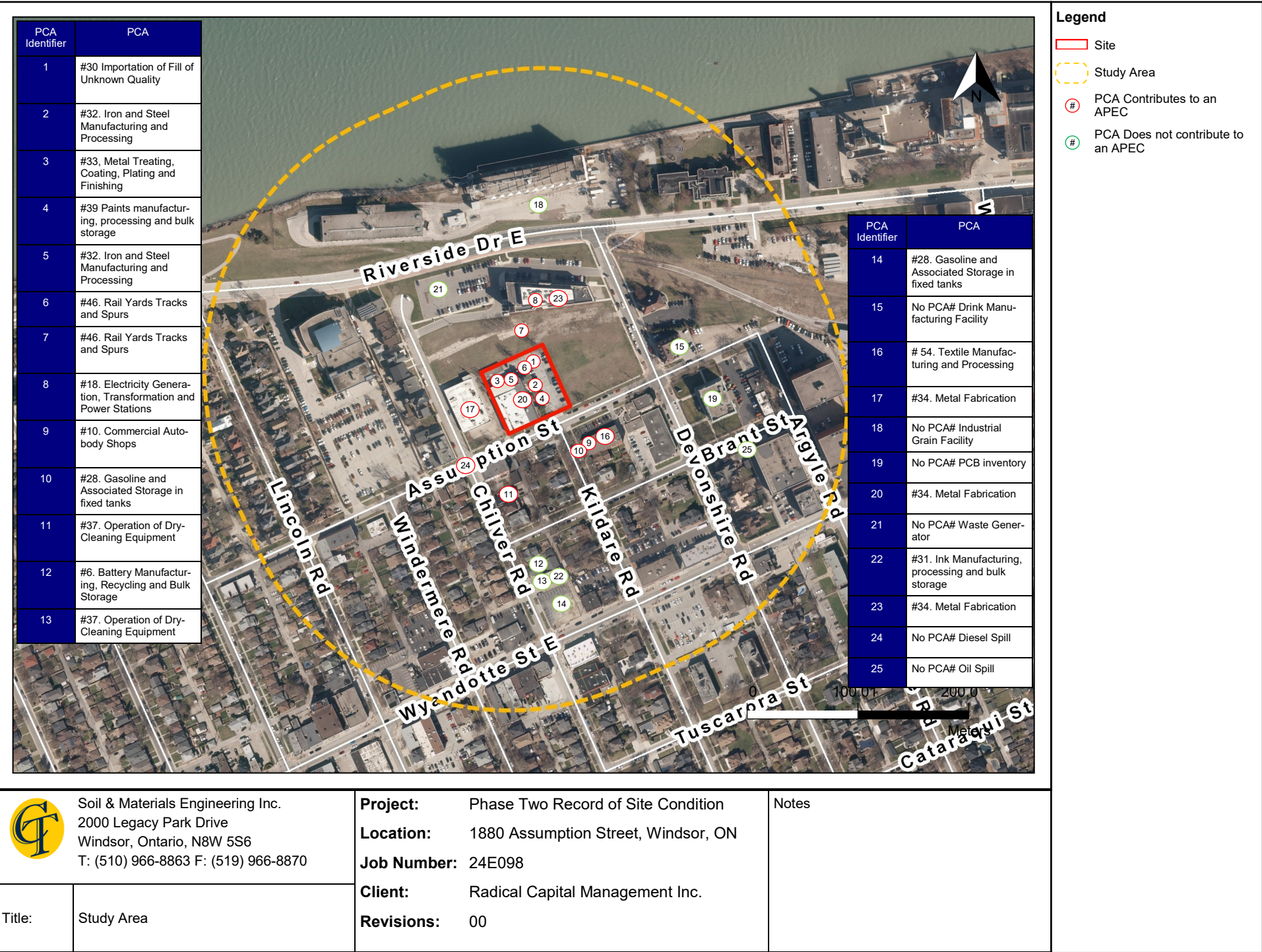
Project: Phase Two Record of Site Condition
Location: 1880 Assumption Street, Windsor, ON
Job Number: 24E098
Client: Radical Capital Management Inc.
Revisions: 00

Notes

Title: Study Area







Legend

- Site
- Study Area
- PCA Contributes to an APEC
- PCA Does not contribute to an APEC



Legend

Site

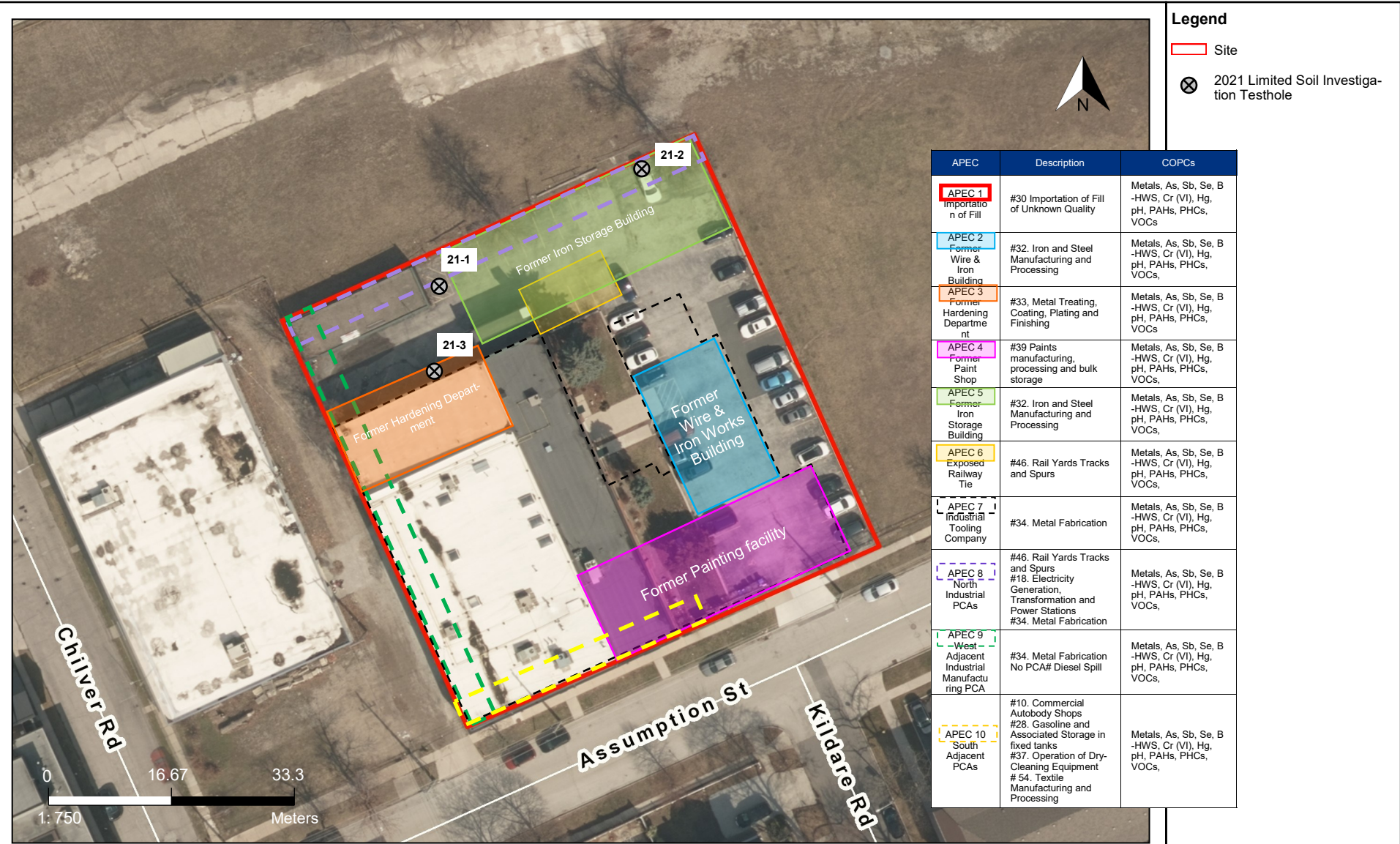


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Project: Phase Two Record of Site Condition
Location: 1880 Assumption Street, Windsor, ON
Job Number: 24E098
Client: Radical Capital Management Inc.
Revisions: 00

Notes

Title: Study Area



Legend

Site

X 2021 Limited Soil Investigation Testhole

APEC	Description	COPCs
APEC 1 Importation of Fill	#30 Importation of Fill of Unknown Quality	Metals, As, Sb, Se, B -HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
APEC 2 Former Wire & Iron Building	#32. Iron and Steel Manufacturing and Processing	Metals, As, Sb, Se, B -HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs,
APEC 3 Former Hardening Department	#33, Metal Treating, Coating, Plating and Finishing	Metals, As, Sb, Se, B -HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs
APEC 4 Former Paint Shop	#39 Paints manufacturing, processing and bulk storage	Metals, As, Sb, Se, B -HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs,
APEC 5 Former Iron Storage Building	#32. Iron and Steel Manufacturing and Processing	Metals, As, Sb, Se, B -HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs,
APEC 6 Exposed Railway Tie	#46. Rail Yards Tracks and Spurs	Metals, As, Sb, Se, B -HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs,
APEC 7 Industrial Tooling Company	#34. Metal Fabrication	Metals, As, Sb, Se, B -HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs,
APEC 8 North Industrial PCAs	#46. Rail Yards Tracks and Spurs #18. Electricity Generation, Transformation and Power Stations #34. Metal Fabrication	Metals, As, Sb, Se, B -HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs,
APEC 9 West Adjacent Industrial Manufacturing PCA	#34. Metal Fabrication No PCA# Diesel Spill	Metals, As, Sb, Se, B -HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs,
APEC 10 South Adjacent PCAs	#10. Commercial Autobody Shops #28. Gasoline and Associated Storage in fixed tanks #37. Operation of Dry-Cleaning Equipment # 54. Textile Manufacturing and Processing	Metals, As, Sb, Se, B -HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs,

 Soil & Materials Engineering Inc. 2000 Legacy Park Drive Windsor, Ontario, N8W 5S6 T: (510) 966-8863 F: (519) 966-8870	Project: Phase Two Record of Site Condition	Notes
	Location: 1880 Assumption Street, Windsor, ON	
	Job Number: 24E098	
	Client: Radical Capital Management Inc.	
	Revisions: 00	
Title:	Areas of Potential Environmental Concern (APEC)	

APPENDIX A

Aerial Photographs



Aerial Photographs

Year: 2024

Project: Phase One ESA

Location: 1880 Assumption
Street, Windsor, Ontario

Job Number: 24E098

Client: Radical Capital Man-
agement Inc.

Legend

 Site

Notes:


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Engineering Inc.
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Park Drive
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Aerial Photographs

Year: 2019

Project: Phase One ESA

Location: 1880 Assumption Street, Windsor, Ontario

Job Number: 24E098

Client: Radical Capital Management Inc.

Legend

 Site

Notes:



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F: (519) 966-8870



Aerial Photographs

Year: 2015

Project: Phase One ESA

Location: 1880 Assumption Street, Windsor, Ontario

Job Number: 24E098

Client: Radical Capital Management Inc.

Legend

 Site

Notes:


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Park Drive
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N8W 5S6
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F: (519) 966-8870



Aerial Photographs

Year: 2010

Project: Phase One ESA

Location: 1880 Assumption Street, Windsor, Ontario

Job Number: 24E098

Client: Radical Capital Management Inc.

Legend

 Site

Notes:



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Aerial Photographs

Year: 2006

Project: Phase One ESA

Location: 1880 Assumption Street, Windsor, Ontario

Job Number: 24E098

Client: Radical Capital Management Inc.

Legend

 Site

Notes:


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T: (510) 966-8863
F: (519) 966-8870



Aerial Photographs

Year: 2000

Project: Phase One ESA

Location: 1880 Assumption Street, Windsor, Ontario

Job Number: 24E098

Client: Radical Capital Management Inc.

Legend

 Site

Notes:


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F: (519) 966-8870



Aerial Photographs

Year: 1988

Project: Phase One ESA

Location: 1880 Assumption
Street, Windsor, Ontario

Job Number: 24E098

Client: Radical Capital Man-
agement Inc.

Legend

 Site

Notes:


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F: (519) 966-8870



Aerial Photographs

Year: 1970

Project: Phase One ESA

Location: 1880 Assumption Street, Windsor, Ontario

Job Number: 24E098

Client: Radical Capital Management Inc.

Legend

 Site

Notes:

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2000 Legacy Park Drive
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F: (519) 966-8870



Aerial Photographs

Year: 1962

Project: Phase One ESA

Location: 1880 Assumption
Street, Windsor, Ontario

Job Number: 24E098

Client: Radical Capital Man-
agement Inc.

Legend

 Site

Notes:


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N8W 5S6
T: (510) 966-8863
F: (519) 966-8870



Aerial Photographs

Year: 1950

Project: Phase One ESA

Location: 1880 Assumption Street, Windsor, Ontario

Job Number: 24E098

Client: Radical Capital Management Inc.

Legend

 Site

Notes:


Soil & Materials
Engineering Inc.
2000 Legacy
Park Drive
Windsor, ON,
N8W 5S6
T: (510) 966-8863
F: (519) 966-8870



Aerial Photographs

Year: 1948

Project: Phase One ESA

Location: 1880 Assumption Street, Windsor, Ontario

Job Number: 24E098

Client: Radical Capital Management Inc.

Legend

 Site

Notes:



Soil & Materials
Engineering Inc.
2000 Legacy
Park Drive
Windsor, ON,
N8W 5S6
T: (510) 966-8863
F: (519) 966-8870



Aerial Photographs

Year: 1931

Project: Phase One ESA

Location: 1880 Assumption Street, Windsor, Ontario

Job Number: 24E098

Client: Radical Capital Management Inc.

Legend

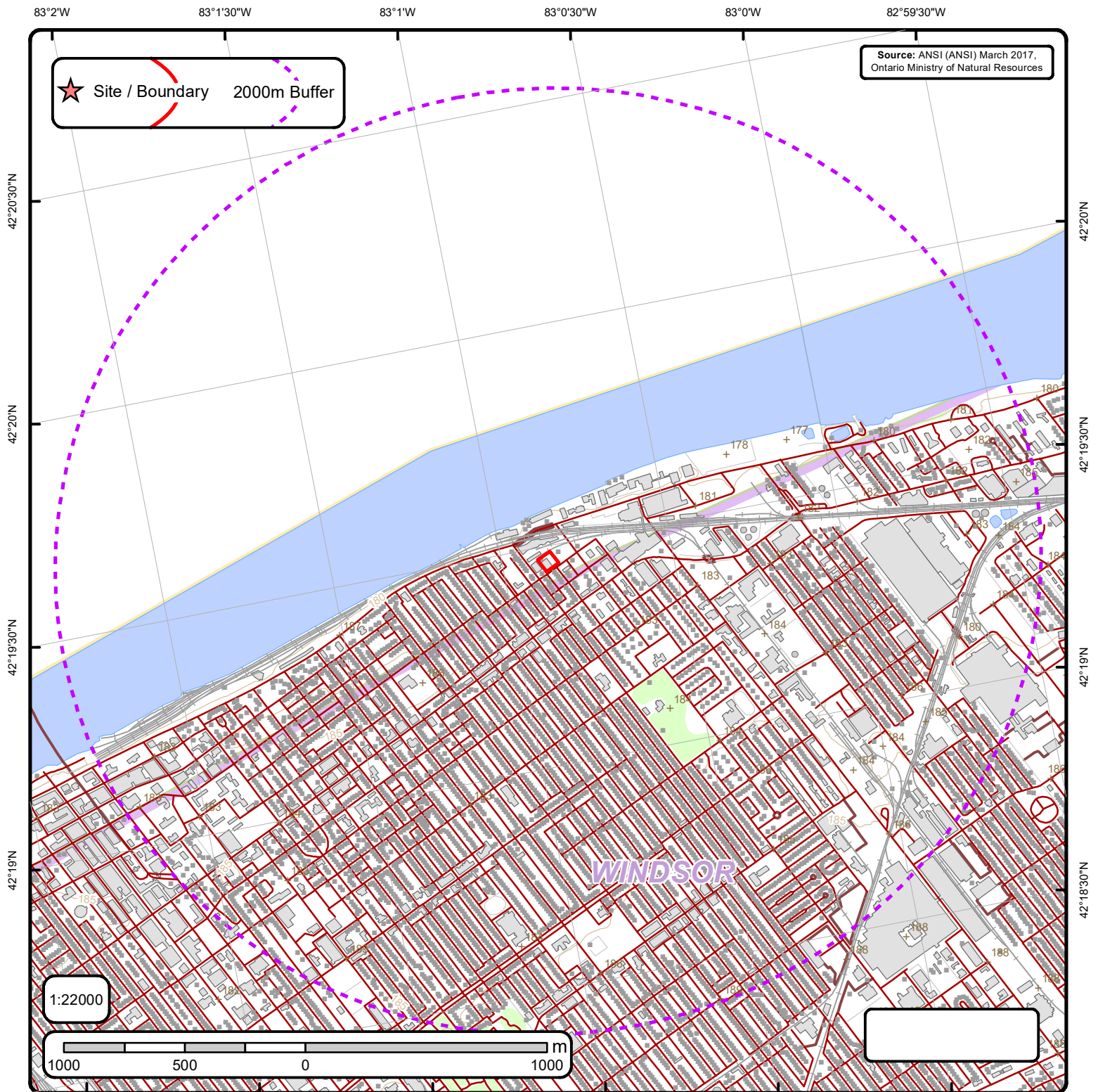
 Site

Notes:


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Windsor, ON,
N8W 5S6
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F: (519) 966-8870

APPENDIX B

ERIS Report



Area of Natural & Scientific Interest (ANSI) Order No. 25022000070

+	Spot Height	—	Transportation Structure	—	Contour Line	■	Wooded Area
■	Building Point	—	Utility Line	■	Pit or Quarry	■	Conservation Authority
⚙	Towers	—	Water Structure	■	Waterbody	■	Conservation Area
●	Utility Site Point	—	Drainage Line Feature	■	Wetlands	■	Municipal Park
—	Misc. Line	—	River or Stream	■	Concession	■	Provincial Park
—	Railroads	■	Airports	■	Lots	■	National Park
—	Roads	■	Tanks	■	Municipality	■	Nature Reserve
- - -	Trail	■	Building to Scale	■	Land Ownership	■	ANSI Area

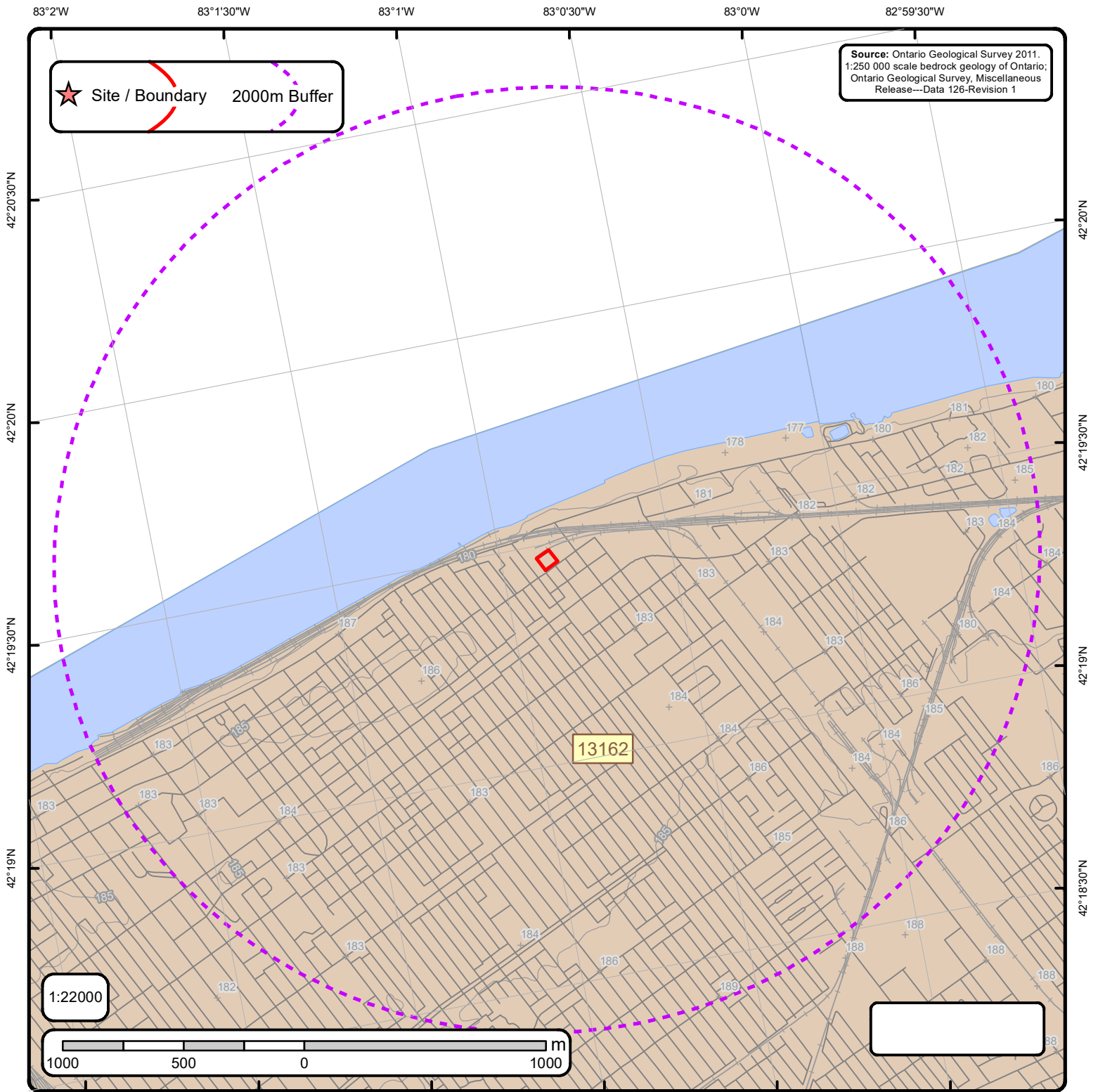
ANSI Report

ANSI Units Found within 2000 m of
1880 Assumption Street

Page 1
Order No.
25022000070

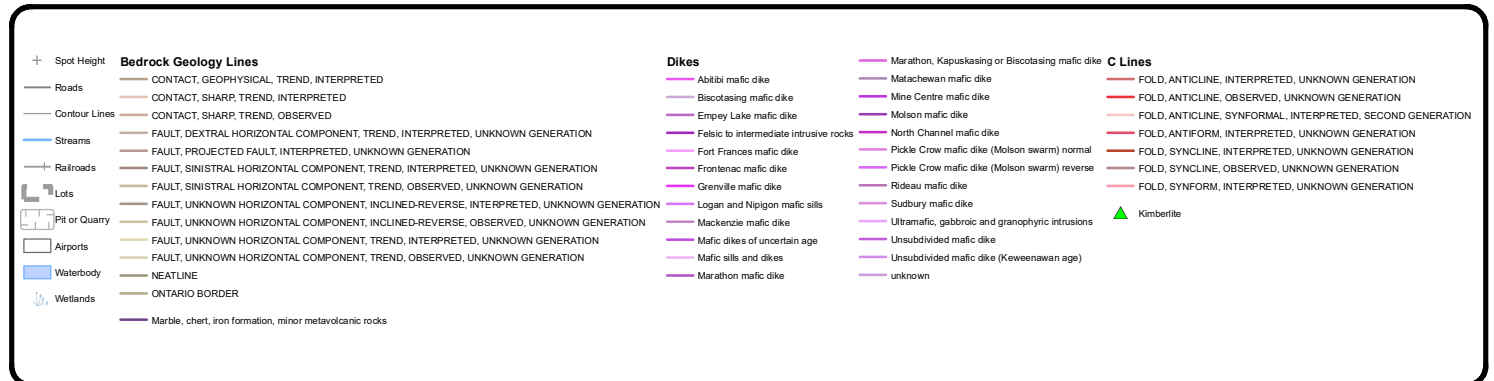


No ANSI units found within search area.



Bedrock Geology of Ontario

Order No. 25022000070



Bedrock Geology Report

Bedrock Geology units found within 2000 m of
1880 Assumption Street

Page 1
Order No.
25022000070



ID: 13162 | **Unit Name:** |
Type (All): 59c | **Type (Primary):** 59c | **Type (Secondary):** | **Type (Tertiary):** | **Rock Type (Primary):** Limestone, dolostone, shale |
Strata (Primary): Dundee Formation | **Super Eon (Primary):** | **Eon (Primary):** PHANEROZOIC (Present to 542.0 Ma) | **Era (Primary):**
PALEOZOIC (251.0 Ma to 542.0 Ma) | **Period (Primary):** DEVONIAN (359.2 Ma to 416.0 Ma) | **Epoch (Primary):** MIDDLE DEVONIAN |
Province (Primary):

Bedrock Geology Report Metadata

Ontario Geological Survey 2011. 1:250 000 scale bedrock geology of Ontario; Ontario Geological Survey, Miscellaneous Release-Data 126
Revision1

ONTARIO MINISTRY OF NORTHERN DEVELOPMENT, MINES AND FORESTRY



ID - Unit ID **Unit Name** - Generalized geological unit classification

Type (All) - The geological unit number(s) or code(s) for all rock types present in an individual polygon.

Type (Primary) - The primary geological unit number or code for the primary rock type in an individual polygon

Type (Secondary) - The secondary geological unit number or code for the secondary rock type, if present, in an individual polygon

Type (Tertiary) - The tertiary geological unit number or code for the tertiary rock type, if present, in an individual polygon

Rock Type (Primary) - Rock type or sub-unit description

Status (Primary) - The Stratigraphic unit. Divided into:

Supergroup (two or more groups and lone formations)
Group (two or more formations)
Formation (primary unit of lithostratigraphy)
Member (named lithologic subdivision of a formation)
Bed (named distinctive layer in a member or formation)

Super Eon (Primary) - A name given to the largest defined unit of geological time, divided into Eons. Unique values which this field may contain (Domains) are:

PRECAMBRIAN (0.542 Ga to <3.85 Ga)

Eon (Primary) - A name given to a defined unit of geological time, divided into Eras. Unique values which this field may contain (Domains) are:

ARCHEAN (2.5 Ga to <3.85 Ga)
PROTEROZOIC (0.542 Ga to 2.50 Ga)
PHANEROZOIC (Present to 542.0 Ma)

Era (Primary) - A name given to a defined unit of geological time, divided into Periods. Each era on the scale is separated from the next by a major event or change. Unique values which this field may contain (Domains) are:

MESOARCHEAN (2.8 Ga to 3.2 Ga)	MESOPROTEROZOIC (1.0 Ga to 1.6 Ga)
NEO-TO MESOARCHEAN (2.5 Ga to 3.2 Ga)	EARLY PALEOZOIC TO NEOPROTEROZOIC (443.7 Ma to 1.0 Ga)
NEOARCHEAN (2.5 Ga to 2.8 Ga)	NEO-TO MESOPROTEROZOIC (0.542 Ga to 1.6 Ga)
PALEOPROTEROZOIC (1.6 Ga to 2.5 Ga)	PALEOZOIC (251.0 Ma to 542.0 Ma)
MESO-TO PALEOPROTEROZOIC (1.0 Ga to 2.5 Ga)	MESOZOIC (65.5 Ma to 251.0 Ma)

Period (Primary) - A name given to a defined unit of geological time, divided into Epochs. Unique values which this field may contain (Domains) are:

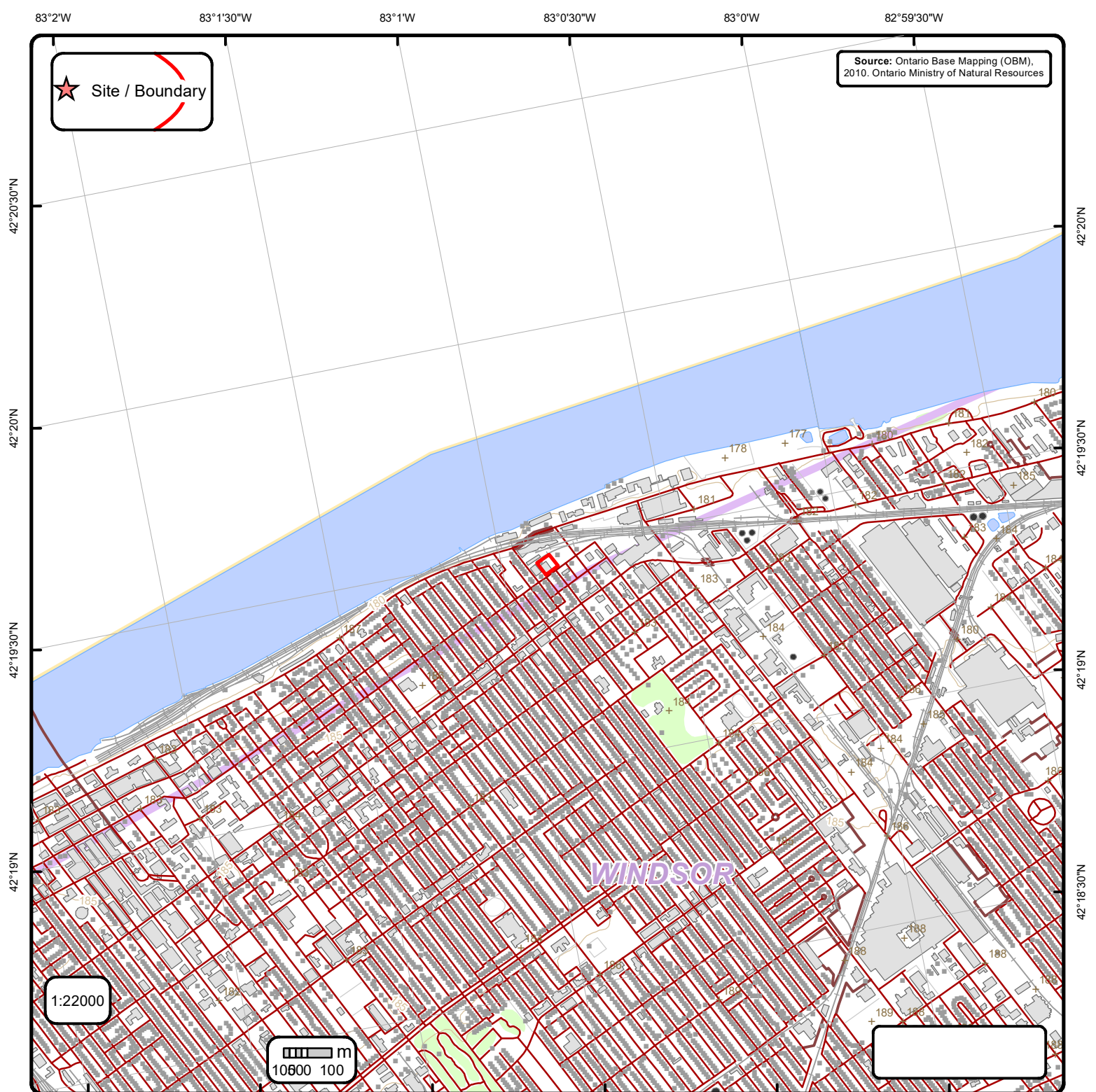
CAMBRIAN (488.3 Ma to 542.0 Ma)
ORDOVICIAN (443.7 Ma to 488.3 Ma)
SILURIAN (416.0 Ma to 443.7 Ma)
DEVONIAN (359.2 Ma to 416.0 Ma)
MISSISSIPPIAN TO DEVONIAN (318.1 Ma to 416.0 Ma)
JURASSIC (145.5 Ma to 199.6 Ma)
CRETACEOUS AND JURASSIC (65.5 Ma to 199.6 Ma)

Epoch (Primary) - A name given to a defined unit of geological time. Unique values which this field may contain (Domains) are:

LOWER ORDOVICIAN	UPPER SILURIAN
MIDDLE ORDOVICIAN	LOWER DEVONIAN
UPPER ORDOVICIAN	MIDDLE DEVONIAN
MIDDLE AND LOWER SILURIAN	UPPER DEVONIAN
UPPER SILURIAN TO LOWER DEVONIAN	LOWER CRETACEOUS AND MIDDLE JURASSIC

Province (Primary) - The Geological Province the geological unit is in. Unique values which this field may contain (Domains) are:

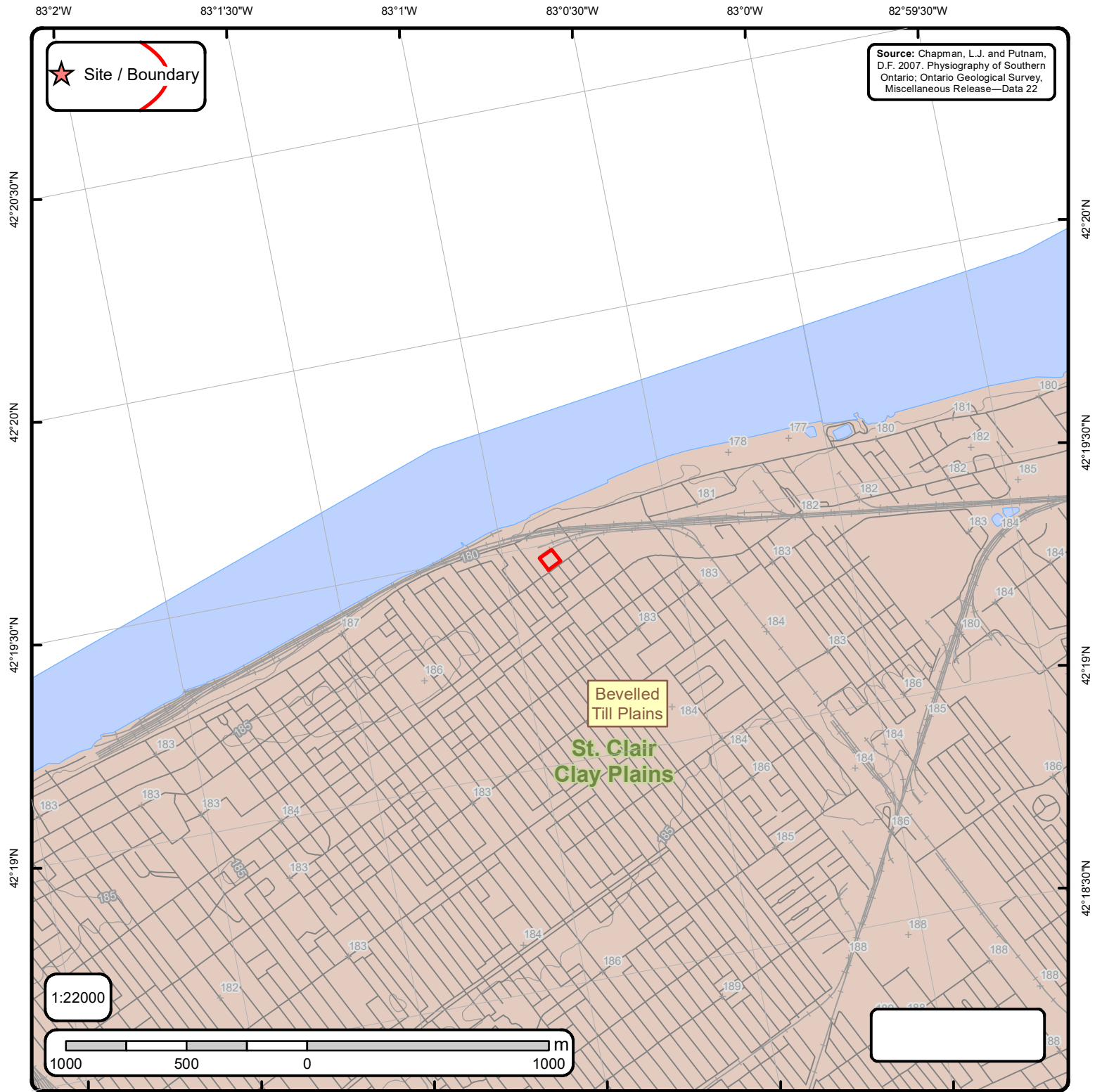
SUPERIOR
SOUTHERN
SUPERIOR
GRENVILLE



Ontario Base Mapping (OBM) Data

Order No. 25022000070

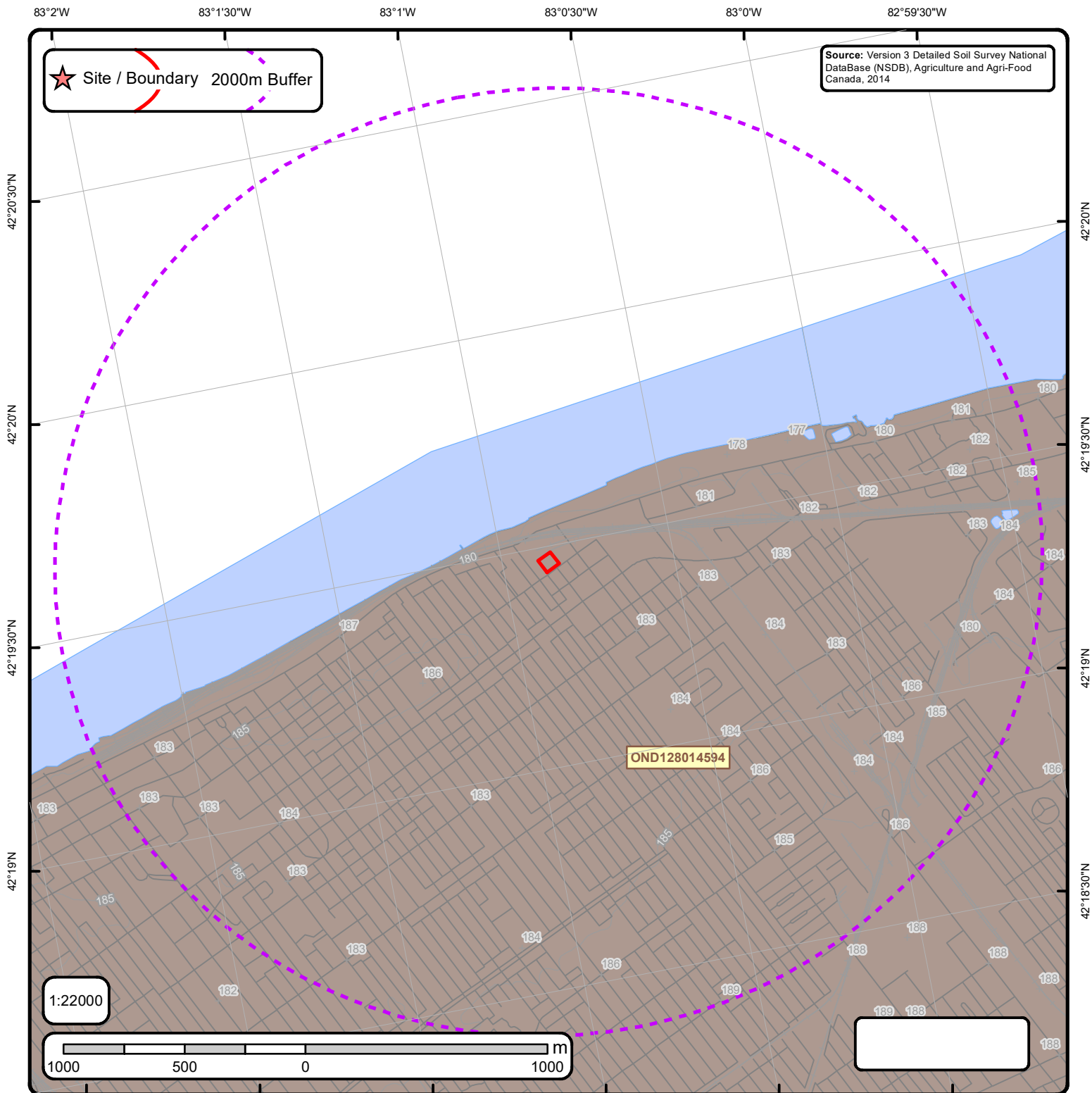
+	Spot Height (metre)	—	Transportation Structure	—	Contour Line		Wooded Area
■	Building Point	—●—	Utility Line		Pit or Quarry		Conservation Authority
⚡	Towers	—	Water Structure		Waterbody		Conservation Area
●	Utility Site Point	—	Drainage Line Feature		Wetlands		Municipal Park
—	Misc. Line	—	River or Stream		Concession		Provincial Park
—+—	Railroads		Airports		Lots		National Park
—	Roads	■	Tanks		Municipality		Nature Reserve
- - -	Trail	■	Building to Scale		Land Ownership		



Physiography of Southern Ontario

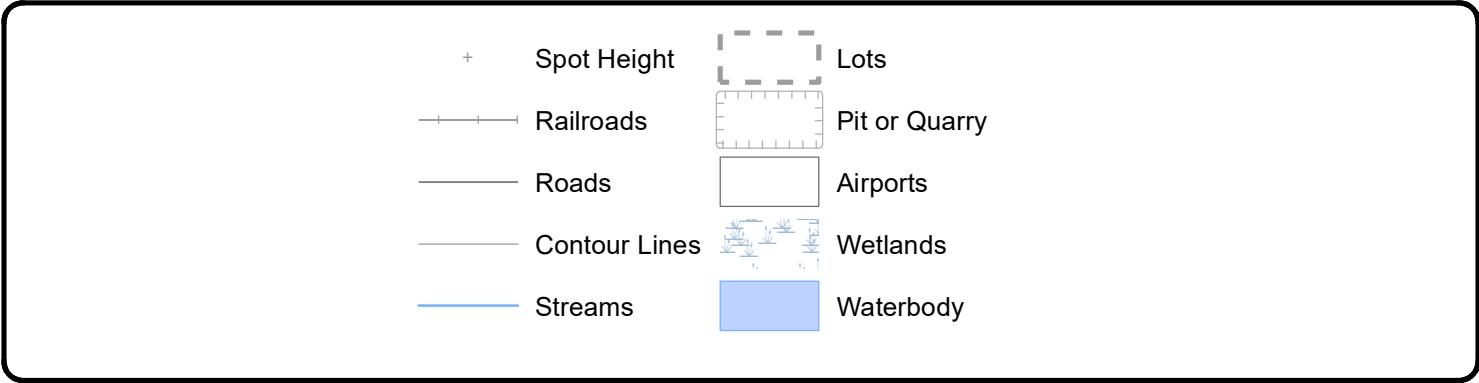
Order No. 25022000070

+	Spot Height	▤	Lots	⬡	Boulder Pavement	▤	Bare Rock Ridges And Shallow Till	▤	Peat And Muck
—	Roads	▤	Pit or Quarry	⬡	Dissected Terrain	▤	Beaches	▤	Sand Plains
—	Railroads	▤	Airports	⬡	Mud Flow Scars	▤	Bevelled Till Plains	▤	Shale Plains
—	Contour Lines	▤	Wetlands	⬡	Sand Dunes	▤	Clay Plains	▤	Shallow Till And Rock Ridges
—	Streams	▤	Waterbody	⬡	escarpment	▤	Drumlins	▤	Spillways
		▤		⬡	shorediff	▤	Escarments	▤	Till Moraines
		▤		⬡	shorediff (weakly developed)	▤	Eskers	▤	Till Plains (Drumlinized)
		▤		⬡	Physiography Regions	▤	Kame Moraines	▤	Till Plains (Undrumlinized)
		▤		⬡		▤	Limestone Plains		



Detailed Soil Survey (ON Soils)

Order No. 25022000070



Soils Report

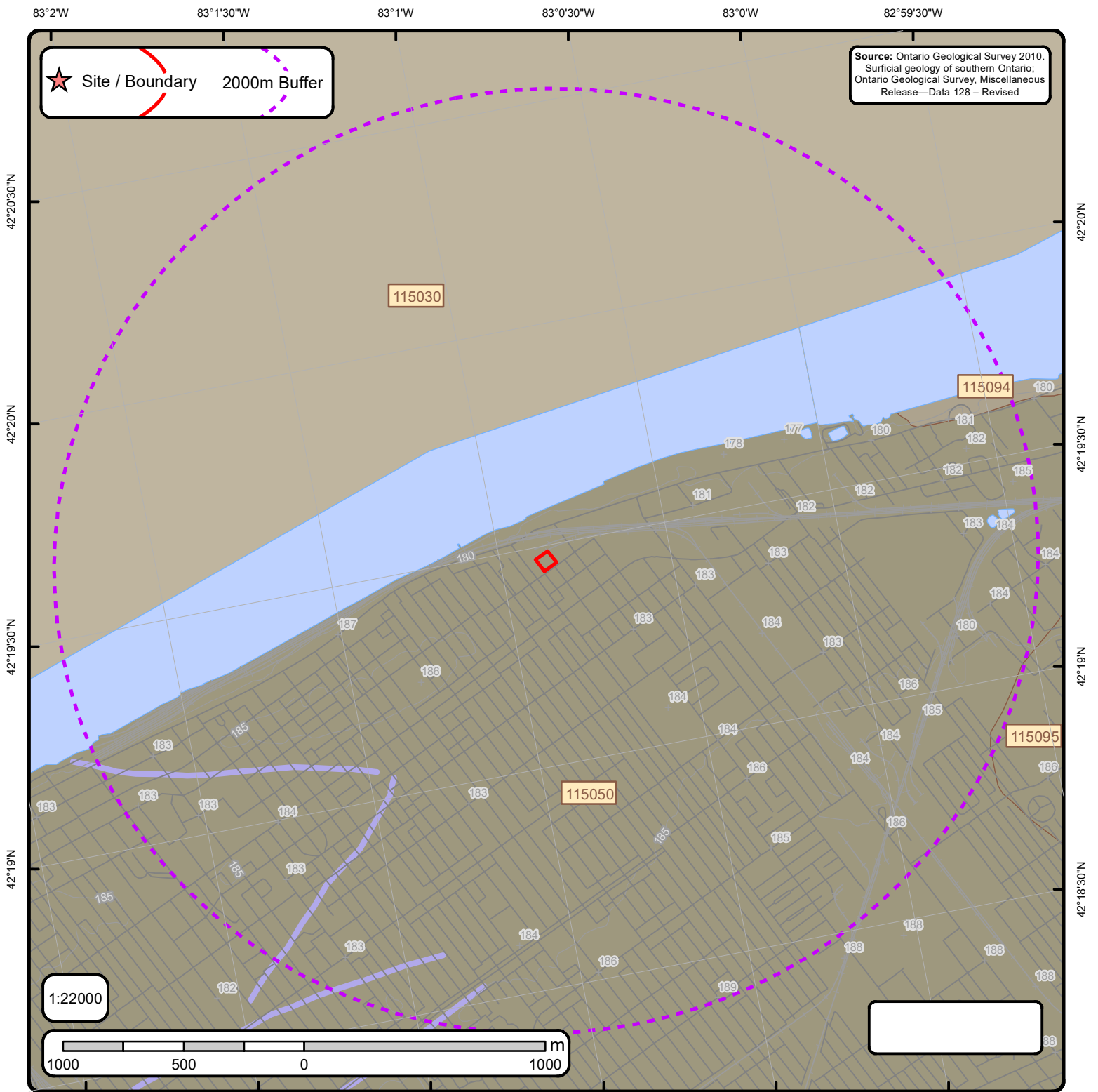
Soil Map Units Found within 2000 m of
1880 Assumption Street

Page 1
Order No.
25022000070

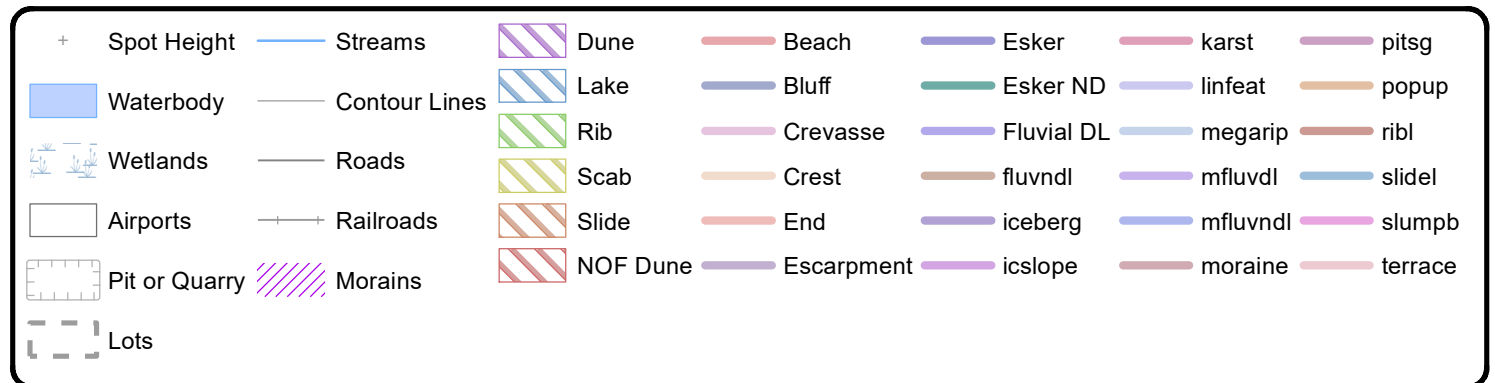


Soil ID: OND128014594

Component No : 1 | **Components(%)** : 100 | **Soil Name ID** : ONBKN~~~~~A | **Surface Stoniness Class** : Nonstony | **Slop Steepness(%)** : 1.2 | **Slop Length(m)** : -9 | **Drainage** : Poorly | **Hydrological Soil Groups** : Soils have a high runoff potential and very slow infiltration rate when thoroughly wetted. Soils include clay soils with high swelling potential, soils in a permanent high water table and shallow soils over nearly impervious material. | **Soil Texture of A Horizon** : clay loam | **Field Crops Capability** : moderate limitations on use for crops | **First CLI Limitation Subclass** : None | **Second CLI Limitation Subclass** : None | **Depth(cm)** : 0-25 | **Horizon** : Ap | **Layer No** : 1 | **Very Fine Sand(%)** : 4 | **Total Sand(%)** : 16 | **Total Silt(%)** : 47 | **Total Clay(%)** : 37 | **Organic Carbon(%)** : 2.0 | **pH in Calc Chloride** : 4.9 | **Saturated Hydraulic Conductivity(cm/h)** : 0.336 | **Electrical Conductivity(dS/m)** : 0 | **Depth(cm)** : 25-65 | **Horizon** : Btg | **Layer No** : 2 | **Very Fine Sand(%)** : 3 | **Total Sand(%)** : 11 | **Total Silt(%)** : 38 | **Total Clay(%)** : 51 | **Organic Carbon(%)** : 0.6 | **pH in Calc Chloride** : 6.0 | **Saturated Hydraulic Conductivity(cm/h)** : 0.205 | **Electrical Conductivity(dS/m)** : 0 | **Depth(cm)** : 65-100 | **Horizon** : Ckg | **Layer No** : 3 | **Very Fine Sand(%)** : 3 | **Total Sand(%)** : 16 | **Total Silt(%)** : 41 | **Total Clay(%)** : 43 | **Organic Carbon(%)** : 0.0 | **pH in Calc Chloride** : 7.2 | **Saturated Hydraulic Conductivity(cm/h)** : 0.144 | **Electrical Conductivity(dS/m)** : 1 |



The Surficial Geology of Southern Ontario Order No. 25022000070



Surface Geology Report

Surface Geology units found within 2000 m of
1880 Assumption Street

Page 1
Order No.
25022000070



ID: 115030 | **Unit Name:** |
Deposit Type Code: wat | **Deposit Age:** | **Map Number:** p3253 | **Map Name:** | **Source Map Scale:** | **Primary Material:** | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** | **Primary General Modifier:** | **Veneer:** | **Episode:** | **Sub Episode:** | **Phase:** | **Stratus Modifier:** | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** | **Material Description:**

ID: 115050 | **Unit Name:** Glaciolacustrine silty clay |
Deposit Type Code: 3 | **Deposit Age:** Pleistocene | **Map Number:** p3252 | **Map Name:** Essex E | **Source Map Scale:** 1:50 000 |
Primary Material: clay | **Primary Material Modifier:** silty | **Secondary Material:** | **Primary General:** glaciolacustrine | **Primary General Modifier:** foreshore/basinal | **Veneer:** | **Episode:** Wisconsin | **Sub Episode:** Michigan | **Phase:** | **Stratus Modifier:** Surface |
Provenance: | **Carbon Content:** | **Formation:** | **Permeability:** Low | **Material Description:** Silty clay

ID: 115094 | **Unit Name:** Cultural features |
Deposit Type Code: 10 | **Deposit Age:** Recent | **Map Number:** p3253 | **Map Name:** Essex W | **Source Map Scale:** 1:50 000 | **Primary Material:** fill | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** anthropogenic | **Primary General Modifier:** | **Veneer:** | **Episode:** Hudson | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Quarries, landfills, mine waste, aggregate excavations and sewage lagoons

ID: 115095 | **Unit Name:** Glaciolacustrine silty clay |
Deposit Type Code: 3c | **Deposit Age:** Pleistocene | **Map Number:** p3253 | **Map Name:** Essex W | **Source Map Scale:** 1:50 000 |
Primary Material: clay | **Primary Material Modifier:** silty | **Secondary Material:** | **Primary General:** glaciolacustrine | **Primary General Modifier:** foreshore/basinal | **Veneer:** sand, gravel | **Episode:** Wisconsin | **Sub Episode:** Michigan | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Low | **Material Description:** Glaciolacustrine; silty clay deposits overlain by thin, discontinuous sand and gravel deposits

Surface Geology Report Metadata

Ontario Geological Survey 2010. Surficial geology of southern Ontario;
Ontario Geological Survey, Miscellaneous Release - Data 128 - Revised.
ONTARIO MINISTRY OF NORTHERN DEVELOPMENT, MINES AND FORESTRY



ID - ID applied to the Unit

Unit Name - Name of deposit

Deposit Type Code - The geological unit number taken from the original map legend.

Deposit Age - to show the age when the sediments were deposited, e.g., Wisconsinan, postglacial or recent.

Map Number - Original map series number, eg., 'M2402' or 'P1973'. Each sgu_point feature is tagged to its original map.

Map Name - Usually NTS area where mapping was completed, e.g., 'Golden Lake'

Source Map Scale - The scale at which the original map was captured, e.g., '1:50 000'

Primary Material - This attribute provides the user with information regarding the most prevalent material present within a given area.

Primary Material Modifier - This attribute provides the user with a more refined description of the lithological classification of the primary material.

Secondary Material - This attribute provides the user with information regarding subordinate materials present within a given area.

Primary General - This attribute provides the user with an interpretation of the depositional environment within which the primary material was deposited.

Primary General Modifier - This attribute provides the user with a refined interpretation of the primary genetic modifier.

Veneer - This attribute provides the user with information regarding the type of material that forms a thin, discontinuous veneer over the primary material.

Sub Episode - A diachronic stratigraphic unit in a lower order than Episode and the proposed sequence-stratigraphic classification, consists in descending order of Michigan, Elgin and Ontario in the eastern and northern Great Lakes area in the Wisconsin Episode (Johnson et al. 1997; Karrow et al. 2000).

Sub Episode - A diachronic stratigraphic unit in a lower order than Episode and the proposed sequence-stratigraphic classification, consists in descending order of Michigan, Elgin and Ontario in the eastern and northern Great Lakes area in the Wisconsin Episode (Johnson et al. 1997; Karrow et al. 2000).

Phase - A diachronic stratigraphic unit in a lower order than Subepisode, and the proposed sequence-stratigraphic classification is listed in the following table in the eastern and northern Great Lakes area (Karrow et al. 2000)

Stratus Modifier - This attribute provides the user information regarding the stratigraphic position of the mapped unit (i.e., whether the unit occurs primarily on the surface or in the subsurface).

Provenance - This attribute provides the user with information regarding the provenance of a particular till unit (i.e. direction or lobe from which the till is derived).

Carbon Content - This attribute provides the user with information regarding the carbonate content of till.

Formation - This attribute provides the user with information regarding the formation to which a given primary material belongs (e.g., Tavistock Till, Port Stanley Till, Scarborough Formation). This attribute is seamless and allows the user to create a map based on formation.

Permeability - This attribute provides the user with basic information about permeability of the sediments in a ranking of high, medium and low.

Material Description - Material or sediment description, e.g., 'sand and silty fine sand', 'silty sand and gravel' and 'silty till with low stone content'.

APPENDIX C

Site and Surrounding Photographs



Soil & Materials Engineering Inc.
2000 Legacy Park Dr.
Windsor, Ontario, N8W 5S6
ph: (519) 966-8863 fx: (519) 966-8870

Project: Phase One Environmental Site Assessment
Site: 1880 Assumption Street, Windsor, Ontario
Job Number: 24E098
Client: Radical Capital

Title: Site Photographs, November 1, 2023—Exterior Site Photographs



Photograph 1: View of the south side of the site building.



Photograph 2: View of the east side of the site building.



Photograph 3: View of the site building facing southwest.



Photograph 4: View of the storage building located in the northwest corner of the site.



Soil & Materials Engineering Inc.
2000 Legacy Park Dr.
Windsor, Ontario, N8W 5S6
ph: (519) 966-8863 fx: (519) 966-8870

Project: Phase One Environmental Site Assessment
Site: 1880 Assumption Street, Windsor, Ontario
Job Number: 24E098
Client: Radical Capital

Title: Site Photographs, November 1, 2023—Exterior Site Photographs



Photograph 5: View of the north side of the site building.



Photograph 6: Exposed portion of a railway spur located in the north portion of site within the asphalt parking lot.



Photograph 7: View of the northwest corner of the site building. Image taken from the west adjacent alleyway.



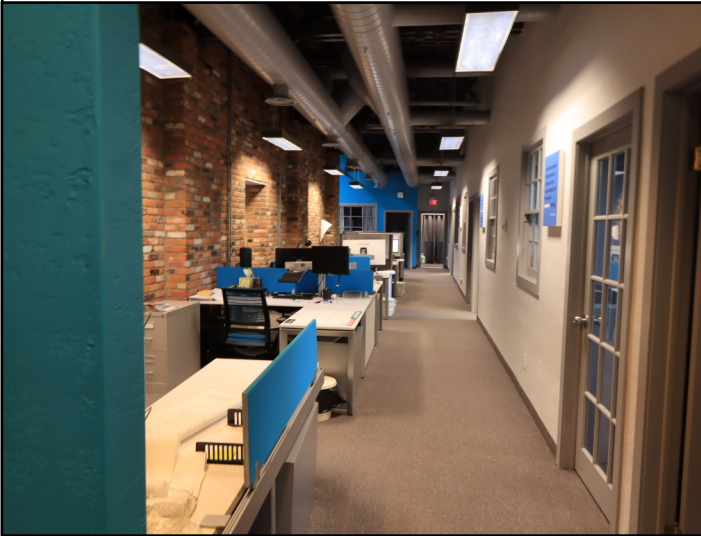
Photograph 8: View of a transformer located west adjacent to the site within the alleyway.



Soil & Materials Engineering Inc.
2000 Legacy Park Dr.
Windsor, Ontario, N8W 5S6
ph: (519) 966-8863 fx: (519) 966-8870

Project: Phase One Environmental Site Assessment
Site: 1880 Assumption Street, Windsor, Ontario
Job Number: 24E098
Client: Radical Capital

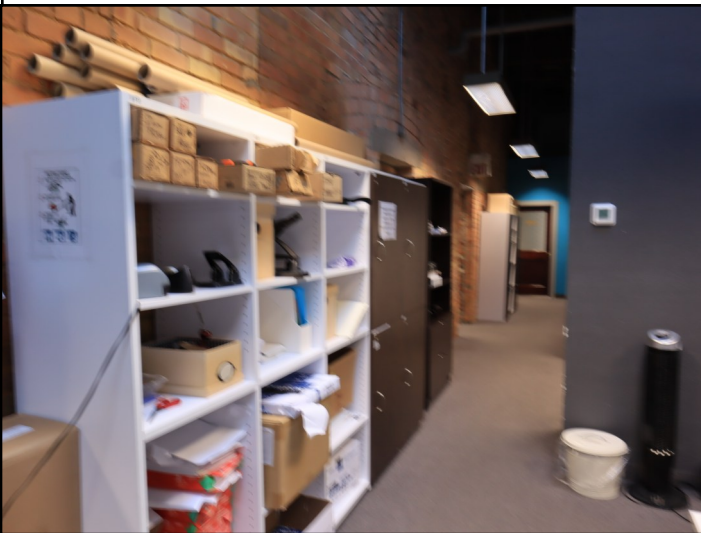
Title: Site Photographs, November 1, 2023—Unit #100



Photograph 9: View of the interior of Tandem Engineering Group and the office desk area.



Photograph 10: View of the interior of Tandem Engineering Group and the office desk area.



Photograph 11: View of the interior of Tandem Engineering Group and a hallway with filing cabinets and shelving of office supplies.



Photograph 12: View of the interior of Tandem Engineering Group and the kitchen/ lunchroom area.



Soil & Materials Engineering Inc.
2000 Legacy Park Dr.
Windsor, Ontario, N8W 5S6
ph: (519) 966-8863 fx: (519) 966-8870

Project: Phase One Environmental Site Assessment
Site: 1880 Assumption Street, Windsor, Ontario
Job Number: 24E098
Client: Radical Capital

Title: Site Photographs, November 1, 2023—Unit #200



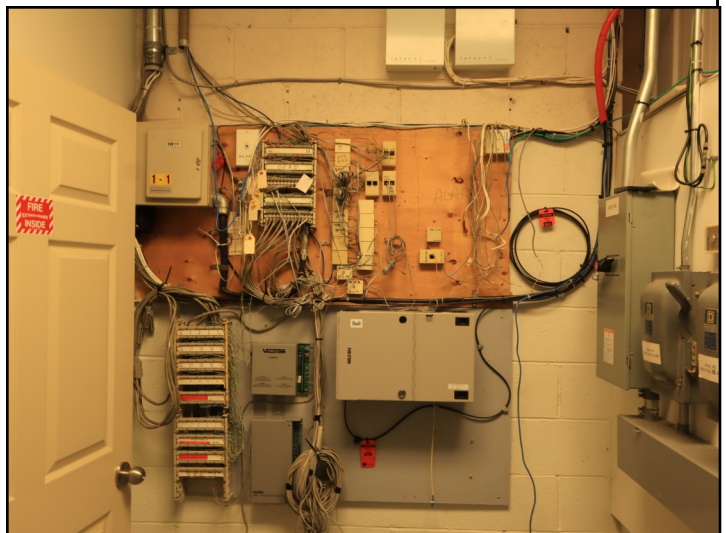
Photograph 13: View of a vacant room located in Unit #200.



Photograph 14: View of a vacant room and piping observed in a closet of Unit #200.



Photograph 15: View of the primarily vacant kitchen,. No appliances remained in this area.



Photograph 16: View of the utility room of Unit #200.



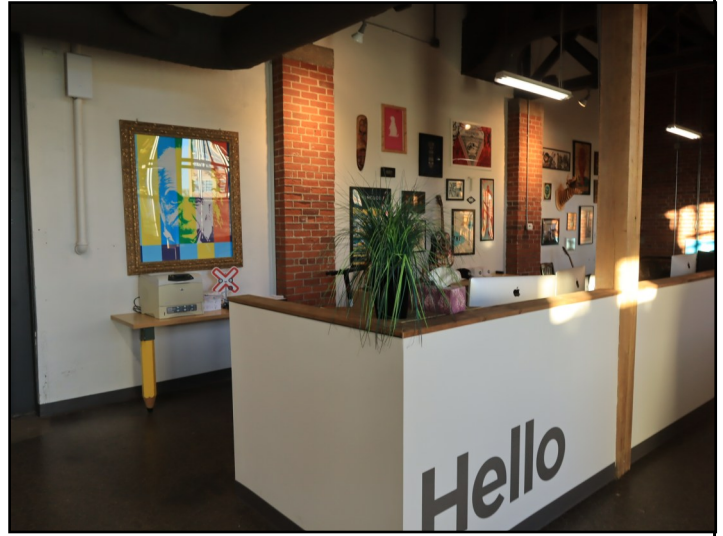
Soil & Materials Engineering Inc.
2000 Legacy Park Dr.
Windsor, Ontario, N8W 5S6
ph: (519) 966-8863 fx: (519) 966-8870

Project: Phase One Environmental Site Assessment
Site: 1880 Assumption Street, Windsor, Ontario
Job Number: 24E098
Client: Radical Capital

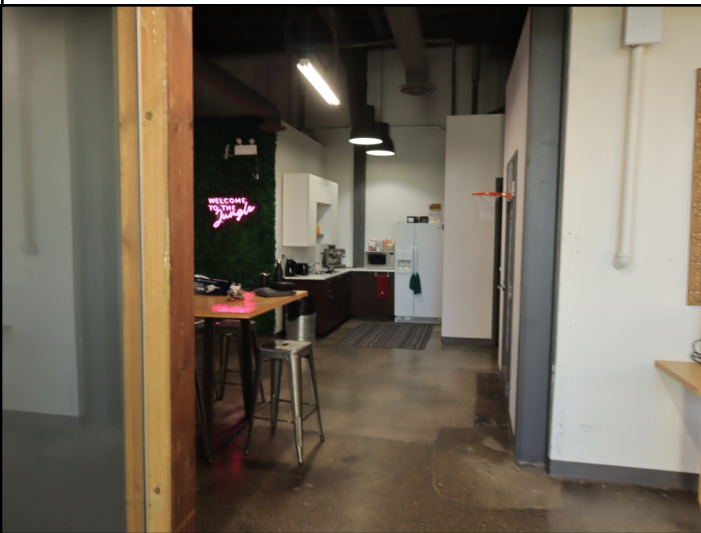
Title: Site Photographs, November 1, 2023—Unit #300



Photograph 17: View of a conference room located in the interior of Tango Creative Group.



Photograph 18: View of the front desk located in the interior of Tango Creative Group.



Photograph 19: View of the kitchen and lunchroom located in the interior of Tango Creative Group.



Photograph 20: View of one (1) of two (2) washrooms located in Tango Creative Group. Drains were observed in both washrooms.



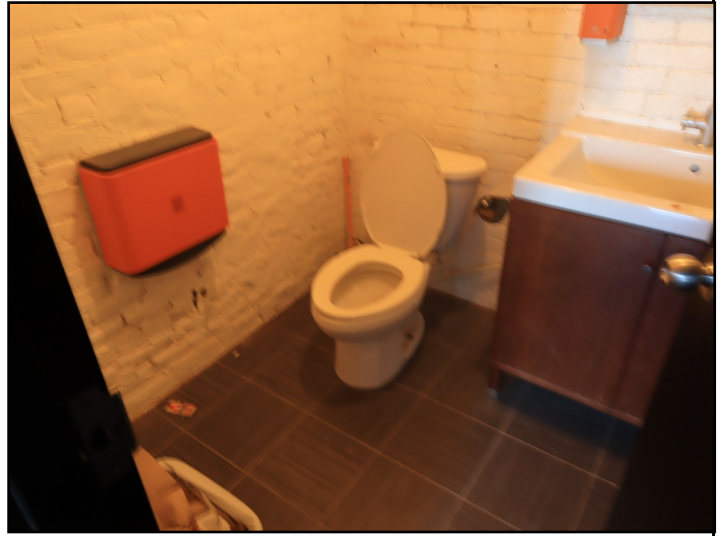
Soil & Materials Engineering Inc.
2000 Legacy Park Dr.
Windsor, Ontario, N8W 5S6
ph: (519) 966-8863 fx: (519) 966-8870

Project: Phase One Environmental Site Assessment
Site: 1880 Assumption Street, Windsor, Ontario
Job Number: 24E098
Client: Radical Capital

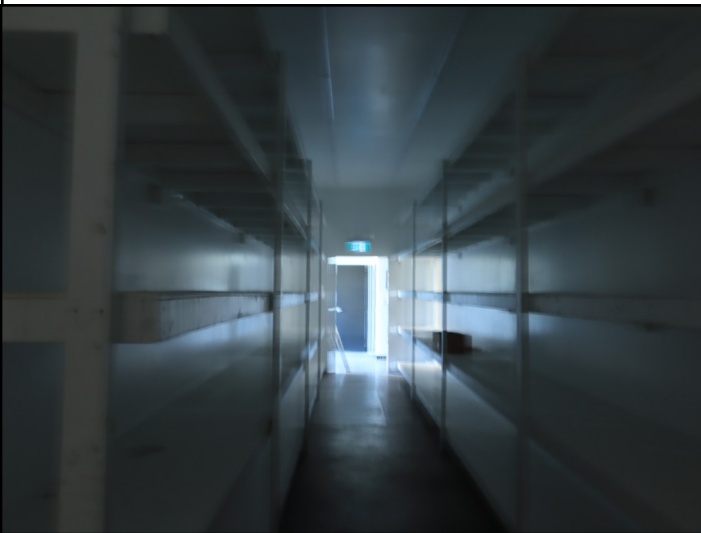
Title: Site Photographs, November 1, 2023—Unit #400



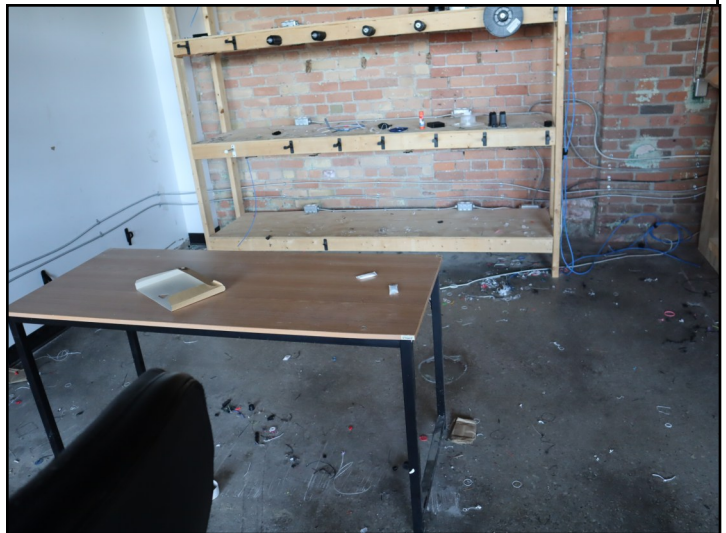
Photograph 21: View of the interior of Unit #400, formerly Pep Corp (3D-printing company). Currently occupied by SCELTA (photographs from 2023 however building structure configuration has not been altered).



Photograph 22: View of one (1) of three (3) washrooms located in Unit #400.



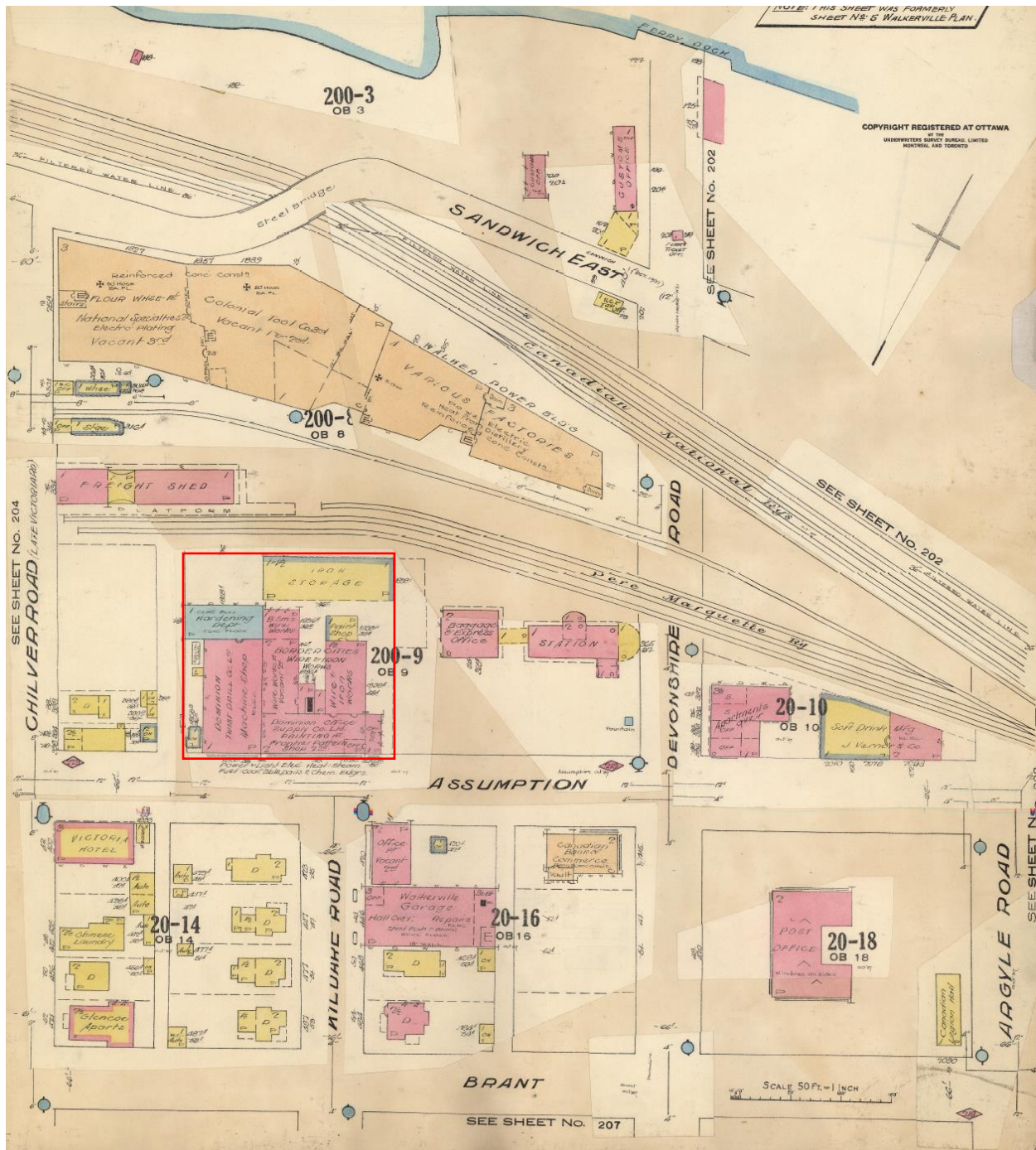
Photograph 23: View of a room/ hallway occupied by rows of shelving.



Photograph 24: View of a work station from the previous tenant.

APPENDIX D

Regulatory Requests and Responses



1937



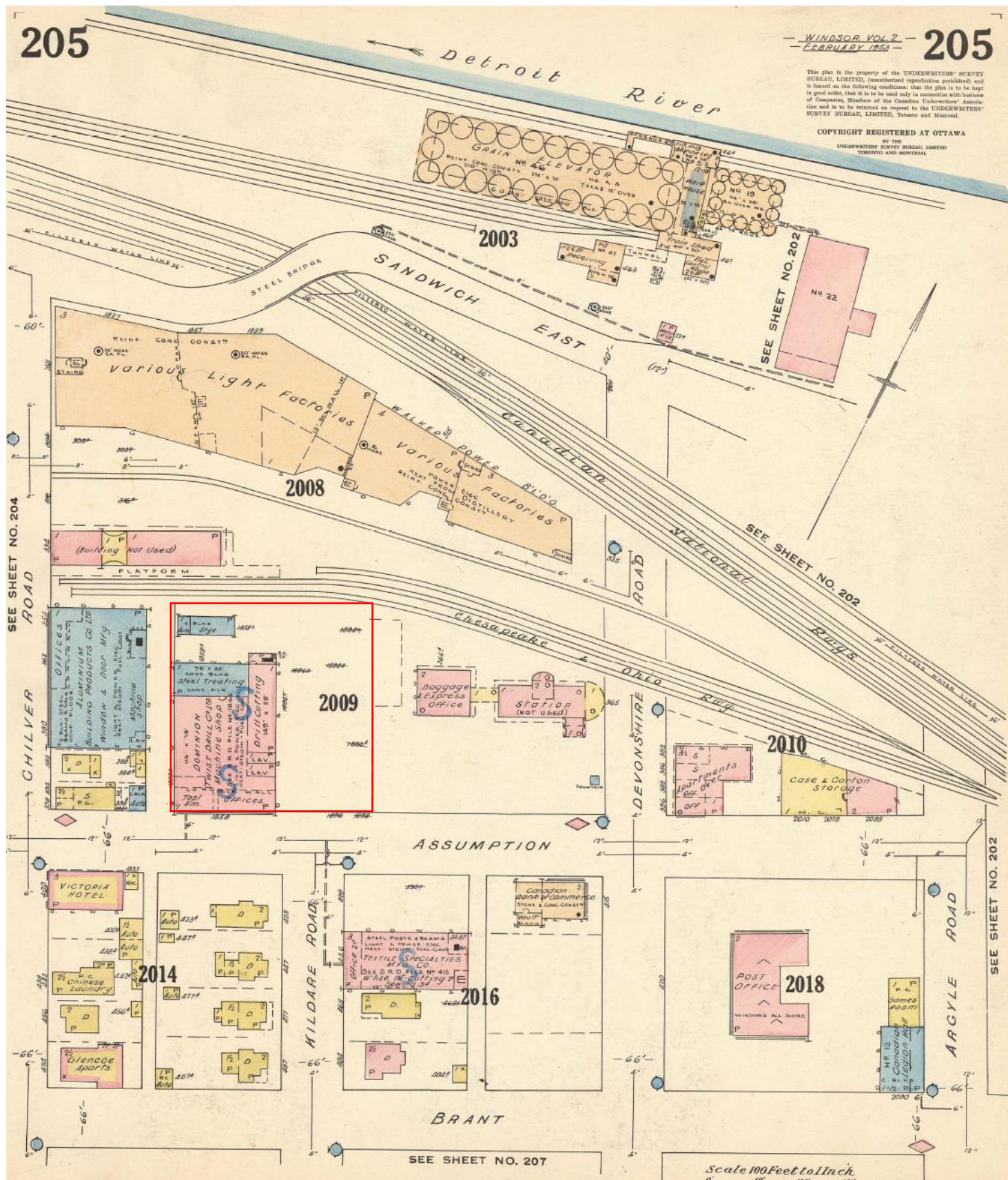
205

WINDSOR VOL 2
FEBRUARY 1953

205

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BY THE
UNDERWRITERS' SURVEY BUREAU, LIMITED
TORONTO AND MONTREAL



APPENDIX E

Current and Past Uses

CHAIN OF TITLE REPORT

Project #: 25022000070
Address: 1880 Assumption Street, Windsor
Legal Description: Part Block A Plan 211 SE
as in R656927

Searched at: Windsor
LRO #: 12

PIN #: 01134-0147 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	22 11 1873	Crown	Hiram WALKER
16	Deed	24 12 1890	Hiram Walker	Walk Land & Building Company Ltd.
77402	Deed	30 01 1948	Walk Land & Building Company Ltd.	Dominion Twist Drill Limited
R656927	Deed	20 02 1976	Dominion Twist Drill Limited	Hartford Tooling Limited
LT294177	Name Change	31 01 2001	Hartford Tooling Limited	Hartford Technology Ltd.
LT294178	Deed	31 01 2001	Hartford Technology Ltd.	A.D.E. Development & Leasing Corp.
LT344442	Name Change	23 04 2002	A.D.E. Development & Leasing Corp.	A D E Development & Leasing Corp.
CE107340	Deed	05 10 2004	A D E Development & Leasing Corp.	679711 Ontario Limited
CE607048	Deed	17 04 2014	679711 Ontario Limited	Spida Havilah Inc.
CE1165211	Deed (Present Owner)	22 12 2023	Spida Havilah Inc.	Radical Capital Management Inc.



LAND

REGISTRY

OFFICE #12

01134-0147 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT BLK A PL 211 SANDWICH EAST AS IN R656927 ; WINDSOR

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 01134-0305

PIN CREATION DATE:

1999/05/28

OWNERS' NAMES

RADICAL CAPITAL MANAGEMENT INC.

<u>CAPACITY</u>	<u>SHARE</u>
-----------------	--------------

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 1996/01/08 ON THIS PIN			
WAS REPLACED WITH THE	"PIN CREATION DATE"	OF 1999/05/28				
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 1999/05/28 **				
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO:				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1999/05/31 **					
R656927	1976/02/20	TRANSFER		*** COMPLETELY DELETED ***	HARTFORD TOOLING LIMITED	
LT294177	2001/01/31	APL CH NAME OWNER		*** COMPLETELY DELETED *** HARTFORD TOOLING LIMITED	HARTFORD TECHNOLOGY LTD.	
	REMARKS: R656927					
LT294178	2001/01/31	TRANSFER		*** COMPLETELY DELETED *** HARTFORD TECHNOLOGY LTD.	A.D.E. DEVELOPMENT & LEASING CORP.	
LT319259	2001/09/25	CHARGE		*** COMPLETELY DELETED *** A.D.E. DEVELOPMENT & LEASING CORP.	ROYAL BANK OF CANADA	
LT344442	2002/04/23	APL CH NAME OWNER		*** COMPLETELY DELETED *** A.D.E. DEVELOPMENT & LEASING CORP.	A D E DEVELOPMENT & LEASING CORP.	
	REMARKS: LT294178					

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
LT350807	2002/06/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		C
REMARKS: RE: LT319259						
LT350808	2002/06/04	CHARGE		*** COMPLETELY DELETED *** A D E DEVELOPMENT & LEASING CORP.	WINDSOR FAMILY CREDIT UNION LIMITED	
LT350809	2002/06/04	NOTICE		*** COMPLETELY DELETED *** A D E DEVELOPMENT & LEASING CORP.	WINDSOR FAMILY CREDIT UNION LIMITED	
REMARKS: LT350808						
CE35832	2003/10/03	CHARGE		*** COMPLETELY DELETED *** A D E DEVELOPMENT & LEASING CORP.	WINDSOR FAMILY CREDIT UNION LIMITED	
CE35833	2003/10/03	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** A D E DEVELOPMENT & LEASING CORP.	WINDSOR FAMILY CREDIT UNION LIMITED	
REMARKS: CE35832						
12R20841	2003/10/23	PLAN REFERENCE				
CE42965	2003/11/12	DISCH OF CHARGE		*** COMPLETELY DELETED *** WINDSOR FAMILY CREDIT UNION LIMITED		
REMARKS: RE: LT350808						
CE54946	2004/01/19	TRANSFER EASEMENT		*** COMPLETELY DELETED *** A D E DEVELOPMENT & LEASING CORP.	BELL CANADA	
REMARKS: PLANNING ACT CONSENT ATTACHED						
CE54952	2004/01/19	APL (GENERAL)	*** COMPLETELY DELETED *** WINDSOR FAMILY CREDIT UNION LIMITED	BELL CANADA		
REMARKS: LT350808, LT350809 TO CE54946						
CE107340	2004/10/05	TRANSFER	*** COMPLETELY DELETED *** A D E DEVELOPMENT & LEASING CORP.	679711 ONTARIO LIMITED		
CE396365	2009/10/02	TRANSFER	*** COMPLETELY DELETED *** A D E DEVELOPMENT & LEASING CORP.	679711 ONTARIO LIMITED		
CE523510	2012/06/19	DISCH OF CHARGE	*** COMPLETELY DELETED *** WINDSOR FAMILY CREDIT UNION LIMITED			
REMARKS: CE35832.						
CE607048	2014/04/17	TRANSFER	*** COMPLETELY DELETED *** 679711 ONTARIO LIMITED	SPIDA HAVILAH INC.		

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
CE607049	2014/04/17	CHARGE		*** COMPLETELY DELETED *** SPIDA HAVILAH INC.	679711 ONTARIO LIMITED	
CE648159	2015/02/20	CHARGE		*** COMPLETELY DELETED *** SPIDA HAVILAH INC.	ROYAL BANK OF CANADA	
CE648165	2015/02/20	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SPIDA HAVILAH INC.	ROYAL BANK OF CANADA	
		REMARKS: CE648159.				
CE648723	2015/02/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** 679711 ONTARIO LIMITED		
		REMARKS: CE607049.				
CE765449	2017/04/05	CHARGE		*** COMPLETELY DELETED *** SPIDA HAVILAH INC.	ROYAL BANK OF CANADA	
CE765450	2017/04/05	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SPIDA HAVILAH INC.	ROYAL BANK OF CANADA	
		REMARKS: CE765449.				
CE786949	2017/08/15	CHARGE		*** COMPLETELY DELETED *** SPIDA HAVILAH INC.	ROYAL BANK OF CANADA	
CE786950	2017/08/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SPIDA HAVILAH INC.	ROYAL BANK OF CANADA	
		REMARKS: CE786949.				
CE793519	2017/09/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
		REMARKS: CE648159.				
CE812394	2018/01/12	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
		REMARKS: CE765449.				
CE1105306	2022/10/11	CHARGE		*** COMPLETELY DELETED *** SPIDA HAVILAH INC.	FARAGO, EUGEN	
CE1105307	2022/10/11	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** SPIDA HAVILAH INC.	FARAGO, EUGEN	
		REMARKS: CE1105306.				
CE1105703	2022/10/13	CHARGE		*** COMPLETELY DELETED *** SPIDA HAVILAH INC.	1000130886 ONTARIO INC.	

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NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #12

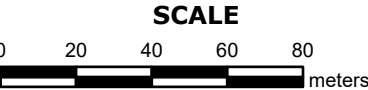
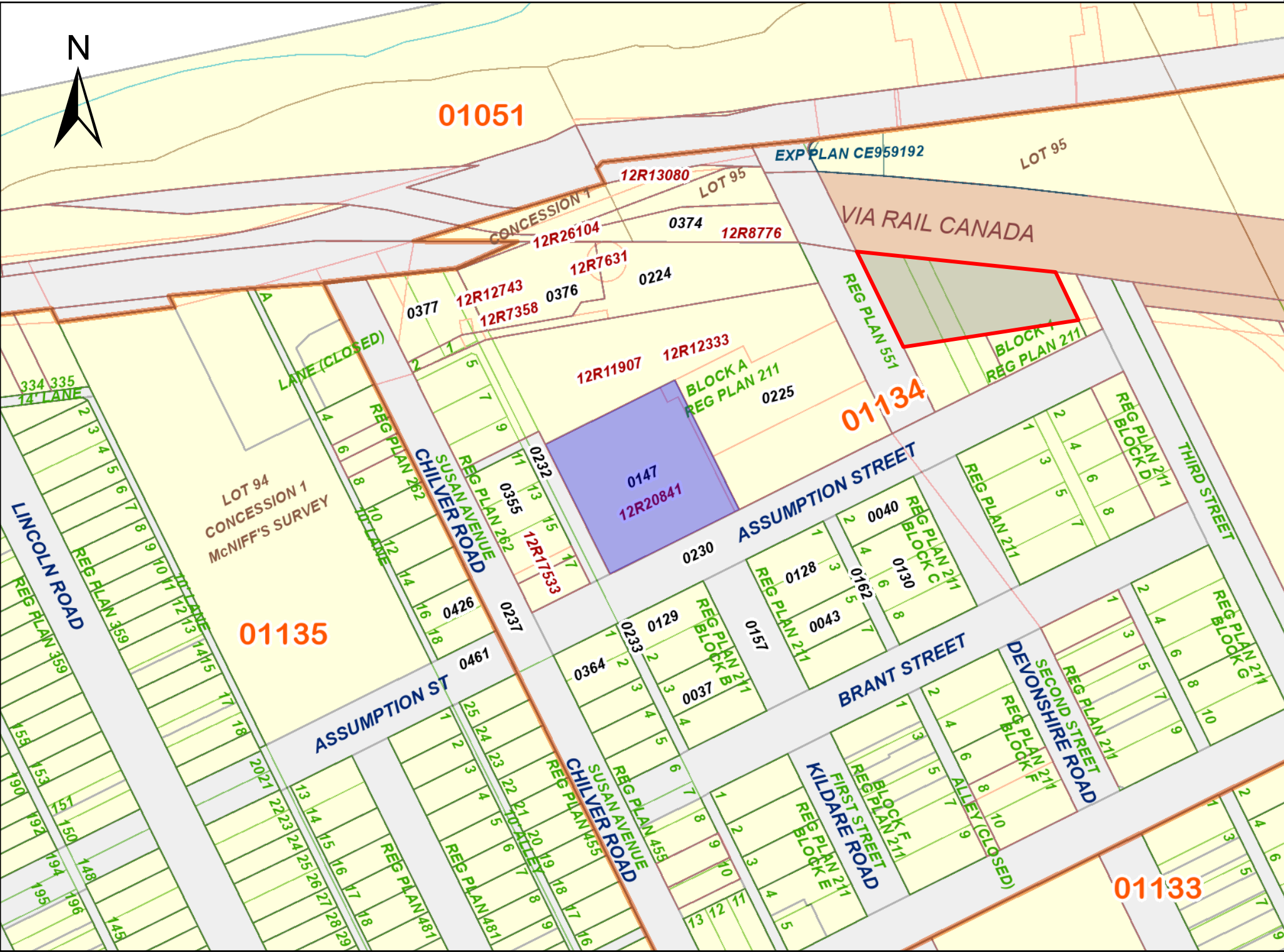
01134-0147 (LT)

PAGE 4 OF 4
PREPARED FOR bertucci
ON 2025/03/14 AT 09:33:25

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
CE1105705	2022/10/13	NO ASSGN RENT GEN	\$3,365,000	*** COMPLETELY DELETED *** SPIDA HAVILAH INC.	1000130886 ONTARIO INC.	C
CE1164652	2023/12/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** 1000130886 ONTARIO INC.		
CE1165211	2023/12/22	TRANSFER		SPIDA HAVILAH INC.	RADICAL CAPITAL MANAGEMENT INC.	
CE1165212	2023/12/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** FARAGO, EUGEN		
CE1166032	2024/01/08	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
CE1169494	2024/02/06	TRANSFER REL&ABAND		*** COMPLETELY DELETED *** BELL CANADA	RADICAL CAPITAL MANAGEMENT INC.	
CE1179447	2024/05/01	CHARGE	\$3,490,000	RADICAL CAPITAL MANAGEMENT INC.	1147048 ONTARIO LIMITED	C

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PROPERTY INDEX MAP
ESSEX(No. 12)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



APPENDIX F

Potentially Contaminating Activities (PCAs)

TABLE 2**POTENTIALLY CONTAMINATING ACTIVITIES**

1880 Assumption Street, Windsor, Ontario; Park Block A Plan 211 SE as in R656927; PIN#: 01134-0147 (LT)

Job Number: 24E098

(On-Site and within 250 m)

PCA Identifier	Address	Location of Activity (in relation to Site) ⁽¹⁾	Potentially Contaminating Activity (PCA) ⁽²⁾	Approximate timeline that PCA occurred	Contribution to APEC at the Site
1	1880 Assumption Avenue (site)	Entire project area	#30 Importation of Fill of Unknown Quality	Based on a review of the "Limited Soil Investigation for the Property Located at 1880 Assumption Street, Windsor, Ontario" completed in 2020 by Soil & Materials Engineering Inc., three testholes were advanced within the parking lot portion of the site which encountered metal, VOC and PAH exceedances within the fill material on-site when previously compared to O. Reg. 153/04 Table 3 ICC for medium-fine grained soil conditions. Additionally, based on a review of historical documents such as FIPs from 1953, the site consisted of an industrial building which occupied the Dominion Twist and Drill Co. Ltd. and an iron storage building. In conjunction with the Limited Soil Investigation, it is likely that fill material of impacted quality was utilized as a component of previous developments and or byproducts which remained on-site. Additionally, metal was observed protruding through the asphalt within the northern portion of the parking lot during the 2023 site visit.	Due to this PCA occurring at the Phase One site, it will be carried forward into an APEC.
2	1880 Assumption Avenue (site)	Former Wire & Iron Works building (center/east side of site)	#32. Iron and Steel Manufacturing and Processing	Based on a review of available FIPs from 1937 and 1953, in addition to city directories from 1979 to 1920, the site formerly occupied industrial businesses. The site was formerly occupied by the Border Cities Wire & Iron Works which included Dominion Twist and Drill Co. Ltd. machine shop, hardening department along the west site, a vacant wire works room along in the center, Dominion Office Supply Co. Ltd. Printing on the 1st floor of the south portion of the building; Frontier	Due to this PCA occurring at the Phase One site, it will be carried forward into an APEC.
3	1880 Assumption Avenue (site)	Former hardening department of building (west side of site)	#33, Metal Treating, Coating, Plating and Finishing		Due to this PCA occurring at the Phase One site, it will be carried forward into an APEC.

4	1880 Assumption Avenue (site)	Former Paint Shop (southeast portion of site)	#39 Paints manufacturing, processing and bulk storage	Pattern Shop on the 2nd floor of the south portion of the building, wire iron works along the east and northwest portions of the building; paint shop in the northeast room; and an office in the southeast corner.	Due to this PCA occurring at the Phase One site, it will be carried forward into an APEC.
5	1880 Assumption Avenue (site)	Former Iron Storage Building (northeast corner of site)	#32. Iron and Steel Manufacturing and Processing		Due to this PCA occurring at the Phase One site, it will be carried forward into an APEC.
6	1880 Assumption Avenue (site)	Northeast portion of site	#46. Rail Yards Tracks and Spurs	Based on the Phase I ESA site visit and a review of historical documents and the site visit conducted, remnants of a rail spur were observed exposed through the asphalt of the parking lot.	Due to this PCA occurring at the Phase One site, it will be carried forward into an APEC.
7	No municipal address	North adjacent of the site	#46. Rail Yards Tracks and Spurs	Based on a review of historical archives and aerial photographs railway tracks were observed north adjacent to the site (formerly Pere Marquette Railway/ Chesapeake & Ohio Railway) until approximately 2000. Located 60 m north railway tracks were observed along Riverside Drive East (Canadian National Railway) until 2015. Additionally, rail spurs were observed connecting to 1950 – 2072 Riverside Drive East based on a 1952 FIP.	Due to the proximity of this PCA and trans-gradient nature of the railway tracks, this has been identified as contributing PCA and will be carried forward as an APEC.
8	325 Devonshire Road	30 meters north of the site	#18. Electricity Generation, Transformation and Power Stations	Based on a review of fire insurance plans from 1937, north of the site located between Chilver Road, Sandwich East and Devonshire Road was the Walker Power Building, which was occupied by various factories, including but not limited to Colonial Tool Co, Flour wholesale, National Specialities Electro Plating.	Due to the proximity of this PCA and trans-gradient nature of the property, this has been identified as contributing PCA and will be carried forward as an APEC.
9	420 Kildare Road	Southeast adjacent	#10. Commercial Autobody Shops	Based on a review of fire insurance plans from 1937 located at former address 446 Kildare Road was Walkerville Garage and repairs with an office and two (2) underground fuel storage tanks within the roadway.	Due to the proximity of this PCA and inferred direction of groundwater flow towards the site, this has been identified as contributing PCA and will be carried forward as an APEC.
10			#28. Gasoline and Associated Storage in fixed tanks		
11	438 Chilver Road	45 meters southwest	#37. Operation of Dry-Cleaning Equipment	Based on a review of fire insurance plans from 1937 located southwest of the site at 438 Chilver Road was a Chinese Laundry	Due to the proximity of this PCA and inferred direction of groundwater flow towards the site, this has been identified as

					contributing PCA and will be carried forward as an APEC.
12	532 Chilver Road	120 meters south of the site	#6. Battery Manufacturing, Recycling and Bulk Storage	Based on a review of fire insurance plans from 1937 located southwest of the site at 532 Chilver Road was a battery service station	Due to the distance of this PCA and general geology of the area consisting of low-permeability silty clay, this has not been identified as contributing PCA and will not be carried forward as an APEC.
13	548 Chilver Road	130 meters south of the site	#37. Operation of Dry-Cleaning Equipment	Based on a review of fire insurance plans from 1937 located southwest of the site at 548 Chilver Road was a Chinese Laundry	Due to the distance of this PCA and general geology of the area consisting of low-permeability silty clay, this has not been identified as contributing PCA and will not be carried forward as an APEC.
14	1840 Wyandotte Street East	145 south of the site	#28. Gasoline and Associated Storage in fixed tanks	Based on a review of fire insurance plans from 1937 located southwest of the site, former address 1810 Wyandotte Street East, was a gasoline service station with one (1) underground storage tank (UST) located along Wyandotte Street East and one (1) UST located in the center of the site along Chilver Road.	Due to the distance of this PCA and general geology of the area consisting of low-permeability silty clay, this has not been identified as contributing PCA and will not be carried forward as an APEC.
15	378 – 396 Assumption Street	90 meters east of the site	No PCA# Drink Manufacturing Facility	Based on a review of fire insurance plans from 1937, located east of the site in 2010 – 2088 Assumption Street was a soft drink manufacturing building/ company occupied by Vernor & Co.	Due to the distance of this PCA, inferred direction of groundwater flow which would redirect flow north away from the site and general geology of the area consisting of low-permeability silty clay, this has not been identified as contributing PCA and will not be carried forward as an APEC.
16	420 Kildare Road	Southeast adjacent	# 54. Textile Manufacturing and Processing	Based on a review of fire insurance plans from 1953, located south of the site along Kildare Road is a commercial/ industrial building occupying Textile Specialities Manufacturing Co.	Due to the proximity of this PCA and inferred direction of groundwater flow towards the site, this has been identified as contributing PCA and will be carried forward as an APEC.
17	354 to 398 Chilver Road	West adjacent	#34. Metal Fabrication	Based on a review of fire insurance plans from 1953, located west adjacent of the site are four (4) buildings located at 354 to 398 Chilver Road; a garage/shed, a store, dwelling and a larger rectangular industrial/commercial building occupying Aluminum Building Products Co. Ltd., Offices,	Due to the proximity of this PCA and trans-gradient nature of the property, this has been identified as contributing PCA and will be carried forward as an APEC.

				a machine shop, window and door manufacturing, and lavatories. Additionally, based on a review of the ERIS database, the property located 10 meters west of the site at 354 Chilver Road, occupied by Windsor Carburetor Co., was listed as a waste generator from 1886 to 1994. The type of waste generation was not specified in the ERIS report.	
18	1950 – 2072 Riverside Drive	110 meters north	No PCA# Industrial Grain Facility	Based on a review of fire insurance plans from 1953, located north of the site along the Detroit River is an industrial/commercial building occupying a grain elevator with multiple tanks of grain, an oven, receiving room, machine room and workhouse.	Due to the distance of this PCA, inferred direction of groundwater flow which would redirect flow north away from the site and general geology of the area consisting of low-permeability silty clay, this has not been identified as contributing PCA and will not be carried forward as an APEC.
19	420 Devonshire Road	95 meters east	No PCA# PCB inventory	The property located 100 m southeast of the site at 420 Devonshire Road, occupied by Canada Post c/o Royal LePage Management; Walkerville Post Office, was recorded in the national PCB inventory from 1995. The ERIS report stated askarel PCBs were used in the light ballasts.	The presence of PCBs in light ballasts is not considered a potential environmental concern, as any releases would be limited to de minimis quantities and would remain localized to the property. Subsequently, this has not been identified as a potentially contaminant activity.
20	1880 Assumption Avenue (site)	On-site	#34. Metal Fabrication	Based on a review of the ERIS database, located on-site at 1880 Assumption Street, occupied by Hartford Tooling Ltd. and 944764 Ontario Ltd., the property was listed as a waste generator of emulsified oils, waste oils and lubricants between 1986 to 1998.	Due to this PCA occurring at the Phase One site, it will be carried forward into an APEC.
21	274 Chilver Road	45 meters north	No PCA# Waste Generator	Based on a review of the ERIS database, located 45 meters north of the site at 274 Chilver Road, occupied by Corporation of the City of Windsor was listed as a waste generator of halogenated solvents from 2015 to 2017	Due to the distance of this PCA, inferred direction of groundwater flow which would redirect flow north away from the site and general geology of the area consisting of low-permeability silty clay, this has not been identified as contributing PCA and will not be carried forward as an APEC.

22	548 Chilver Road	130 meters south	#31. Ink Manufacturing, processing and bulk storage	Based on a review of the ERIS database, property located 130 m south of the site at 548 Chilver Road, occupied by Dan Reaume Photography was listed as a waste generator of photo-processing wastes from 1994 to 1998.	Due to the distance of this PCA, inferred direction of groundwater flow which would redirect flow north away from the site and general geology of the area consisting of low-permeability silty clay, this has not been identified as contributing PCA and will not be carried forward as an APEC.
23	325 Devonshire Road	30 meters north of the site	#34. Metal Fabrication	Based on a review of the ERIS database, the property located 30 meters north of the site at 325 Devonshire Road, occupied by Green-Hill Mechanical Services, was listed as a manufacturer of industrial and commercial fans, blowers, and air purification equipment in 1968.	Due to the proximity of this PCA and trans-gradient nature of the property, this has been identified as contributing PCA and will be carried forward as an APEC.
24	Chilver Road and Assumption Street Intersection	40 meters southwest	No PCA# Diesel Spill	Based on a review of the ERIS database, the property located 40 m southwest of the site at the corner of Chilver and Assumption, a diesel fuel spill was reported from a transport truck accident. The ERIS report stated there was possible soil contamination.	Due to the proximity of this PCA and trans-gradient nature of the property, this has been identified as contributing PCA and will be carried forward as an APEC.
25	Alleyway/ right of way south of Brant Street	105 meters southeast	No PCA# Oil Spill	Based on a review of the ERIS database, the property located 105 m southeast of the site in the alleyway south of Brant Street between Kildare Avenue and Devonshire Road, a 2.5 L mineral oil spill was recorded which occurred in 1996. The ERIS report states the spill was cleaned up and environmental impact is not anticipated.	Due to the distance of this PCA, inferred direction of groundwater flow which would redirect flow north away from the site and general geology of the area consisting of low-permeability silty clay, this has not been identified as contributing PCA and will not be carried forward as an APEC.

Notes:

(1) Distances are approximately only. Precise distances are not possible due to the age of some listings and the aggregation and/or loss of addresses.

(2) Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D (O. Reg 153/04, as amended)

APPENDIX G

Areas of Potential Environmental Concern (APECs)

"Table of areas of potential environmental concern"
(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of potential environmental concern ¹	Location of area of potential environmental concern on phase one property	Potentially contaminating activity ²	Location of PCA (on-site or off-site)	Contaminants of potential concern ³	Media potentially Impacted (Ground water, soil and/or sediment)
APEC 1 Importation of Fill	Entire project area	#30 Importation of Fill of Unknown Quality	On-site	Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs	Soil
APEC 2 Former Wire & Iron Building	Former Wire & Iron Works building (center/east side of site)	#32. Iron and Steel Manufacturing and Processing	On-site	Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, BTEX,	Soil
APEC 3 Former Hardening Department	Former hardening department of building (west side of site)	#33, Metal Treating, Coating, Plating and Finishing	On-site	Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs	Soil and Groundwater
APEC 4 Former Paint Shop	Former Paint Shop (southeast portion of site)	#39 Paints manufacturing, processing and bulk storage	On-site	Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs,	Soil and Groundwater
APEC 5 Former Iron Storage Building	Former Iron Storage Building (northeast corner of site)	#32. Iron and Steel Manufacturing and Processing	On-site	Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs,	Soil
APEC 6 Exposed Railway Tie	Northeast portion of site	#46. Rail Yards Tracks and Spurs	On-site	Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs,	Soil
APEC 7 Industrial Tooling Company	Location of Former Industrial Facility	#34. Metal Fabrication	On-site	Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, VOCs,	Soil
APEC 8 North Industrial PCAs	North boundary of site	#46. Rail Yards Tracks and Spurs #18. Electricity Generation, Transformation and Power Stations #34. Metal Fabrication	Off-site	Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, SVOCs, PHCs, VOCs,	Soil and Groundwater
APEC 9 West Adjacent Industrial Manufacturing PCA	West boundary of site	#34. Metal Fabrication No PCA# Diesel Spill	Off-site	Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, PAHs, PHCs, BTEX	Soil and Groundwater
APEC 10 South Adjacent PCAs	South boundary of site	#10. Commercial Autobody Shops #28. Gasoline and Associated Storage in fixed tanks #37. Operation of Dry-Cleaning Equipment # 54. Textile Manufacturing and Processing	Off-site	Metals, As, Sb, Se, B-HWS, Cr (VI), Hg, pH, SVOCs, PHCs, VOCs,	Soil and Groundwater

Notes:

1 - Areas of potential environmental concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,

(a) identification of past or present uses on, in or under the phase one property, and

(b) identification of potentially contaminating activity.

2 - Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area

3 - When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, as specified below:

List of Method Groups:

ABNs	PCBs	Metals	Electrical Conductivity
CPs	PAHs	As, Sb, Se	Cr (VI)
1,4-Dioxane	THMs	Na	Hg
Dioxins/Furans, PCDDs/PCDFs	VOCs	B-HWS	Methyl Mercury
OCs	BTEX	Cl-	Low or high pH,
PHCs	Ca, Mg	CN-	SAR

4 - When submitting a record of site condition for filing, a copy of this table must be attached

*****Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en français, veuillez communiquer avec le ministère de l'Environnement, de la Protection de la nature et des Parcs au 1-800-461-6290.***

APPENDIX H

General Limitations

GENERAL LIMITATIONS

S O I L & M A T E R I A L S E N G I N E E R I N G I N C .

- The environmental investigation was carried out to address the intent of applicable provincial Regulations, Guidelines, Policies, Standards, Protocols and Objectives administered by the Ministry of Environment and Climate Change. It should also be noted that current environmental Regulations, Guidelines, Policies, Standards, Protocols and Objectives are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report.
- It should be noted that no environmental site assessment can not wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property.
- Soil & Materials Engineering Inc. has prepared this report using information understood to be factual and correct, we assume no responsibility for conditions arising from information or facts which were concealed or not fully disclosed to Soil & Materials Engineering Inc.
- SME accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report because of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed.
- The scope of work for this Phase One ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.
- The conclusions and recommendations presented in this report reflect Site conditions existing at the time of the investigation. Our conclusions cannot and are not extended to include those portions of the site which were not reasonably accessible.
- Our undertaking at SME is to perform our work within limits prescribed by our clients, with meticulousness and competence of the engineering profession. It is intended that the outcome of this investigation assist in reducing the client's risk associated with environmental damages.
- Professional judgment was applied in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering guidance Soil & Materials Engineering Inc., does not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.
- Provided that the report is still reliable, and less than 12 months old, SME will issue a third-party reliance letter to parties' the client identifies in writing, upon payment of the then current fee for such letters.

APPENDIX I

Qualifications of Assessors

QUALIFICATIONS OF ASSESSORS

S O I L & M A T E R I A L S E N G I N E E R I N G I N C .

TIFFANY HOOLEY, B.Sc. (Env.)

Tiffany graduated with Honors from the University of Windsor with a Bachelor of Science specializing in Environmental Science (2020) and is the lead environmental scientist for Soil & Materials Engineering Inc. She manages projects for CSA Phase I/ II Environmental Site Assessments (ESAs), Ontario Regulation 153/04 Record of Site Conditions (RSCs), remediations, and Ontario Regulation 406/19 On-site and Excess Soil Management. Her current responsibilities encompass client relations, proposal development, project management, field work, and training.

BAILEY PURCKA, B.A.Sc

Bailey is the V.P. of Operations, overseeing the operations of the company. She manages all departments including Environmental, Geotechnical, and Materials Testing and is responsible for our internal quality control process. Bailey has been reviewing various technical reports since 2019.

TOM O'DWYER, P.Eng., P.E

The report was reviewed by Tom, P.Eng., P.E., and Designated Consulting Engineer. Tom is a consulting engineer for Soil & Materials Engineering Inc. with over 40 years of experience in geotechnical engineering, construction materials testing and inspection, and environmental services. Tom is a Qualified Person and practicing professional engineer in Ontario, Michigan and Ohio.