

Anna Krol
Project Coordinator
Metrolinx
10 Bay Street, 14th Floor
Toronto, Ontario
M5J 2W3

Arcadis Canada Inc.
4005 Hickory Drive
Mississauga
Ontario L4W 1L1
Tel 905 614 1978
Fax 905 614 1981
www.arcadis.com

Subject:
**Phase I Environmental Site Assessment Recommendations
12902 and 12958 Tenth Line, Stouffville, Ontario**

ENVIRONMENT

Dear Ms. Krol:

Date:
February 6, 2018

Arcadis Canada Inc. (Arcadis) was retained by Ms. Anna Krol of Metrolinx (the "Client") to conduct a Phase I ESA for 12902 and 12958 Tenth Line in Stouffville, Ontario (**Figure 1**; the "site"). Arcadis understands that this Phase I ESA is required as a due diligence measure to support the potential purchase or lease of the site by Metrolinx.

Contact:
Lucy Zhang

Phone:
905 614 1978

The Phase I ESA was carried out in accordance with the Terms of Reference provided in the Arcadis proposal dated September 11, 2017 and the Canadian Standards Association (CSA) standards document entitled "Phase I Environmental Site Assessment, Z768-01" (November 2001, reaffirmed 2012). A Record of Site Condition is not required for the Phase I Property.

Email:
Lucy.Zhang@arcadis.com

Our ref:
102558-000

The site is trapezoidal and comprises approximately 53,569 m² (13.24 acres), and consists of two lands parcels municipally known as 12958 Tenth line (the northern portion) and 12902 Tenth Line (the southern portion), respectively. The property at 12958 Tenth line is occupied by an unoccupied residential building, and the property at 12902 Tenth Line is occupied by a greenhouse and gardening centre, and a residential building on the south end. A pond is present southwest of the green houses.

Arcadis was not granted access to the southern portion (i.e. 12902 Tenth Line) of the Phase I Property. As a result, Arcadis completed site inspections for property at 12902 Tenth line by making observations of the site and the surrounding properties from publicly accessible locations along Tenth Line.

Potentially contaminating activities (PCAs) that represent moderate potential environmental concern to the site include:

- Importation of fill materials of unknown quality to the site;
- Storage on-site of abandoned vehicles and other debris;
- Presence of the Go Transit railway corridor along the western property boundary;
- Application of road salt for winter maintenance on the Tenth Line right-of-way;
- Possible on-site historical and current use of herbicides, pesticides and fertilizers;
- Maintenance, fueling and repair of vehicles and equipment on lands 100 m north of the site (13072 Tenth Line); and
- Historical waste generation and private fuel outlet, and historical/current fuel storage on lands 120 m east of the site (6799 Bethesda Side Road).

The following PCAs are considered to represent low potential environmental concern to the site, since they are located distant from the site or hydraulically cross gradient of the site:

- Storage, maintenance, fueling and repair of vehicles and equipment, vehicles, and material used to maintain transportation systems, potential fuel storage, waste generation, and railway maintenance activities on lands 150 m north of the site (Lincolnville GO Station);
- Maintenance, fueling and repair of vehicles and equipment as well as metal fabrication on lands 245 m northeast of the site (13081 Tenth Line); and
- Former generation of waste aliphatic solvents, waste oils & lubricants, and transfer case waste oils on lands 140 m west of the site (6639 Bethesda Side Road).

Although considered to be of moderate environmental concern to the subject property under its current land use, the proposed future use of the site by Metrolinx for rail transit purposes will result in the railway PCA to the west and the road salt PCA from application on Tenth Line becoming PCAs of low concern in future.

Based on the findings of the Phase I ESA, a Phase II ESA is warranted to investigate potential environmental concerns identified by this investigation. Specifically, investigations are warranted to assess the following areas:

- Northern, western, central and southcentral portions of the site - potential environmental impacts related to historical/current application of pesticides/herbicides
- Southern and north central portions of the site – quality of fill material
- Southeastern portion of the site – potential environmental impacts related to storage on-site of abandoned vehicles and other debris
- Northeastern portion of the site – potential environmental impacts related to former fuel outlet and current fuel storage at 6799 Bethesda Side Road
- Northern portion of the site – potential environmental impacts related to maintenance, fueling and repair of vehicles and equipment at 13072 Tenth Line

Anna Krol
February 5, 2018

I trust the above information is satisfactory, if you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Arcadis Canada Inc.

A handwritten signature in black ink, appearing to read 'Lucy Zhang', written in a cursive style.

Lucy Zhang, M.A.Sc., P. Eng.
Project Manager