



Soil Engineers Ltd.

GEOTECHNICAL • ENVIRONMENTAL • BUILDING SCIENCE

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**A REPORT TO
MILLFORD DEVELOPMENT LIMITED**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PROPOSED RESIDENTIAL DEVELOPMENT

NORTH OF EAGLE STREET AND EAST OF YONGE STREET

TOWN OF NEWMARKET

Reference No. 0907-E017

July 31, 2009

DISTRIBUTION

3 Copies - Millford Developments Ltd.
1 Copy - Soil Engineers Ltd. (Newmarket)



EXECUTIVE SUMMARY

Soil Engineers Ltd. was retained to carry out a Phase I Environmental Site Assessment (ESA) at a parcel of land located north of Eagle Street and east of Yonge Street in the Town of Newmarket.

The purpose of the study was to identify any potential environmental liability associated with the subject site. The findings from our research of documents pertaining to the site, an environmental site reconnaissance, and interviews with persons knowledgeable of the site, together with our assessment, are presented in this Report.

Throughout the years, the subject lands were mainly used for residential and agricultural purposes. The subject site is now vacant, consisting mostly of wooded land. A watercourse bisects the property. The neighbouring properties consist mainly of residential land use to the north and east, commercial development beyond which is residential land use to the south, and commercial land use to the west.

The Phase I ESA has revealed the following items of environmental concern attendant to the subject property that require further investigation:

- Possible fill of unknown quality within the envelope of the former building on the subject site.
- Fill materials of unknown quality, including charcoal remains, is present on the site, as disclosed by our geotechnical investigation.
- Gas stations are located within 300 m of the subject site.
- Automotive repair facilities are located within 500 m of the subject site.



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1.0 INTRODUCTION

1.1 General

In accordance with our proposal dated June 29, 2009, as approved on July 3, 2009, by Ms. Enza Orsi of Millford Development Limited, Soil Engineers Ltd. has carried out a Phase I Environmental Site Assessment (ESA), as defined by the Environmental Protection Act, Ontario Regulation 153/04, at a parcel of land located north of Eagle Street and east of Yonge Street in the Town of Newmarket.

The study was conducted in general conformance with the November 2001 CSA Standard Z768-01, partially updated April 2003. A Phase I ESA may be required for the following purposes:

- (a) regulatory request, order or direction;
- (b) liability assessment for a proposed acquisition or potential divestiture of a site;
- (c) due diligence investigation in support of a real estate or financing agreement;
- (d) baseline liability assessment for a tenancy at a site; and
- (e) due diligence investigation in compliance with a corporate environmental stewardship policy.

The purpose of this study was to identify the potential for environmental concern associated with the subject property in anticipation of a regulatory request, order or direction.



1.2 Scope of Work

This Phase I study consists of the following:

- Review of records to assess past activities that could have had a potential impact on the environmental quality of the subject property.
- Review of findings of our geotechnical investigation and previous reports.
- A site reconnaissance for identification of potential on-site environmental concerns.
- Observation of adjacent properties and their potential impact on the subject property.
- Interviews with persons knowledgeable of the site.
- Preparation of this report containing our findings, relevant research documents and our assessment.

1.3 Site Description

The subject property, as shown on the Site Location Plan, Drawing No. 1, is located north of Eagle Street and east of Yonge Street in the Town of Newmarket. The Property Identification Number (PIN) is 0309, as shown on the Property Index Map (Block 03598), Drawing No. 2.

The property was formerly a Part of Lot 93, Concession 1, Township of Whitchurch, County of York. It is now described in the Parcel Registry as PT LOTS 2 & 3, PL 49 PTS 1, 2, 3 & 4, 65R27436, EXCEPT PTS 1, 2, 3, 4, 5, 6, 7, 65R30328; NEWMARKET; CONFIRMED TO SOUTHERLY LIMIT OF PTS 1 & 2, 65R27436 BA236; S/T EASE OVER PT 2, 65R27436 AS IN B43032B. A Property Survey Plan (65R-27436) showing the subject site, is presented on Drawing No. 3.



The property is irregular in shape and encompasses an approximate area of 4.89 ha (12.1 ac). At the time of inspection, the site consisted of vacant land and was mostly tree-covered. A watercourse bisects the property.

The site is situated in the physiographical region known as the Schomberg Lake (glacial) plain where drift has been partly eroded and filled, in places, with lacustrine clay, silt and sand.

A residential development is being proposed for the subject site. It is anticipated that the new development will be provided with municipal services and roadways meeting urban standards.



2.0 RECORDS REVIEW

2.1 Land Title Search

A land title search was conducted for the subject site at the York Region Land Registry Office.

The earliest records show that the site was part of Lot 93, in the 1st Concession, patented to Joseph McMirtrie by the Crown in 1802. All of the lot was sold to Timothy Rogers in 1802, and the property was subdivided, starting with 95 acres being sold to Elisha Beman in 1804, 50 acres to Isaac Derrose in 1806 and 6 acres to Benjamin Brooke in 1808.

A Historical Map drafted in 1878 was located at the Soil Engineers Ltd. reference library. A copy of the map is presented on Drawing No. 4, showing the subject site was part of the estate owned by John Armitage. Given the size and shape of the estate, it appears to have been used as farmland at that time.

Throughout the years, the estate was further subdivided, with ownership of the properties changing several times between private individuals. The latest transaction for the subject site occurred in 1967, when Francis John Dawson, et ux. transferred the subject property to Frank Orsi Construction Limited, who in 2004 changed the name of the company to Millford Development Limited, the current registered owner.



2.2 Area Mapping

Maps of the area were located at the Soil Engineers Ltd. Reference Library. A 1981 Ontario Base Map and a 1982 Topographic Map were available, showing the land features at those dates. Copies of the maps are presented on Drawing Nos. 5 and 6, respectively, and show a commercial area to the west and residential areas to the north, east and south. A tributary of the Holland River East Branch bisects the subject site. A review of the topography shows the area generally slopes in an easterly direction, and based on the local topography of the site, precipitation runoff is expected to flow toward the watercourse in the central sector of the site.

2.3 Aerial Photography

Aerial photographs dated 1955, 1969, 1975, 1985, 1995, 2002, 2005 and 2007 were reviewed at York Region website and the Natural Resources Canada National Air Photo Library. The photographs indicate that the site and surrounding areas appeared to have been developed with residences in 1955, with agricultural lands surrounding the residences. The 1969 photograph shows residential development to the northeast of the site. The structure that was present on the site appears to have been demolished by 1975, and the site has been vacant since that time. Copies of the aerial photographs are presented in Appendix 'A'.



2.4 Ministry of the Environment Records and Databases

Waste Disposal Sites

Active and closed landfill sites located in excess of 1 km from the subject property are considered to have no significant potential for environmental impact on the subject site. Soil Engineers Ltd. reviewed the Ontario Ministry of the Environment (MOE) “Waste Disposal Site Inventory”, dated June 1991. A waste disposal site is located approximately 800 m northeast of the subject site.

Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario

Soil Engineers Ltd. reviewed the MOE “Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario”, dated November 1988, and the “Inventory of Coal Gasification Plant Waste Sites in Ontario”, dated April 1987. There were no records of coal gasification plants, coal tar distillation plants, creosote plants, etc., at or within the vicinity of the subject site. All facilities of this nature are located in excess of 1 km from the subject property and are considered to have no significant potential for environmental impact on the subject site.

PCB Waste Storage Sites

The MOE “Ontario Inventory of PCB Storage Sites”, dated 2000, was reviewed. The subject site was not registered as a PCB waste storage site.



MOE Waste Generator

The MOE Waste Generator Registration database files, dated 2008, were reviewed. The site was not registered as a waste generator within Regulation 558 of the Environmental Protection Act. However, a registered waste generator is located approximately 170 m south of the subject site. Based on the topography of the local area, the waste generator appears to be down-gradient from the subject site.

MOE Freedom of Information

Soil Engineers Ltd. sent an inquiry letter to the MOE Freedom of Information Office for documented environmental concerns and citations on the subject property. No response had been received at the time of writing this report. In the event that their response suggests cause for concern, it will be forwarded together with an assessment of its significance.

2.5 Other Sources

Fire Insurance Plans

A Fire Insurance Plan dated 1959 was reviewed at the Toronto Reference Library. Although the plan did not cover the subject site, it does show that gasoline service stations were located at the northeast and southeast corners of the intersection of Yonge Street and Eagle Street. The station at the northeast corner had 3 underground storage tanks (USTs), and the station at the southeast corner had a single UST. The Fire Insurance Plan also shows that 95 Eagle Street (east of the subject site) was a commercial building in 1959 and was equipped with a single UST located southwest of the building envelope. A copy of the Fire Insurance Plan is presented in Drawing No. 7.



2.6 Occupancy Search

An occupancy search was conducted at the Toronto Reference Library using the available City Directories for the subject site and surrounding properties. The businesses of potential environmental concern, and their addresses, are listed in the table below.

Year	Address	Business Name	Type of Business
1994 - Present	17295 Yonge Street	Speedy, Mr. Transmission	Automotive Repair Facility
Present	17235 Yonge Street	H N Garden Land	Garden Supply
1994 - 2000	17235 Yonge Street	Holland Valley Nursery	Garden Supply
Present	17145 Yonge Street (formerly known as 267)	Esso	Gasoline Service Station
1997	17145 Yonge Street (formerly known as 267)	Noftle Gas Bar	Gasoline Service Station
1994	17145 Yonge Street (formerly known as 267)	J. Doyle Esso	Gasoline Service Station
1990	17145 Yonge Street (formerly known as 267)	Fulford B Self Serv.	Gasoline Service Station
1987	17145 Yonge Street (formerly known as 267)	Paul's Gas Bar	Gasoline Service Station
1979	17145 Yonge Street (formerly known as 267)	Larry's Gas Bar	Gasoline Service Station
Present	17111 Yonge Street (formerly known as 281)	Petro-Canda	Gasoline Service Station
1997	17111 Yonge Street (formerly known as 281)	Thrifty Truck Rental	Truck Rental
1987 - 1994	17111 Yonge Street (formerly known as 281)	B & C Serv. Centre	Gasoline Service Station
Present	17065 Yonge Street	Audi Volkswagon	Automotive Sales & Repair
1975 - 2000	17065 Yonge Street (formerly known as 315)	Pfaff Motors	Automotive Sales & Repair
Present	17095 Yonge Street (formerly known as 295)	Hillside Veterinary Clinic	Veterinary



(Cont'd)

YEAR	ADDRESS	BUSINESS NAME	TYPE OF BUSINESS
2000	17095 Yonge Street (formerly known as 295)	Hillside Veterinary Clinic, Unique Grooming	Veterinary, Commercial
1994 - 1997	17095 Yonge Street (formerly known as 295)	Hillside Veterinary Clinic, Canine Coiffure	Veterinary, Commercial
1987 - 1990	17095 Yonge Street (formerly known as 295)	Hillside Veterinary Clinic	Veterinary
Present	95 Eagle Street	Active Green & Ross, Half Price Tools	Automotive Repair Facility, Commercial
2000	95 Eagle Street	Eagle Auto Centre, MJ Murray & Sons	Automotive Repair Facility, Commercial
1997	95 Eagle Street	Bargain Tire Auto Centre, Summit Paints	Automotive Repair Facility, Commercial
1994	95 Eagle Street	Dave Wood Hyundai	Automotive Sales & Repair
1975 - 1990	95 Eagle Street	Limbert's British Motors	Automotive Sales & Repair
1970	95 Eagle Street	Peter Gorham Ltd.	Automotive Sales & Repair

2.7 Geotechnical Investigation Findings

Soil Engineers Ltd. conducted a geotechnical investigation at the subject property. The investigation, consisting of 12 boreholes to depths ranging from 4.9 to 12.7 m, disclosed that beneath a layer of topsoil and earth fill layers, the site is generally underlain predominantly by strata of sandy silt till and silty clay. In places, strata of silty sand till, fine to coarse sand, silt, sandy silt and silty clay till were encountered. An isolated layer of charcoal remains was found beneath the earth fill in the upper zone of the soil stratigraphy at one 1 borehole location.



The locations of the boreholes and detailed descriptions of the subsurface conditions have been presented under separate cover (Soil Report Reference No. 0409-S004, dated October 2004).

2.8 Results of Records Review

The records review indicates that the subject property was used mainly used for residential purposes. A building that is visible earlier in the aerial photographs has apparently been demolished. It is possible that the former building envelope has been filled with fill material of unknown environmental quality. A former waste disposal site was located approximately 800 m northeast of the subject site. There is also a waste generator located approximately 170 m south of the subject site. The records review also indicates that there have been several gasoline service stations and automotive repair facilities located in close proximity to the subject site since the mid 1950s. Our recent geotechnical investigation revealed fill material in the south portion of the subject site, and charcoal remains were encountered at one borehole location.



3.0 ENVIRONMENTAL SITE RECONNAISSANCE

3.1 Site Inspection

A visual inspection of the readily accessible areas was conducted by our representative on July 8, 2009 to determine the general environmental condition of the subject site. Site photographs taken during the inspection are presented in Appendix 'B'.

At the time of inspection, the site consisted of vacant land and was mostly tree-covered. A watercourse bisects the site. The site is bounded by Eagle Street at the south, beyond which is a residence and commercial land use, with residences to the north and east and commercial land use to the west.

The ground surface is relatively flat with minor undulations, and generally descends towards the watercourse located in the central portion of the subject site. The adjacent properties consist of residential subdivisions to the north and east. An automotive repair shop is located to the southeast, with commercial and residential land use to the south. Commercial land, including gasoline service stations and several automotive repair facilities and automotive dealerships, is located to the west and southwest of the subject site.



There were no buildings on the subject site. There were no visible signs of underground tanks, excavated pits or sumps on the subject property. Also, there were no noticeable nuisance odours, stained soils or stressed vegetation observed in any areas of the site. There was no evidence observed to suggest that materials of environmental concern are used, stored or disposed of on the site.

3.2 Storage Tanks

Underground Storage Tanks

There were no vent or filler pipes visible to indicate the presence of an underground storage tank (UST) on the subject site.

Above-Ground Storage Tanks

Our representative observed no above-ground storage tanks (ASTs) on the subject site.

3.3 Hazardous Materials

Our representative checked for the presence of hazardous materials such as asbestos-containing materials (ACMs), polychlorinated biphenyls (PCBs), urea-formaldehyde foam insulation (UFFI), ozone-depleting substances (ODSs), mercury and lead-based paints. Based on our walk-through/visual inspection of the site, there is no evidence to suggest that any of these hazardous materials are used, stored or disposed of on the subject site.



3.4 Substance Containers

Our representative checked for the presence of substance containers such as oil drums, used oil containers, gasoline jerry cans, paint cans, etc. At the time of our inspection, no substance containers were observed on the subject property.

3.5 Waste Management and Maintenance Practices

No wastes are generated on the subject property; however, domestic debris (e.g., paper, cardboard) was observed scattered throughout the southern portion of the property.

3.6 Air Quality and Noise

During our inspection, there were no offensive odours or detectable sources of air emissions that may impact the ambient air quality at the subject site. No unexpected noise levels greater than the ambient were noted on the subject property.

3.7 Adjacent Properties

The neighbouring properties consist mainly of residential development to the north and east. An automotive repair facility and residential development are situated to the southeast with commercial land use to the south. Commercial land, including gasoline service stations, is located to the west and southwest of the subject property. Also, an automotive repair facility is located to the northwest of the subject property.



3.8 Results of Environmental Site Reconnaissance

Our site reconnaissance has revealed the following items warranting further consideration:

- Gas stations are located within 300 m of the site.
- Automotive repair facilities are located within 500 m of the subject site.



4.0 INTERVIEWS

4.1 Technical Standards & Safety Authority

The use of USTs containing petroleum products in Ontario is regulated by the Ministry of Consumer and Commercial Relations (MCCR) under various legislative instruments, including the Gasoline Handling Act and Energy Act. The Technical Standards & Safety Authority (TSSA) is responsible for keeping records of all USTs and ASTs containing petroleum products that are required by law to be registered with the MCCR. Customer Services of the TSSA was contacted regarding possible registration, size and age of USTs on the subject property. They informed us that no UST was registered for the subject site. We were also informed regarding neighbouring properties that 17145 Yonge Street is listed as a self-serve gasoline station with 3 active underground storage tanks, and 17111 Yonge Street is listed as a self-serve gasoline station with 4 active underground storage tanks. It should be noted that reliable TSSA records date from 1987 to the present.

4.2 Persons Knowledgeable of the Site

An interview was conducted with Mr. Maurice Michaud, an employee at Active Green & Ross which is located at the southeasterly adjacent property. He stated that they do mechanical repairs and tire changes at their location. There are no USTs, or oil/water separators located at their facility. He also stated that it has been an automotive tire store for approximately 50 years. Previous occupants to his knowledge were Dave Woods Mazda, Bargain Tires, and British Motors.



4.3 **Results of Interviews**

Based on the information gathered from the TSSA and the worker from the adjacent property, there is potential for environmental concern associated with the subject site due to off-site automotive repair and gasoline service stations in close proximity to the subject site.



5.0 DISCUSSION AND RECOMMENDATIONS

Soil Engineers was retained by Millford Development Limited to carry out a Phase I ESA at a parcel of land located north of Eagle Street and east of Yonge Street in the Town of Newmarket. A residential development is being proposed for the site that this Phase I ESA is required for. The subject lands were mainly used for residential/agricultural purposes. At the time of inspection, the subject site was vacant land, and was mostly tree-covered. A watercourse bisects the subject site. The neighbouring properties consisted mainly of residential use to the north and east, with commercial and residential land use to the south, and commercial land use to the west.

Based on the information obtained through our records review, and the visual observations recorded during our site reconnaissance, the Phase I ESA has revealed the following items that require further consideration:

- Possible fill of unknown quality within the envelope of the former building on the subject site.
- Fill materials of unknown quality, including charcoal remains, is present on the site, as disclosed by our geotechnical investigation.
- Gas stations are located within 300 m of the subject site.
- Automotive repair facilities are located within 500 m of the subject site.

Accordingly, it is recommended that a Phase II ESA be conducted to investigate the above-noted areas of environmental concern.



Although a Phase II ESA is not required to further investigate the following items, they will require special consideration in the development of the property.

Pesticides

Our research indicates that the agricultural land on the subject site was not used as an orchard. Chlorinated pesticides were more than likely used as part of the farm activity. These pesticides, if applied correctly, would have dissipated over the course of a year. A residential development is proposed for the subject site. As part of the development process, the topsoil will generally be stripped away and stockpiled. This stockpile will then be reused as required. The majority of the pesticides, if present, will reside in that topsoil layer. If and when the topsoil is reused within the development, it will be used for landscaping purposes and widely dispersed, which will further allow the chlorinated pesticides to dissipate.

In this situation, Soil Engineers Ltd. is of the opinion that the chlorinated pesticides will, if they have not already, dissipate with time, assuming they will not be reapplied. Therefore, verification analysis for the presence or absence of residual chemicals resulting from long-term use of pesticides is not warranted.

Debris

As no materials of concern were noted during our walk-through, debris items are considered more of a nuisance rather than a hazard. It is recommended that during construction, any deleterious debris found on the surface or buried on site must be removed and disposed of properly.



Water Wells and Septic Systems

Domestic wells and sewage disposal systems (such as septic tanks) that are found and not in use must be properly decommissioned.

ESA, Body of Water, ANSI

It should be noted that the watercourse on the site may be considered an environmentally sensitive area which would affect the criteria used for the development of this property. It may be prudent to segregate the environmentally sensitive areas and the lands immediately adjacent. This is subject to municipal and regional approval. Doing so will limit the area that will be subject to the stricter criteria used when developing on or near ESAs, a body of water, or ANSIs.

The following items are noted, but do not require any further investigation:

- A waste generator is located approximately 170 m south of the subject site. Based on the local topography of the area, the waste generator is down-gradient from the subject site, and is therefore considered to pose a low potential for environmental concern.
- A closed waste disposal site is located approximately 800 m northeast of the subject site. However, based on the local topography of the area, the former waste disposal site is down-gradient from the subject site. Therefore, there is low potential for environmental concern associated with the former waste disposal site.



6.0 QUALIFICATIONS

Soil Engineers Ltd., formerly known as Soil-Eng Limited (founded in 1976), offers to its clients a range of specialized engineering services. Our company is staffed with both engineers and scientists who draw upon their combined experience to provide a team approach to problem solving. Specifically, our environmental division employs more than 10 people who are trained to understand the Ontario Ministry of the Environment regulations. We play an integral role in the development of industrial, commercial, institutional and residential subdivisions, complexes, structures, and their related infrastructures, by providing our clients with the needed expertise for their projects.

The review of records, the site visit and the interviews for this assessment were conducted by Mr. Randy Furtado. He has a Bachelor's Degree from York University. He has been trained to conduct Phase I ESAs in accordance with the CSA Standard.

Mr. Ian Chiu is the Vice-President of Soil Engineers Ltd. He has a Bachelor's Degree in Applied Science (Civil) from the University of Toronto and is licensed to practice in Ontario (PEO Licence No. 8113706). He has 25 years of experience on various building and engineering projects in Ontario. He supervises the Environmental Services Section and has a comprehensive understanding of its projects, and is responsible for over 250 Phase I and Phase II reports with over 125 Records of Site Condition acknowledged by the MOE.

One must understand that the mandate of Soil Engineers Ltd. is to obtain readily available past and present information pertinent to the subject site for a Phase I environmental assessment only. No other warranty or representation, expressed or implied, as to the accuracy of the information is included or intended by this assessment.



It should be noted that the information supplied in this report may not be sufficient to obtain approval for disposal of excess soil or materials generated during construction, and chemical testing of soil samples may be necessary to obtain such approval.

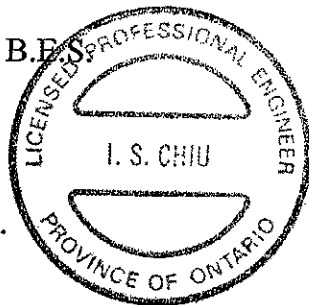
This report was prepared by Soil Engineers Ltd. for the account of Millford Development Limited and for review by their designated agents and financial institutions and government agencies. The material in it reflects the judgement of Randy Furtado, B.E.S., and Ian Chiu, P.Eng., in light of the information available to it at the time of preparation. Any use which a Third Party makes of this report, or any reliance on decisions to be made based on it, are the responsibility of such Third Parties. Soil Engineers Ltd. accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

SOIL ENGINEERS LTD.

Randy Furtado, B.E.S.

Ian Chiu, P.Eng.

RF/IC:hs



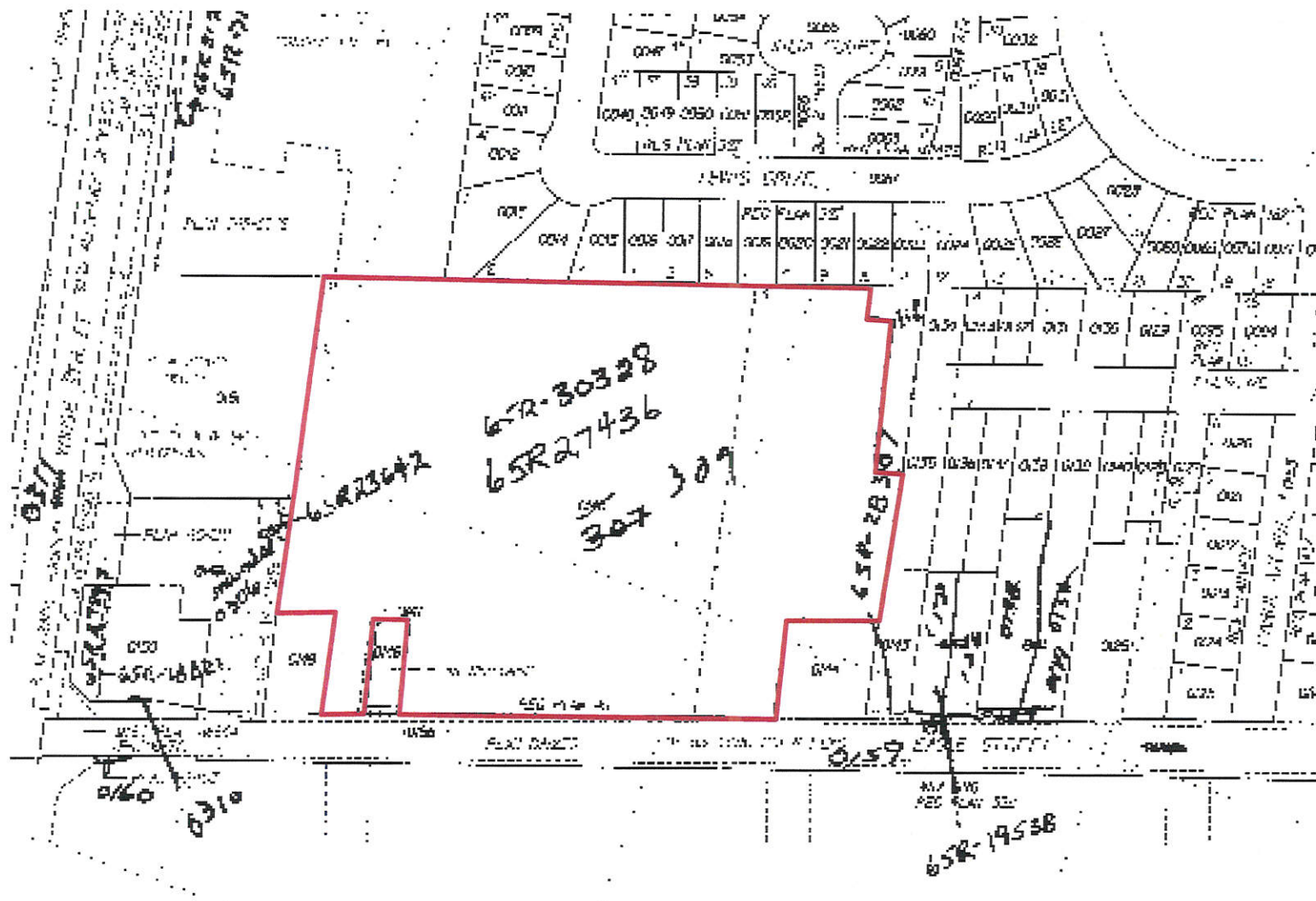


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 Approximate Location of Subject Site



Title	Site Location Plan
Project	Proposed Residential Development North of Eagle Street and east of Yonge Street Town of Newmarket
Reference No.	0907-E017
Date	July 21, 2009
Scale	See Map
Drawing No.	1



Title
Property Index Map
(Block 03598)

Project
Proposed Residential
Development
North of Eagle Street and
east of Yonge Street
Town of Newmarket

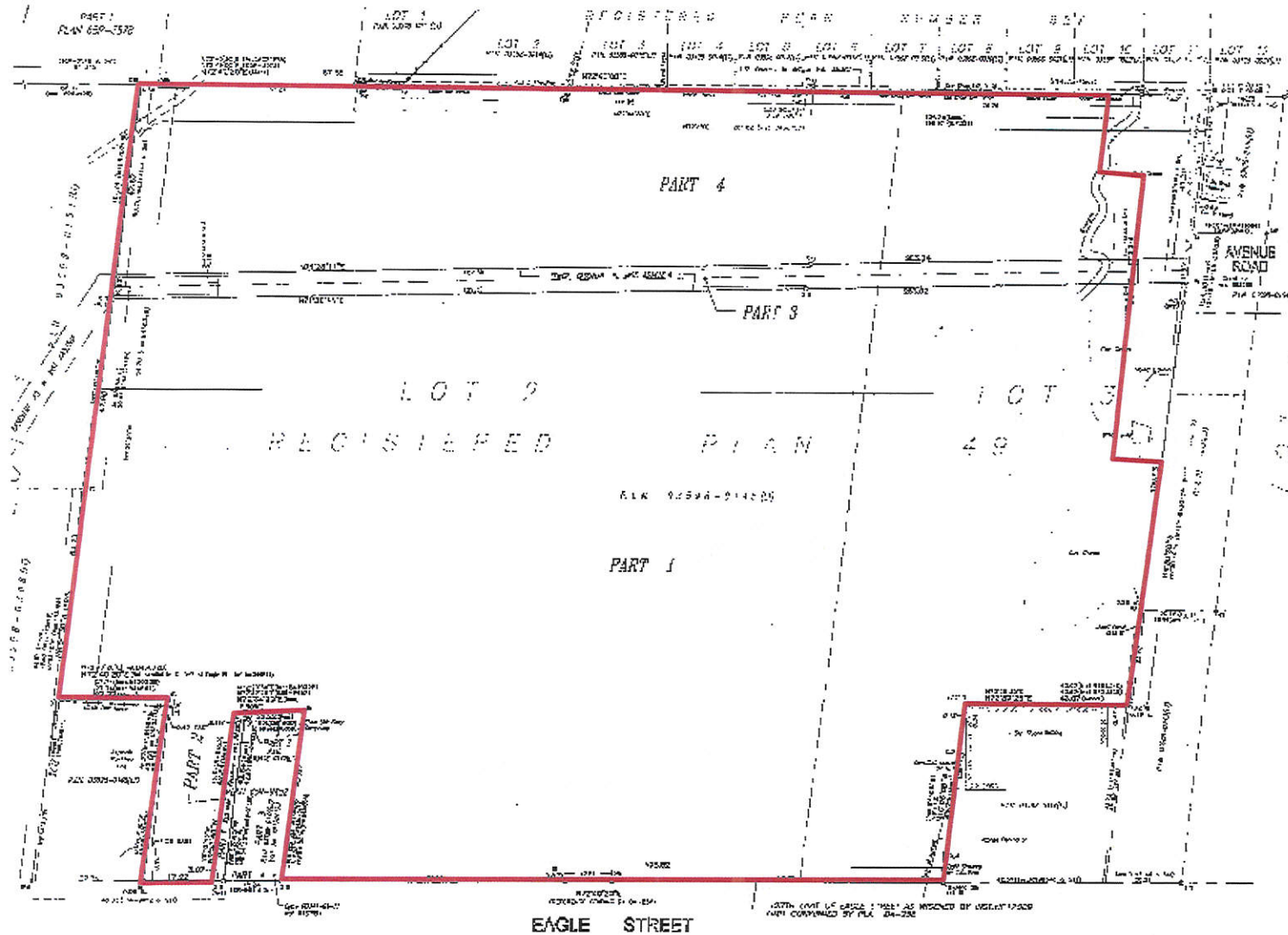
Reference No.
0907-E017

Date
July 21, 2009

Scale
NTS

Drawing No.
2

 Approximate Location of Subject Site



Approximate Location of Subject Site

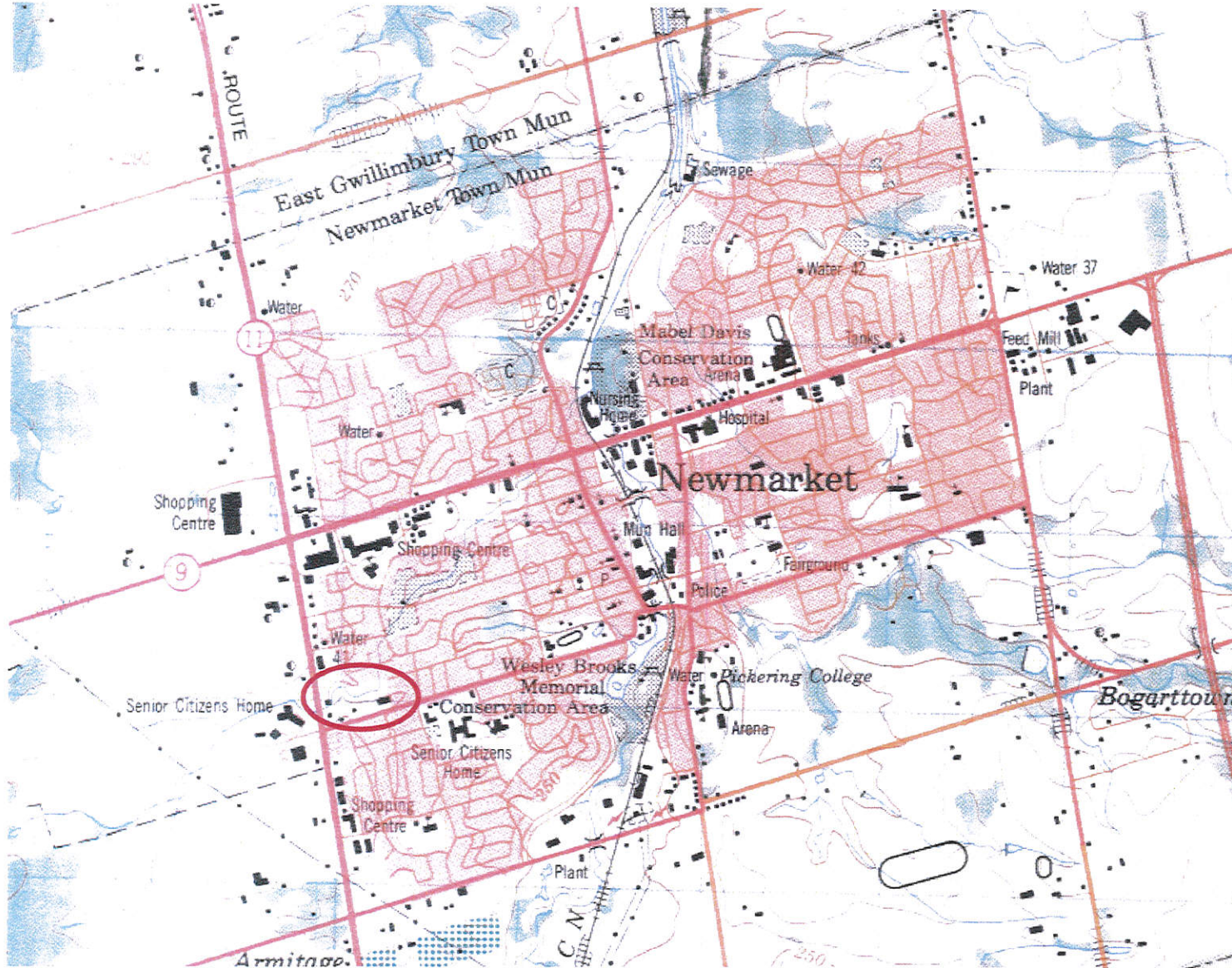


Title	Property Survey Plan (Registered Plan 65R-27436)
Project	Proposed Residential Development North of Eagle Street and east of Yonge Street Town of Newmarket
Reference No.	0907-E017
Date	July 21, 2009
Scale	NTS
Drawing No.	3



Title	1878 Historical Map
Project	Proposed Residential Development North of Eagle Street and east of Yonge Street Town of Newmarket
Reference No.	0907-E017
Date	July 21, 2009
Scale	NTS
Drawing No.	4

Approximate Location of Subject Site



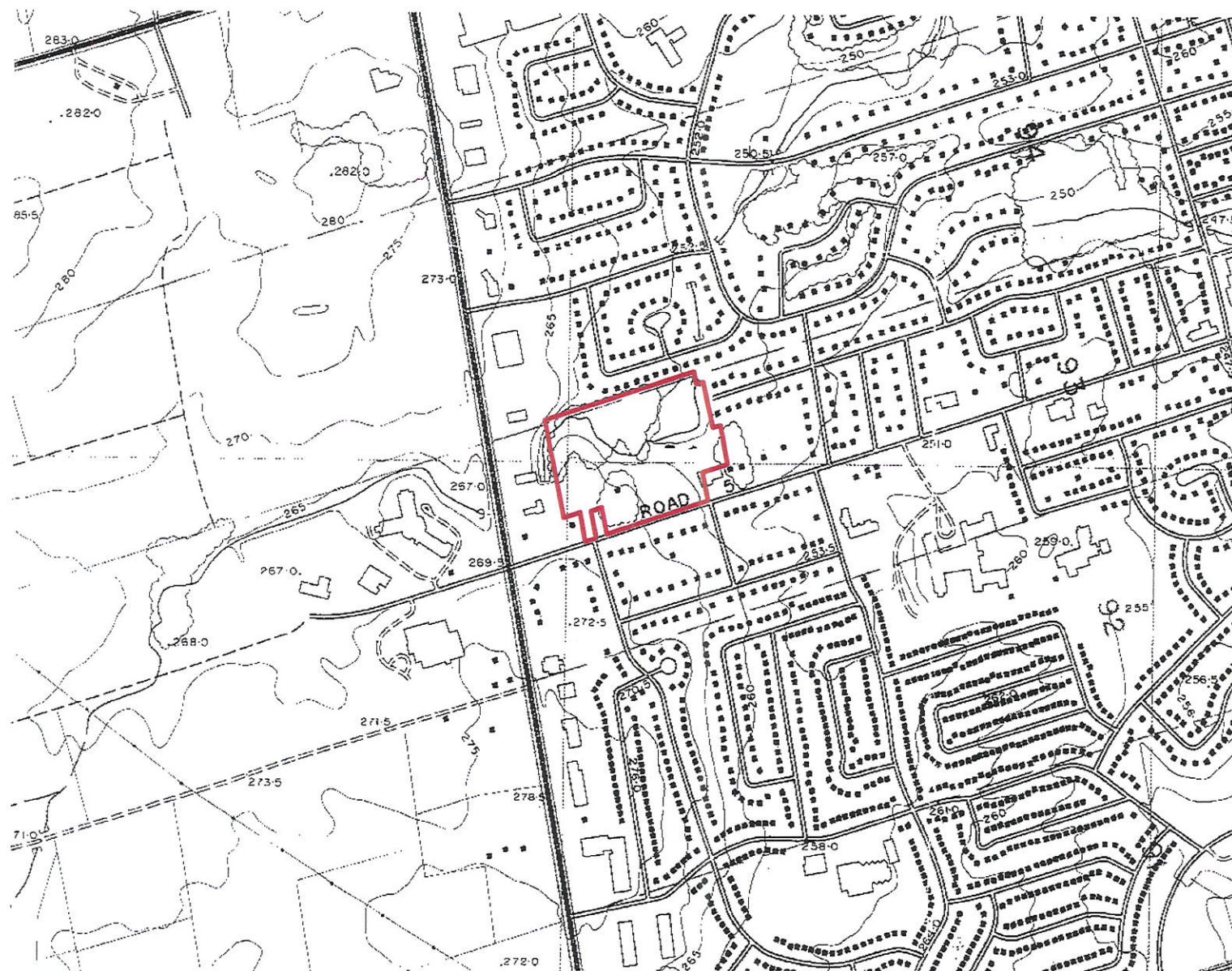
 Approximate Location of Subject Site

Source: Department of Energy, Mines and Resources
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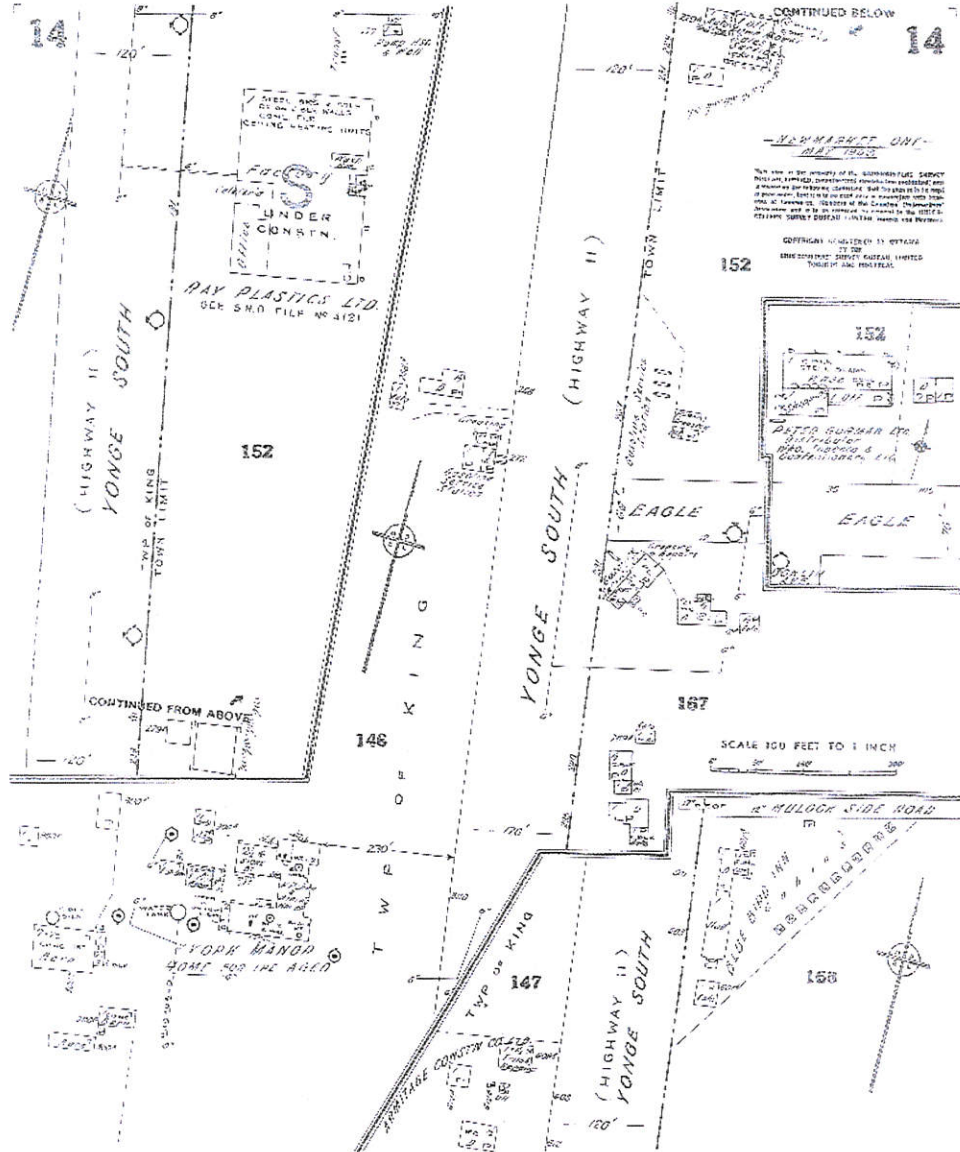
 Soil Engineers Ltd.

Title	1981 Ontario Base Map
Project	Proposed Residential Development North of Eagle Street and east of Yonge Street Town of Newmarket
Reference No.	0907-E017
Date	July 21, 2009
Scale	1:75000
Drawing No.	5



Title	1982 Topographic Map
Project	Proposed Residential Development North of Eagle Street and east of Yonge Street Town of Newmarket
Reference No.	0907-E017
Date	July 21, 2009
Scale	1:10000
Drawing No.	6

 Approximate Location of Subject Site



Title	Fire Insurance Plan
Project	Proposed Residential Development North of Eagle Street and east of Yonge Street Town of Newmarket
Reference No.	0907-E017
Date	July 21, 2009
Scale	See Drawing
Drawing No.	7



Soil Engineers Ltd.

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APPENDIX 'A'

AERIAL PHOTOGRAPHS

REFERENCE NO. 0907-E017



 Approximate Location of Subject Site

Source: Ministry of Natural Resources National Air Photo Library
 © Queen's Printer for Ontario



Title	1955 Aerial Photograph
Project	Proposed Residential Development North of Eagle Street and east of Yonge Street Town of Newmarket
Reference No.	0907-E017
Date	July 21, 2009
Scale	NTS
Appendix 'A'	Page 1 of 8



 Approximate Location of Subject Site

Source: Ministry of Natural Resources National Air Photo Library
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 *Soil Engineers Ltd.*

Title
1969 Aerial Photograph

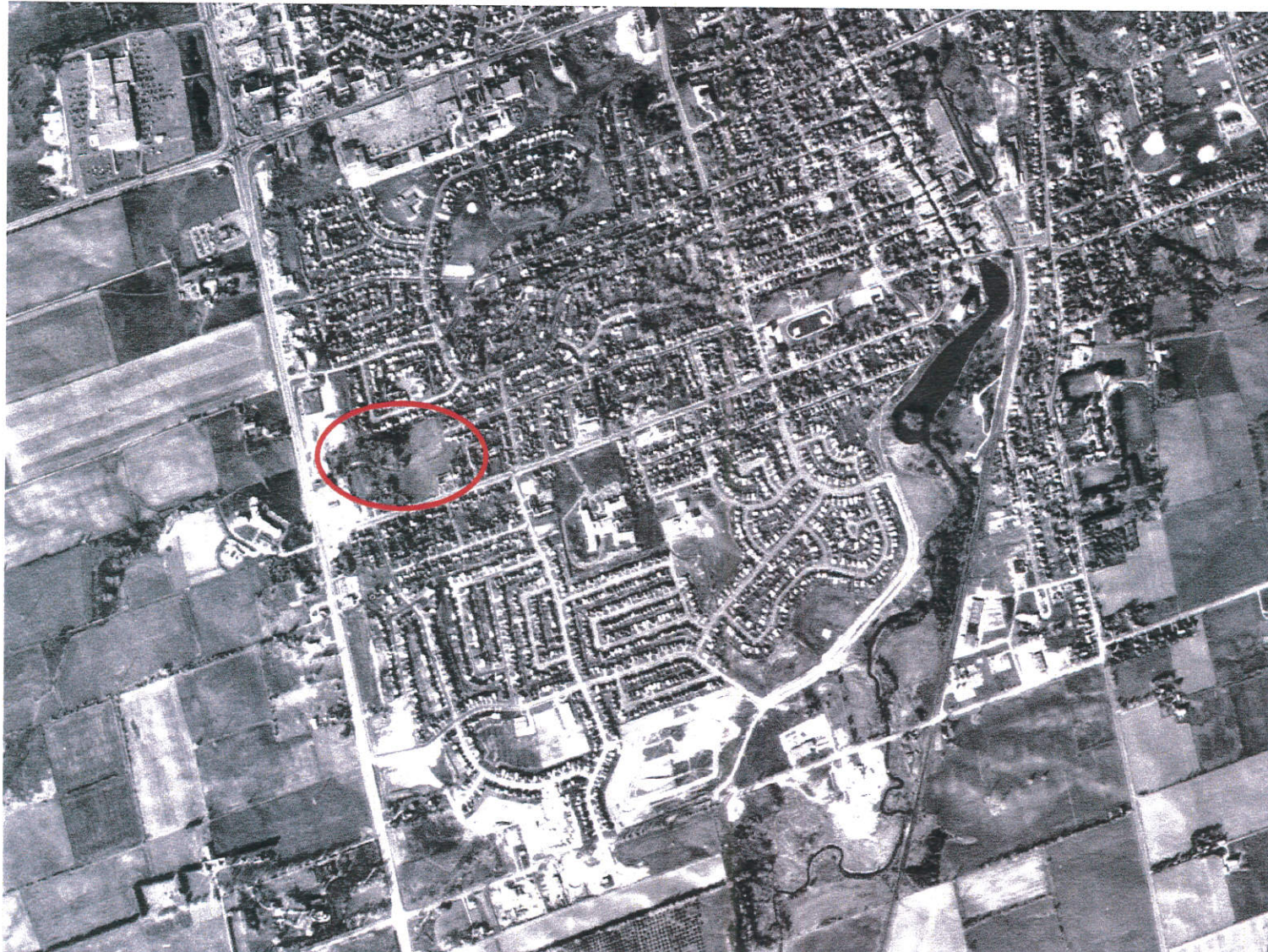
Project
Proposed Residential
Development
North of Eagle Street and
east of Yonge Street
Town of Newmarket

Reference No.
0907-E017

Date
July 21, 2009

Scale
NTS

Appendix 'A'
Page 2 of 8



 *Soil Engineers Ltd.*

Title
1975 Aerial Photograph

Project
Proposed Residential
Development
North of Eagle Street and
east of Yonge Street
Town of Newmarket

Reference No.
0907-E017

Date
July 21, 2009

Scale
NTS

Appendix 'A'
Page 3 of 8

 Approximate Location of Subject Site



 *Soil Engineers Ltd.*

Title
1985 Aerial Photograph

Project
Proposed Residential
Development
North of Eagle Street and
east of Yonge Street
Town of Newmarket

Reference No.
0907-E017

Date
July 21, 2009

Scale
NTS

Appendix 'A'
Page 4 of 8

 Approximate Location of Subject Site



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 Approximate Location of Subject Site



Title
1995 Aerial Photograph

Project
Proposed Residential
Development
North of Eagle Street and
east of Yonge Street
Town of Newmarket

Reference No.
0907-E017

Date
July 21, 2009

Scale
See Map

Appendix 'A'
Page 5 of 8



 Approximate Location of Subject Site



Title
2002 Aerial Photograph

Project
Proposed Residential
Development
North of Eagle Street and
east of Yonge Street
Town of Newmarket

Reference No.
0907-E017

Date
July 21, 2009

Scale
See Map

Appendix 'A'
Page 6 of 8



 Approximate Location of Subject Site



Title
2005 Aerial Photograph

Project
Proposed Residential
Development
North of Eagle Street and
east of Yonge Street
Town of Newmarket

Reference No.
0907-E017

Date
July 21, 2009

Scale
See Map

Appendix 'A'
Page 7 of 8



 Approximate Location of Subject Site



 *Soil Engineers Ltd.*

Title
2007 Aerial Photograph

Project
Proposed Residential
Development
North of Eagle Street and
east of Yonge Street
Town of Newmarket

Reference No.
0907-E017

Date
July 21, 2009

Scale
See Map

Appendix 'A'
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Soil Engineers Ltd.

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APPENDIX 'B'

SITE PHOTOGRAPHS

REFERENCE NO. 0907-E017



Looking north from the subject site



Looking south from the subject site

Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'B'
	Site Photographs	Proposed Residential Development North of Eagle Street and east of Yonge Street Town of Newmarket	0907-E017	July 21, 2009	Page 1 of 4



Looking east from the subject site



Looking west from the subject site

Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'B'
	Site Photographs	Proposed Residential Development North of Eagle Street and east of Yonge Street Town of Newmarket	0907-E017	July 21, 2009	Page 2 of 4