PHASE I
ENVIRONMENTAL SITE ASSESSMENT

COMMERCIAL PROPERTY
91 SAINTE-ANNE STREET
SAINTE-ANNE-DE-BELLEVUE, QUÉBEC
H9X 1L9

REFERENCE: 22-5958

FINAL REPORT

Prepared for:

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EXECUTIVE SUMMARY

The professional services of D&G Enviro-Group Inc. were retained in March 2022 to undertake a Phase I Environmental Site Assessment of a commercial property located at 91 Sainte-Anne Street in Sainte-Anne-de-Bellevue, Québec. The study was undertaken at the request of Mr. Warren Williams, representing W.E.R.W. International Inc., current property owner, in the context of an anticipated financial transaction.

D&G conducted this Phase I ESA based on general guidelines published by the Canadian Standards Association in their standard Z768-01 (R2016) "Phase I Environmental Site Assessment" and by the Ministère de l'Environnement et de la Lutte contre les changements climatiques in their technical document "Guide de caractérisation des terrains" (2003).

Our inspection, interviews and historical research have identified the following:

- The subject site is located on the nominal north side of Sainte-Anne Street in a mixed residential and commercial area of Sainte-Anne-de-Bellevue, Québec. The subject site occupies lot 1 556 325 of the Cadastre du Québec. The approximate geographic coordinates of the site are 45°24'12" latitude and -73°'57'5.02" longitude.

- The subject site occupies a total surface area of 376.0 m^2. A single commercial building occupies the entirety of the site surface area.

- The single storey, double-height, building situated on the subject site was constructed in 1957. The building is of steel frame construction with a concrete foundation. The exterior is finished in decorative brick. The roof is flat. A basement covers the entire building footprint.

- Current and past site activities are <u>not listed</u> in Schedule III of the *Règlement sur la protection et la réhabilitation des terrains*.

- The building is heated by an electric HVAC unit on the roof and cooled by separate wall mounted electric air conditioning units in some of the commercial units. Domestic hot water is provided by an electric hot water heater. A natural gas entry was observed on the southern exterior wall of the building.

- Given the age of the building it is likely that it was historically heated a combustion type system fueled by oil. No evidence of former heating systems was observed. No evidence of potential oil contamination was observed. Current and former heating systems are therefore unlikely to constitute an adverse environmental risk to the subject site.

- No evidence of current or former underground or above ground heating oil tank installations was observed at the time of the site visit. According to the site representative, a former above ground storage tank was located in the furnace room. This tank was reportedly dismantled in about 2010. Capped fuel fill or vent pipes were observed on the norther building exterior wall. No signs of contamination were observed in the furnace room. Storage tanks, therefore, are unlikely to constitute a material adverse risk to the subject site.

- No ACM or suspected ACM was observed in the building at the time of the inspection. Given the age of the building, ACM is presumed to be present in flocking and heat insulation materials and may be present in other building materials as well.

- No lead-based paint, lead piping, UFFI or suspected PCB containing equipment was observed during the site visit. Given the age of the building, these materials may be present.

Based on these findings, we conclude that the commercial property located at 91 Sainte-Anne Street in Sainte-Anne-de-Bellevue, Québec is **free of material environmental concern**.

Recommendations

1. A Phase II Environmental Site Assessment as defined in CSA Z769-00 (R2013) is **neither warranted nor recommended.**

2. If not already done, conduct a building inspection, to be undertaken by a qualified professional, to determine the presence and condition of potential ACM-containing materials in accordance with the *ROHS*. Undertake to comply with the applicable technical and administrative requirements of the *ROHS*.

3. If repairs, renovations or demolition are undertaken in the future and asbestos containing materials, suspected PCB containing equipment, lead based paint, lead plumbing, UFFI or mould impacted building materials are encountered, ensure that these are handled and disposed of in accordance with applicable regulations. Ensure that workers are provided with appropriate personal protective equipment and have received proper training in the handling and management of these materials.

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1.0 INTRODUCTION

The professional services of D&G Enviro-Group Inc. (D&G) were retained in March 2022 to undertake a Phase I Environmental Site Assessment (Phase I ESA) of a commercial property located at 91 Sainte-Anne Street in Sainte-Anne-de-Bellevue, Québec (the "subject site"). The study was undertaken at the request of Mr. Warren Williams, representing W.E.R.W. International Inc., current property owner, in the context of an anticipated financial transaction. Inc.

The Phase I ESA is intended to identify those material conditions or operational practices, applicable to the subject site and surrounding areas, which may have created or may be creating circumstances presenting a risk of an adverse effect on the environment and which may impose obligations or responsibilities on the facility owner, with respect to environmental laws and regulations. This is accomplished through the evaluation and documentation of observations resulting from a review of available documents, a site inspection and interviews with persons familiar with the site. Its purpose is to reduce, without necessarily eliminating, uncertainties relative to potential responsibilities regarding environmental aspects and to establish, as the case may be, the basis for an additional environmental site assessment.

D&G conducted the Phase I ESA based on general guidelines published by the Canadian Standards Association (CSA) in their standard Z768-01 (R2016) "Phase I Environmental Site Assessment" and by the Québec Ministère de l'Environnement et de la Lutte contre les changements climatiques (MELCC) in their technical document entitled Le Guide de caractérisation des terrains (the "Guide")[1].

This environmental site assessment is based on the data obtained and observations made according to the methodology described in this report and upon the following sources of information, presumed to be correct:

[1] Ministère de l'Environnement et de la Faune du Québec (2003)

- A visual inspection[2] of the subject site and adjacent properties conducted on March 21, 2022 by Ms. Pavla Karaskova, MEnv. of D&G in the presence of Mr. Williams Photographs taken during the site inspection are presented in **Appendix I**.;

- In person interview with Mr. Williams on March 21, 2022;

- A review of publicly available information from various internet based resources including: the MELCC, the Régie du bâtiment du Québec (RBQ), the Registre des entreprises du Québec, the Répertoire d'entreprises du Québec, the Registre foncier du Québec and Québec Municipal;

- A review of publicly available historical documentation including aerial photographs, topographic, geological and land usage maps of the subject site and the surrounding areas, city directories, property certificate of location, property titles, fire insurance plans, industrial hazardous waste inventory, contaminated sites inventories, property evaluations and prior environmental, geological or geotechnical studies which may have been completed on the subject site (please see **Appendices II and IV** for copies or excerpts, if available); and,

- Responses to official requests for information transmitted on March 10, 2022 by D&G to regulatory agencies or other public entities who might possess potentially relevant documents (please see **Appendix III** for correspondence).

[2] This environmental assessment is strictly qualitative in nature. No soil or groundwater sampling was undertaken and no chemical analyses were conducted. The building description is not exhaustive and is limited to areas that were accessible and visible at the time of the inspection.

2.0 GENERAL INFORMATION AND SITE DESCRIPTION

2.1 Location and General Site Description

The subject site is located on the nominal north side of Sainte-Anne Street in a mixed residential and commercial area of Sainte-Anne-de-Bellevue, Québec. The location of the subject site is shown in **Figures 1 and 2**. A recent satellite image of the subject site and surrounding area is presented in **Figure 3**. The site plan is presented in **Figure 4**.

The subject site occupies lot 1 556 325 of the Cadastre du Québec. The approximate geographic coordinates of the site are 45°24'12" latitude and -73°'57'5.02" longitude.

2.2 Property Description

According to the municipal valuation roll, the subject site occupies a total surface area of 376.0 m^2. A single commercial building occupies the entirety of the site surface area. (**Figures 3 and 4, Photo 1**).

2.3 Building Description

According to the municipal valuation roll, the single storey, double-height building situated on the subject site was constructed in 1957. The building is of steel frame construction on a concrete foundation. The exterior is finished with decorative brick. The roof is flat. A basement occupies the entire building footprint.

Current site activities are <u>not listed</u> in Schedule III of the *Règlement sur la protection et la réhabilitation des terrains* (RPRT)[3] in accordance with section IV, chapter IV, of the *Loi sur la qualité de l'environnement* (LQE)[4].

[3] C.Q.L.R. c. Q-2, r.37
[4] C.Q.L.R. c. Q-2

2.4 Neighbouring Properties

Consistent with popular convention, Sainte-Anne Street is assumed to be oriented along an east-west axis. Therefore, the subject site is bounded in the four cardinal directions as follows:

North: Sainte-Thomas Street, followed by residential buildings;

East: Adjoining commercial building occupied by a store and a barber shop;

South: Sainte-Anne Street, followed by commercial buildings occupied by restaurants, and subsequently followed by the Sainte-Anne Canal; and,

West: Adjoining commercial building occupied by BMO Bank.

A visual inspection of the adjacent properties was conducted by D&G from public vantage points. Current neighbouring properties appear to be in good condition and are unlikely to constitute a material adverse environmental risk to the subject site by virtue of their configuration, construction, visible equipment and infrastructure [5] or activities observed to be conducted on those properties.

[5] No apparent above ground or underground storage tanks or fill and vent pipes were observed on neighbouring properties at the time of the inspection.

Figure 1 – Regional Setting of the Subject Site

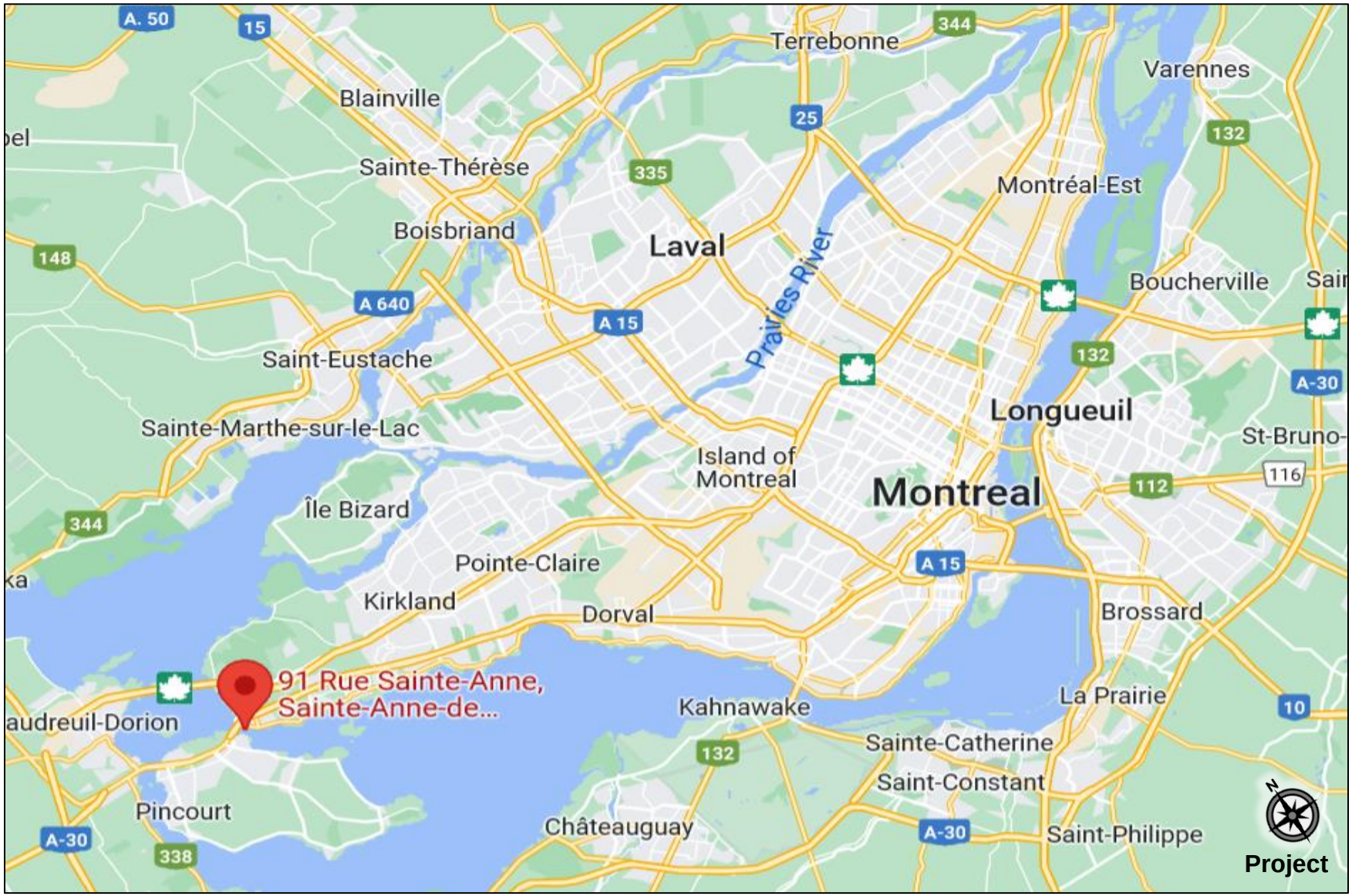

Figure 2 – Local Setting of the Subject Site

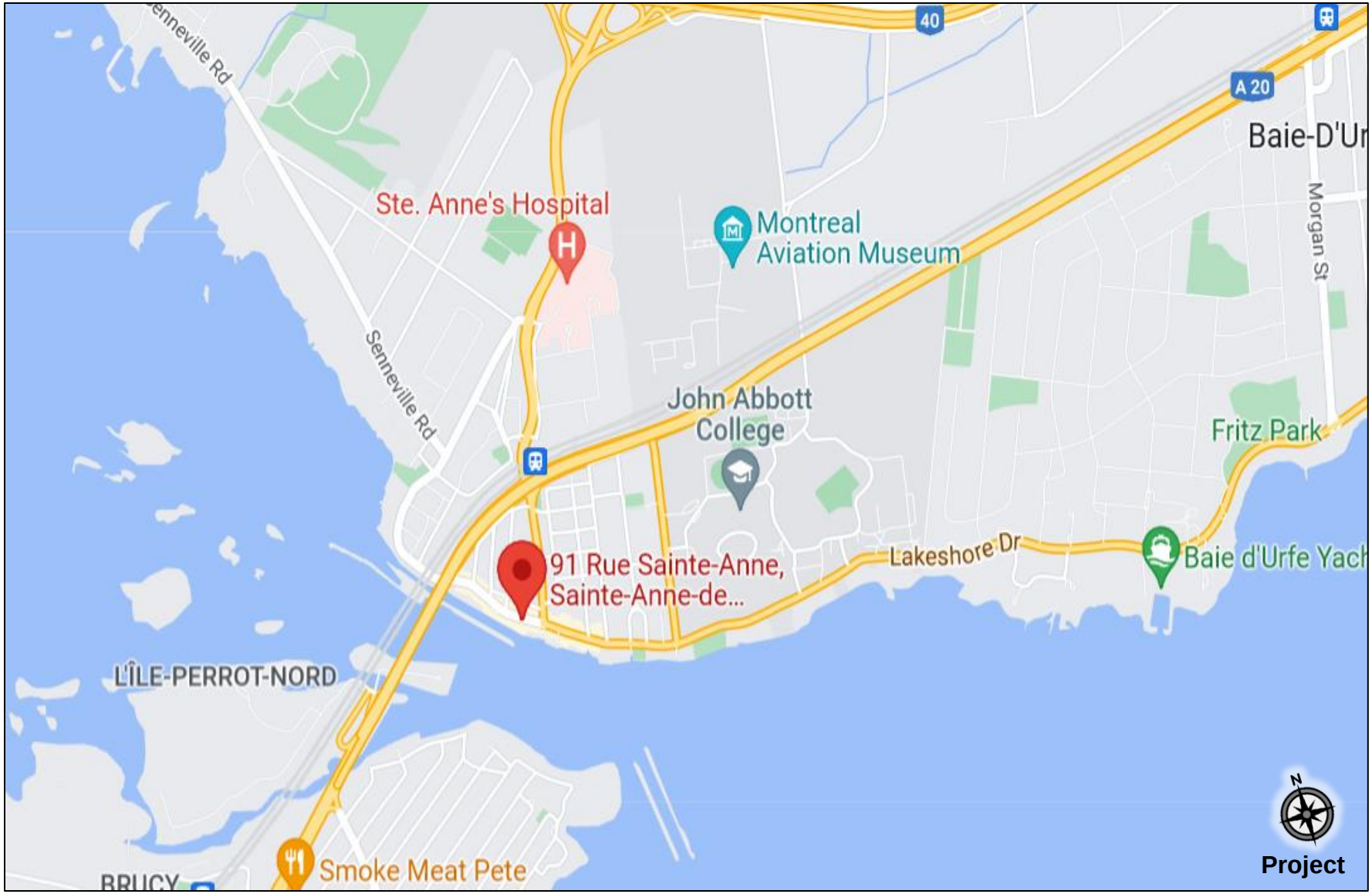

Figure 3 – Aerial Photograph of the Subject Site and Surroundings

The red dashed line represents the approximate limits of the subject site

3.0 SITE HISTORY

The purpose of the historical research is to identify former uses of the site over the years and to attempt to identify elements or activities that may have been potential sources of contamination.

This research is based on a review of existing documentation including aerial photographs and property titles. In addition, requests for access to information have been made to the MELCC, the City of Sainte-Anne-de-Bellevue and Énergir[6] to determine if they have records pertaining to the subject site.

3.1 Title Search

A title search allows for the identification of past property owners and to identify those that, according to their activities, may have impacted the site. A title search was conducted by way of the Registre foncier du Québec web site. Copies of the title search documents[7] are included in **Appendix II**.

The subject site occupies lot 1 556 325 of the Cadastre du Québec. Original lots 153, 154, 160 and 161 of the Cadastre de la Paroisse de Sainte-Anne, registration division of Montreal were established on November 2, 1877. The subject site is currently registered to *W.E.R.W. International Inc.* who acquired the property from *Placements Lourumar Inc*. on July 12, 2006. *Placements Lourumar Inc.* acquired the property from *Jules Lavigne* on January 28, 2005.

The majority of recorded transactions are shown to be sales and financial transactions between various individuals, financial institutions and typically non-polluting entities. Our title search, therefore, has identified no entities or activities likely to constitute a material adverse environmental risk to the subject site.

[6] Formerly known as Gaz Métropolitain Inc.

[7] Transactions recorded prior to 1980 are handwritten and as such are often difficult to read or completely illegible.

3.2 Underwriters' Fire Insurance Plans

Fire insurance underwriters' plans typically indicate the locations of buildings and the nature of structures and support facilities. From an environmental standpoint, these plans may indicate the location of current or former above ground and underground storage tanks as well as other environmentally related features of the subject site.

Underwriters' plans were consulted on the *Bibliothèque et Archives nationales du Québec* (BAnQ) web site. The subject site and neighbouring properties are not covered in the directory of available plans.

3.3 Insurers' Advisory Organization

CGI acquired the Insurers' Advisory Organization databases in 2003. This service is now offered by Opta Information Intelligence (previously SCM Gestion des Risques). These databases include insurance inspection reports for fire hazards. Inspection reports may contain relevant site information such as former vocations, commercial activities and equipment. Some reports are accompanied by plans that may indicate the location of current or former above ground and underground petroleum storage tanks or the presence of asbestos containing materials in a building.

A formal review of Opta documents was not undertaken. In this case, the historical information obtained from other sources was deemed sufficient for our current needs. Consequently, such a review was considered redundant and therefore unnecessary.

3.4 City Directories

The BAnQ maintains a directory of information of genealogy, social history and building history, as well as the urban geography of Montréal and its suburbs for the years 1842 to 1999. The Montréal directories were generally composed of three sections: a list of residents in alphabetical order, a list of professionals and businesses by category (such as, artists, breweries, pharmacies, etc.) and a list of various institutions (banks, insurance

companies, telegraph companies, post offices, churches, courts, hospitals, schools, literary and scientific societies, sports clubs and others). In 1864 a list of city residents and occupants by street name and civic address was added to the directory. In 1863, publication of the Montréal Directory was assumed by John Lovell, whose family-owned business survives to the present day. As of 1875, the publication became known as Lovell's Montréal Directory.

The subject site first appears in the 1976 directory and has been since occupied by various typically non-polluting entities such as clothing and shoe retail stores.

All immediate neighbouring properties are occupied over the years by typically non-polluting entities. Between at least 1978 and 1980, the property located at 74 Sainte-Anne Street was occupied by a dry cleaner. Nonetheless, this property is located hydraulically downgradient and more than 70 m south-east of the subject site. Given the distance as well as the presence of municipal infrastructure and the heterogeneous nature of local soils and fill which are likely to constitute a natural barrier to contaminant migration, this property is unlikely to be of environmental concern.

Our review of city directories, therefore, has identified no activities or entities likely to constitute a material adverse environmental risk to the subject site.

3.5 Aerial Photographs

Aerial photographs from 1954, 1969, 1993, 1998 and 2003 were consulted by D&G. In addition, satellite images from 2005, 2010 and 2012-2020 were reviewed on the Google Earth™ web site. The 2020 image is presented in **Figure 3.**

Our review of historical aerial photographs show that the current building appears on the subject site since at least 1969 in its current configuration. No significant changes were observed throughout the years. All neighbouring properties appear to be in the same configuration as today. Throughout the decades, the vocation of the area has been

primarily a mix of residential and commercial properties. No potentially polluting entities such as a mechanical garage or gasoline service station were observed on or in the immediate vicinity of the subject site.

Our review of historical aerial photographs and satellite images, therefore, has identified no entities or activities likely to constitute a material adverse environmental risk to the subject site.

3.6 Land Usage Maps

Land usage maps typically indicate the locations of buildings and the names of occupants and may indicate the nature of the activities being conducted on various properties.

The subject site is not covered by any available land usage maps.

3.7 Regulatory History

Access to information requests were addressed to the following regulatory agencies and public utilities on March 23, 2022 to determine if any files of an environmental nature exist for the subject site.

Please refer to **Appendix III** for copies of the relevant correspondence with the regulatory agencies and responses, where applicable.

3.7.1 MELCC

As of the date of preparation of this report, no definitive response has been received from the MELCC. When such a response is received, D&G will issue an addendum to this report if conditions giving rise to material adverse environmental risk are disclosed.

3.7.2 Énergir

As of the date of preparation of this report, no definitive response has been received from Énergir. When such a response is received, D&G will issue an addendum to this report if conditions giving rise to material adverse environmental risk are disclosed.

3.7.3 City of Sainte-Anne-de-Bellevue

As of the date of preparation of this report, no definitive response has been received from the City of Sainte-Anne-de-Bellevue. When such a response is received, D&G will issue an addendum to this report if conditions giving rise to material adverse environmental risk are disclosed.

3.7.4 Régie du bâtiment du Québec

Prior to April 1, 2007 access to information requests were also customarily addressed to the Ministère des Ressources naturelles (MRN) to determine if they possessed historic files concerning any current or former petroleum equipment installations on the site in question. Of particular interest in the context of a Phase I ESA is whether above ground or underground fuel storage tanks are or were present at the site and whether spills and releases, among other things, may have been reported in the past.

Since April 1, 2007, all files concerning petroleum equipment installations were transferred from the MRN to the RBQ. In order to facilitate access to information, the RBQ has made available on their website a register of historic files pertaining to petroleum equipment installations. The absence of a specific listing for the subject site on the RBQ web site suggests that no file exists for that property. Nevertheless, the RBQ states that, *"If your request to the RBQ for access to information is intended to definitively ascertain whether or not tanks or other petroleum equipment were previously installed on a site, we cannot provide that absolute assurance. The document retention rules in the Law Respecting Archives stipulate that inactive files may be destroyed after five years".*

The RBQ petroleum equipment installations database, current as of March 1, 2022 was consulted on March 33, 2023. The subject site is not listed in the database.

There is, however, one listing within a 300 m radius of the subject site. This property is located more than 245 m from the subject site. Given the distance involved, as well as the presence of municipal infrastructure and the heterogeneous nature of local soils and fill which are likely to constitute a natural barrier to contaminant migration, this property is unlikely to constitute a material adverse environmental risk to the subject site.

Please refer to **Appendix IV** for a table showing the details of these wells.

3.8 High Risk Petroleum Product Equipment Permit Holders

The RBQ also maintains an up-to-date list of current high-risk petroleum equipment permit holders. This RBQ database, current as of March 28, 2022 was consulted on March 30, 2022. The subject site is not listed in the database.

There is, however, one listing within a 300 m radius of the subject site. This property is located more than 245 m from the subject site. Given the distance involved, as well as the presence of municipal infrastructure and the heterogeneous nature of local soils and fill which are likely to constitute a natural barrier to contaminant migration, this property is unlikely to constitute a material adverse environmental risk to the subject site.

Please refer to **Appendix IV** for a table showing the details of these wells.

3.9 Federal Contaminated Sites Inventory

The Federal Contaminated Sites Inventory includes information on all known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for

which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government.

This inventory was consulted on March 30, 2022. The subject site is not listed in the database and there are no listings within a 300 m radius of the subject site.

3.10 Provincial Inventory of Contaminated Sites

The MELCC maintains two environmental inventories which were consulted as part of this Phase I ESA.

3.10.1 Soil and Industrial Waste Disposal Sites Inventory

This inventory, formerly known as the GERLED list, contains a list of sites where industrial hazardous wastes having the potential to create environmental impacts are stored or landfilled. The inventory, current as of March 13, 2022 was consulted on March 31, 2022. The subject site is not listed in this inventory and there are no listings within a 300 m radius of the subject site.

3.10.2 Contaminated Sites Inventory

This inventory, formerly known as the GERSOL list, contains a list of contaminated sites where remedial activities may or may not have been conducted. The inventory, current as of May 17, 2021 was consulted on May 21, 2021. The subject site is not listed in this inventory.

There are, however, two listings within a 300 m radius of the subject site. The closest of these is located more than 100 m from the subject site. This site is listed as having been contaminated with polycyclic aromatic hydrocarbons and metals. It was reportedly remediated in 2010 and residual soil quality reportedly meets the applicable MELCC C

criteria for commercial use. The second property is located more than 125 m from the subject site. Given the distances involved, as well as the presence of municipal infrastructure and the heterogeneous nature of local soils and fill which are likely to constitute a natural barrier to contaminant migration, these properties are unlikely to constitute a material adverse environmental risk to the subject site.

3.11 Local Site Geology, Hydrology and Hydrogeology

3.11.1 Local Geology

According to the *Carte géologique des Basses-Terres du Saint-Laurent* (Globensky, 1985), local bedrock is reported to consist of dolomite of the Beekmantown Group, part of the Beauharnois Formation.

3.11.2 Surficial Deposits

According to the map 1426A *Surficial geology (soils) - Montreal Island* (*Geological Survey of Canada, 1975)*, surficial deposits consist mainly of till. According to the map 1427A *Drift thickness contours (J. Hode Keyser and V. K. Prest, 1975)*, the thickness of deposits is approximately 3 m. Such geological conditions would generally be classified as having a low permeability to groundwater flow and contaminant migration.

3.11.3 Site Hydrogeology and Drainage

Based on the observed topography of the area and the probable bedrock profile, the general groundwater flow would be expected to be in a southerly direction toward the Sainte-Anne Canal, located approximately 25 m from the subject site. According to the *Carte hydrogéologique de L'Ile de Montréal et des Iles Perrot et Bizard* (Bériault and Simard, 1978), the depth to groundwater on the site is approximately 7 m.

Groundwater depths, however, could vary significantly on a seasonal basis and with periods of precipitation. Moreover, groundwater flow direction can be influenced locally and regionally by the presence of foundations and buried infrastructure, local wetland

features, surfaces topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils and proximity to water pumping wells.

Where surfaces are impermeable or saturated, runoff is expected to drain toward municipal storm sewers located on adjacent streets.

The MELCC *Système d'information hydrogéologique* (SIH) database, current as of January 15, 2015, was consulted on March 31, 2021 to determine whether potable water wells are present in the area. There are two registered wells located within a 1 km radius of the subject site. However, given the presence of a municipal aqueduct, it is unlikely that wells are used for potable water supply in the vicinity of the subject site.

Please refer to **Appendix IV** for a table showing the details of these wells.

3.12 Previous Studies

According to the site representatives, no previous studies have been undertaken with respect to the subject site in the past.

3.13 Summary of Site History

The review of historical documentation shows that development of the area where the subject site is located began before 1954. The current building appears on the subject site since at least 1969 in its current configuration. No significant changes were observed throughout the years. All neighbouring properties appear to be in the same configuration as today. Throughout the decades, the vocation has been primarily a mix of residential and commercial properties.

The subject site first appears in the 1976 directory and has been since occupied by various typically non-polluting entities such as clothing and shoe retail stores. All immediate neighbouring properties are occupied over the years by non-polluting entities.

Between at least 1978 and 1980, the property located at 74 Sainte-Anne Street was occupied by a dry cleaner. This property is located hydraulically downgradient and more than 70 m south-east of the subject site. Given the distance as well as the presence of municipal infrastructure and the heterogeneous nature of local soils and fill which are likely to constitute a natural barrier to contaminant migration, this property is unlikely to constitute a material adverse environmental risk to the subject site.

No potentially polluting entities such as a mechanical garage or gasoline service station were observed on or in the immediate vicinity of the subject site.

Current and past site activities are not listed in Schedule III of the *Règlement sur la protection et la réhabilitation des terrains*.

4.0 SITE INSPECTION SUMMARY

The following observations were made during a visual examination of the subject site and its immediate surroundings. Meteorological conditions on the day of the inspection were as follows: sunny, 5°C. Inspection of interior areas was limited to portions of the building that were accessible at the time of the site visit.

Photographs taken during the site inspection are presented in **Appendix I**.

4.1 General Site Conditions

Observed site conditions are often a good indication of the general attitudes and routine practices of occupants and owners toward the upkeep and maintenance of the premises and the degree of diligence exercised to minimize environmental risks.

The subject site was observed to be in good condition at the time of the site visit.

4.2 Buildings and Structures

The nature and occupancy of buildings and structures on the subject site can provide insight as to current and historic sources of contamination or potential adverse environmental impacts.

The building was observed to be in generally good condition at the time of the site visit.

4.3 Pits and Lagoons

Pits and lagoons on the subject site and on adjoining properties need to be identified, especially if those pits and lagoons are likely to have been used in connection with waste disposal or waste treatment activities, since these site features have the potential to be a contributory source of soil and groundwater contamination.

No exterior pits or lagoons were identified on the subject site and none were reported or likely to have been present in the past.

4.4 Surface Staining

Staining of exterior surfaces including paved and unpaved areas as well as interior surfaces such as floors, walls and ceilings can be an indicator of historic spills and releases of hazardous materials.

To the extent possible, interior and exterior surfaces were visually inspected. No surface staining was observed at the time of the site visit.

4.5 Watercourses, Ditches and Standing Water

The presence of watercourses, ditches or standing water on the subject site or on adjoining properties may represent potential pathways for the migration of contamination onto or from the subject site.

There are no watercourses or ditches on or adjacent to the subject site. No standing water was observed on or adjacent to the subject site at the time of the site visit.

4.6 Roadways, Parking Facilities and Rights-of-Way

Public thoroughfares that cross or border the subject site as well as rights-of-way such as rail lines, transmission lines and pipelines may be potential sources of soil or groundwater contamination that could impact the subject site. Parking facilities are also potential sources of leaks and spills likely to create adverse environmental impacts to the subject site.

The public road bordering the site to the south was observed to be in good condition and is unlikely to constitute a material adverse environmental risk to the subject site. No

significant transmission lines or pipeline rights-of-way are located on or in the immediate vicinity of the subject site.

4.7 Stressed Vegetation

The presence of stressed vegetation on or adjacent to the subject site may be an indicator of historic spills or releases of hazardous materials or other past practices having the potential to create adverse environmental impacts to the subject site.

No stressed vegetation was observed on or in the vicinity of the subject site at the time of the site visit.

4.8 Fill Materials

Areas that appear to have been filled or graded by other than natural means have the potential to create adverse environmental impacts to the subject site, particularly if fill materials of unknown origin and quality have been imported.

No evidence of backfilling was observed on the subject site during the site visit.

4.9 Water and Wastewater

The source of water supply to the subject site is important to understand potential environmental risks for the presence of supply wells on the site or risks for the use of untreated drinking water from off-site sources. Wastewater disposal practices that use on-site septic systems may be an ongoing source of site contamination or adverse off-site impact creating liabilities for the site owner.

The building is serviced by the municipal water supply and sewer systems. No process water is generated at the site. Sanitary wastewater is discharged untreated directly to the municipal sewer and is unlikely to constitute a material adverse environmental risk to the subject site.

4.10 Drains and Sumps

Floor drains and sumps are potential receptors of hazardous materials which may have been spilled or released on site in the past. The presence of oil sheens, debris, sludge or odours in drains and sumps may be indicative of adverse environmental impacts which could affect soil and groundwater on site or off site.

No drains were observed throughout the building. A sump was observed in the utility room, no anomalies were observed.

4.11 Heating and Cooling Systems

Both current and historic heating systems may be potential sources of adverse environmental impacts resulting from the storage, handling and use of fuels such as wood, coal, oil, propane or natural gas; from the storage, handling and disposal of residues such as ash; or, from the release of combustion gases. Current and historic cooling systems may be potential sources of contamination resulting from releases of refrigerants and lubricants.

The building is heated by an electric HVAC unit observed on the roof and cooled by separate wall mounted electric air conditioning units in some of the commercial units. Domestic hot water is provided by an electric hot water heater. A natural gas entry was observed on the southern exterior wall of the building.

Given the age of the building it is likely that it was historically heated a combustion type system fueled by oil. No evidence of former heating systems was observed. No evidence of potential oil contamination was observed.

Current and former heating systems are therefore unlikely to constitute an adverse environmental risk to the subject site.

4.12 Storage Tanks

Contamination of soil and groundwater frequently results from uncontrolled or unmonitored losses of hazardous materials from aboveground and underground storage tanks arising from spills and leaks during tank operation or during filling, emptying and decommissioning activities. Storage tanks can be used for a wide variety of hazardous materials, including, but not necessarily limited to, fuels, oils, lubricants and other substances. For this reason, it is important to identify all current and historic uses of such storage tanks at a site.

No evidence of current or former underground or above ground heating oil tank installations was observed at the time of the site visit. According to the site representative, a former above ground storage tank was located in the furnace room. This tank was reportedly dismantled in about 2010. Capped fuel fill or vent pipes were observed on the northern building exterior wall. No evidence of contamination was observed in the furnace room.

Storage tanks, therefore, are unlikely to constitute a material adverse risk to the subject site.

4.13 Supplementary Storage Containers

Supplementary storage containers such as portable tanks (also known as "intermediate bulk containers (IBCs)[8] or "tote tanks") drums and pails are often used for a variety of materials including hazardous materials. The location and contents of such containers as

[8] Intermediate bulk containers are rigid, self-standing vessels made from metal, fiberboard or polymeric material. The typical volume is 1,000 L although there are specialty versions available ranging from 450 L up to 3,000 L. The construction typically consists of a base pallet with a bulk tank attached.

The most widely used IBCs are those with a bulk tank or bottle made from a polymeric material, typically high-density polyethylene (HDPE), which is then protected by a durable galvanized outer steel frame. The bulk tank usually includes a fill port with a cap along with a valve for emptying. There may also be a pressure-relief valve when the tanks are used for particularly hazardous substances such as organic peroxides or products that are filled at high temperatures.

well as their physical condition and management can lead to adverse environmental risks at a particular site.

No supplementary storage containers were observed on the site during the site visit.

4.14 Air Emissions

The accidental or intentional release into the atmosphere of hazardous materials such as volatile solvents, toxic substances and hazardous air pollutants in the form of vapors, dusts and mists can create adverse environmental effects on the subject site and on adjacent sites, giving rise to potential environmental liabilities accruing to the property owner.

The subject site is not a material source of air emissions.

4.15 Odours

Persistent or transient odours that are particularly strong, pungent or noxious may be indicative of the presence of contamination on a site and may also give rise to environmental liabilities for nuisance or for degradation of ambient conditions on the subject site or impairment of the ability to enjoy the use of the subject site or adjacent sites.

No suspect odours were detected inside or outside the building at the time of the site visit.

4.16 Hazardous Materials

The on-site storage, handling and use of hazardous materials with the potential for accidental spillage or release may give rise to adverse environmental impacts and ensuing environmental liabilities.

No hazardous materials were observed during the site inspection.

4.17 Unidentified Substances

No unidentified substances were observed on the subject site at the time of the inspection.

4.18 Mechanical Equipment

Elevators and lifting equipment such as automobile hoists and loading dock levelers are often hydraulically powered by means of a piston mounted in the floor of the building or in a service pit at the bottom of the elevator shaft. Other hydraulically powered mechanical equipment such as refuse compactors, machinery actuators and heavy equipment may also be present on a site. Such mechanical systems are subject to leakage or sudden failure potentially resulting in adverse impacts to soil and groundwater.

No hydraulic or mechanical equipment likely to constitute a material adverse environmental risk to the subject site was observed at the time of the inspection.

4.19 Management of Wastes and Recyclable Materials

4.19.1 Non-Hazardous Waste

Non-hazardous waste generated at the subject site consists primarily of office waste and packaging which is disposed of in the regular refuse that is picked up on a periodic basis by an authorized contractor for disposal.

The storage, handling and management of non-hazardous waste on the subject site appear to be adequate and conducted in compliance with applicable regulations. Non-hazardous waste is therefore unlikely to constitute a material adverse environmental risk to the subject site.

4.19.2 Hazardous Waste

No hazardous waste was observed during the site visit.

4.19.3 Recyclable Materials

Recyclable materials originating at the subject site consist primarily of plastic, paper and cardboard that are picked up by the municipal collection service on a periodic basis.

The storage, handling and management of recyclable materials on the subject site appear to be adequate and conducted in compliance with applicable regulations. Recyclable materials are therefore unlikely to constitute a material adverse environmental risk to the subject site.

4.20 Special Attention Items

4.20.1 Polychlorinated Biphenyls

Polychlorinated Biphenyls (PCBs) were once widely used as dielectric and coolant fluids, for example in transformers, capacitors and electric motors. Due to their inherent toxicity and classification as a persistent organic pollutant, PCBs have not been manufactured in North America since 1977 and their use as a constituent in new products manufactured in or imported into Canada was prohibited by regulations in 1977 and 1980.

Contamination resulting from PCBs can arise from certain older electrical equipment manufactured prior to 1978 that uses dielectric fluids containing these persistent organic compounds. Although a commonly identified source of PCB contaminated oils is primarily large-scale electrical transformers such as those mounted on utility poles, a smaller potential source of PCBs is fluorescent lamp ballasts.

Canadian federal regulations have set specific deadlines for ending the use of PCBs in concentrations at or above 50 mg/kg, eliminating all PCBs and equipment containing PCBs currently in storage and limiting the period of time PCBs can be stored before being destroyed. The labeling and reporting requirements for PCBs provide necessary information to monitor progress toward end-of-use targets. Current regulations also establish sound practices for the management of equipment containing less than 50 mg/kg

PCB until their eventual elimination, to prevent contamination of dielectric fluids and dispersion of PCBs in small quantities into other liquids.

No equipment potentially containing PCB was observed during the inspection. Given the age of the building, PCB containing equipment such as fluorescent lamp ballasts may be present; however, everyday use of these is unlikely to constitute a material adverse environmental risk.

4.20.2 Ozone Depleting Substances and Greenhouse Gases

Ozone-depleting substances (ODS) generally contain chlorine, fluorine, bromine, carbon and hydrogen in varying proportions and are often described by the general term "halocarbons". Substances such as chlorofluorocarbons, carbon tetrachloride and methyl chloroform are significant synthetic ozone-depleting gases that have been used in many applications including refrigeration, air conditioning, foam blowing, cleaning of electronics components and as solvents. Another significant class of synthetic halocarbons are commonly known as "halons", which contain carbon, bromine, fluorine and, in some cases, chlorine and have been mainly used as fire extinguishers.

These substances do not easily break down in the lower atmosphere and can remain present for up to 120 years or more. Once they reach the stratosphere, ultraviolet radiation breaks down these molecules liberating chlorine or bromine which, in turn, promote the breakdown of ozone.

Of particular concern is chlorodifluoromethane, which is a hydrochlorofluorocarbon refrigerant also known as HCFC-22 or R-22. The use of R-22 is gradually being phased out due to its relatively high ozone depletion potential and its status as a potent greenhouse gas (GHG). Some systems, however, still use R-22 refrigerant even though it is no longer commercially produced. R-22 will become increasingly scarce and significantly more expensive within the coming years. Consequently, all equipment using this refrigerant will eventually need to be retrofitted or replaced.

A rooftop HVAC system is present on the building. This unit may contain ODS or GHG substances; however, the type of refrigerant used in this equipment could not be confirmed. This equipment is reportedly serviced on a periodic basis by a licensed technician. No anomalies were observed. Therefore, ODS and GHG containing equipment is unlikely to constitute a material adverse environmental risk.

4.20.3 Asbestos Containing Materials

Asbestos is a fibrous mineral that was commonly used for thermal insulation in older buildings. As a solid, non-friable mineralogical compound, asbestos presents little hazard when undisturbed. However, dusts created when friable asbestos is disturbed carry microscopic fibers that create a long-term health risk to exposed persons.

Since 1980, the use of asbestos has been prohibited by the *Hazardous Products Act* in many consumer products where asbestos containing dust particles may be released during normal use of these products. In this context, many buildings constructed before 1980 are likely to have asbestos containing materials (ACM) present in their building materials.

The Québec *Regulation Respecting Occupational Health and Safety* (ROHS)[9] obliges employers to conduct an inspection of certain buildings under their authority in order to locate and, if need be, repair flocking and heat insulating materials located in such buildings. *All flocking and heat insulating materials are presumed to contain asbestos*[10], unless the employer can demonstrate otherwise.

These provisions are designed to reduce worker exposure to asbestos dusts. According to article 56 of the *Act Respecting Occupational Health and Safety*[11], for portions of a building that are not under the authority of an employer, the building owner is responsible

[9] C.Q.L.R., c. S-2.1, r.13
[10] For purposes of this regulation, a material, product, flocking or heat insulation material is deemed to contain asbestos if the asbestos concentration is 0.1% or greater.
[11] C.Q.L.R., c. S-2.1

for compliance with the regulation, and, in such a case, the employer must ensure that all measures to ensure the protection of the health and safety of workers are taken.

In this context, the building owner is responsible for the application of the new regulatory requirements for those portions of the building if there is at least one employee who works at the building on a full-time basis.

Buildings to be inspected are the following:

- Buildings constructed before February 15, 1990 must be inspected in order to locate flocking containing asbestos. *Flocking is a mixture of friable materials applied by spraying in order to cover a given surface*; and,

- Buildings constructed before May 20, 1999 must be inspected in order to locate heat insulating material containing asbestos. *Heat insulating materials are materials which cover an entire facility or piece of equipment to prevent the loss of heat or to protect workers from coming into contact with hot surfaces*.

If the inspection shows that flocking or heat insulating material has the potential to release asbestos dust, the employer or owner must take measures to remove it, to enclose it entirely in a permanent structure resistant to the release of fibres, or to coat it or soak it in a binder or cover it with materials resistant to the release of fibres.

Several other types of indoor finishes may contain asbestos, such as vinyl tiles, ceiling tiles, gypsum wallboard and joint compounds manufactured before January 1980, among others.

Consequently, with respect to products other than flocking and heat insulating materials that are likely to contain asbestos, particularly certain interior finishes, the employer or owner is required to:

- Check for the presence of asbestos in the materials and products likely to contain it prior to undertaking any work having the potential to release asbestos dust into the air by a direct or indirect action on or inside any building under his authority;

- Check whether materials or products having the potential to contain asbestos actually contain it before buying them; and,

- Repair or remove all indoor finishes having the potential to contain asbestos and which, because of their condition, may release asbestos dust into the air.

No ACM or suspected ACM was observed in the building at the time of the inspection. Given the age of the building, ACM is presumed to be present in flocking and heat insulation materials and may be present in other building materials as well.

4.20.4 Urea Formaldehyde Foam Insulation

Urea formaldehyde foam insulation (UFFI) was originally developed in Europe in the 1950s as an improved means of insulating difficult-to-reach cavities in building walls. In Canada, UFFI was typically retrofitted into existing buildings and was prepared at the building site. Urea formaldehyde resin, a catalyst and compressed air would be injected into the wall cavity, usually from the exterior and allowed to expand within the wall cavity filling in any air gaps and voids. In some cases, excess formaldehyde, an irritant gas, would be released into the building during curing of the UFFI, resulting in adverse health effects for some building inhabitants. Most UFFI installations were done in Canada between 1977 and 1980, when the product was eventually banned. UFFI use since 1980 is uncommon.

No material suspected to contain UFFI was observed during the site visit and no evidence that UFFI may have been installed in the past was observed. The site representatives were unaware if UFFI was ever installed.

4.20.5 Lead

The three main sources of lead exposure in buildings come from water, soil and paint or paint dust. Although typical concentrations of lead in drinking water supplies in Canada are very low, significant levels of lead in drinking water can result from the use of lead solder in plumbing, lead service connections or the use of lead pipes in the building. Lead was, at one time, the material of choice for use in service connectors. It was commonly employed prior to 1920 and 50% lead solder was routinely used in the plumbing trades until the late 1980s.

Due to the historic use of leaded gasoline, urban soils, especially near major highways, may have higher lead levels than in rural areas. Soil near some industrial areas can also be high in lead and the soil around buildings with painted siding can become contaminated over time due to paint deterioration or refinishing activities.

Although lead was customarily added to domestic and industrial paints up to the late 1960s, it is rare for buildings constructed after 1960 to have significant quantities of leaded paint. Paint chalks, peels or is eroded over time, especially in high-friction areas such as windows, doorways, stairwells and painted flooring. Exterior painted surfaces such as porches and railings can deteriorate due to weathering, creating lead dust hazards. Lead dust may be created during renovations.

Given the age of the building, lead based paints and lead piping may be present.

4.20.6 Radon

Radon is an odourless, colourless gas resulting from the decay of radioactive uranium and is itself a radioactive element. It creates a health hazard in certain areas where the local geology is characterized by uranium-rich bedrock such as granites. Such areas with an elevated risk of radon accumulation in households are typically well defined by local geology and radon incidence histories.

Local geology is not commonly identified with the generation of radon gas.

4.20.7 Mould

Moulds are fungi, a group of common organisms that also includes mushrooms and yeasts. They are prevalent in nature and are carried indoors from the outside. More than 270 species of mould have been identified in buildings in Canada. Mould can grow indoors in wet or damp areas, including ceiling tiles, carpets, insulation material, wood and drywall. Most common types of moulds are not generally harmful to healthy individuals. However, exposure to mould can cause adverse health effects depending on overall health, age and the amount of time an exposed person spends in the affected area.

No apparent mould growth was observed in any of the accessible areas that were inspected at the time of the site visit.

4.20.8 Noise and Vibration

Noise and vibration generated on site may create adverse impacts to neighbouring properties resulting in a potential environmental liability for the property owner or occupant. Adjacent sources of excessive noise and vibration may diminish the value or functionality of the subject site.

No sources of excessive noise and vibration were identified either on site or off site at the time of the site inspection.

4.20.9 Electromagnetic Fields and Ionizing Radiation

Electromagnetic fields created by power lines and electrical equipment and ionizing radiation created by nuclear sources, often found in industrial measurement equipment among other devices, have been associated with certain adverse health effects in individuals, resulting in environmental liabilities for the property owner.

No sources of electromagnetic fields or ionizing radiation were observed on or in the vicinity of the subject site.

5.0 INTERVIEWS

No pertinent information supplementary to that presented elsewhere in this report was disclosed during the interview with the site representative on March 21, 2022.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

The professional services of D&G Enviro-Group Inc. were retained in March 2022 to undertake a Phase I Environmental Site Assessment of a commercial property located at 91 Sainte-Anne Street in Sainte-Anne-de-Bellevue, Québec. The study was undertaken at the request of Mr. Warren Williams, representing W.E.R.W. International Inc., current property owner, in the context of an anticipated financial transaction.

D&G conducted this Phase I ESA based on general guidelines published by the Canadian Standards Association in their standard Z768-01 (R2016) "Phase I Environmental Site Assessment" and by the Ministère de l'Environnement et de la Lutte contre les changements climatiques in their technical document "Guide de caractérisation des terrains" (2003).

Our inspection, interviews and historical research have identified the following:

- The subject site is located on the nominal north side of Sainte-Anne Street in a mixed residential and commercial area of Sainte-Anne-de-Bellevue, Québec. The subject site occupies lot 1 556 325 of the Cadastre du Québec. The approximate geographic coordinates of the site are 45°24'12" latitude and -73°'57'5.02" longitude.

- The subject site occupies a total surface area of 376.0 m^2. A single commercial building occupies the entirety of the site surface area.

- The single storey, double-height, building situated on the subject site was constructed in 1957. The building is of steel frame construction with a concrete foundation. The exterior is finished in decorative brick. The roof is flat. A basement covers the entire building footprint.

- Current and past site activities are not listed in Schedule III of the *Règlement sur la protection et la réhabilitation des terrains*.

- The building is heated by an electric HVAC unit on the roof and cooled by separate wall mounted electric air conditioning units in some of the commercial units. Domestic hot water is provided by an electric hot water heater. A natural gas entry was observed on the southern exterior wall of the building.

- Given the age of the building it is likely that it was historically heated a combustion type system fueled by oil. No evidence of former heating systems was observed. No evidence of potential oil contamination was observed. Current and former heating systems are therefore unlikely to constitute an adverse environmental risk to the subject site.

- No evidence of current or former underground or above ground heating oil tank installations was observed at the time of the site visit. According to the site representative, a former above ground storage tank was located in the furnace room. This tank was reportedly dismantled in about 2010. Capped fuel fill or vent pipes were observed on the norther building exterior wall. No signs of contamination were observed in the furnace room. Storage tanks, therefore, are unlikely to constitute a material adverse risk to the subject site.

- No ACM or suspected ACM was observed in the building at the time of the inspection. Given the age of the building, ACM is presumed to be present in flocking and heat insulation materials and may be present in other building materials as well.

- No lead-based paint, lead piping, UFFI or suspected PCB containing equipment was observed during the site visit. Given the age of the building, these materials may be present.

Based on these findings, we conclude that the commercial property located at 91 Sainte-Anne Street in Sainte-Anne-de-Bellevue, Québec is **free of material environmental concern**.

6.2 Recommendations

1. A Phase II Environmental Site Assessment (Phase II ESA) as defined in CSA Z769-00 (R2013) is **neither warranted nor recommended.**

2. If not already done, conduct a building inspection, to be undertaken by a qualified professional, to determine the presence and condition of potential ACM-containing materials in accordance with the *ROHS*. Undertake to comply with the applicable technical and administrative requirements of the *ROHS*.

3. If repairs, renovations or demolition are undertaken in the future and asbestos containing materials, suspected PCB containing equipment, lead based paint, lead plumbing, UFFI or mould impacted building materials are encountered, ensure that these are handled and disposed of in accordance with applicable regulations. Ensure that workers are provided with appropriate personal protective equipment and have received proper training in the handling and management of these materials.

REFERENCES

Canadian Standards Association (CSA)

- *Phase I Environmental Site Assessment.* CSA Z768-01 (R2016), 2001.
- *Phase II Environmental Site Assessment.* CSA Z769-00 (R2018), 2000.

Laws and Regulations of Québec

- *Loi sur la qualité de l'environnement, Section IV* (chapitre Q-2, 2018)
  http://legisquebec.gouv.qc.ca/fr/pdf/cs/Q-2.pdf
    - *Règlement sur la protection et la réhabilitation des terrains* (Q-2., r. 37, 2018)
      http://legisquebec.gouv.qc.ca/fr/pdf/cr/Q-2,%20R.%2037.pdf
    - *Règlement sur l'enfouissement et l'incinération de matières résiduelles* (Q-2., r. 19, 2018)
      http://legisquebec.gouv.qc.ca/fr/pdf/cr/Q-2,%20R.%2019.pdf *Règlement sur les matières dangereuses* (Q-2, r. 32)
    - *Règlement sur les matières dangereuses* (Q-2., r. 32, 2018)
      http://legisquebec.gouv.qc.ca/fr/ShowDoc/cr/Q-2, r.32
    - *Règlement sur les halocarbures* (Q-2, r. 29, 2018)
      http://legisquebec.gouv.qc.ca/fr/pdf/cr/Q-2, r. 29
    - *Règlement* sur le stockage et les centres de transfert de sols contaminés (Q-2, r. 46, 2018)
      http://legisquebec.gouv.qc.ca/fr/pdf/cr/Q-2, r. 46

- *Loi sur le bâtiment* (L.R.Q. chapitre B-1.1)
  http://www2.publicationsduquebec.gouv.qc.ca/dynamicSearch/telecharge.php?type=2&file=/B_1_1/B1_1.html
    - *Code de construction* (c. B-1.1, r. 2)
      http://www2.publicationsduquebec.gouv.qc.ca/dynamicSearch/telecharge.php?type=3&file=/B_1_1/B1_1R2.HTM
    - *Code de sécurité* (c. B-1.1, r. 3)
      http://www2.publicationsduquebec.gouv.qc.ca/dynamicSearch/telecharge.php?type=3&file=/B_1_1/B1_1R3.HTM

Ministère de l'Environnement et de la Lutte contre les changements climatiques (MELCC)

- *Guide de caractérisation des terrains* :
  http://www.environnement.gouv.qc.ca/sol/terrains/guide/guidecaracterisation.pdf
- *Guide d'intervention - Protection des sols et réhabilitation des terrains contaminés:*
  Beaulieu, M. 2021. Guide d'intervention – Protection des sols et réhabilitation des terrains contaminés. Ministère de l'Environnement et de la lutte contre les changements climatiques, Québec, mai 2021, 326 p. de l'Environnement et de la lutte contre les changements climatiques, Québec, mai 2021, 326 p.
  [http://www.environnement.gouv.qc.ca/sol/terrains/guide-intervention/guide-intervention-protection-rehab.pdf]
- *Répertoire des terrains contaminés:*
  http://www.environnement.gouv.qc.ca/sol/terrains/terrains-contamines/recherche.asp

7.0 STUDY VALIDITY AND LIMITATIONS

7.1 Study Limitations

This environmental site assessment is based on results obtained according to the methodology set out in this report and upon information, presumed to be correct, that was provided by people interviewed during the course of this study. The opinions presented in this report were arrived at by using generally accepted scientific and engineering principles, practices and judgment. However, because of the inherent uncertainty in this process, no guarantee of conclusion is intended or can be given. All findings and conclusions stated in this report are based on the facts and circumstances as they existed at the time of the study and the limits imposed by the scope of work, the budget and the work schedule. This report is not intended to be exhaustive in scope or to imply a facility that is free of all environmental risk. Any change in fact or circumstances upon which this report has been based may adversely affect the findings and conclusions expressed herein. Our potential liability to the client, its solicitors, lenders, engineers and consultants arising out of this report shall be limited to the lesser of the value of our professional fees or the amount of professional liability insurance coverage maintained by D&G, not to exceed $2 million, regardless of any limitation on liability agreed to by the client.

7.2 Third Party Use and Reliance

Any use of this report by a third party and all decisions taken by a third party based on this report are the responsibility of the third party. We accept no responsibility for any damages that may occur to a third party resulting from decisions based on this report.

D&G Enviro-Group Inc.
April 8, 2022

Pavla Karaskova, MEnv
Senior Project Manager

Eric W.E. Denman, Eng. MBA, EP, CRM
Vice President and Project Associate

OIQ Permit #25691

- *Répertoire des dépôts de sols et de résidus industriels*: http://www.environnement.gouv.qc.ca/sol/residus_ind/recherche.asp
- *Système d'information hydrogéologique (SIH):* http://www.sih.mddelcc.gouv.qc.ca/

Laws and Regulations of Canada

- *Canadian Environmental Protection Act* (S.C. 1999 c.33): http://canlii.ca/en/ca/laws/stat/sc-1999-c-33/latest/sc-1999-c-33.html
    - *Ozone Depleting Substances Regulations* (SOR/99-7, 1998) http://canlii.ca/en/ca/laws/regu/sor-99-7/latest/sor-99-7.html
    - *PCB Regulations* (SOR/2008-273) : http://canlii.ca/en/ca/laws/regu/sor-2008-273/latest/sor-2008-273.html
- *Hazardous Products Act* (R.S.C., 1985 c. H-3): http://www.canlii.org/en/ca/laws/stat/rsc-1985-c-h-3/latest/rsc-1985-c-h-3.html

Régie du bâtiment du Québec (RBQ)

- *Liste des titulaires d'un permis d'utilisation pour des équipements pétroliers à risque élevé:* http://www.rbq.gouv.qc.ca/equipements-petroliers/liste-des-titulaires-dun-permis-dutilisation.html
- *Répertoire des sites d'équipements pétroliers:* http://www.rbq.gouv.qc.ca/equipements-petroliers/registre-des-sites-dequipements-petroliers.html

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- *Annuaires Lovell de Montréal et sa banlieue :* http://bibnum2.banq.qc.ca/bna/lovell/index.html
- *Carte Index:* http://www.banq.qc.ca/collections/cartes_plans/ressources_BAnQ/doc_cartographiques/plans_carte_index/index.html?language_id=3
- *Liste des plans d'assurance incendie :* http://www.banq.qc.ca/collections/cartes_plans/ressources_BAnQ/doc_cartographiques/doc_assurance/index.html?language_id=3

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- Prest, V. K.; Hode-Keyser, J. (1975). *Courbes montrant l'épaisseur des Dépôts meubles de l'Île de Montréal.* Geological Survey of Canada.

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- Registre des entreprises du Québec : http://www.registreentreprises.gouv.qc.ca/fr/default.aspx
- Répertoire d'entreprises du Québec: http://www.icriq.com/fr/index.html
- Registre foncier du Québec: http://www.registrefoncier.gouv.qc.ca/Sirf/
- Statistique Canada. (1998). *Système de classification des industries de l'Amérique du Nord Canada 1997.* Catalogue n° 12-501-XPF.
- Aerial Photographs:

Flight path	Photo number	Year	Scale
-	01	1954	1 : 12 000
-	203	1969	1 : 4 800
93001-01	003	1993	1 : 10 000
98106-23	217	1998	1 : 5 000
Google Earth®	-	2005, 2010, 2012, 2013 and 2017-2020	-

Appendix I - Site Photographs – March 21, 2022

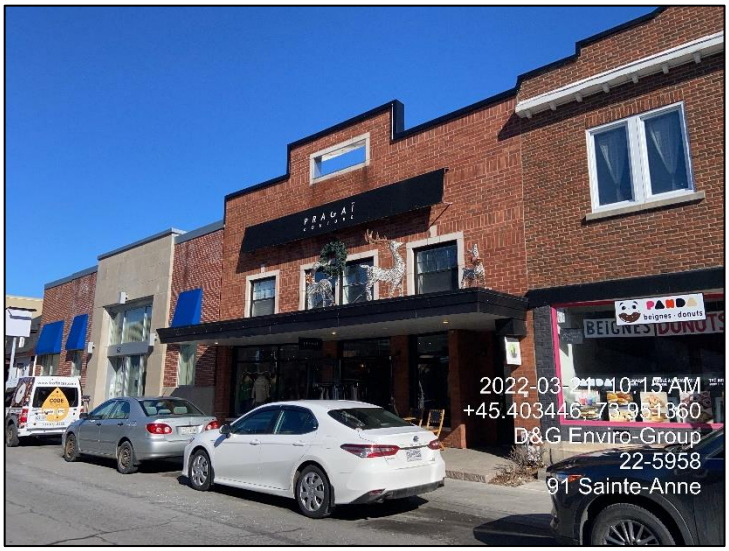

Photo 1 – General view of the subject site.

Photo 2 – Entry to the basement level.

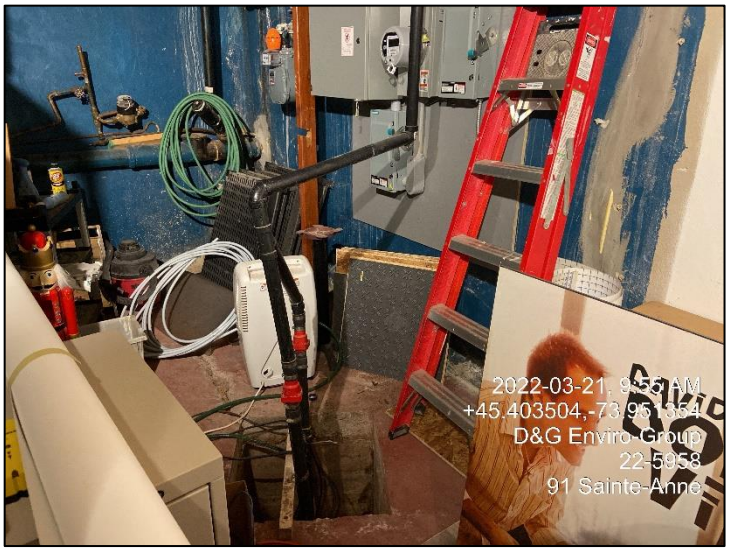

Photo 3 – Utility room, view of the sump with submersible pump.

Photo 4 – Furnace room.

Photo 5 – Reported location of the former above ground storage tank.

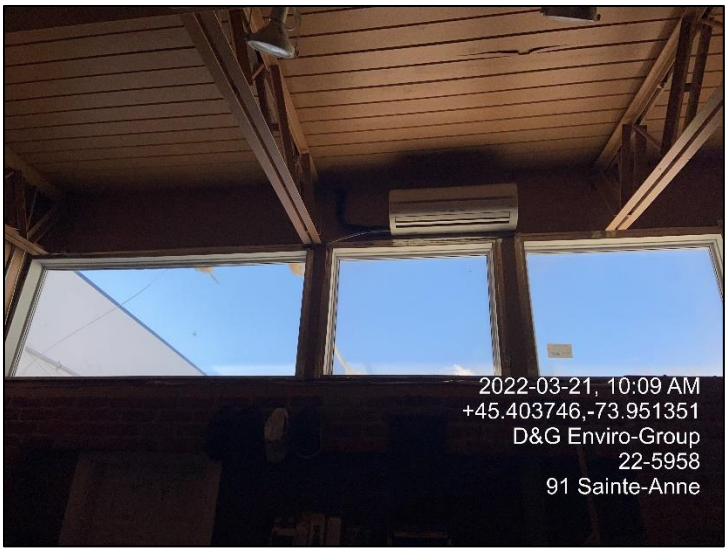

Photo 6 – Air conditioning unit located in one of the commercial units.

Photo 7 – Capped fill and vent pipes located on the northern exterior wall.

Photo 8 – Rear of the building.

Appendix I – Property Title Search Documents


RUE SAINT-THOMAS
RUE SAINT-HYACINTHE
RUE SAINT-PIERRE
RUE SAINT-PAUL
1 556 325
S: 376,0
1 556 319
S: 301,4
1 556 321
S: 620,7
1 556 324
S: 402,9
1 556 322
S: 387,0
1 556 323
S: 379,3
1 556 297
S: 527,6
1 556 298
S: 655,2
1 556 299
S: 401,5
1 559 637
S: 1 279,8
1 556 326
S: 315,1
1 556 327
S: 274,2
1 556 328
S: 245,3
1 556 329
S: 243,0
1 556 330
S: 432,4
1 556 331
S: 574,5
1 556 332
S: 378,6
1 556 333
S: 369,8
1 556 316
S: 809,4
1 556 317
S: 333,6
1 556 318
S: 260,1
1 556 315
S: 299,2
1 556 320
S: 198,6
1 559 650
S: 4 538,5
1 556 308
S: 629,5
1 556 306
S: 443,4
1 556 313
S: 343,2
1 556 309
S: 1 185,0
1 556 310
S: 65,1
1 556 312
S: 213,2
1 556 311
S: 389,9
1 556 314
S: 441,1
1 556 425
S: 510,9
1 556 427
S: 625,7
1 556 423
S: 875,3
1 556 424
S: 505,5
1 556 432
S: 823,0
1 556 548
S: 344,7
1 556 549
S: 254,7
1 559 767
S: 215,1
1 556 422
S: 308,3
1 556 406
S: 215,0
1 559 731
S: 270,6
1 556 407
S: 262,7
1 556 408
S: 312,4
1 556 405
S: 347,8
1 556 403
S: 496,6
1 556 404
S: 500,4
1 556 409
S: 473,3
1 556 410
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S: 301,1
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S: 664,7
1 556 562
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1 556 585
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1 556 548
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1 556 207
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1 556 209
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1 556 208
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S: 477,0
1 556 210
S: 94,1
1 559 632
S: 311,7
1 556 224
S: 355,5
1 556 294
S: 293,3
1 556 293
S: 268,9
1 556 295
S: 306,2
1 556 296
S: 277,5
1 556 202
S: 440,7
1 556 204
S: 324,5
1 556 203
S: 230,3
1 556 205
S: 155,5
1 556 300
S: 693,2
1 556 301
S: 375,3
1 556 302
S: 127,9
1 558 429
S: 429,0
1 559 734
S: 60,7
1 556 305
S: 141,2
1 556 304
S: 174,7
1 556 303
S: 185,9
1 559 657
S: 287,5
1 559 731
S: 270,6
1 559 412
S: 281,3
1 556 422
S: 308,3

Contexte du mandat de rénovation

Numéro de dossier :	735334	**Mandat de rénovation :**	1162
Circonscription foncière :	Montréal	**Municipalité(s) du mandat :**	Montréal (Ville)
Dépôt au cadastre :	2002-03-08		
Entrée en vigueur au BPD :	2002-03-14		

Identification du lot

Numéro de lot :	1 556 325

Concordance(s)

Lot(s) sur le(s)quel(s) le titre s'exerçait

Numéro(s) de lot :	153 ptie, 154, 160 ptie, 161 ptie
Désignation secondaire :	Aucune
Cadastre :	Paroisse de Sainte-Anne

Lot(s) mentionné(s) dans le titre d'acquisition

Numéro(s) de lot :	Idem
Désignation secondaire :	
Cadastre :	

Propriétaire(s)

LAVIGNE, JULES

Titre(s) de propriété

Mode(s) d'acquisition :	Contrat	**Numéro(s) d'inscription :**	220-669050 Montréal

Localisation du lot

Municipalité(s) :	Montréal (Ville)

Signature de l'arpenteur(e)-géomètre

Fait conformément aux dispositions de l'article :	10, L.R.Q., c. R-3.1
Signé par :	Réjean Labre, arpenteur(e)-géomètre
Minute :	30526

Information provenant de l'habillage du plan

Projection MTM, fuseau :	8	**Morcellement foncier à jour en date du :**	2002-03-04
Version des Instructions :	3,3		
Note(s) :			

Index des immeubles - Section informatisée

Index des immeubles

Circonscription foncière :	Montréal		**Dates de mise à jour du Registre**
Cadastre :	Cadastre du Québec		**Droits :** 2022-03-31 16:00
Lot :	1 556 325		**Radiations :** 2021-12-23 15:13
Date d'établissement :	2002-03-14	Soumis à l'article 19 de la Loi sur le cadastre	
Plan :	Liste des plans		
Concordance :			

Date de présentation	Numéro d'inscription	Nature de l'acte	Qualité	Nom des parties	Remarques	Avis d'adresse	Radiations
2002-03-14	À 09:00.DEPOSE, CF.LOT (S) REMPLACE (S), (RENOVATION) PTIE 153, PTIE 160, PTIE 161, 154 PAROISSE DE SAINTE-ANNE						
2005-01-28	12 044 365	Vente	Vendeur Acheteur	Lavigne, Jules Placements Lourumar Inc.	Prix: 175 000,00$		
2006-07-12	13 483 083	Vente	Vendeur Acheteur	Placements Lourumar Inc. W.E.R.W. International Inc.	365 000,00 $		
2006-07-12	13 483 083	Hypothèque	Créancier Débiteur	Placements Lourumar Inc. W.E.R.W. International Inc.	275 000,00 $		T 18 297 479
2006-07-12	13 483 083	Droit de résolution	Vendeur Acheteur	Placements Lourumar Inc. W.E.R.W. International Inc.			T 18 297 479
2009-10-16	16 637 968	Cession de créance hypothécaire	Cédant Cessionnaire	Placements Lourumar Inc Fiducie Annette Vallée	Réf. : 13 483 083		T 18 297 479
2011-06-01	18 178 204	Hypothèque	Créancier Constituant	CAISSE DESJARDINS DES SOURCES-LAC-SAINT-LOUIS W.E.R.W. INTERNATIONAL INC.	300 000,00 $	6 448 472	T 24 713 682
2017-08-30	23 336 463	Vente	Vendeur Acheteur	PLACEMENTS LOURUMAR INC. SOCIÉTÉ IMMOBILIÈRE MONT-ROYAL (SIMR) INC.	75 000,00 $		
2017-09-06	23 352 107	Correction	1re part 2e part	PLACEMENTS LOURUMAR INC. SOCIÉTÉ IMMOBILIÈRE MONT-ROYAL (SIMR) INC.	Réf. : 23 336 463		

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MESSAGE

Avant la mention Division de Mtl, les actes sont dans la division de Mtl-Ancien et/ou Mtl-Ouest et Hochelaga Jacques-Cartier. Un retour à une plus petite numérotation est souvent un indicateur de changement de division

Circonscription foncière :	Montréal	**Dates de mise à jour du Registre**	
Cadastre :	Paroisse de Sainte-Anne	**Droits :**	2022-03-31 16:00
Lot :	153	**Radiations :**	2021-12-23 15:13
Date d'établissement :	1877-11-02 Soumis à l'article 19 de la Loi sur le cadastre		
Plan :	Liste des plans		
Concordance :			

Date de présentation	Numéro d'inscription	Nature de l'acte	Qualité	Nom des parties	Remarques	Avis d'adresse	Radiations
	Voir section numérisée pour les inscriptions antérieures à 1980-09-01						
1983-05-11	3 355 972	Hypothèque	Créancier Débiteur	PLACEMENTS SUCCES LTEE RESTAURANT ROSE D'OR INC	40 000,00 $ à 14,000%	1 073 174	T 1 178 969
	Correction: Radiation tot. 1178969 ajoutée le 1985-02-25						
1987-08-06	3 913 872	Hypothèque	Créancier Débiteur	GESTERCO INC RESTAURANT ROSE D'OR INC	30 000,00 $ à 12,000%	1 114 376	T 1 594 388
1987-08-13	3 916 554	Hypothèque	Créancier Débiteur	BANQUE DE MONTREAL LAVIGNE, JULES	175 000,00 $ avec intérêts	1 082 427	T 13 751 673
1987-12-24	3 970 351	Hypothèque	Créancier Débiteur	GESTERCO INC RESTAURANT ROSE D'OR INC	40 000,00 $ à 12,000%	1 114 376	T 1 594 388
1989-07-05	4 175 200	Bail	Locataire Locateur	CAMPUS MODE INC LAVIGNE, JULES	(Bordereau) UN LOCAL SUR		
1989-07-19	4 180 185	Hypothèque additionnelle	Créancier Débiteur	GESTERCO INC IMMEUBLES ROSE D'OR INC	50 000,00 $ avec intérêts Réf.: 3 913 872 et al		T 1 594 388
1992-07-02	4 521 665	Hypothèque	Créancier Débiteur	BANQUE DE MONTREAL IMMEUBLES ROSE D'OR INC	60 000,00 $ avec intérêts	1 151 558	T 1 641 105
	Correction: Entrée ajoutée le 1992-07-03						
1993-06-10	4 616 329	Hypothèque	Créancier Débiteur	BANK OF MONTREAL ZAWADA, JOHN et al	43 800,00 $ avec intérêts	1 119 048	T 1 682 954

1993-06-14	4 617 375	Vente	Vendeur Acquéreur	IMMEUBLES ROSE D'OR INC ZAWADA, JOHN	73 000,00 $ comptant		
1993-06-14	4 617 376	Servitude	1ere partie 2ième partie	ZAWADA, JOHN IMMEUBLES ROSE D'OR INC			
1993-06-18	4 619 854	Hypothèque	Créancier Débiteur	BANQUE DE MONTREAL ZAWADA, JOHN et al	DEJA ENREGISTRE SOUS LE NO 4616329 43 800,00 $ avec intérêts	1 086 667	T 1 682 954
1993-06-18	4 619 854	Correction AVIS ADRES	Créancier Débiteur	BANQUE DE MONTREAL ZAWADA, JOHN et al	Réf.: 4 616 330		T 1 682 954
1994-07-26	4 722 168	Hypothèque conventionnelle	Créancier Débiteur	BANK OF MONTREAL ZARZOUR, CHRISTINE et autres	52 000,00 $ avec intérêts	1 065 764	T 1 767 060
1994-07-26	4 722 168	Hypothèque conventionnelle additionnelle	Créancier Débiteur	BANK OF MONTREAL ZARZOUR, CHRISTINE et autres	10 400,00 $ avec intérêts	1 065 764	T 1 767 060
1994-07-26	4 722 168	Hypothèque sur les loyers et assurances	Créancier Débiteur	BANK OF MONTREAL ZARZOUR, CHRISTINE et autres	52 000,00 $ avec intérêts	1 065 764	T 1 767 060
1994-07-26	4 722 168	Hypothèque additionnelle sur loyers et assurances	Créancier Débiteur	BANK OF MONTREAL ZARZOUR, CHRISTINE et autres	10 400,00 $ avec intérêts	1 065 764	T 1 767 060
1994-07-26	4 722 169	Vente	Vendeur Acquéreur	ZAWADA, JOHN ZARZOUR, CHRISTINE et autres	DROIT DE PROPRIETE 86 500,00 $ comptant		
1995-04-10	4 772 456	Cession	Cédant Cessionnaire	SHOMER, ADEL ZARZOUR, CHRISTINE	DROIT DE PROPRIETE 2IEME IMMEUBLE 50% INDIVIS 1,00 $ et charges		T 1 892 324
1995-12-05	4 822 678	Hypothèque conventionnelle	Créancier Débiteur	BANK OF MONTREAL ZARZOUR, CHRISTINE	6 000,00 $ avec intérêts	1 065 764	T 1 767 061
1996-12-06	4 896 979	Hypothèque conventionnelle	Créancier Débiteur	BANK OF MONTREAL SHOTINE PRODUCTIONS INC	87 000,00 $ avec intérêts	1 185 656 1 065 764	T 1 892 324
1996-12-24	4 901 705	Vente	Vendeur Acquéreur	ZARZOUR, CHRISTINE SHOTINE PRODUCTIONS INC	87 000,00 $ comptant		
1998-11-23	5 054 779	Préavis d'exercice d'un droit d'hypothèque	Créancier Débiteur	BANK OF MONTREAL SHOTINE PRODUCTION INC	VENTE SOUS CONTROLE DE JUSTICE Réf.: 4 896 979		T 1 892 324
1999-10-14	5 128 527	Hypothèque légale DE L'ETAT	Créancier	VILLE DE STE ANNE DE BELLEVUE	TAXES MUNICIPALES IMPAYES 5 232,69 $ avec intérêts	1 186 984	T 1 892 324

			Débiteur	SHOTINE PRODUCTIONS INC			
2001-03-12	5 235 574	Vente sous contrôle de justice GRE A GRE	Vendeur Acquéreur	PERRON, ANDRE ES QUALITE EICHHOLZ, MELANIE	71 000,00 $ comptant		
2002-03-04	À 09:00.DEBUT PERIODE D'INTERDICTION: REFORME CADASTRALE						
2002-03-14	À 09:00.REMPLACE EN TOTALITE, (RENOVATION) CF.LOT (S) 1 556 319 , 1 556 320 , 1 556 325						

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Section référence : Montréal - Paroisse de Sainte-Anne - 153

Numéro d'inscription	Remarques	Avis d'adresse	Radiations
Acte au long			
2 848 709			T 1 518 443

CAB:9838300257

Copie de l'Index des Immeubles pour le No 153
du cadastre de la paroisse Ste Anne
autorisée par ordre en conseil du 11 du 5 Janvier 1915
examinée et vidimée, et certifiée conforme à l'original.
Attesté à Montréal le 5 Janvier 1915
Par _____ Devant _____
Dép. Régistrateur. Dép. Protonotaire.

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No. 153. 0257

NOMS DES PARTIES	Titre de l'Acte	Enregistrement Reg.	Vol. Page	No	RADIATION	REMARQUES
5/3/73						
Dorion & Idéal Fauvis Inc.	Garantie			2404854	823405	Ptie 744507
3/5/73 Raymond-E à Dorion	Prêt			2425442	823404	Pte 749992
Coté J.C. Lévesque J	Servitude	20/10/75		2642152		Ptie Vue 22-10-75
Coté J.C. Rue Rose d'Orléans	Vente	20/10/75		2642185		Ptie conft 78-05-1
Restaurant Rose D'Or Inc. à P.C.N.	Hyp.	78-02-09		2848709		Ptie 900398

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Feuillet No 1 destiné au No 153
du cadastre de la Paroisse de Ste Anne
de l'Index des Immeubles pour le Bureau de la Division d'enregistrement de Montréal.
Attesté à Montréal le 5 Janvier 1955.
Par [illegible] Dép. Régistrateur. Devant [illegible] Dép. Protonotaire.

No. 153

NOMS DES PARTIES	Titre de l'Acte	Enregistrement Reg.	Vol. Page	No	RADIATION	REMARQUES
Petitclerc Lamarche Ltée & L. a Booth Adolf	Vente Enrg a Montreal			2159		
	Abrs	H	1	4882		
Mallette Ltée H. a Mallette J.	Vente Enrg a Montreal			6281		
	Abrs	H	1	4893		Ste
Pilon Henriette a Moneto Lucio	Oblig. Enrg a Montreal			96674-97942		
	Abrs	H	1	5431		Sous Serie No. 3
Le Chef d. Montagnais Doré Timothée	Vente	D	4	8628		1/2 ind.
Rogers Col. J. Olivier	Abrs Servitude	H	1	8755		
Duperteguy eg. Col. Pte a Jumeaux O.	Int. a la Cie	D	4	8978	Rad 10825	
Le Seigneur de N. a Tremblay Jules	Partage	F	2	10844		
Jumeaux P.a Renault P.P.	Obligation	E	7	27290	3461	
" " a Vent A.L.	"	E	9	33620	4686	
" " a Duckett Alice	"	E	21	66817	23592	
" " " " "	"	E	28	72406	24594	
" " " Cuvier B.	"	E	37	113748	27036	
" " " St Jeanne Hyp.	Vente	D	86	123721	26892	Lots
Doré A. de " " "	"	D	91	131912	26405 Rad	"
Pimar J.A. a Leduc J. Xavier	Transport	E	72	142839	28908	"
" " " a Doré J.A.	Convention	F	34	268083	26892	
Barbeau J.J. a. " " "	Obligation	E	112	299302	23687	Lots
Doré P.a Robillard A.Ltée	"	E	126	331255	011377	" 036829
" " a. Barbeau J.J.	"	E	128	331312	10699	
	Division de Montreal					
Doré A. a. Burnett O.	Obligation	E	90	118852	064539	094139
Doré J.A. a. Xavier J.	Obligation	E	262	269890	0117523	
Dora A. a Pelon Ltée	Oblig.	E	314	386723	0139687	094139-094155
Doré A. a Duncan J. et al	Obligation	E	385	414755	0213416	098424-098423
Vve De Luce Doré J.a.	Cubifinat	L	20	441269		
Doré J.A.	Testament	A	32	441270	557674	
	Abrs	H	32	441271	557674	
Luce Doré J. et al a Lavigne J.	Vente		219	669049		Lots
Lavigne J. a Lavigne J.	Vente		220	669050		Lots
Lavigne J. a Doucet F.	Obligation			775317	0344821	Lots JUL 12 1956
Caisse Nat. Economie a Lavigne J.	Prêt			1235786	587219	Et plie 27/10/56 031330
21/12/66 Luce Lefrancois C. à Doré J.	Prêt			1159308	667830	Ptie 591144
21/12/66 Lefrancois J. à Doré J.	Prêt			1959309	664498	Ptie 591144 27-12-66
15-6-67 Laurin Lép vs Lavigne J. et al	Jugement			1993822		1/2 ind de Ptie
26-6-67 Laurin Lép a Doré J.	Jugement			1996060		1/2 ind. Ptie Libre
2/10/67 Le Francois J. à Doré J.	Vente			1996157		Comptant 1/2 ind de Ptie 611042 Libre de France Ptie
23/12/69 Vallée M. et al à Doré J.	Jugement			2017069	664498	Ptie 669049
	Vente			2182671	823403	

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MESSAGE

Avant la mention Division de Mtl, les actes sont dans la division de Mtl-Ancien et/ou Mtl-Ouest et Hochelaga Jacques-Cartier. Un retour à une plus petite numérotation est souvent un indicateur de changement de division

Circonscription foncière :	Montréal	**Dates de mise à jour du Registre**	
Cadastre :	Paroisse de Sainte-Anne	**Droits :**	2022-03-31 16:00
Lot :	154	**Radiations :**	2021-12-23 15:13
Date d'établissement :	1877-11-02 Soumis à l'article 19 de la Loi sur le cadastre		
Plan :	Liste des plans		
Concordance :			

Date de présentation	Numéro d'inscription	Nature de l'acte	Qualité	Nom des parties	Remarques	Avis d'adresse	Radiations
	Voir section numérisée pour les inscriptions antérieures à 1980-09-01						
1987-08-13	3 916 554	Hypothèque	Créancier Débiteur	BANQUE DE MONTREAL LAVIGNE, JULES	175 000,00 $ avec intérêts	1 082 427	T 13 751 673
1989-07-05	4 175 200	Bail	Locataire Locateur	CAMPUS MODE INC LAVIGNE, JULES	(Bordereau) UN LOCAL SUR		
2002-03-04	À 09:00.DEBUT PERIODE D'INTERDICTION: REFORME CADASTRALE						
2002-03-14	À 09:00.REMPLACE EN TOTALITE, (RENOVATION) CF.LOT (S) 1 556 325						

CAB:9838300258

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Feuillet No 1 destiné au No 15-4
du cadastre de la Paroisse Ste Anne
de l'Index des Immeubles pour le Bureau de la Division d'enregistrement de Montréal.
Ouvert à Montréal le 5 Janvier 1955.
Devant
Dép. Régistrateur. Dép. Protonotaire.

0259 No 15-4

NOMS DES PARTIES	Titre de l'Acte	Enregistrement Reg.	Vol. Page	No	RADIATION	REMARQUES
Petit dit Lemeuble Jul. fils a Booth Cath. f.	Vente en garantie			2659		
	Divis.	H	1	4882	13312	
Les Seigneurs de Montreal a Tumblay J.	Echange	F	2	10844	"	
	Sous-Location	Ro		704-1	"	
Hôpital de Montreal a Dumais J.Q.	Vente	D	40	64948		
Cuvier B. de " " "	Obligation	E	37	113748	97035	
St Maurice Hyp. de " " "	Vente	D	52	123721	96892	
" " " a Doré A.	"	D	91	131912	96892	
Dumais J.O. a Leduc J. Evg	Transport	E	72	192839	88968	
" " " a Doré J.A.	Convention	F	34	218083	96892.	
Barbeau L.J. de " " "	Obligation	E	112	299302	93637	Quitt
Doré A. a Robillard H. Ecr.	"	E	126	331255	011377	" 37829
" " a Barbeau L.J.	"	E	128	331312	108699	
	Diversion de Montreal					
Doré A. a Brunet O	Oblig	E	90	115852	014539	30157
Doré A. a Pepin Fsol.	Oblig	E	314	386788	0139187	094139-094356
Doré A. a Lacaux Jos.	Obligation	E	335	414755	0213416	098424-098429
Succ. Doré J.A.	Certificat	L	20	441270		
Doré J.A.	Testament	A	32	441270	557674	
	Divis.	H	32	441271	557674	
Succ. Doré J. Bte Lavigne H.	Vente		219	664049		
Lavigne L. a Lavigne J.	Vente		220	664050		
Lavigne J. a Doucet H.	Obligation			77536-T	0344821	JUL 12 1956
Caisse N.D. d'Economie Lavigne	Prêt			1235786	587219	27/10/56
Succ. Succ. a Angell J.	Lest.			1344515		quant
Lavigne J.B. a Doré J.	Servitude	20/10/75		264252		Une fois.

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MESSAGE

Avant la mention Division de Mtl, les actes sont dans la division de Mtl-Ancien et/ou Mtl-Ouest et Hochelaga Jacques-Cartier. Un retour à une plus petite numérotation est souvent un indicateur de changement de division

Circonscription foncière :	Montréal	**Dates de mise à jour du Registre**	
Cadastre :	Paroisse de Sainte-Anne	**Droits :**	2022-03-31 16:00
Lot :	160	**Radiations :**	2021-12-23 15:13
Date d'établissement :	1877-11-02 Soumis à l'article 19 de la Loi sur le cadastre		
Plan :	Liste des plans		
Concordance :			

Date de présentation	Numéro d'inscription	Nature de l'acte	Qualité	Nom des parties	Remarques	Avis d'adresse	Radiations
	Voir section numérisée pour les inscriptions antérieures à 1980-09-01						
1987-08-13	3 916 554	Hypothèque	Créancier Débiteur	BANQUE DE MONTREAL LAVIGNE, JULES	175 000,00 $ avec intérêts	1 082 427	T 13 751 673
1989-07-05	4 175 200	Bail	Locataire Locateur	CAMPUS MODE INC LAVIGNE, JULES	(Bordereau) UN LOCAL SUR		
2002-03-04	À 09:00.DEBUT PERIODE D'INTERDICTION: REFORME CADASTRALE						
2002-03-14	À 09:00.REMPLACE EN TOTALITE, (RENOVATION) CF.LOT (S) 1 556 321 , 1 556 325						

Copie de l'Index des Immeubles pour le No 160
du cadastre de la Paroisse Ste Anne
autorisée par ordre en conseil du 11 du 5 Janvier 1955
examinée et vidimée, et certifiée conforme à l'original.
Attesté à Montréal le 5 Janvier 1956
Par [signature] Devant
Dép. Régistrateur. Dép. Protonotaire.

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9838300267

No. 160

NOMS DES PARTIES	Titre de l'Acte	Enregistrement Reg.	Vol. Page	No	RADIATION	REMARQUES
Leroux A.C. Valeg a. Bastien J.P.	Vente	D	184	140246	p 074241	
Ratification de titre Pro.				922	054203	
Bastien J. Per partie	Jugement	C	5	154785	074261	
Bastien J. Pa Leroux A.C. Valeg.	Vente	D	157	162379	074241	
Leroux A. Valeg a Hamilton J.A.	Vente	D	180	180457	0142255	
Doré A. a Pelon Tyal	Oblig	E	314	382783	0139687	094189 094866
Pere Reluce-Tremblay J.	Certificat	L	15	391702		1/4 ind
Pere Reluce. Tremblay A.	Certificat	L	15	391703		1/4 ind.
Doré A a Lucien Tyal	Oblig	E	385	414755	Totale p 0192992 al.	098424 098428
Pere Reluce. Doré J.A.	Certificat	L	20	441269		
Doré J.A	Testament	A	32	441270		
	Avis	H	32	441271		
Hamilton J.A. et Doré J.A. Ux.	Cession		50	593608		Ind.
Hamilton J.A. a Leclerc A.	Vente		91	602518	0217206	p.l.g.d. p.t.c.
Succ. Doré J.A. et a. Lavigne A.	Vente		219	669049		p.t.c.
Lavigne A. a. Lavigne J.	Vente		220	669050		p.t.c.
Leclerc H. a. Bank of Montreal	Vente		276	682416		p.t.c.l.o.
Tremblay Brs et al.	Rel. Greffe		291	682588		
	Avis		291	682599		Cancel p.t.c.l.o.
Lavigne J.A. Parent F.	Obligation			776867	0344821	p.t.c. JUL 12 1956
Caisse Nat. d'Economie a Lavigne	Privil			12357.86	287219	Eff. 27/10/55 p.t.c. 311330

86 Fab Par St-Jean Mtl Cotisation 1946948

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Feuillet No 1 destiné au No 160
du cadastre Paroisse Ste Anne
de l'Index des Immeubles pour le Bureau de la Division d'enregistrement de Montréal.
Attesté à Montréal le 5 Janvier 1955.
Par [illegible] Devant [illegible]
Dép. Régistrateur. Dép. Protonotaire.

0766 No. 160

NOMS DES PARTIES	Titre de l'Acte	Enregistrement Reg.	Vol. Page	No	RADIATION	REMARQUES
Petit dit Lemoine Jos Ls. Boutheal T.	Vente Engt a Jont			2459		
	Avis	H	1	4882	054203	
Boutheal Thos a Dubeau Joachim	Vente Engt a Montreal			99202		
	Avis	C	1	5065	054203	
St Denis Jos a Doré Timothee	Vente Engt a Montreal			84387		
	Avis	H	1	5495	054203	
Trembly Jules a Perreault Eug C.O.	Cession	F	2	7506		
	Avis	H	1	7508		
Perreault Eug C.O. a Beaudoin Eug. C.	Transport	F	2	7607		
	Avis	H	1	7608		
Beaudoin Eug. C. a Trembly Jules	Retrocession	D	3	7773		
	Avis	H	1	7774		
Segment de M. a Trembly Jules	Pacht	F	2	10844		
Trembly Jules a " " J. E.	Donation	B	2	17610	054203	
Trembly Jules	Testament	A	1	15257		
	Avis	H	2	18258		Jouissance.
Trembly Jules	Codicille	A	1	18259		
	Avis	H	2	18260		
Trembly J. E. a Montreau J. O	Vente	D	60	93822	054203	
" " " de " " "	Retrocession	D	85	125981		
" " " a " " "	Vente	D	85	125982		
Portion Fdi Seig de " " "	"	D	189	247515		
" " " a Morin H. Vve	Obligation	E	117	315431	111011	
" " " a Pelon E	"	E	145	392189	f. 063374	
Certificat de Revenue		L	1	384120		1/2 ind
Doré Fels	Bord. Testament	H	6	384124		" "
" "	" Declaration	H	6	384124		" "
	Bord. Donation	H	6	384124		" "
Pelon E. a Cronk F Jos	Transport	F	59	396870	0366676	
Bastien Fdi L.A. a Bastien Fdi L.A. et al	"	D	356	435657		
Trembly J E.	Testament	A	19	435658		
	Avis	H	18	435659		
Certificat de Revenue		L	3	435660		
Trembly J E. a Lee Pelon L. et al	Obligat	E	150	436917	f. 063374	Tbl 0366676 54160
	Division de Montreal.					
Poirier A. f. a Lamarche R	Obligation	E	15	3423	032944	
Poirier A. f. a Daoust L. Leland	Oblig	E	63	71447	033662	
Lemaire H. C. Engr	Declaration	F	24	87132		
Poirier A. f. a Doré A	Vente	D	74	90690	f. 032944 Rel.	
Pelon L. a Roby L. A. f.	Transport	F	31	133899	063374	

Index des immeubles

MESSAGE

Avant la mention Division de Mtl, les actes sont dans la division de Mtl-Ancien et/ou Mtl-Ouest et Hochelaga Jacques-Cartier. Un retour à une plus petite numérotation est souvent un indicateur de changement de division

Circonscription foncière :	Montréal	**Dates de mise à jour du Registre**	
Cadastre :	Paroisse de Sainte-Anne	**Droits :**	2022-03-31 16:00
Lot :	161	**Radiations :**	2021-12-23 15:13
Date d'établissement :	1877-11-02 Soumis à l'article 19 de la Loi sur le cadastre		
Plan :	Liste des plans		
Concordance :			

Date de présentation	Numéro d'inscription	Nature de l'acte	Qualité	Nom des parties	Remarques	Avis d'adresse	Radiations
	Voir section numérisée pour les inscriptions antérieures à 1980-09-01						
1983-05-11	3 355 972	Hypothèque	Créancier Débiteur	PLACEMENTS SUCCES LTEE RESTAURANT ROSE D'OR INC	40 000,00 $ à 14,000%	1 073 174	T 1 178 969
	Correction: Radiation tot. 1178969 ajoutée le 1985-02-25						
1987-08-06	3 913 872	Hypothèque	Créancier Débiteur	GESTERCO INC RESTAURANT ROSE D'OR INC	30 000,00 $ à 12,000%	1 114 376	T 1 594 388
1987-08-13	3 916 554	Hypothèque	Créancier Débiteur	BANQUE DE MONTREAL LAVIGNE, JULES	175 000,00 $ avec intérêts	1 082 427	T 13 751 673
1987-12-24	3 970 351	Hypothèque	Créancier Débiteur	GESTERCO INC RESTAURANT ROSE D'OR INC	40 000,00 $ à 12,000%	1 114 376	T 1 594 388
1989-07-05	4 175 200	Bail	Locataire Locateur	CAMPUS MODE INC LAVIGNE, JULES	(Bordereau) UN LOCAL SUR		
1989-07-19	4 180 185	Hypothèque additionnelle	Créancier Débiteur	GESTERCO INC IMMEUBLES ROSE D'OR INC	50 000,00 $ avec intérêts Réf.: 3 913 872 et al		T 1 594 388
1992-07-02	4 521 665	Hypothèque	Créancier Débiteur	BANQUE DE MONTREAL IMMEUBLES ROSE D'OR INC	60 000,00 $ avec intérêts	1 151 558	T 1 641 105
	Correction: Entrée ajoutée le 1992-07-03						
1993-06-10	4 616 329	Hypothèque	Créancier Débiteur	BANK OF MONTREAL ZAWADA, JOHN et al	43 800,00 $ avec intérêts	1 119 048	T 1 682 954

1993-06-14	4 617 375	Vente	Vendeur Acquéreur	IMMEUBLES ROSE D'OR INC ZAWADA, JOHN	73 000,00 $ comptant		
1993-06-14	4 617 376	Servitude	1ere partie 2ième partie	ZAWADA, JOHN IMMEUBLES ROSE D'OR INC			
1993-06-18	4 619 854	Hypothèque	Créancier Débiteur	BANQUE DE MONTREAL ZAWADA, JOHN et al	DEJA ENREGISTRE SOUS LE NO 4616329 43 800,00 $ avec intérêts	1 086 667	T 1 682 954
1993-06-18	4 619 854	Correction AVIS ADRES	Créancier Débiteur	BANQUE DE MONTREAL ZAWADA, JOHN et al	Réf.: 4 616 330		T 1 682 954
1994-07-26	4 722 168	Hypothèque conventionnelle	Créancier Débiteur	BANK OF MONTREAL ZARZOUR, CHRISTINE et autres	52 000,00 $ avec intérêts	1 065 764	T 1 767 060
1994-07-26	4 722 168	Hypothèque conventionnelle additionnelle	Créancier Débiteur	BANK OF MONTREAL ZARZOUR, CHRISTINE et autres	10 400,00 $ avec intérêts	1 065 764	T 1 767 060
1994-07-26	4 722 168	Hypothèque sur les loyers et assurances	Créancier Débiteur	BANK OF MONTREAL ZARZOUR, CHRISTINE et autres	52 000,00 $ avec intérêts	1 065 764	T 1 767 060
1994-07-26	4 722 168	Hypothèque additionnelle sur loyers et assurances	Créancier Débiteur	BANK OF MONTREAL ZARZOUR, CHRISTINE et autres	10 400,00 $ avec intérêts	1 065 764	T 1 767 060
1994-07-26	4 722 169	Vente	Vendeur Acquéreur	ZAWADA, JOHN ZARZOUR, CHRISTINE et autres	DROIT DE PROPRIETE 86 500,00 $ comptant		
1995-04-10	4 772 456	Cession	Cédant Cessionnaire	SHOMER, ADEL ZARZOUR, CHRISTINE	DROIT DE PROPRIETE 2IEME IMMEUBLE 50% INDIVIS 1,00 $ et charges		T 1 892 324
1995-12-05	4 822 678	Hypothèque conventionnelle	Créancier Débiteur	BANK OF MONTREAL ZARZOUR, CHRISTINE	6 000,00 $ avec intérêts	1 065 764	T 1 767 061
1996-12-06	4 896 979	Hypothèque conventionnelle	Créancier Débiteur	BANK OF MONTREAL SHOTINE PRODUCTIONS INC	87 000,00 $ avec intérêts	1 185 656 1 065 764	T 1 892 324
1996-12-24	4 901 705	Vente	Vendeur Acquéreur	ZARZOUR, CHRISTINE SHOTINE PRODUCTIONS INC	87 000,00 $ comptant		
1998-11-23	5 054 779	Préavis d'exercice d'un droit d'hypothèque	Créancier Débiteur	BANK OF MONTREAL SHOTINE PRODUCTION INC	VENTE SOUS CONTROLE DE JUSTICE Réf.: 4 896 979		T 1 892 324
1999-10-14	5 128 527	Hypothèque légale DE L'ETAT	Créancier	VILLE DE STE ANNE DE BELLEVUE	TAXES MUNICIPALES IMPAYES 5 232,69 $ avec intérêts	1 186 984	T 1 892 324

			Débiteur	SHOTINE PRODUCTIONS INC			
2001-03-12	5 235 574	Vente sous contrôle de justice GRE A GRE	Vendeur Acquéreur	PERRON, ANDRE ES QUALITE EICHHOLZ, MELANIE	71 000,00 $ comptant		
2002-03-04	À 09:00.DEBUT PERIODE D'INTERDICTION: REFORME CADASTRALE						
2002-03-14	À 09:00.REMPLACE EN TOTALITE, (RENOVATION) CF.LOT (S) 1 556 319 , 1 556 320 , 1 556 325						

INDEX DES IMMEUBLES

Feuillet No 1 du cadastre de la Paroisse destiné au No 161
de l'Index des Immeubles pour le Bureau de la Division d'enregistrement de Montréal.
Attesté à Montréal le 5 Janvier 1955.
Par [signature] Dép. Régistrateur. Devant [signature] Dép. Protonotaire.

No 161 CC0268

NOMS DES PARTIES	Titre de l'Acte	Enregistrement Reg.	Vol. Page	No	RADIATION	REMARQUES
Cté d'Hochelaga s/l.a Bonsecours T.	Vente Enrg.a Montréal			26659		
	Dois	H	1	4882		
Mallett Wm a Paquet Paul	Vente	D	3	5275	614884	
	Dois.	H	1	5376	614884	
St Denis Ant a Doré Symphorien	Vente Enrg.a Mtl			84387	P 614884	
	Dois	H	1	5495	614884 Rad Re 8486	
Seigneurs de Ile a Tremblay Jules	Rachat	F	2	10844		
Mallett L. a Montpetit A.	Transport	F	9	54266	614884	
Certificat Dép. Revenue		L	1	384128	✓	1/2 rad.
Doré Tel ep.	Bord Test	N.	6	384124	614884	" "
" "	" Declar	N.	6	384124	614884	" "
" "	" Donation	N	6	384124	614884	" "
	Division de Montréal					
Doré A. Ep a Lamarche R.	Obligat	E	15	3428	032944	
Doré A Ep a Pouet Salomé	Obly.	E	63	71447	033662	
Doré Ep a Doré A.	Vente	D	79	90690	032944 Rad 614884	
Doré A. a Pelon F & al.	Oblig	E	314	386483	0189687	094189 094565
Doré A. a Hanemann Z & al.	Oblig.	E	335	414755	0213416	098424 098423
Succ Re Jean Doré J A.	Certificat	L	20	441249		
Doré J. A.	Testament	A.	32	441240	P 603890	
	Dois	H	32	441241	P 603890	
Succ Wé Jean Pelon F.	Certificat			647638	614884	1/16 Quinze
Montpetit H a Montpetit A. Vve	Bord Transp	L	12	648485	614884	deux Quinze
Montpetit A. a Montpetit Moïse A	" "	L.	12	648485	614884	" "
Succ Doré J.A. a Lavigne L.	Vente		219	669049		Plte
Lavigne L.a Lavigne J	Vente		220	669050		Plte
Lavigne J. a Ducret F	Obligation			775367	0344821	Plte JUL 12 1956
Caisse Pop Economie à Lavigne J	Prêt			1236786	587219	Plte 27/10/52
Vaisman R. à Dilhen E.L.	Vente			1584943	(Emphyt)	Plte
21/12/66 Succ Lefrançois C. à Doré J.	Prêt			1959308	667830	Plte 691148 27-12-66
21/12/66 Lefrançois J. à Doré J.	Prêt			1959309	664493	Plte 691144
16-6-67 Laurin Lép a Doré J	Vente			1996157		1/2 ind de Plte Emphyt
9/10/67 Le François J à Pellé J.	Transport			2017069	664493	Plte 611053 Quinze
23/12/69 Pellé J-Val a Doré J. 5/3/73	Prêt			2182671	823403	Plte 699257
Doré J @ Ideal Fenêtre Inc.	Garantie			2409854	823405	Plte 711507
3/5/73 Raymond E à Doré J	Prêt			2425442	823404	Plte 749112
Doré J @ Lévesque J.	Servitude	20/10/75		2642153		Plte Vue 22/10/75
Doré J @ Rue Rose d'Or Inc	Vente	20/10/75		2642155		Plte Compt
Restaurant Rose d'Or Inc. à B.C.N.	Hyp.	78-02-09		2848709		Plte 900428 78-05-16

Appendix II – Regulatory Correspondence

D&G Enviro-Group Inc.

Montréal, mercredi 23 mars 2022

Répondant de l'accès à l'information
MINISTÈRE DU DÉVELOPPEMENT DURABLE, DE L'ENVIRONNEMENT ET DE LA LUTTE CONTRE LES CHANGEMENTS CLIMATIQUES
Direction régionale de Montréal, de Laval, de Lanaudière et des Laurentides
Bureau de Montréal
5199, rue Sherbrooke Est, bureau 3860
Montréal (Québec) H1T 3X9
Par courriel : montreal@environnement.gouv.qc.ca
Objet : Demande d'accès aux documents

Madame, Monsieur,

D&G Enviro-Group Inc. désire savoir si le ministère du Développement durable, de l'Environnement et de la Lutte contre les changements climatiques du Québec possède des renseignements, (avis d'infraction, avis de correction, demande d'autorisation pour des travaux, déversement de produits néfastes pour l'environnement, rapports d'inspection, autres permis, GERLED, GERSOL,etc.) concernant le site suivant :

- Adresse : 91, rue Sainte-Anne, Sainte-Anne-de-Bellevue, Québec, H9X 1L9
- Cadastre : Lot 1 556 325 du cadastre du Québec
- Vocation : Commerciale

Advenant que vous ne puissiez répondre à cette demande, nous apprécierions que vous nous avisiez par téléphone au (514) 932-1688. Également, si vous désirez de plus amples informations concernant cette requête ou si vous avez des questions, n'hésitez pas à nous contacter. Si vous ne possédez aucun dossier concernant la propriété ci-haut mentionnée, vous pouvez signer au bas de la lettre et nous la retourner par télécopieur au (514) 932-1911 ou par courriel.

Veuillez accepter nos salutations distinguées.

Carmen Mena Arrastia
Spécialiste en environnement

Nous ne possédons aucun document pour le site à l'étude : _____
Répondant de l'accès à l'information

Date : _____

DOCUMENT CONFIDENTIEL ET PRIVILÉGIÉ

D&G Enviro-Group Inc.

Montréal, mercredi 23 mars 2022

ÉNERGIR
Géomatique Archives
Télécopieur : (514) 598-3619

Par courriel : geomatique.archive@energir.com

Objet : Date d'installation du Gaz

Madame ou Monsieur,

D&G Enviro-Group Inc. désire savoir la date d'installation du gaz concernant le site suivant :

- Adresse : 91, rue Sainte-Anne, Sainte-Anne-de-Bellevue, Québec, H9X 1L9
- Cadastre : Lot 1 556 325 du cadastre du Québec
- Vocation : Commerciale

Advenant que vous ne puissiez répondre à cette demande, nous apprécierions que vous nous avisiez par téléphone au (514) 932-1688. Également, si vous désirez de plus amples informations concernant cette requête ou si vous avez des questions, n'hésitez pas à nous contacter. Vous pouvez indiquer la date d'installation au bas de la lettre et nous la retourner par télécopieur au (514) 932-1911.

Veuillez accepter nos salutations distinguées.

Carmen Mena Arrastia
Spécialiste en environnement

_____
Date d'installation

Signature_____

Date _____

DOCUMENT CONFIDENTIEL ET PRIVILÉGIÉ

Montréal

DEMANDE D'ACCÈS AUX DOCUMENTS DE NATURE ENVIRONNEMENTALE

2022 | 3 | 23
Date de la demande

Madame Carmen Mena Arrastia
Spécialiste en environnement
D&G Enviro-Group Inc.
108-6710, rue Saint-Jacques
Montréal QC H4B 1V8

Identification du demandeur

DÉTAILS DE LA DEMANDE

Des informations précises amélioreront le temps de traitement de votre demande. Exemple : pour une évaluation environnementale de site Phase 1, cocher uniquement le type de contamination « Sol ».

Adresse du lieu concerné	Code postal	Arrondissement
91, rue Sainte-Anne	H9X1L9	Sainte-Anne-de-Bellevue

Type de contamination : ☑ Air ☑ Eau ☑ Sol

Documents demandés :
- ☑ Avis d'infraction, plainte, poursuite ou action corrective de nature environnementale
- ☑ Rapports d'inspection concernant des déversements, rejets ou sources de contamination
- ☑ Certificats d'autorisation ou permis émis par la ville de nature environnementale
- ☑ Études et rapports
- ☑ Avis de non-conformité

Plan et zonage : consultation en arrondissement seulement

Période de temps couverte : ◯ 5 dernières années ◯ 10 dernières années ◯ Autre, spécifiez : 75

Informations supplémentaires

Toute informations pertinente sur la propriété

☐ Copie conforme à :

Faire parvenir votre demande à :

Monsieur Marc Lebel
Responsable substitut de l'accès à l'information
Ville de Montréal
275, rue Notre-Dame est, bureau R.134
Montréal (Québec) H2Y 1C6
Télécopieur : 514 872-5655

Appendix III – Consulted Documents

Subject Site Municipal Valuation Roll

Montréal

Extrait du rôle d'évaluation foncière

Municipalité de **Sainte-Anne-de-Bellevue**
En vigueur pour les exercices financiers **2020-2021-2022**

1. Identification de l'unité d'évaluation

Adresse :	**91 Rue Sainte-Anne**
Arrondissement :	
Numéro de lot :	**1556325**
Numéro de matricule :	**6929-44-6700-1-000-0000**
Utilisation prédominante :	**Immeuble commercial**
Numéro d'unité de voisinage :	**468**
Numéro de dossier :	**23 - F00057500**

2. Propriétaire

Nom :	**W.E.R.W. INTERNATIONAL INC.**
Statut aux fins d'imposition scolaire :	**Personne morale**
Adresse postale :	**415 4E AVENUE , LACHINE QUEBEC, H8S 2V3**
Date d'inscription au rôle :	**2006-07-11**

3. Caractéristiques de l'unité d'évaluation

Caractéristiques du terrain

Mesure frontale :	**10,46 m**
Superficie :	**376,00 m²**

Caractéristiques du bâtiment principal

Nombre d'étages :	**1**
Année de construction :	**1957**
Aire d'étages :	**353,90 m²**
Genre de construction :	
Lien physique :	
Nombre de logements :	
Nombre de locaux non résidentiels :	**2**
Nombre de chambres locatives :	

4. Valeurs au rôle d'évaluation

Rôle courant

Date de référence au marché :	**2018-07-01**
Valeur du terrain :	**110 900 $**
Valeur du bâtiment :	**409 600 $**
Valeur de l'immeuble :	**520 500 $**

Rôle antérieur

Date de référence au marché :	**2015-07-01**
Valeur de l'immeuble au rôle antérieur :	**452 600 $**

5. Répartition fiscale

Catégorie et classe d'immeuble à des fins d'application des taux de taxation :		**Non résidentielle classe 10**	
Valeur imposable de l'immeuble :	**520 500 $**	Valeur non imposable de l'immeuble :	**0 $**

Les informations présentées dans ce rapport sont en date du : **2022-03-25**
Date du rapport : **2022-04-01**

RBQ Registered petroleum equipment located whin 300 m of the Subject Site

Civic Number	Street Type	Street Name	RBQ File Number	Approximate distance from Subject Site (m)
45	rue	Christie	402576	245

RBQ Registered petroleum equipment permits located whin 300 m of the Subject Site

Name of Permit Holder	RBQ File Number	Site Address	Permit Issuing Date	Permit Expiry Date	Authorized Capacity (L)	Number of Tanks	Approximate distance from Subject Site (m)
3032477 Canada inc. (5787-2848)	(1-1535-426716)	Centre d'auto RAJCAN 45 rue Christie Sainte-Anne-de-Bellevue QC Canada H9X 1X4 (1-1535-426716)	2021-02-01	2025-01-31	107660	4	245

MELCC Registered Contaminated Sites located within 300 m of the Subject Site

File Name and file number	Address and coodinates	Nature of Contaminants - Soil	Remediation (R) & Soil Quality after Remediation (Q)	Approximate distance from Subject Site (m)
9130	X2123151 Latitude 45.403032075999995 Longitude -73.9501948135 Adresse civique 109, rue Sainte-Anne Sainte-Anne-de-Bellevue (Québec) Code postal (civique) H9X 1M2	Baryum (Ba), Hydrocarbures aromatiques polycycliques*, Manganèse (Mn), Plomb (Pb), Zinc (Zn)	Terminée en 2010 <= C	100
10781	X2099095 Latitude 45.4028153215 Longitude -73.9494548909 Adresse civique 56, rue Sainte-Anne Sainte-Anne-de-Bellevue (Québec) Code postal (civique) H9X 1L6	Hydrocarbures aromatiques polycycliques	Terminée en 2009 <= B	125

Appendix IV – Assessor Qualifications

Eric Denman, Eng., MBA, EP, CRM

Mr. **Eric Denman** is Vice President and Partner at D&G Enviro-Group Inc. Mr. Denman is a chemical engineer, graduate of McGill University, with more than 35 years experience in chemical plant management, operations management, project management and environmental risk management consulting.

A registered professional engineer, member of the Order of Engineers of Québec and holder of both the Environmental Professional (EP) designation of the Canadian Environmental Certification and Approvals Board (CECAB) and the Canadian Risk Management (CRM) designation of the Global Risk Management Institute (GRMI), Mr. Denman oversees the technical operations of the firm and manages the professional activities of a multidisciplinary team of environmental consulting personnel. Mr. Denman has provided a wide range of environmental services from environmental management strategy to compliance auditing. Projects undertaken for industrial, commercial and residential clients include Phase I and Phase II Environmental Site Assessments, underground tank removals, site remediations, environmental due diligence studies for corporate mergers and acquisitions, environmental risk assessments for insurers, and the rendering of expert opinions on non-standard environmental matters. Mr. Denman has served as an expert witness in numerous litigations involving complex environmental matters.

In addition to his consulting career, Mr. Denman, also the holder of an MBA degree, has held positions of increasing responsibility up to and including Plant Manager, Manufacturing Manager and Vice-President, Operations in a number of publicly traded multinational corporations. Mr. Denman is also a member of the CECAB board of directors.

Pavla Karaskova, MEnv.

Ms. **Pavla Karaskova** is an environmental specialist and senior project manager at D&G Enviro-Group Inc. She holds a bachelor's degree in human environment as well as a master's degree in environmental assessment from Concordia University in Montréal, Québec. Ms. Karaskova conducts site visits as well as historical research including review and interpretation of aerial photographs, municipal directories, fire insurance plans, soil use maps and evaluation and interpretation of documentation collected through information requests with regulatory agencies. Ms. Karaskova has participated in and contributed to the production of numerous Phase I and Phase II Environmental Site Assessments for industrial, commercial and residential clients. She also prepares technical reports for a variety of environmental projects.