



June 11, 2019
MTE File No.: C40602-300

Mr. Nic Cavaliere, PMP
Sifton Properties Limited
1295 Riverbed Road, Suite 300
London, ON N6K 0G2

**Re: Aboveground Storage Tank Decommissioning
2132 Dundas Street West, Mississauga, Ontario ("Site")**

MTE Consultants Inc. (MTE) was retained by Sifton Properties Limited (Sifton) to provide environmental consulting services during the removal of one aboveground storage tank (AST) and associated piping from the property located at 2132 Dundas Street West, Mississauga, Ontario ("Site"). The Site location is shown on the appended **Figure 1**.

The purpose of this letter report is to provide documentation of the AST decommissioning activities that occurred at the Site.

SCOPE OF WORK

The scope of services for this project was outlined in MTE's Fee Proposal entitled, "Aboveground Storage Tank Decommissioning", dated May 8, 2019. The scope of work included the following:

- Observation and documentation of the decommissioning of the AST and associated piping and contents;
- Inspection of the tank, associated piping and surrounding areas for evidence of environmental impact, corrosion, holes or cracks; and
- Preparation of a letter report documenting the AST decommissioning activities

ABOVEGROUND STORAGE TANK DECOMMISSIONING

T & T Power Group (T&T) of Wellesley, Ontario was retained by Sifton to complete the decommissioning of the AST and associated piping. T & T Power Group is a Technical Standards and Safety Authority (TSSA) certified Heating Fuels Contractor (Contract Number: 000182526).



On May 27 & 28, 2019, one 450 L double-walled steel AST and associated piping was decommissioned by T&T at the Site. MTE was present to observe and document the removal activities. A photographic log is provided in **Attachment A**.

Prior to the removal of the AST and associated piping T & T Power Group removed approximately 380 L of diesel fuel for re-use on-Site. Following the liquid removal, MTE inspected the AST and associated piping for evidence of leaks, perforations and corrosion. Based on field observations, the AST and associated piping were identified to be in good condition. The AST and associated piping were subsequently rendered unusable, and transported by T&T for off-site disposal at MacNamara Fuels in Newmarket, Ontario.

Minor staining was noted beneath the former location of the AST; however, the concrete floor appeared in good condition.

SUMMARY AND RECOMMENDATIONS

Based on the observations of the AST Decommissioning activities at the Site, the following summary is provided:

1. MTE observed the decommissioned of one 450 L double-walled steel AST and associated piping from Site on May 27 & 28, 2019;
2. The AST and associated piping was identified to be in good condition with no evidence of leaks, perforations or corrosion;
3. Decommissioning activities were completed by T & T Power Group; a certified TSSA contractor;
4. The AST and associated piping were disposed off-site at MacNamara Fuels in Newmarket, Ontario; and
5. Minor staining was identified beneath the AST; however, the concrete floor appeared to be in good condition.

No further action is recommended at this time with respect to the removal of the AST and associated piping from 2132 Dundas Street West, Mississauga, Ontario.



LIMITATIONS

Services performed by MTE Consultants Inc. were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Environmental Engineering & Consulting profession. No other warranty or representation expressed or implied as to the accuracy of the information, conclusions or recommendations is included or intended in this report.

We make no representation that the present report has dealt with all of the important environmental issues, except as provided in the Scope of Work. This report is not intended to be exhaustive in scope or to imply a risk-free Site or facility. As such, this report may not deal with all issues potentially applicable to the Site and may omit aspects which are or may be of interest to the reader.

Any use which another party makes of this report, or any reliance on, or decisions to be made based upon it, are the responsibility of such parties. We accept no responsibility for liabilities incurred by or damages, if any, suffered by another party as a result of decisions made or actions taken, based upon this report. Others with interest in the Site should undertake their own investigations and studies to determine how or if the condition affects them or their plans.

It should be recognized that the passage of time may affect the views, conclusions and recommendations (if any) provided in this report because environmental conditions of a property can change, along with regulatory requirements. Should additional or new information become available, we recommend that it be brought to our attention in order that we may determine whether it affects the contents of this report.

Respectfully Submitted,

MTE CONSULTANTS INC.

A handwritten signature in blue ink, reading "Carol Mitchell".

Carol Mitchell, P.Eng., QP_{ESA}
Senior Environmental Engineer

A handwritten signature in blue ink, reading "Jared Ehgoetz".

Jared Ehgoetz, M.Eng., C.E.T.
Project Manager, Environmental

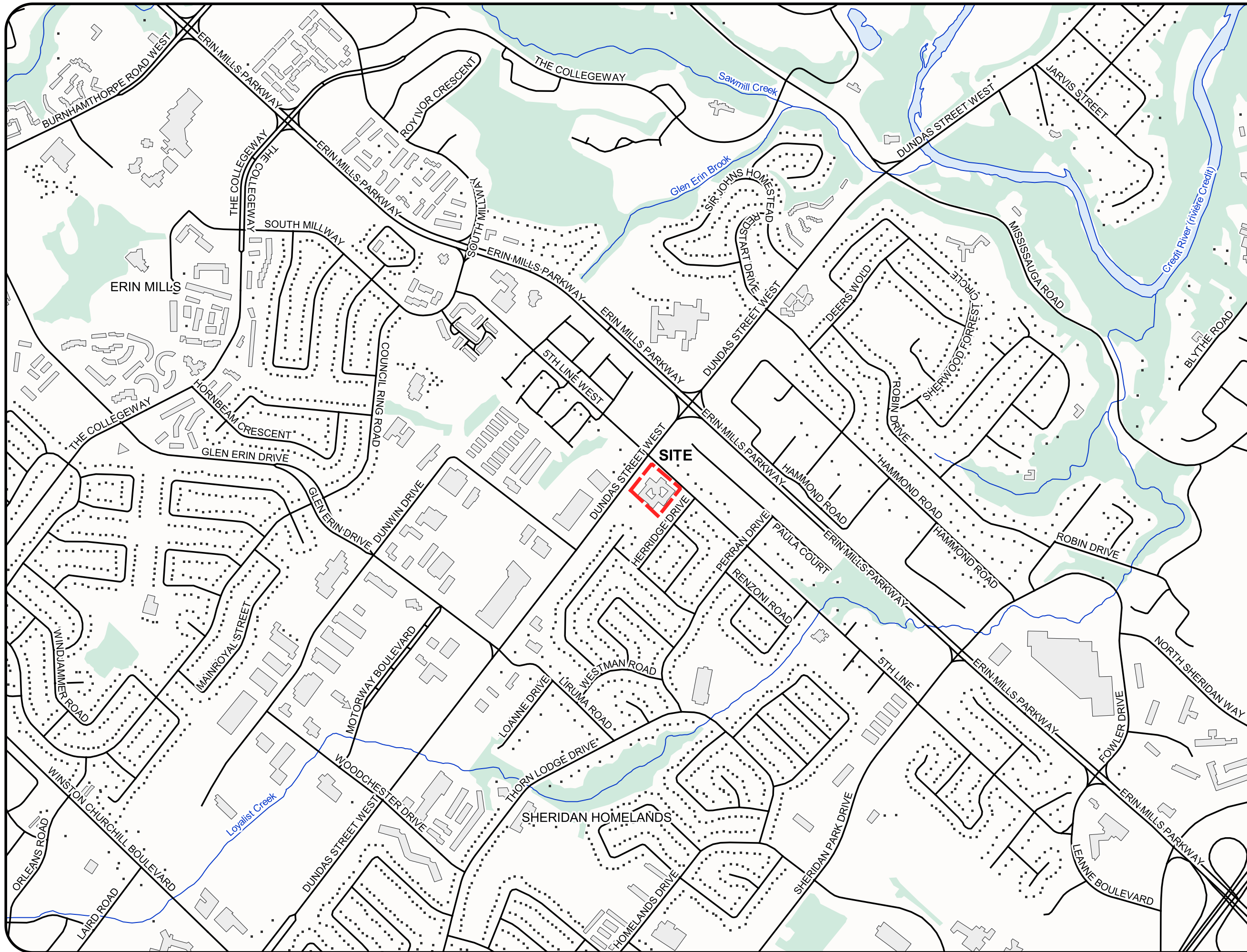
Attach.

JXE:dem

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ATTACHMENTS



Legend

- Approximate Property**
- Building
-  Building
-  Road
-  Watercourse
-  Waterbody
-  Wooded Area

Data Sources:

Contains information licensed under the Open Government License Ontario

0 90 180 270 360 450 m



Scale (11x17): 1:10000

Project CRS: NAD83 / UTM zone 17N



Engineers | Scientists | Surveyors

Ph. (519) 743-6500

www.mte85.com

Client

Sifton Properties Limited

Project

Aboveground Storage Tank Decommissioning

Site

2132 Dundas Street West, Mississauga, ON

Site Location Map

Reviewed By

IVE

Prepared By

IVE

Drawn By

IKC

Project No. _____

40602-30C

Figure No

1

**Photographic Log for Aboveground Storage Tank Decommissioning
2132 Dundas Street West, Mississauga, ON**



Photograph No. 1 –View of 450 L double-walled steel aboveground storage tank



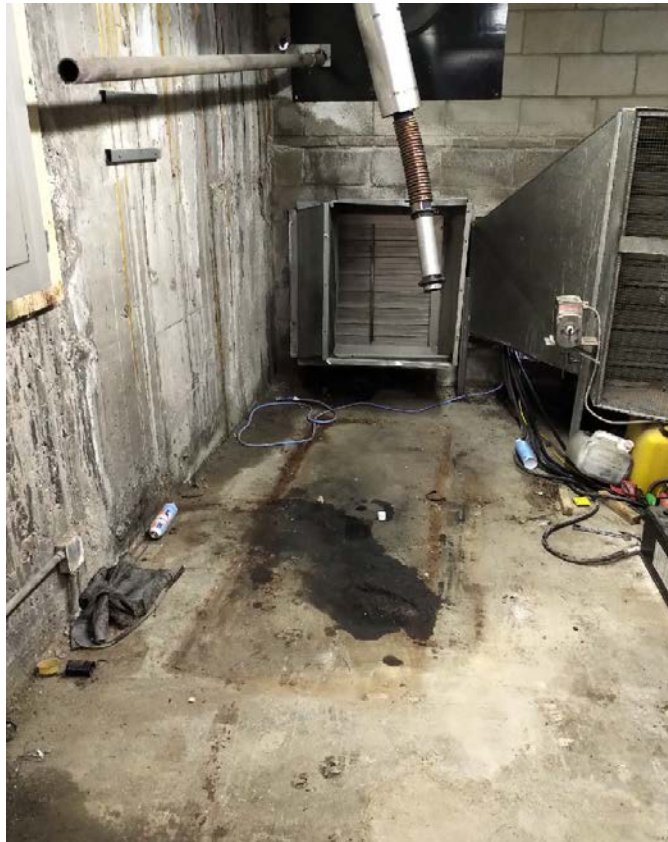
Photograph No. 2 – View of associated transfer piping and equipment



Photograph No. 3 – View of diesel fuel removed from aboveground tank



Photograph No. 4 – View of fill line from exterior of building to AST in the basement



Photograph No. 5 – View of former aboveground tank location. Minor concrete staining visible



Photograph No. 6 – View of aboveground tank following removal