

Lowndes Holdings Corp.
PROPOSED DOLOSTONE QUARRY

**APPENDIX 2
PREVIOUS USE DATA**

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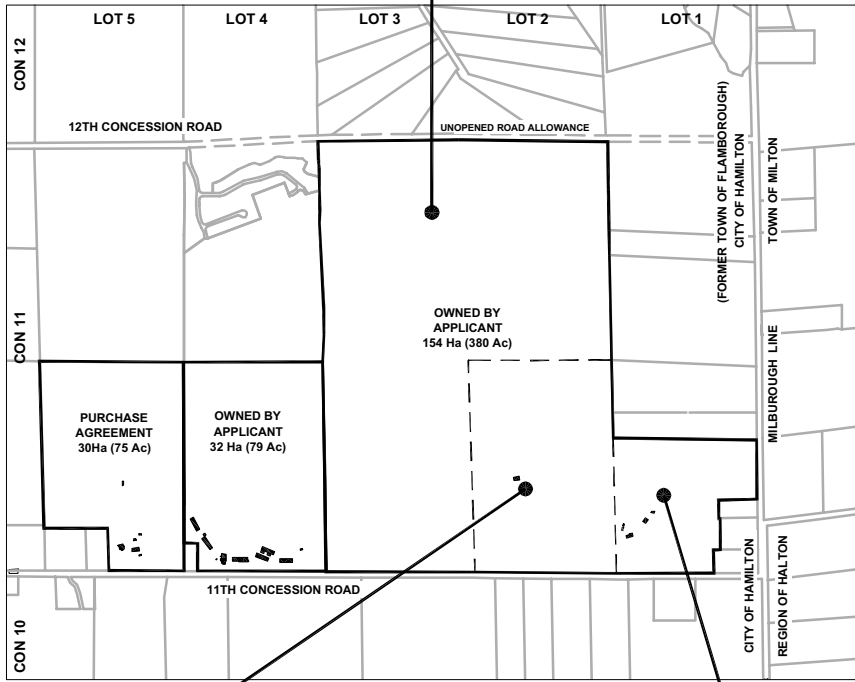
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LOT 3 & PART LOT 2, CONC 11

P.I.N 17525-0157 (LT)
"LAURENSSEN & PITTENS"

AGRO BROTHERS LIMITED, 1958
HUNTER, URSULA, 1968
WILSON, ALLAN, IN TRUST 1969
TASHAN LIMITED, 1970
226025 FARMS LIMITED (FREELTON FARMS), 1970
ZAINOZ, CHARLES, UNDIVIDED 1/2 INTEREST, 1970
CITY OF HAMILTON BY TAX SALE TO
LAURENSSEN, JOHN AND PITTENS, JOHN, 1996
2030607 ONTARIO LIMITED, AUGUST 2003
NOW LOWNDES HOLDINGS CORP., MARCH 2004



PART LOT 2, CONC 11

P.I.N. 17525-0158 (LT)
"SZYDLOWSKI"

BAKER, PERCY AND DAPHNE, 1961
VAN DEN BREENMEN, JOHN AND GERTRUDA, 1966
VAN HOEVE, MARTINA, 1968
NEWTONBROOK PLAZA LIMITED, 1969
ZAINOZ BERNARD, INTRUST 1/2 INTERSET, 1969
CITY OF HAMILTON BY TAX SALE TO
SZYDLOWSKI, JACK AND JOHANNA, 1997
2030607 ONTARIO LIMITED, AUGUST 2003
NOW LOWNDES HOLDINGS CORP., MARCH 2004

PART LOT 1, CONC 11

P.I.N. 17525-0164 (LT)
"LISSON"

MCCARTNEY, FRED, 1946
LISSON, ALLEN AND LORETTA, 1971
2030607 ONTARIO LIMITED, FEBRUARY 2004
NOW LOWNDES HOLDINGS CORP., MARCH 2004

Figure 1
CHAIN OF TITLE



Scale: 1 : 25,000



1. RECORDS OF TENURE

Hamilton's Application For Planning Document Amendment refers, in Section 9, to a "*Previous Use Inventory*". This inventory is required because part of the property was evidently used for an industrial purpose, during the 1990s.

Figure 1 is the Chain of Title diagram for the lands proposed to be zoned *Extractive Industrial (EI)*. The title search extends from the 1960s until present, when the properties were acquired by 2030607 Ontario Limited, changed to Lowndes Holdings Corp. in March 2004.

Part of Lot 1 has been owned by the Lissons since 1971. There is no evidence of previous industrial activity on that property.

Lot 2 was owned by a Bernard Zairnoz, in 1969. It is believed that metal recycling occurred, in this area, during the 1990s. The property was conveyed in 1997, through a tax sale by the City of Hamilton, to Jack and Joanna Zydowski.

Lot 3 was also transferred, through a City of Hamilton tax sale, in 1996, to John Lawrenson and John Pittance. Evidence of a small gravel pit was disclosed, in the southeast sector.

Figures 2 to 5, airphotos from 1955 to 2003, provide a visual comparison of land uses over a 48 year period.





The Site and adjacent properties are predominantly agricultural, generally with one set of farm buildings per 80 acres.

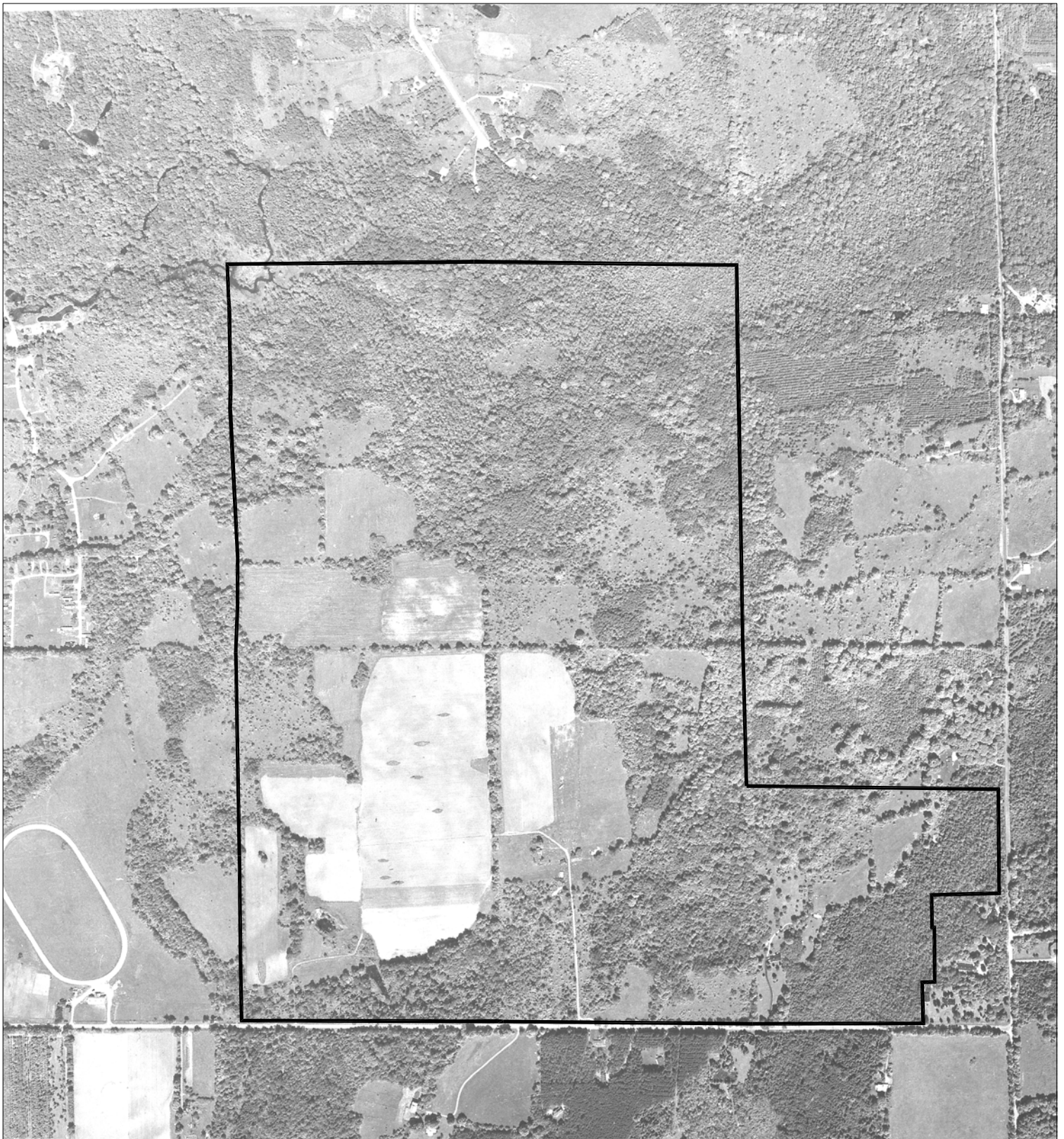


Figure 2
1955 AIRPHOTO

Scale: 1:10,000

Source: M.N.R. 1955 Airphoto





Residential consent lots have developed along Concession 11 and Milborough Line. The Lisson home and driveway is built on Lot 1. A Large, seasonal campground is located in the north half of Lot 4. Glenron Road and 13 residential lots are located to the north on lots 2 and 3, Concession 12. Onsite there is evidence of previous excavation, now forming a pond at the south west corner. The dwelling on the north half of lot 3 is vacant.

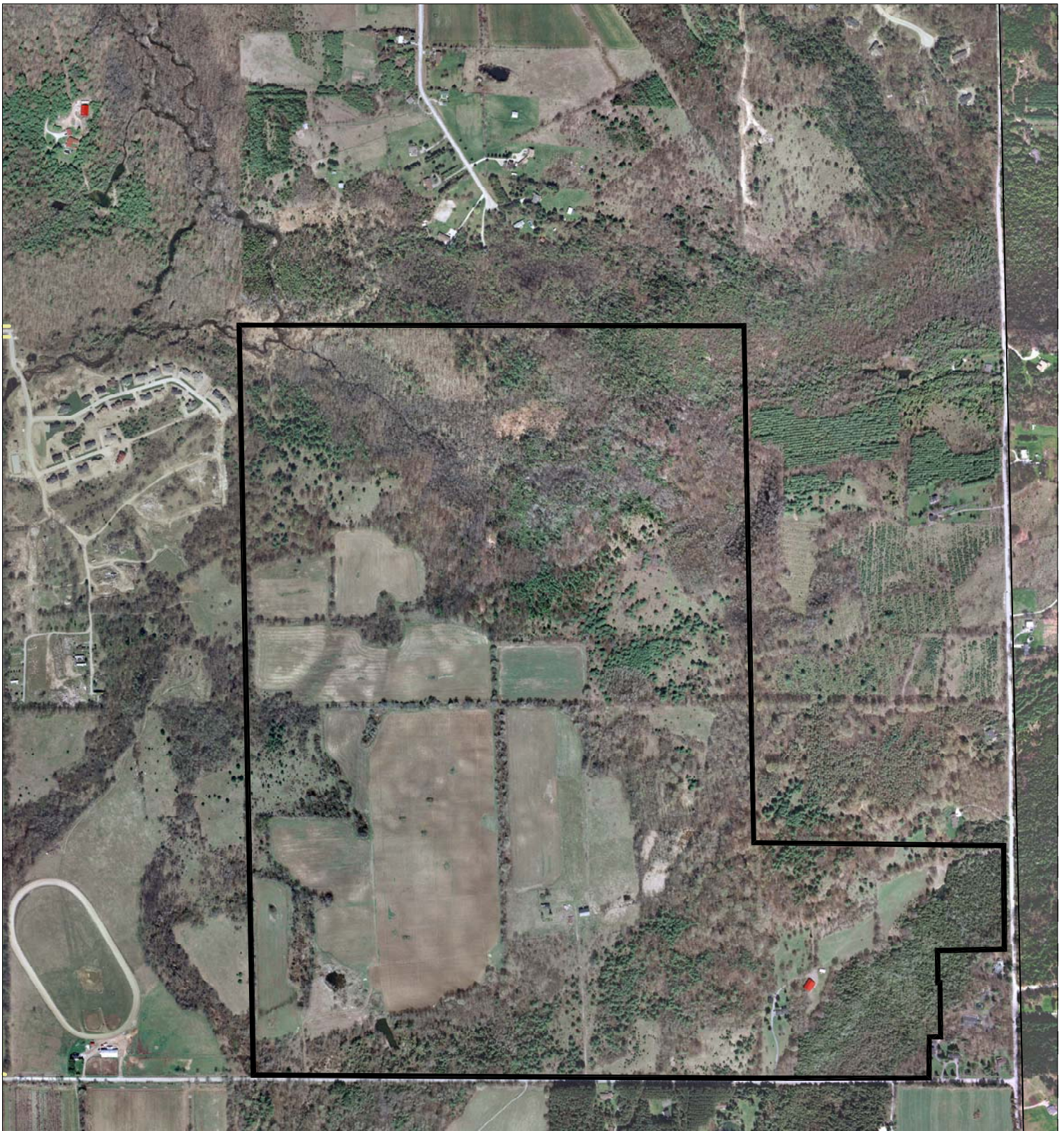


Figure 3
1994 AIRPHOTO

Scale: 1:10,000

Source: Northway-Photo Map 1994 Airphoto





There are now 15 consent lots on adjacent properties; the Lisson Dwelling and red roof barn; the initial development of Bronte Creek Estates; the new Timber Run subdivision has been completed; and a race track on Lot 4. Onsite the existing dwelling, shed and barn remain on lot 2.

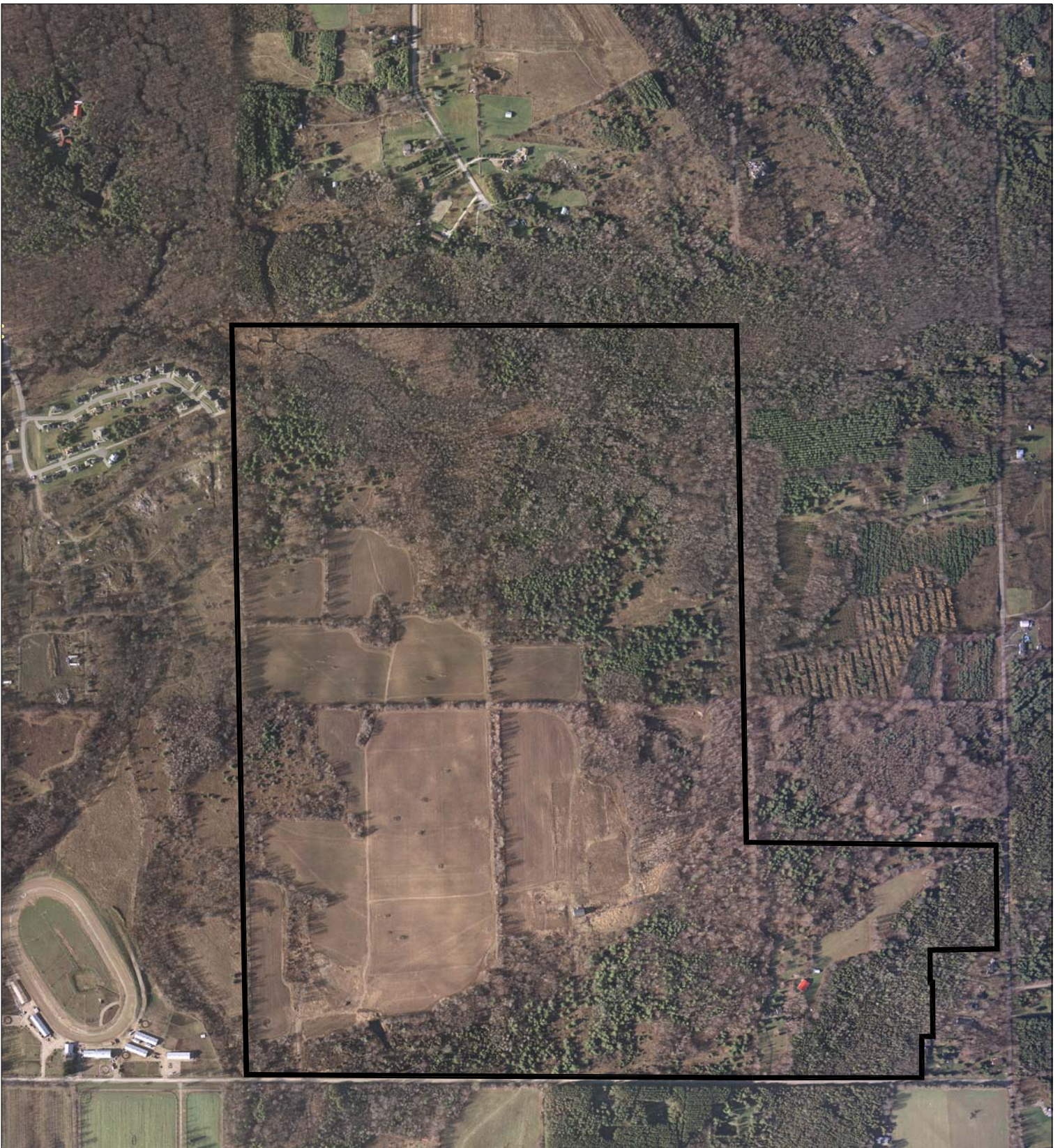


Scale: 1:10,000

Figure 4
2002 AIRPHOTO

Source: First Base Solutions Inc. April-May 2002 Airphoto





The race track development on Lot 4 has expanded with 5 new horse barns. Site cleanup has been completed by Lowndes Holdings Corp., leaving one small barn on Lot 2.



Figure 5
2003 AIRPHOTO

Scale: 1:10,000

Source: Northway-Photo Map November 2003 Airphoto



3. MINISTRY OF THE ENVIRONMENT DOCUMENTATION

Lowndes Holdings Corp., as part of its pre-purchase due diligence, requested a search of the records of the Ministry of the Environment (MOE) Freedom of Information and Protection of Privacy Office (FOI), for any evidence of environmental problems or enforcement matters. None were disclosed. During May and June 2004, discussions were held with Mr. Brad Farnand, Abatement Officer for the MOE Hamilton District Office. Mr. Farnand (905) 521-7650 provided information pertinent to onsite activities and enforcement, during the 1990s.

1990s activities evidently consisted of shipping scrap metal and wire to the site, for metal recycling. Recycling included burning plastic coated wires to recover copper. This produced an ash residue. Mr. Farnand advised that these activities included the shipping of a substantial number of truck loads of scrap metal to and from the site.

August 23, 1966 Provincial Environmental Services Report: re: *Soil Analysis at 475 11th Concession, Flamborough, Ontario*. This report refers to “*a greyish-brown ash and soil composite.....contained high concentrations of metals such as copper, iron, calcium, aluminum, zinc and lead....all subsurface samples meet the criteria for Agricultural/Residential land-use.....ash must be removed from the site and disposed of.....approximately 60 cubic yards.....*”

March 31, 1998 Ministry of the Environment Cleanup Order - was issued, according to Mr. Farnand, but no copy was available.

October 19, 1998 Don MacPherson Contracting Limited re: *Cleanup Summary and Invoice* outlines the work completed by the contractor, on September 14, 15 and 17, evidently under MOE supervision: “*.....excavated and scraped up three areas.....three loads, 59.51 tonnes Contaminated Soil and Ash into dump truck.....excavated and loaded 6 loads, 111.16 tonnes.....Cleaned up around area, loaded 8.00 tonne of asphalt shingles.....*”. While no copy was received, Mr. Farnand advised that the cleanup was satisfactorily completed and accepted by the MOE in late 1998.

July 23, 2003 MOE FOI letter to Mr. D. Lowndes: “*After a thorough search through the files of the Ministry’s Hamilton District Office, Spills Action Centre, Investigations and Enforcement Branch and the Environmental SWAT Team, no records were located responsive to your request.*”

It is concluded, based upon the available documentation, that scrap metal recycling activities on the site resulted in some degree of surficial soil contamination. We are satisfied, based upon the assurance of Mr. Farnand, that the cleanup work was satisfactorily completed during 1998.

