



**St. Lawrence Testing
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May 12, 2014

Mr. William Wong
Yong Hao Investments Canada Ltd.
118 Chevrier Ave.
Cornwall, ON
K6H 1S1

**RE: 1335 Reneal Street, Cornwall, Ontario
Phase 1 Environmental Assessment
Report No. 14C054**

Dear Mr. Wong:

In accordance with verbal instructions received from Mr. Eric Lang, this report is submitted, outlining the results of a Phase 1 Environmental Site Assessment carried out at 1335 Reneal Street, Cornwall, Ontario.

1.0 EXECUTIVE SUMMARY

A Phase 1 Environmental Site Assessment (ESA) was undertaken by St. Lawrence Testing & Inspection Co. Ltd. for a commercial property located at 1335 Reneal Street in Cornwall, Ontario at Mr. Lang's request.

A site visit was performed on April 22, 2014. In addition, a review of available records and interviews with those knowledgeable of the property were done

The Site is approximately 1.72 acres in area from the south east corner of Reneal Street to the west and from Sunnyside Ave. to the north. There is one, multi-level brick building on the Site. It is approximately 19,427 ft² in size and was formerly an elementary school (St. Gabriel). There are 12 classrooms, 3 offices and a gymnasium in the building. Currently, the building is vacant with interior furnishings being stored for removal.

The City of Cornwall provides potable water and sewage services to the property. Updates to the sanitary sewer and water line were done in 1997. A catch basin and associated drainage located near the south west side of the building was added in 1999. Natural gas and electricity serves the property. No indications of underground storage tanks were found.

There is an asphalt covered parking area directly north of the Site building and another asphalt covered area to the south. Approximately half of the property is an open area covered with either grass vegetation or pea stone. This possibly served as a play area for students.

Adjacent properties include private, residential housing across Sunnyside Ave. to the north, Nelson St. to the east and south, and across Reneal St. to the west.

No potential environmental concerns were found for the property. There is no need for further environmental work at this property.