



Record of Site Condition
Under Part XV.1 of the Environment Protection Act

Summary

Record of Site Condition Number	216034
Date Filed to Environmental Site Registry	2015/04/23
Certification Date	2014/04/23
Current Property Use	Commercial
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Site Condition Standards**	Full Depth Generic Site Conditions Standard, with Potable Ground Water, Medium and Fine Textured Soil, for Residential property use
Property Municipal Address	17645 YONGE STREET, NEWMARKET, ON, L3Y 5H6

Notice to Readers Concerning Due Diligence

This record of site condition has been filed in the Environmental Site Registry to which the public has access and which contains a notice advising users of the Environmental Site Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Environmental Site Registry.

Contents of this Record of Site Condition

This record of site condition consists (RSC) of this document which is available to be printed directly from the Environmental Site Registry as well as all supporting documentation indicated in this RSC to have been submitted in electronic format to the Ministry of the Environment and Climate Change.

PART 1: PROPERTY OWNERSHIP, PROPERTY INFORMATION AND OWNER'S CERTIFICATIONS

Information about the owner who is submitting or authorizing the submission of the RSC

Owner Name	DWIGHT SLESSOR HOLDINGS LIMITED
Authorized Person	ROBERT FORREST
Mailing Address	590 ALDEN ROAD, MARKHAM ONTARIO, CANADA
Postal Code	L3R 8N2
Phone	(905) 752-6776
Fax	(905) 752-6781
Email Address	bob@bobfor.com

RSC Property Location Information

Municipal Address(es)	17645 YONGE STREET, NEWMARKET, ON L3Y 5H6
Municipality	Newmarket
Legal Description	See Attached Lawyer's Letter
Assessment Roll Number(s)	1948040172230000000
Property Identifier Number(s)	03578-0942 (LT)

RSC Property Geographical References

Coordinate System	UTM
Datum	NAD 83
Zone	17
Easting	621,763.00
Northing	4,879,475.00

RSC Property Use Information

The following types of property uses are defined by the Regulation: Agricultural or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, and Residential use.

Current Property Use	Commercial
Intended Property Use	Residential
Certificate of Property Use has been issued under section 168.6 of the EPA	No

Please See the Signed Statements of Property Owner, or Agent, or Receiver at the End of this RSC

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PART 2: LIST OF REPORTS, SUMMARY OF SITE CONDITIONS AND QUALIFIED PERSON'S STATEMENTS AND CERTIFICATIONS

Qualified Person's Information

Name	RUSS PAGULAYAN
Type of Licence Under Professional Engineers Act	Licence
Licence Number	90524018
QP Employer Name	TERRAPROBE INC.
Mailing Address	11 INDELL LANE, BRAMPTON ONTARIO, L6T 3Y3 CANADA
Phone	(905) 796-2650
Fax	(905) 796-2250
Email Address	rpagulayan@terraprobe.ca

Municipal Information

Local or Single-Tier Municipality	Newmarket
Upper-Tier Municipality	York

Ministry of the Environment and Climate Change District Office

District Office	York-Durham District Office
District Office Address	230 Westney Rd. S., 5th floor, Ajax ON L1S 7J5

Phase One Environmental Site Assessment Report

Document used as the phase one environmental site assessment report and updates in submitting the RSC for filing

The date the last work on all of the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done (refer to clause 28(1)(a) of O. Reg. 153/04)	(YYYY/MM/DD) 2014/10/02
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Type of Report	Report Title	Date of Report (YYYY/MM/DD)	Author of Report	Name of Consulting Company
P1 ESA	Phase One Environmental Site Assessment 17645 Yonge Street newmarket, Ontario	2013/09/23	Russ Pagulayan	TERRAPROBE INC.
P1 ESA Update	Phase One Environmental Site Assessment Update 17645 Yonge Street newmarket, Ontario	2014/10/06	Russ Pagulayan	TERRAPROBE INC.

Reports and Other Documents Related to the Phase One Environmental Site Assessment

Reports and other documents relied upon in certifying the information set out in section 10 of Schedule A or otherwise used in conducting the phase one environmental site assessment

Report Title	Date of Report (YYYY/MM/DD)	Author of Report	Name of Consulting Company
N/A			

Phase Two Environmental Site Assessment Report

Document used as the phase two environmental site assessment report and updates in submitting the RSC for filing

The date the last work on all of the planning of the site investigation and conducting the site investigation components of the phase two environmental site assessment was done (refer to clause 33.5(1)(a) of O. Reg. 153/04)	(YYYY/MM/DD) 2014/04/23
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Type of Report	Report Title	Date of Report (YYYY/MM/DD)	Author of Report	Name of Consulting Company
P2 ESA	Phase Two Environmental Site Assessment 17645 Yonge Street Newmarket, Ontario	2013/09/27	Russ Pagulayan	TERRAPROBE INC.
P2 ESA Update	Phase Two Environmental Site Assessment Update 17645 Yonge Street Newmarket, Ontario	2014/11/20	Russ Pagulayan	TERRAPROBE INC.

Reports and Other Documents Related to the Phase Two Environmental Site Assessment

Reports and other documents relied upon in making any certifications in the RSC for the purposes of Part IV of Schedule A or otherwise used in conducting the phase two environmental site assessment

Report Title	Date of Report (YYYY/MM/DD)	Author of Report	Name of Consulting Company
N/A			

Environmental Condition

Section 41 applies?	No
Section 43.1 applies?	No

Site Condition Information

Certification date (YYYY/MM/DD)	2014/04/23
Total area of RSC property (in hectares)	1.69500
Number of any previously filed RSC that applies to any part of the RSC property	
Number of any previously filed Transition Notice that applies to any part of the RSC property	
Soil Texture	Medium and Fine
Assessment/Restoration Approach	Full Depth Generic
Site investigation includes the investigation, sampling and analysis of ground water?	Yes
Is there soil present that is sufficient to investigate, sample and analyze soil on, in or under the property in accordance with s. 6, Schedule E of O.Reg. 153/04?	Yes
Site investigation includes the investigation, sampling and analysis of soil on, in or under the property which is used in the RSC?	Yes
Name of the laboratory used to analyze any samples collected of soil, ground water or sediment	MAXXAM ANALYTICS
Ground water condition (potable, non-potable)	Potable
Applicable Site Condition Standard	TABLE 2

Table 1 – Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards

Measured Concentration for Contaminants in Soil

Contaminant Name	Maximum Concentration	Applicable Site Condition Standard	Unit of Measure
1 Barium	63	390	µg/g
2 Beryllium	< 0.5	5	µg/g
3 Boron (total)	7	120	µg/g
4 Cadmium	< 0.5	1.2	µg/g
5 Chromium Total	15	160	µg/g
6 Cobalt	5.8	22	µg/g
7 Copper	14	180	µg/g
8 Lead	7	120	µg/g
9 Molybdenum	< 0.5	6.9	µg/g
10 Nickel	19	130	µg/g
11 Silver	< 0.2	25	µg/g
12 Thallium	< 0.4	1	µg/g
13 Uranium	0.5	23	µg/g
14 Vanadium	26	86	µg/g
15 Zinc	29	340	µg/g
16 Antimony	< 0.8	7.5	µg/g
17 Arsenic	3	18	µg/g
18 Selenium	0.5	2.4	µg/g
19 Boron (Hot Water Soluble)*	< 0.48	1.5	µg/g
20 Chromium VI	< 0.2	10	µg/g
21 Cyanide (CN-)	< 0.04	0.051	µg/g
22 Electrical Conductivity	0.608	0.7	mS/cm
23 Mercury	< 0.1	1.8	µg/g
24 Sodium Adsorption Ratio	4.2	5	
25 Benzene	< 0.02	0.17	µg/g
26 Ethylbenzene	< 0.05	1.6	µg/g
27 Toluene	< 0.05	6	µg/g
28 Xylene Mixture	< 0.05	25	µg/g
29 Bromodichloromethane	< 0.05	1.9	µg/g
30 Bromoform	< 0.05	0.26	µg/g
31 Dibromochloromethane	< 0.05	2.9	µg/g
32 Petroleum Hydrocarbons F1****	< 5	65	µg/g
33 Petroleum Hydrocarbons F2	< 10	150	µg/g
34 Petroleum Hydrocarbons F3	< 50	1300	µg/g
35 Petroleum Hydrocarbons F4	< 50	5600	µg/g

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Table 1 – Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards
Measured Concentration for Contaminants in Soil

Continued from previous page....

Contaminant Name	Maximum Concentration		Applicable Site Condition Standard	Unit of Measure
	<			
36 Acetone	<	0.5	28	µg/g
37 Bromomethane	<	0.05	0.05	µg/g
38 Carbon Tetrachloride	<	0.05	0.12	µg/g
39 Chlorobenzene	<	0.05	2.7	µg/g
40 Chloroform	<	0.04	0.18	µg/g
41 Dichlorobenzene, 1,2-	<	0.05	1.7	µg/g
42 Dichlorobenzene, 1,3-	<	0.05	6	µg/g
43 Dichlorobenzene, 1,4-	<	0.05	0.097	µg/g
44 Dichlorodifluoromethane	<	0.05	25	µg/g
45 Dichloroethane, 1,1-	<	0.02	0.6	µg/g
46 Dichloroethane, 1,2-	<	0.03	0.05	µg/g
47 Dichloroethylene, 1,1-	<	0.05	0.05	µg/g
48 Dichloroethylene, 1,2-cis-	<	0.02	2.5	µg/g
49 Dichloroethylene, 1,2-trans-	<	0.05	0.75	µg/g
50 Dichloropropane, 1,2-	<	0.03	0.085	µg/g
51 Dichloropropene,1,3-	<	0.05	0.081	µg/g
52 Ethylene dibromide	<	0.04	0.05	µg/g
53 Hexane (n)	<	0.05	34	µg/g
54 Methyl Ethyl Ketone	<	0.5	44	µg/g
55 Methyl Isobutyl Ketone	<	0.5	4.3	µg/g
56 Methyl tert-Butyl Ether (MTBE)	<	0.05	1.4	µg/g
57 Methylene Chloride	<	0.05	0.96	µg/g
58 Styrene	<	0.05	2.2	µg/g
59 Tetrachloroethane, 1,1,1,2-	<	0.04	0.05	µg/g
60 Tetrachloroethane, 1,1,2,2-	<	0.05	0.05	µg/g
61 Tetrachloroethylene	<	0.04	2.3	µg/g
62 Trichloroethane, 1,1,1-	<	0.05	3.4	µg/g
63 Trichloroethane, 1,1,2-	<	0.04	0.05	µg/g
64 Trichloroethylene	<	0.03	0.52	µg/g
65 Trichlorofluoromethane	<	0.05	5.8	µg/g
66 Vinyl Chloride	<	0.02	0.022	µg/g

Table 1 – Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards (Continued)

Ground Water

Contaminant Name		Maximum Concentration		Applicable Site Condition Standard	Unit of Measure
1	Petroleum Hydrocarbons F1****	<	25	750	µg/L
2	Petroleum Hydrocarbons F2	<	100	150	µg/L
3	Petroleum Hydrocarbons F3	<	200	500	µg/L
4	Petroleum Hydrocarbons F4	<	200	500	µg/L
5	Acetone	<	10	2700	µg/L
6	Bromomethane	<	0.5	0.89	µg/L
7	Carbon Tetrachloride	<	0.2	5	µg/L
8	Chlorobenzene	<	0.2	30	µg/L
9	Chloroform	<	0.2	22	µg/L
10	Dichlorobenzene, 1,2-	<	0.5	3	µg/L
11	Dichlorobenzene, 1,3-	<	0.5	59	µg/L
12	Dichlorobenzene, 1,4-	<	0.5	1	µg/L
13	Dichlorodifluoromethane	<	1	590	µg/L
14	Dichloroethane, 1,1-	<	0.2	5	µg/L
15	Dichloroethane, 1,2-	<	0.5	5	µg/L
16	Dichloroethylene, 1,1-	<	0.2	14	µg/L
17	Dichloroethylene, 1,2-cis-	<	0.5	17	µg/L
18	Dichloroethylene, 1,2-trans-	<	0.5	17	µg/L
19	Dichloropropane, 1,2-	<	0.2	5	µg/L
20	Dichloropropene,1,3-	<	0.5	0.5	µg/L
21	Ethylene dibromide	<	0.2	0.2	µg/L
22	Hexane (n)	<	1	520	µg/L
23	Methyl Ethyl Ketone	<	10	1800	µg/L
24	Methyl Isobutyl Ketone	<	5	640	µg/L
25	Methyl tert-Butyl Ether (MTBE)	<	0.5	15	µg/L
26	Methylene Chloride	<	2	50	µg/L
27	Styrene	<	0.5	5.4	µg/L
28	Tetrachloroethane, 1,1,1,2-	<	0.5	1.1	µg/L
29	Tetrachloroethane, 1,1,2,2-	<	0.5	1	µg/L
30	Tetrachloroethylene	<	0.2	17	µg/L
31	Trichloroethane, 1,1,1-	<	0.2	200	µg/L
32	Trichloroethane, 1,1,2-	<	0.5	5	µg/L
33	Trichloroethylene		0.32	5	µg/L
34	Trichlorofluoromethane	<	0.5	150	µg/L
35	Vinyl Chloride	<	0.2	1.7	µg/L

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Table 1 – Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards (Continued)

Ground Water

Continued from previous page....

Contaminant Name	Maximum Concentration		Applicable Site Condition Standard	Unit of Measure
36 Bromodichloromethane	<	0.5	16	µg/L
37 Bromoform	<	1	25	µg/L
38 Dibromochloromethane	<	0.5	25	µg/L

Remedial Action and Mitigation

Remediated Soils

Estimated quantities of the soil, if any, originating at and remaining on the RSC property that have been remediated, at a location either on or off the property, to reduce the concentration of contaminants in the soil. Indicate the remediation process or processes used and the estimated amount of soil remediated by each identified process.

Soil Remediation Process	Estimated Quantity of Soil (in-ground volume in m ³)
Excavation	0.0

Description of Remediation

Description of any action taken to reduce the concentration of contaminants (including soil removals) on, in or under the RSC property.

Impacted soils were excavated and disposed of at a soil receiver with a proper CofA for the treatment of soil

Soil or Sediment Removed and Not Returned

Estimated quantities of soil or sediment, if any, removed from and not returned to the RSC property.

Estimated Quantity of Soil (in-ground volume in m ³)	2,206.0
Estimated Quantity of Sediment (in-ground volume in m ³)	0.0

Soil Brought to the Property

Estimated quantity of the soil, if any, being brought from another property to and deposited at the RSC property, not including any soil that may have originated at but been remediated off the RSC property and that is identified in section 28 of Schedule A.

Estimated Quantity of Soil Brought to the Property (in-ground volume in m ³)	0.0
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Ground Water Control or Treatment Measures

Ground water control or treatment measures that were required for the RSC property prior to the certification date for the purpose of submitting the RSC for filing.

Excavation of ground water as part of the soil excavation

Ground water control or treatment measures that are required for the RSC property after the certification date.

None

Estimated volume of ground water, if any, removed from and not returned to the RSC property.

Estimated Volume of Ground Water (in litres)	500,000.0
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Other Activities Including Risk Management Measures

Constructed works that prior to the certification date for the purpose of submitting the RSC for filing, were required to control or otherwise mitigate the release or movement of known existing contaminants at the RSC property.

Constructed works that after the certification date, are required to control or otherwise mitigate the release or movement of known existing contaminants at the RSC property.

Monitoring or Maintenance

Soil Management Measures

Soil monitoring requirements or any requirements for care, maintenance or replacement or any monitoring or control works for known existing contaminants, if any, on the RSC property, after the certification date.

Ground Water Management Measures

Ground water monitoring requirements or requirements for care, maintenance or replacement of any monitoring or control works or known existing contaminants, if any, on the RSC property, after the certification date.

Remediated or Removed Soil, Sediment or Ground Water From Near Property Boundary

Has any soil, sediment or ground water at the RSC property that is or was located within 3 metres of the RSC property boundary been remediated or removed for the purpose of remediation?

Yes

Qualified Person's Statements and Certifications

As the qualified person, I certify that:

A phase one environmental site assessment of the RSC property, which includes the evaluation of the information gathered from a records review, site reconnaissance, interviews, a report and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

A phase two environmental site assessment of the RSC property, which includes the evaluation of the information gathered from planning and conducting a site investigation, a report, and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.

As of 2014/04/23, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that would interfere with the type of property use to which the RSC property will be put, as specified in the RSC.

Ground water sampling has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

As of 2014/04/23, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the RSC property meets the applicable full depth generic site condition standards prescribed by section 36 of the regulation for all contaminants prescribed by the regulation in relation to the type of property use for which this RSC is filed, except for those contaminants (if any) specified in this RSC at Table 2, Maximum Contaminant Concentrations Compared to Standards Specified in a Risk Assessment.

As of 2014/04/23, the maximum known concentration of each contaminant in soil, sediment and ground water at the RSC property for which sampling and analysis has been performed is specified in this RSC at Table 1, Maximum Contaminant Concentrations Compared to Applicable Site Condition Standards.

I am a qualified person and have the qualifications required by section 5 of the regulation.

I have in place an insurance policy that satisfies the requirements of section 7 of the regulation.

I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.

The opinions expressed in this RSC are engineering or scientific opinions made in accordance with generally accepted principles and practices as recognized by members of the environmental engineering or science profession or discipline practising at the same time and in the same or similar location.

I do not hold and have not held and my employer TERRAPROBE INC.

does not hold and has not held a direct or indirect interest in the RSC property or any property which includes the RSC property and was the subject of a phase one or two environmental site assessment or risk assessment upon which this record of site condition is based

To the best of my knowledge, the certifications and statements in this part of the RSC are true as of 2014/04/23.

By signing this RSC, I make no express or implied warranties or guarantees.

By checking the boxes above, and entering my membership/licence number in this submission, I, RUSS PAGULAYAN, a qualified person as defined in section 5 of O. Reg. 153/04 am, on 2014/12/05:

- a) signing this record of site condition submission as a qualified person; and
- b) making all certifications required as a qualified person for this record of site condition.

I Agree

Additional Documentation Provided by Property Owner or Agent

The following documents have been submitted to the Ministry of the Environment and Climate Change as part of the record of site condition

Certificate of Status or equivalent for the owner
Lawyer's letter consisting of a legal description of the property
Copy of any deed(s), transfer(s) or other document(s) by which the RSC property was acquired
A Current plan of Survey
Area(s) of Potential Environmental Concern
Table of Current and Past Uses of the Phase One Property
Phase 2 Conceptual Site Model
Owner or agent certification statements

As an owner:

1. I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC and I have obtained all information relevant to this RSC of which I am aware.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
4. To my knowledge, the statements made in this part of the RSC are true as of November 20, 2014.
5. I have ensured that access to the entire property, including the phase one property, any phase two property and the RSC property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

Name of Owner: DWIGHT SLESSOR HOLDINGS LIMITED

Signature: [Handwritten Signature]

Date Signed: November 20, 2014

Name of Person Signing: R. FORREST

I, R. FORREST, am authorized to and hereby do bind DWIGHT SLESSOR HOLDINGS LIMITED.