Record of Site Condition

For Part XV.1 of the *Environmental Protection Act*

Summary

Registration Number	60312
Status	Filed
Filing Date	2011/02/25
Certification Date	2007/04/20
Current Property Use	Commercial
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Standards	ESA Phase 1
Property Municipal Address	500 Elizabeth Street, Burlington, Ontario , L7R 2M5

Notice to Readers Concerning Due Diligence

This record of site condition has been filed on the Environment Site Registry to which the public has access and which 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.

Contents of this Record of Site Condition

This record of site condition consists of this document which is available to be printed directly from the Environmental Site Registry as well as all documentation indicated in this document to have been submitted in paper format to the Ministry of the Environment.

Definitions

The following definitions are taken from the *Environmental Protection Act* or Regulation 153/04 under that Act and are included for ease of reference. The Act and Regulation should be referenced for other applicable definitions.

In this Record of Site Condition,

"Act" means the *Environmental Protection Act*, as amended;

"Cleanup Guideline 1996" means the Ministry publication entitled "Guideline for Use at Contaminated Sites in Ontario" originally dated June 1996 and later revised;

"Intended property use", in relation to a record of site condition, means the type of property use in respect of which the record of site condition is filed;

"phase one environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"phase two environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"Regulation" means Ontario Regulation 153/04, Records of Site Condition Part XV.1 of the Act, as amended;

"risk assessment" has the same meaning as defined in the Act at s. 168.1;

"RSC" means a record of site condition under Part XV.1 of the Act;

"RSC property", in relation to a record of site condition, means the property in respect of which the record of site condition is filed;

"SSRA" means a site specific risk assessment conducted in accordance with the Cleanup Guideline 1996.

Part 1: Property Ownership, Property Information and Owner's Certifications

Information about the owner who is filing or authorizing the filing of the RSC

Owner Name	2159804 Ontario Ltd.
Corporate Contact (Authorized Officer)	Mr. Fausto Carnicelli
Mailing Address	2951 Walker's LineSuite 303Burlington, OntarioL7M 4Y1
Phone	905-4075069
Fax	905-3339544
Email	

RSC Property Location Information

Municipal Address	500 Elizabeth Street Burlington, Ontario L7R 2M5
Municipality	BURLINGTON
Legal Description	PT LT 4 & 5, BLK B, COMPILED PLAN PL92, AS IN 536292; BURLINGTON
Assessment Roll Number	2402060-60706500
Property Identification Number (PIN)	07067-0014 [LT]
RSC applies to entire legal property	YES

RSC Property Geo Reference

UTM Coordinates	NAD83 17-597365-4797896
Latitude & Longitude	43.32760470N 79.79906510W (converted from UTM)
Accuracy Estimate	6 to 10 meters
Measurement Method	Global Positioning System

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 Act	NO

Additional Documentation Provided by Property Owner or Agent

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

1	Deed or Transfer for the property
2	Certificate of Status

Signature and Statements of Property Owner or Agent

As an authorized officer acting on behalf of the owner of the RSC property:

1. I acknowledge that the RSC will be filed 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.

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 _____.

As an authorized officer making the certifications on behalf of the owner:

1. I certify that I have been authorized by the owner of the RSC property to make the statements prescribed by this section on their behalf and that the owner of the RSC property has read and understands the statements being made on their behalf.

Name of Authorized Officer_____ Signature _____ Date _____

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.

Part 2 List of Reports, Summary of Site Conditions, Qualified Person's Certifications

Qualified Person Information

Name	John Davis Monkman
Company	Soil-Mat Engineers & Consultants Ltd.
Job Title	Vice President
Business Address	130 LANCING DRHAMILTON, ON, L8W 3A1
Phone	905-3187440
Fax	905-3187455
Email	jmonkman@soil-mat.on.ca

Additional Documentation Provided by the Qualified Person

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

1	Certificate of Status in relation to the employer of the qualified person

Municipal Information

Local or Single-Tier Municipality

Municipality	BURLINGTON
Municipal Clerk	Ms. Kim Phillips
Address	426 Brant StreetBurlington, OntarioL7R 2G2
Phone	905-3357698
Fax	905-3357881
Email	phillipk@burlington.ca

Upper Tier Municipality

Municipality	HALTON
Municipal Clerk	Ms. Monica Wallensels
Address	1151 Bonte RoadOakville, OntarioL6M 3C1
Phone	905-8256000x7370
Fax	905-8258838
Email	wallensm@region.halton.ca

Ministry of the Environment District Office

District Office	HALTON-PEEL
District Office Address	Suite 300, 4145 North Service RD, Burlington, ON, L7L 6A3

Reports Supporting Record of Site Condition

The following types of assessments have been conducted in support of this record of site condition:

- A phase one environmental site assessment

Previous RSCs applying to any part of the RSC property

Previous risk assessments or SSRA applying to any part of the RSC property

Assessments or other reports have been relied upon in certifying the information set out in this Part

Date	Report Title	Report Type	Author	Affiliation
2007/04/20	Phase I Environmental Site Assessment, Proposed High Rise Building, The City Block of John Street, Caroline Street, Elizabeth Street and Maria Street, Burlington, Ontario	Phase 1 ESA	Mr. Keith Gleadall & Mr. Danny Schebesch, M.E.Sc., P.Eng.	Soil-Mat Engineers & Consultants Ltd.

Site Condition Information

Total area of the RSC property (in hectares)	0.03
Certification Date	2007/04/20

Certifications

As the qualified person, and in relation to this Part of the RSC, I certify that:

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

2. As of 2007/04/20, no phase two environmental site assessment is required by the Regulation for any part of the RSC property and based on the phase one environmental site assessment for the RSC property, in my opinion, it is not necessary for any other reason to conduct a phase two environmental site assessment for any part of the RSC property.

3. As of 2007/04/20, in my opinion, based on the phase one environmental site assessment, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that, if the RSC property were put to any of the types of property uses listed in subsection 1 (2) of the Regulation, are likely to interfere with any of those types of property uses.

As the qualified person, and in relation to this Part of the RSC, I also certify that:

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

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

3. I acknowledge that the RSC will be filed 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.

4. 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.

5. To the best of my knowledge, the certifications and statements in this part of the RSC are true as of 2007/04/20.

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

I, the qualified person named below, on the date stated below, make all of the stated certifications applicable to the qualified person in this Part of the record of site condition.

Name of Qualified Person _____ Signature _____ Date _____

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.

Record of Site Condition Filing Form

IMPORTANT notes for submission of Record of Site Condition (RSC) to Ministry of the Environment (MOE):

After completing RSC on Brownfields website, ensure that a signed copy of RSC is submitted to MOE.

Print the downloaded version of RSC in PDF.

Ensure that footer of each page of RSC detail indicates that the RSC is on "Submitted" status.

Forward the signed copy of PDF file together with the additional documentation listed under sections:

- Additional Documentation Provided by Property Owner or Agent
- Additional Documentation Provided by Qualified Person

The forwarding address and fax information for MOE office is:

Ministry of the Environment
Environmental Assessment and Approval Branch
2 St. Clair Avenue West, Floor 12 A
Toronto, Ontario M4V 1L5

Fax Number: 416-314-6810