

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

Summary

Record of Site Condition Number	203287
Date Filed to Environmental Site Registry	28/05/2012
Certification Date	22/02/2012
Current Property Use	Community
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Site Condition Standards**	Full Depth Generic Site Conditions Standard, with Non-potable Ground Water, Coarse Textured Soil, for Residential property use
Property Municipal Address	3178 Bathurst Street M6A 2A9, 3180 Bathurst Street M6A 2A9, 35 Saranac Boulevard M6A 2G5

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.

RSC Information

Each field marked by an asterisk (*) must be completed. *

Is the property used, or has it ever been used, in whole or in part for an industrial use or as a garage;
a bulk liquid dispensing facility, including a gasoline outlet; or for the operation of dry cleaning equipment? *

Yes

No

During a phase one environmental site assessment of the property, was a potentially contaminating activity identified on, in or under the property? *

Yes

No

Are there potentially contaminating activities identified in the current RSC submission that were not identified in a previous
Phase 1 ESA Report in support of a RSC filed for the property? *

Yes

No

Is there an area of potential environmental concern? *

Yes

No

Select Type of RSC *

Phase 1 and 2 RSC

Phase 1 and 2 RSC with RA

Owner Information

[Owners' General Information](#)

[Submitting Owner's Information](#)

[Owner's Agent Information](#)

RSC Property Information

Environmental Condition

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Owner's Information

Owners' General Information

Is the submitting owner(s) a Receiver for the Property? *

Yes

No

Is the submitting owner(s) represented by an Agent? *

Yes

No

Owner Information

- Owners' General Information
- Submitting Owner's Information**
- Owner's Agent Information

- RSC Property Information
- Environmental Condition
- Contaminant Concentrations
- ESA Information
- QP Profile Information
- Certification Statement
- Supporting Documents

Owner's Information

Submitting Owner's Information

Type of Owner * Specify * Owner Name *

Other	The RSC Property is owned by individuals	The Trustees of The Asbury and We
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Street Number * Street Name * Apt No. /RR No.

3180	Bathurst Street	
------	-----------------	--

City, Town or Village * Province * Postal Code * Country

Toronto	Ontario	M6A 2A9	
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Submitting Owner's Contact Information

Contact First Name * Contact Last Name *

Yvonne	Wright
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Phone Number * (including area code) Fax Number (including area code) Email Address

(416) 736-9976		
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Owner Information

- Owners' General Information
- Submitting Owner's Information
- Owner's Agent Information**

- RSC Property Information
- Environmental Condition
- Contaminant Concentrations
- ESA Information
- QP Profile Information
- Certification Statement
- Supporting Documents

Owner's Agent Information

Owner's Agent Information

Agent First Name * Agent Middle Name Agent Last Name *

Patrick P. Shing

Street Number * Street Name * Apt No. /RR No.

2 St. Clair Avenue West 700

City, Town or Village * Province * Postal Code *

Toronto Ontario M4V 1L5

Owner's Agent Contact Information

Phone Number * (including area code) Fax Number (including area code) Email Address

(416) 682-7054 (416) 863-3997 Patrick.Shing@millsandmills.ca

Owner Information

RSC Property Information

- Property Address**
- Municipality Information
- Property Reference Number
- Geographical Reference/Area of RSC Property
- Previously Filed RSC(s) and TN(s)

Environmental Condition

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

RSC Property Information

Property Address

Does the Property have a Municipal Address? *

Yes

No

Is the property administered by MNR under the Public Lands Act? *

Yes

No

Street Number * Street Name * Apt No. /RR No.

3180	Bathurst Street	
------	-----------------	--

City, Town or Village * Province * Postal Code *

Toronto	Ontario	M6A 2A9
---------	---------	---------

Street Number * Street Name * Apt No. /RR No.

3178	Bathurst Street	
------	-----------------	--

City, Town or Village * Province * Postal Code *

Toronto	Ontario	M6A 2A9
---------	---------	---------

Street Number * Street Name * Apt No. /RR No.

35	Saranac Boulevard	
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City, Town or Village * Province * Postal Code *

Toronto	Ontario	M6A 2G5
---------	---------	---------

Owner Information

RSC Property Information

- Property Address
- Municipality Information**
- Property Reference Number
- Geographical Reference/Area of RSC Property
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Environmental Condition

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Municipality & Property Address Information

Municipality Information

Lower or Single Tier Municipality *

Toronto

[Click here to view the list of municipalities](#)

Tier of Municipality

Single Tier

The District Office of MOE *

Toronto District Office

Address of District Office of MOE

5775 Yonge St., 8th floor, North York ON M2M 4J1

Owner Information

RSC Property Information

Property Address

Municipality Information

Property Reference Number

Geographical Reference/Area of RSC Property

Previously Filed RSC(s) and TN(s)

Environmental Condition

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Municipality & Property Address Information

Property Reference Number

Assessment Roll Number

19-08-04-3-340-00100-000-0-5

Property Identifier Number (PIN #)

10217-0371 (LT)

Owner Information

RSC Property Information

- Property Address
- Municipality Information
- Property Reference Number
- Geographical Reference/Area of RSC Property**
- Previously Filed RSC(s) and TN(s)

Environmental Condition

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Geo Reference & Other Properties Details

Geographical References

UTM Coordinates

Datum

NAD 83

Zone *

17

Easting *

626,354.00

Northing *

4,842,246.00

Area of RSC Property

Total Area of RSC Property in Hectares *

0.5254

Owner Information

RSC Property Information

- Property Address
- Municipality Information
- Property Reference Number
- Geographical Reference/Area of RSC Property

Previously Filed RSC(s) and TN(s)

- Environmental Condition
- Contaminant Concentrations
- ESA Information
- QP Profile Information
- Certification Statement
- Supporting Documents

Previous Submission Information

Previously Filed Record of Site Condition Number:

Previously Filed Transition Notice Number:

Owner Information

RSC Property Information

Environmental Condition

Other Site Condition Information

Site Conditions for 2011 Generic Standards

Risk Assessment Information

Property Use and Certification Date

Additional Ground Water Information

Remedial Action and Mitigation Details

Area(s) of Potential Environmental Concern

Table of Current/Past Property Use of Phase One Property

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Environmental Condition

Site Condition Information

Other Site Condition Information

Is the RSC being submitted using the transition provision under Section 21.1 of the Regulation? *

Yes

No

Owner Information

RSC Property Information

Environmental Condition

Other Site Condition Information

Site Conditions for 2011 Generic Standards

Risk Assessment Information

Property Use and Certification Date

Additional Ground Water Information

Remedial Action and Mitigation Details

Area(s) of Potential Environmental Concern

Table of Current/Past Property Use of Phase One Property

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Environmental Condition

Site Condition Information

Site Conditions for 2011 Generic Standards

Is Property:

(i) Within an area of natural significance? or

Does Property:

(ii) Include or is adjacent to an area of natural significance or part of such an area? or

(ii) Include land that is within 30 m of an area of natural significance or part of such an area. *

Yes

No

Soil at the property has:

(i) a pH value for Surface Soil less than 5 or greater than 9 or

(ii) a pH value for Subsurface Soil less than 5 or greater than 11. *

Yes

No

Is qualified person of the opinion that, given the characteristics of the property and the certifications the qualified person would be required to make in a record of site condition in relation to the property as specified in Schedule A, it is appropriate to apply this section to the property? *

Yes

No

What is the intended use of the property? *

Residential

Is the property a shallow soil property? *

Yes

No

Does the property include or is the property adjacent to a water body or does it include land that is within 30 metres of a water body? *

Yes

No

What is the Assessment/Restoration approach? *

Background

Full Depth Generic

Stratified

What is the ground water condition for the property? *

Potable

Non-potable

What is the texture of the soil? *

Coarse

Medium and Fine

Applicable 2011 Generic Standard Table Number : **TABLE 3**

Owner Information

RSC Property Information

Environmental Condition

Other Site Condition Information

Site Conditions for 2011 Generic Standards

Risk Assessment Information

Property Use and Certification Date

Additional Ground Water Information

Remedial Action and Mitigation Details

Area(s) of Potential Environmental Concern

Table of Current/Past Property Use of Phase One Property

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Risk Assessment Information

Has a Certificate of Property Use (CPU) been issued under section 168.6 of the Act for the RSC property?

Yes

No

Owner Information

RSC Property Information

Environmental Condition

Other Site Condition Information

Site Conditions for 2011 Generic Standards

Risk Assessment Information

Property Use and Certification Date

Additional Ground Water Information

Remedial Action and Mitigation Details

Area(s) of Potential Environmental Concern

Table of Current/Past Property Use of Phase One Property

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Property Use and Certification Date

Current Property Use and Certification Date

What is the current use of the property? *

Community

Certification Date *

2012/02/22

Owner Information

RSC Property Information

Environmental Condition

Other Site Condition Information

Site Conditions for 2011 Generic Standards

Risk Assessment Information

Property Use and Certification Data

Additional Ground Water Information

Remedial Action and Mitigation Details

Area(s) of Potential Environmental Concern

Table of Current/Past Property Use of Phase One Property

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Environmental Condition

Site Condition Information

Additional Ground Water Information

Has municipality been notified of non-potable ground water on site? *

Yes

No

Municipality notified of non-potable water by? *

Owner

QP

Local/Lower tier municipality non-potable water notification date *

2011/12/15

Owner Information

RSC Property Information

Environmental Condition

[Other Site Condition Information](#)

[Site Conditions for 2011 Generic Standards](#)

[Risk Assessment Information](#)

[Property Use and Certification Data](#)

[Additional Ground Water Information](#)

Remedial Action and Mitigation Details

[Area\(s\) of Potential Environmental Concern](#)

[Table of Current/Past Property Use of Phase One Property](#)

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Environmental Condition

Remedial Action & Mitigation

Soil Control or Treatment Measures

Identify the 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 as measured in, or equivalent to, in-ground volume in cubic metres, and indicate the remediation process or processes used and the estimated amount of soil remediated by each identified process.

	▲
	▼

Identify the estimated quantities of soil or sediment, if any, removed from and not returned to the RSC property as measured in, or equivalent to, the in-ground volume in cubic metres.

78.795	▲
	▼

Identify the 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 not including any soil that may have been remediated off the property and brought back to the property as measured in, or equivalent to, the in-ground volume in cubic metres.

0	▲
	▼

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

No	▲
	▼

Owner Information

RSC Property Information

Environmental Condition

Other Site Condition Information

Site Conditions for 2011 Generic Standards

Risk Assessment Information

Property Use and Certification Data

Additional Ground Water Information

Remedial Action and Mitigation Details

Area(s) of Potential Environmental Concern

Table of Current/Past Property Use of Phase One Property

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Environmental Condition

Remedial Action & Mitigation

Ground Water Control or Treatment Measures

Identify and describe any 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; or are or will be required for the RSC property after the certification date.

[Empty text box with scroll bar]

Identify the estimated volume in litres of ground water, if any, removed from and not returned to the RSC property.

[Empty text box with scroll bar]

Other Treatment Measures

Other than the activities identified in the in the Soil or Ground Water Control or Treatment Measures above, identify any 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; or after the certification date, are required to control or otherwise mitigate the release or movement of known existing contaminants at the RSC property.

[Empty text box with scroll bar]

Indicate whether there are any monitoring requirements or any requirements for care, maintenance or replacement of any monitoring or control works for known existing contaminants, if any, on the RSC property, after the certification date, and whether any monitoring requirements or requirements for care, maintenance or replacement of any monitoring or control works are ground water management measures or soil management measures.

[Empty text box with scroll bar]

Owner Information

RSC Property Information

Environmental Condition

Other Site Condition Information

Site Conditions for 2011 Generic Standards

Risk Assessment Information

Property Use and Certification Data

Additional Ground Water Information

Remedial Action and Mitigation Details

Area(s) of Potential Environmental Concern

Table of Current/Past Property Use of Phase One Property

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Environmental Condition

Potential Environmental Concern

Area(s) of Potential Environmental Concern

Are there areas of potential environmental concern? *

Yes

No

Current and Past Property Use

Table of Current and Past Property Use

Owner Information

RSC Property Information

Environmental Condition

Contaminant Concentrations

Contaminants Measured in SOIL

Contaminants Measured in
GROUND WATER

Contaminants Measured in
SEDIMENTS

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Contaminant Concentrations

Contaminants Measured in SOIL

General Information Related to Soil Media

Is there no soil on, in or under the property? *
(Note there is "no soil" if either there is no soil on, in or under the property OR the soil present is not sufficient to investigate, sample and analyze in a manner which will meet the requirements and objectives of a phase two environmental site assessment)

Yes

No

Owner Information
RSC Property Information
Environmental Condition

Contaminant Concentrations
Contaminants Measured in SOIL
Measured Concentration for Contaminants in Soil

Contaminant Concentrations

Contaminants Measured in SOIL

Contaminants Measured in
GROUND WATER

Contaminants Measured in
SEDIMENTS

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Contaminant 1-30 *	Type of Measurement *	Measured Concentration	Applicable Standard	Unit Of Measure
Acenaphthene	Minimum Detectable	0.03	7.9	µg/g
Acenaphthylene	Minimum Detectable	0.02	0.15	µg/g
Acetone	Minimum Detectable	0.013	16	µg/g
Anthracene	Measured	0.02	0.67	µg/g
Antimony	Minimum Detectable	1.6	7.5	µg/g
Arsenic	Measured	3.2	18	µg/g
Barium	Measured	72.5	390	µg/g
Benzene	Minimum Detectable	0.02	0.21	µg/g
Benz[a]anthracene	Measured	0.05	0.5	µg/g
Benzo[a]pyrene	Measured	0.04	0.3	µg/g
Benzo[b]fluoranthene	Measured	0.06	0.78	µg/g
Benzo[ghi]perylene	Measured	0.03	6.6	µg/g
Benzo[k]fluoranthene	Measured	0.03	0.78	µg/g
Beryllium	Measured	0.6	4	µg/g
Boron (Hot Water Soluble)*	Measured	0.38	1.5	µg/g
Bromodichloromethane	Minimum Detectable	0.003	13	µg/g
Bromoform	Minimum Detectable	0.002	0.27	µg/g
Bromomethane	Minimum Detectable	0.002	0.05	µg/g
Cadmium	Minimum Detectable	0.4	1.2	µg/g
Carbon Tetrachloride	Minimum Detectable	0.002	0.05	µg/g
Chlorobenzene	Minimum Detectable	0.002	2.4	µg/g
Chloroform	Minimum Detectable	0.002	0.05	µg/g
Chromium Total	Measured	19.7	160	µg/g
Chromium VI	Minimum Detectable	0.4	8	µg/g
Chrysene	Measured	0.05	7	µg/g
Cobalt	Measured	9.4	22	µg/g
Copper	Measured	38.9	140	µg/g
Dibenz[a h]anthracene	Minimum Detectable	0.02	0.1	µg/g
Dibromochloromethane	Minimum Detectable	0.003	9.4	µg/g
Dichlorobenzene, 1,2-	Minimum Detectable	0.002	3.4	µg/g

Total # of Contaminants 78

Owner Information
 RSC Property Information
 Environmental Condition

Contaminant Concentrations
Contaminants Measured in SOIL
Measured Concentration for Contaminants in Soil

Contaminant Concentrations

Contaminants Measured in SOIL

Contaminants Measured in
 GROUND WATER

Contaminants Measured in
 SEDIMENTS

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Contaminant 31-60 *	Type of Measurement *	Measured Concentration	Applicable Standard	Unit Of Measure
Dichlorobenzene, 1,3-	Minimum Detectable	0.002	4.8	µg/g
Dichlorobenzene, 1,4-	Minimum Detectable	0.002	0.083	µg/g
Dichloroethane, 1,1-	Minimum Detectable	0.002	3.5	µg/g
Dichloroethane, 1,2-	Minimum Detectable	0.002	0.05	µg/g
Dichloroethylene, 1,1-	Minimum Detectable	0.002	0.05	µg/g
Dichloroethylene, 1,2-cis-	Minimum Detectable	0.002	3.4	µg/g
Dichloroethylene, 1,2-trans-	Minimum Detectable	0.003	0.084	µg/g
Dichloropropane, 1,2-	Minimum Detectable	0.002	0.05	µg/g
Dichloropropene, 1,3-	Minimum Detectable	0.003	0.05	µg/g
Ethylbenzene	Minimum Detectable	0.05	2	µg/g
Ethylene dibromide	Minimum Detectable	0.002	0.05	µg/g
Electrical Conductivity	Measured	0.152	0.7	mS/cm
Fluoranthene	Measured	0.12	0.69	µg/g
Fluorene	Minimum Detectable	0.12	62	µg/g
Indeno[1 2 3-cd]pyrene	Measured	0.03	0.38	µg/g
Lead	Measured	23.4	120	µg/g
Mercury	Measured	0.04	0.27	µg/g
Methyl Ethyl Ketone	Minimum Detectable	0.047	16	µg/g
Methyl Isobutyl Ketone	Minimum Detectable	0.041	1.7	µg/g
Methyl tert-Butyl Ether (MTBE)	Minimum Detectable	0.004	0.75	µg/g
Methylene Chloride	Minimum Detectable	0.010	0.1	µg/g
Molybdenum	Measured	0.5	6.9	µg/g
Naphthalene	Minimum Detectable	0.03	0.6	µg/g
Nickel	Measured	18.3	100	µg/g
Petroleum Hydrocarbons F1****	Minimum Detectable	5	55	µg/g
Petroleum Hydrocarbons F2	Minimum Detectable	10	98	µg/g
Petroleum Hydrocarbons F3	Measured	51	300	µg/g
Petroleum Hydrocarbons F4	Minimum Detectable	50	2800	µg/g
Phenanthrene	Measured	0.09	6.2	µg/g
Pyrene	Measured	0.10	78	µg/g

Total # of Contaminants 78

Owner Information
 RSC Property Information
 Environmental Condition

Contaminant Concentrations
Contaminants Measured in SOIL
Measured Concentration for Contaminants in Soil

Contaminant Concentrations

Contaminants Measured in SOIL

Contaminants Measured in
 GROUND WATER

Contaminants Measured in
 SEDIMENTS

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Contaminant 61-90 *	Type of Measurement *	Measured Concentration	Applicable Standard	Unit Of Measure
Selenium	Minimum Detectable	0.8	2.4	µg/g
Silver	Minimum Detectable	0.4	20	µg/g
Sodium Adsorption Ratio	Measured	0.461	5	
Styrene	Minimum Detectable	0.002	0.7	µg/g
Tetrachloroethane, 1,1,1,2-	Minimum Detectable	0.002	0.058	µg/g
Tetrachloroethane, 1,1,2,2-	Minimum Detectable	0.004	0.05	µg/g
Tetrachloroethylene	Minimum Detectable	0.002	0.28	µg/g
Thallium	Minimum Detectable	0.4	1	µg/g
Toluene	Minimum Detectable	0.08	2.3	µg/g
Trichlorobenzene, 1,2,4-	Minimum Detectable	0.007	0.36	µg/g
Trichloroethane, 1,1,1-	Minimum Detectable	0.002	0.38	µg/g
Trichloroethane, 1,1,2-	Minimum Detectable	0.002	0.05	µg/g
Trichloroethylene	Minimum Detectable	0.004	0.061	µg/g
Trichlorofluoromethane	Minimum Detectable	0.004	4	µg/g
Vanadium	Measured	25.3	86	µg/g
Vinyl Chloride	Minimum Detectable	0.002	0.02	µg/g
Xylene Mixture	Minimum Detectable	0.002	3.1	µg/g
Zinc	Measured	54.3	340	µg/g

Total # of Contaminants 78

Owner Information
 RSC Property Information
 Environmental Condition

Contaminant Concentrations

Contaminants Measured in SOIL
 Contaminants Measured in GROUND WATER
 Contaminants Measured in SEDIMENTS

ESA Information
 QP Profile Information
 Certification Statement
 Supporting Documents

Contaminant Concentrations

Contaminants Measured in Ground Water

Has ground water sampling been conducted at the property? *
 Yes
 No

Measured Concentration for Contaminants in Ground Water

Contaminant 1-30 *	Type of Measurement *	Measured Concentration	Applicable Standard	Unit Of Measure
Acenaphthene	Minimum Detectable	0.1	600	µg/L
Acenaphthylene	Minimum Detectable	0.11	1.8	µg/L
Acetone	Minimum Detectable	1	130000	µg/L
Anthracene	Minimum Detectable	0.07	2.4	µg/L
Antimony	Minimum Detectable	1	20000	µg/L
Arsenic	Measured	1.06	1900	µg/L
Barium	Measured	91.4	29000	µg/L
Benzene	Minimum Detectable	0.2	44	µg/L
Benz[a]anthracene	Minimum Detectable	0.08	4.7	µg/L
Benzo[a]pyrene	Minimum Detectable	0.09	0.81	µg/L
Benzo[b]fluoranthene	Minimum Detectable	0.05	0.75	µg/L
Benzo[ghi]perylene	Minimum Detectable	0.06	0.2	µg/L
Benzo[k]fluoranthene	Minimum Detectable	0.06	0.4	µg/L
Beryllium	Minimum Detectable	1	67	µg/L
Boron (total)	Measured	51.6	45000	µg/L
Bromodichloromethane	Minimum Detectable	0.2	85000	µg/L
Bromoform	Minimum Detectable	0.1	380	µg/L
Bromomethane	Minimum Detectable	0.2	5.6	µg/L
Cadmium	Minimum Detectable	0.5	2.7	µg/L
Carbon Tetrachloride	Minimum Detectable	0.2	0.79	µg/L
Chlorobenzene	Minimum Detectable	0.1	630	µg/L
Chloroform	Minimum Detectable	0.2	2.4	µg/L
Chromium Total	Measured	8.37	810	µg/L
Chromium VI	Minimum Detectable	5	140	µg/L
Chrysene	Minimum Detectable	0.05	1	µg/L
Cobalt	Measured	0.8	66	µg/L
Copper	Measured	2.67	87	µg/L
Dibenz[a h]anthracene	Minimum Detectable	0.09	0.52	µg/L
Dibromochloromethane	Minimum Detectable	0.1	82000	µg/L
Dichlorobenzene, 1,2-	Minimum Detectable	0.1	4600	µg/L

Total # of Contaminants 75

Owner Information
 RSC Property Information
 Environmental Condition

Contaminant Concentrations

Contaminants Measured in SOIL
 Contaminants Measured in GROUND WATER
 Contaminants Measured in SEDIMENTS

ESA Information
 QP Profile Information
 Certification Statement
 Supporting Documents

Contaminant Concentrations

Contaminants Measured in Ground Water

Measured Concentration for Contaminants in Ground Water

Contaminant 31-60 *	Type of Measurement *	Measured Concentration	Applicable Standard	Unit Of Measure
Dichlorobenzene, 1,3-	Minimum Detectable	0.1	9600	µg/L
Dichlorobenzene, 1,4-	Minimum Detectable	0.1	8	µg/L
Dichloroethane, 1,1-	Minimum Detectable	0.3	320	µg/L
Dichloroethane, 1,2-	Minimum Detectable	0.2	1.6	µg/L
Dichloroethylene, 1,1-	Minimum Detectable	0.3	1.6	µg/L
Dichloroethylene, 1,2-cis-	Minimum Detectable	0.2	1.6	µg/L
Dichloroethylene, 1,2-trans-	Minimum Detectable	0.2	1.6	µg/L
Dichloropropane, 1,2-	Minimum Detectable	0.2	16	µg/L
Dichloropropene, 1,3-	Minimum Detectable	0.2	5.2	µg/L
Ethylbenzene	Measured	0.15	2300	µg/L
Ethylene dibromide	Minimum Detectable	0.2	0.25	µg/L
Fluoranthene	Minimum Detectable	0.12	130	µg/L
Fluorene	Minimum Detectable	0.10	400	µg/L
Indeno[1 2 3-cd]pyrene	Minimum Detectable	0.03	0.2	µg/L
Lead	Minimum Detectable	0.5	25	µg/L
Mercury	Minimum Detectable	0.1	0.29	µg/L
Methyl Ethyl Ketone	Minimum Detectable	1	470000	µg/L
Methyl Isobutyl Ketone	Minimum Detectable	1	140000	µg/L
Methyl tert-Butyl Ether (MTBE)	Minimum Detectable	0.2	190	µg/L
Methylene Chloride	Minimum Detectable	0.3	610	µg/L
Molybdenum	Measured	5.63	9200	µg/L
Naphthalene	Minimum Detectable	0.12	1400	µg/L
Nickel	Measured	1.91	490	µg/L
Petroleum Hydrocarbons F1****	Minimum Detectable	25	750	µg/L
Petroleum Hydrocarbons F2	Minimum Detectable	100	150	µg/L
Petroleum Hydrocarbons F3	Minimum Detectable	100	500	µg/L
Petroleum Hydrocarbons F4	Minimum Detectable	100	500	µg/L
Phenanthrene	Minimum Detectable	0.11	580	µg/L
Pyrene	Minimum Detectable	0.12	68	µg/L
Selenium	Measured	2.76	63	µg/L

Total # of Contaminants 75

Owner Information
 RSC Property Information
 Environmental Condition

Contaminant Concentrations
Contaminants Measured in Ground Water
Measured Concentration for Contaminants in Ground Water

Contaminant Concentrations

Contaminants Measured in SOIL
 Contaminants Measured in GROUND WATER
 Contaminants Measured in SEDIMENTS

ESA Information
 QP Profile Information
 Certification Statement
 Supporting Documents

Contaminant 61-90 *	Type of Measurement *	Measured Concentration	Applicable Standard	Unit Of Measure
Silver	Minimum Detectable	0.5	1.5	µg/L
Styrene	Minimum Detectable	0.1	1300	µg/L
Tetrachloroethane, 1,1,1,2-	Minimum Detectable	0.1	3.3	µg/L
Tetrachloroethane, 1,1,2,2-	Minimum Detectable	0.1	3.2	µg/L
Tetrachloroethylene	Minimum Detectable	0.2	1.6	µg/L
Thallium	Minimum Detectable	0.3	510	µg/L
Toluene	Measured	0.85	18000	µg/L
Trichloroethane, 1,1,1-	Minimum Detectable	0.3	640	µg/L
Trichloroethane, 1,1,2-	Minimum Detectable	0.2	4.7	µg/L
Trichloroethylene	Minimum Detectable	0.2	1.6	µg/L
Trichlorofluoromethane	Minimum Detectable	0.4	2500	µg/L
Vanadium	Measured	1.67	250	µg/L
Vinyl Chloride	Minimum Detectable	0.17	0.5	µg/L
Xylene Mixture	Measured	1.1	4200	µg/L
Zinc	Measured	16.9	1100	µg/L

Total # of Contaminants 75

Owner Information

RSC Property Information

Environmental Condition

Contaminant Concentrations

Contaminants Measured in SOIL

Contaminants Measured in
GROUND WATER

**Contaminants Measured in
SEDIMENTS**

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Contaminant Concentrations

Contaminants Measured in Sediments

Has sediment sampling been conducted at the property? *

Yes

No

Owner Information

RSC Property Information

Environmental Condition

Contaminant Concentrations

Contaminants Measured in SOIL

Contaminants Measured in
GROUND WATER

Contaminants Measured in
SEDIMENTS

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Contaminant Concentrations

Laboratory Information

Laboratory Name *

Agat Laboratory

- Owner Information
- RSC Property Information
- Environmental Condition
- Contaminant Concentrations

ESA Information

- Phase One ESA Reports**
- Phase Two ESA Reports
- Phase One Reports and Other Documents
- Phase Two Reports and Other Documents

- QP Profile Information
- Certification Statement
- Supporting Documents

ESA Information

ESA Reports

Phase One ESA Reports

The date the last work on the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done.

2012/03/15 *

Type of Report *	Report Title *	Date of Report*	Author of Report *	Name of Consulting Organization
Phase One ESA	Phase I Environi	2009/07/30	Albert Lee-Wah, B	Toronto Inspection Ltd
Update to Phase One ESA	Update Phase I	2012/03/15	Albert Lee-Wah, B	Toronto Inspection Ltd

- Owner Information
- RSC Property Information
- Environmental Condition
- Contaminant Concentrations

ESA Information

- Phase One ESA Reports
- Phase Two ESA Reports**
- Phase One Reports and Other Documents
- Phase Two Reports and Other Documents

- QP Profile Information
- Certification Statement
- Supporting Documents

ESA Information

ESA Reports

Phase Two ESA Reports

The date the last work on the planning of the site investigation and conducting the site investigation components of the phase two environmental site assessment was done.

2012/03/15 *

Type of Report *	Report Title *	Date of Report*	Author of Report *	Name of Consulting Organization
Phase Two ESA	Phase II Environ	2012/03/19	Eleni Girma Beyer	Toronto Inspection Ltd

- Owner Information
- RSC Property Information
- Environmental Condition
- Contaminant Concentrations

ESA Information

- Phase One ESA Reports
- Phase Two ESA Reports
- Phase One Reports and Other Documents**
- Phase Two Reports and Other Documents

- QP Profile Information
- Certification Statement
- Supporting Documents

ESA Information

Reports and Other Documents

Phase 1 Reports and Other Documents

List the Reports/Documents other than the document(s) used as your Phase 1 ESA relied on in certifying the information set out in Section 10 of Schedule A or otherwise used in conducting the Phase 1 ESA

Report Title*	Date of Report*	Author of Report *	Name of Consulting Organization for Report
Might's Suburban Toronto Directories	2012/02/09	Might's Directories	Mightt's Directories (1947-20
Ecolog Eris Ltd Standard 0.25km Search	2008/09/12	Rafal Wojtasik	Ecolog Eris Ltd.
Brownfields Environmental Site Registry	2012/02/09	Ontario Ministry of	Government of Ontario
The Physiography of Southern Ontario	1984/01/01	Chapman, L.J. anc	Geologic Survey of Canada
Quaternary Geology of Southern Ontario	1980/01/01	Sharpe, D.R.	Ontario Geological Survey
Surficial Geology of Southern Ontario	2003/01/01	Ontario Geological	Ontario Geological Survey
Atlas of Canada-Topographic map	2010/07/30	Natural Resources	Government of Canada
Biodiversity Explorer Application map	2010/07/30	Ontario Ministry of	Government of Ontario
Environmental Protection Act	1990/01/01	Ontario Ministry of	Government of Ontario

- Owner Information
- RSC Property Information
- Environmental Condition
- Contaminant Concentrations

ESA Information

- Phase One ESA Reports
- Phase Two ESA Reports
- Phase One Reports and Other Documents
- Phase Two Reports and Other Documents

- QP Profile Information
- Certification Statement
- Supporting Documents

ESA Information

Reports and Other Documents

Phase 2 Reports and Other Documents

List the Reports/Documents other than the document(s) used as your Phase 2 ESA relied on in making any certifications in the RSC in relation to the Phase 2 ESA or otherwise used in conducting the Phase 2 ESA

Report Title *	Date of Report *	Author of Report *	Name of Consulting Organization for Report
Phase I Environmental Site Assessment, 3-	2009/07/30	Albert Lee Wah, B	Toronto Inspection Ltd.
Update Phase I Environmental Site Assessi	2012/03/15	Albert Lee Wah, B	Toronto Inspection Ltd.
Guidance on Sampling and Analytical Meth	1996/12/01	Ontario Ministry of	Government of Ontario
Environmental Protection Act	1990/01/01	Ontario Ministry of	Government of Ontario
Soil Ground Water & Sediment Standards fi	2011/04/15	Ontario Ministry of	Government of Ontario
Protocol for Analytical Methods used in the	2011/07/01	Ontario Ministry of	Government of Ontario
Ontario Water Resources Act, R.R.O. 1990	1990/01/01	Ontario Ministry of	Government of Ontario
Certificate of Analysis (Report Date: August	2012/02/24	Nihila	Agat Laboratories

Owner Information

RSC Property Information

Environmental Condition

Contaminant Concentrations

ESA Information

QP Profile Information

QP Information

Certification Statement

Supporting Documents

QP Information

First Name * Middle Name Last Name *

Eleni Girma Beyene

Which one of the following licences under the Professional Engineers Act do you hold? * Licence Number *

Licence 100068382

Which one of the following memberships under the Professional Geoscientists Act do you hold? *

Is the QP Employed? * Employer Name *

Yes No

QP Contact Information

Phone Number * Fax Number * Email *

(905) 940-8509 (905) 940-8192 eleni_girma@hotmail.com

QP Mailing Address Information

Street Number * Street Name * Apt No. / RR No.

110 Konrad Crescent 16

City, Town or Village * Province * Postal Code *

Markham Ontario L3R 9X2

Owner Information

RSC Property Information

Environmental Condition

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

QP Certification Statement

Owner Certification Statement

Supporting Documents

QP Certification Statement D

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 2012/02/22, 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.
- I have, within the six months immediately before the submission of this record of site condition, given written notice of intention to apply non-potable ground water site condition standards to the clerk of the local municipality in which the property is located and the clerk of any upper-tier municipality in which the property is located.
- As of 2012/02/22, 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 37 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 2012/02/22, 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 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 2012/02/22.
- 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.

Eleni Girma Beyene

2012/05/16

Owner Information

RSC Property Information

Environmental Condition

Contaminant Concentrations

ESA Information

QP Profile Information

Certification Statement

[QP Certification Statement](#)

[Owner Certification Statement](#)

Supporting Documents

Owner Certification Statement

[Click here to download Agent Form](#)

- Owner Information
- RSC Property Information
- Environmental Condition
- Contaminant Concentrations
- ESA Information
- QP Profile Information
- Certification Statement

Supporting Documents

Supporting Documents

Supporting Documents

Please note, only PDF attachments will be accepted with the exception of the Property Specific Standard, which must be an Excel document.

Certificate of Status or equivalent *

CertofStatus.pdf

Proof of the owner's authorization *

Authorization.pdf

Lawyer's letter consisting of a legal description of the property *

LawyersLetter.pdf

Copy of any deed(s), transfer(s) or other document(s) *

TransferDeed.pdf

A Current plan of Survey *

PlanofSurvey.pdf

Area(s) of Potential Environmental Concern *

APECTable.pdf

Table of Current and Past Uses of the Phase One Property *

TableofCandPUses.pdf

Phase 2 Conceptual Site Model *

PhaseTwoCSM.pdf

Owner Certification Statement *

AgentCerts.pdf

As an agent acting on behalf of the owner of the RSC property:

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 May 24, 2012.
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.

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 the Agent: Patrick P. Shing

Signature _____

Date Signed: May 24, 2012

LAND
REGISTRY
OFFICE #66

10217-0371 (LT)

PAGE 1 OF 2
PREPARED FOR EHyland01
ON 2012/03/22 AT 16:28:59

* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT BLK G PL 3826 NORTH YORK; PT LT 6-7 CON 2 WYS TWP OF YORK AS IN NY27865, NY54264, NY87091, NY143657, NY191774 EXCEPT PT 1 64R12753 & EXCEPT NY144044; TORONTO (N YORK) , CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 10217-0886

PIN CREATION DATE:

2002/07/29

OWNERS' NAMES

THE TRUSTEES OF THE ASBURY AND WEST CONGREGATION OF ROWN
THE UNITED CHURCH OF CANADA

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2002/07/29 **						
NY27865	1939/09/19	TRANSFER			TRUSTEES ASBURY CONGREGATION UNITED CHURCH OF CANADA	C
NY54264	1947/03/28	TRANSFER	\$2		TRUSTEES ASBURY UNITED CHURCH	C
NY87091	1950/01/26	TRANSFER	\$1		TRUSTEES OF CONGREGATION OF ASBURY-WEST UNITED CHURCH OF UNITED CHURCH OF CANADA	C
NY143657	1953/01/26	TRANSFER	\$2		TRUSTEES OF CONGREGATION OF ASBURY & WEST UNITED CHURCH OF UNITED CHURCH OF CANADA	C
NY191774	1955/01/28	TRANSFER	\$1		TRUSTEES OF WEST UNITED CHURCH OF UNITED CHURCH OF CANADA	C
64BA252	1972/01/17	PLAN BOUNDRIES ACT				C
REMARKS: RE: NY609333, PL9072						
TR23862	1998/05/21	NOTICE		TRUSTEES OF THE CONGREGATION OF ASBURY AND WEST UNITED CHURCH		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

10217-0371 (LT)

PREPARED FOR EHyland01
ON 2012/03/22 AT 16:28:59

* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: RE: PART 3 OF THE REGISTRY ACT.</i>						
AT1039492	2006/01/19	APL CH NAME OWNER		TRUSTEES OF ASBURY UNITED CHURCH	THE TRUSTEES OF THE ASBURY AND WEST CONGREGATION OF THE UNITED CHURCH OF CANADA	C
AT2610580	2011/01/31	BYLAW		CITY OF TORONTO		C
AT2636642	2011/03/07	BYLAW		CITY OF TORONTO		C
<i>REMARKS: BY-LAW 198-2011</i>						
AT2902623	2011/12/21	NOTICE		THE TRUSTEES OF THE ASBURY AND WEST CONGREGATION OF THE UNITED CHURCH OF CANADA	CITY OF TORONTO	C
66R25958	2012/02/02	PLAN REFERENCE				C
AT2942078	2012/02/09	NOTICE		THE TRUSTEES OF THE ASBURY AND WEST CONGREGATION OF THE UNITED CHURCH OF CANADA	CITY OF TORONTO	C
<i>REMARKS: AT2902623</i>						
AT2949767	2012/02/21	NOTICE	\$2	CITY OF TORONTO	THE TRUSTEES OF THE ASBURY AND WEST CONGREGATION OF THE UNITED CHURCH OF CANADA	C
AT2949768	2012/02/21	NOTICE	\$2	CITY OF TORONTO	THE TRUSTEES OF THE ASBURY AND WEST CONGREGATION OF THE UNITED CHURCH OF CANADA	C
AT2964375	2012/03/12	NOTICE		THE TRUSTEES OF THE ASBURY AND WEST CONGREGATION OF THE UNITED CHURCH OF CANADA	DELL PARK CO-OPERATIVE HOUSING DEVELOPMENT CORPORATION	C

IN THE MATTER OF the sale of land by the Trustees of the Asbury and West Congregation of The United Church of Canada to Dell Park Co-Operative Housing Development Corporation of Part of Block G, Registered Plan 3826 and Part of Lots 6 and 7, Concession 2 West of Yonge Street in the City of Toronto bearing PIN 10217-0371(LT) (the "Property").

MINISTER'S AFFIDAVIT

I, Reverend Darren Liepold, of the City of Toronto, Province of Ontario **MAKE OATH AND CERTIFY**, pursuant to Section 24 of *The United Church of Canada Act, 1925*, Statutes of Ontario, Chapter 125, as follows:

- (1) I am the interim intentional minister in charge of the Asbury and West United Church Congregation in Toronto, Ontario.
- (2) The following is a full and complete list of the Trustees of the said Congregation with their addresses and occupations:

NAME	ADDRESS	OCCUPATION
Melvyn Beckles	16 Crispin Crescent, Willowdale, ON M2R 2V7	Retired
Joyce Bullock	St. Hilda's Towers, 1106-800 Vaughan Road, Toronto, ON M6E 2Z4	Retired
Lynn Fair	44 Lynnhaven Road, Toronto, ON M6A 2K8	Retired
Glenda McBroom	414 Douglas Avenue, Toronto, ON M5M 1H4	Retired
Alan McKenzie	1705-18 Hollywood Avenue, Toronto, ON M2N 6P5	Retired
Sylvia Nielsen	#56-11 Plaisance Road, Richmond Hill, ON L4C 5H1	Senior Site Administrator, Xerox, Canada Ltd.
Lynsia Panthaki	29 Laurelcrest Avenue, Downsview, ON M3H 2A9	Retired
Yvonne Wright	406-18 Cedarcroft Blvd., Willowdale, ON M2R 2Z6	Administrator

- (3) The said Trustees are all of the parties who are named in the hereto annexed instrument and at least of a majority of them executed the same.
- (4) The said Trustees are all of the Trustees of the said Congregation, and that there were no other Trustees of the said Congregation on the date of execution of the instrument.

SWORN before me at the)
 City of Toronto)
 in the Province of Ontario)
 this 4 day of March, 2012.)
)
)
 A Commissioner etc.)

Patrick Shing
 LSUC# 54134M


 Reverend Darren Liepold

Agent Authorization Template
(Refer to section 5, paragraph 3, O.Reg. 153/04)

March 22, 2012

Brownfields Filing and Review
Environmental Assessment and Approvals Branch
Ontario Ministry of the Environment
2 St. Clair Avenue West, Floor 12A
Toronto, ON M4V 1L5

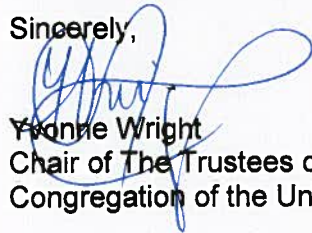
Attention: Record of Site Condition Officer

Dear Sir/Madam:

Re: Authorization of an Agent by Owner of RSC Property – municipally known as 35 Saranac Boulevard, 3178 Bathurst Street AND 3180 Bathurst Street, Toronto, Ontario and legally described as Part of Lots 6 and 7 Concession 2, West of Yonge Street; Part of Block G, Registered Plan 3826, designated as PARTS 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 on a Plan of survey of record deposited in the Land Titles Division of the Toronto Registry Office (No. 66) as Reference Plan 66R-25958, City of Toronto (formerly City of North York) (being part of P.I.N. 10217-0371 (LT))

I am the owner of the above-noted property. I hereby authorize Mill & Mills LLP, our solicitors, per Patrick Shing, to make the statements required under subsection 6(1), Schedule A of O.Reg. 153/04 and sign the record of site condition on my behalf.

Sincerely,


Yvonne Wright
Chair of The Trustees of the Asbury and West
Congregation of the United Church of Canada

March 22, 2012

DELIVERED BY EMAIL TO til1@rogers.com

Toronto Inspection Ltd.
110 Konrad Crescent
Unit 16
Markham, ON L3R 9X2

Attention: Ms Eleni Girma Beyene

Dear Madam,

Re: The Trustees of the Asbury and West Congregation of the United Church of Canada (the **Owner**): Submission of Record of Site Condition to be filed pursuant to Part XV.1 of the *Environmental Protection Act* R.S.O. 1990 c.E.19 (as amended) in respect of the lands and premises municipally known as 35 Saranac Boulevard, 3178 Bathurst Street AND 3180 Bathurst Street, Toronto, Ontario and legally described as Part of Lots 6 and 7 Concession 2, West of Yonge Street; Part of Block G, Registered Plan 3826, designated as PARTS 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 on a Plan of survey of record deposited in the Land Titles Division of the Toronto Registry Office (No. 66) as Reference Plan 66R-25958 (the **Reference Plan**), City of Toronto (formerly City of North York) (being part of P.I.N. 10217-0371 (LT)) (see Schedule to this letter containing the full legal description, including descriptions of the servient and appurtenant easements) (herein referred to as the **RSC Property**)
Our File B5857.S

We are solicitors licensed under the *Law Society Act* R.S.O. 1990 c.L.8 to practice law in the Province of Ontario.

We confirm that we have reviewed the Reference Plan and that the RSC Property is legally described as Part of Lots 6 and 7 Concession 2, West of Yonge Street; Part of Block G, Registered Plan 3826, designated as PARTS 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 on the Reference Plan, City of Toronto (formerly City of North York).

The RSC Property is included on a Parcel Register located within the Land Titles Division for the Toronto Registry Office (No. 66) having the Property Identifier Number 10217-0371 (LT).

The registered owner of the RSC Property is THE TRUSTEES OF THE ASBURY AND WEST CONGREGATION OF THE UNITED CHURCH OF CANADA. We include as an attachment to this letter a list of the prior owners, up to and including the current Owner, of the RSC Property from the Crown Patent to the present.

The RSC Property has **35 Saranac Boulevard** (Postal Code **M6A 2G5**), **3178 Bathurst Street** (Postal Code **M6A 2A9**) and **3180 Bathurst Street** (Postal Code **M6A 2A9**), Toronto, Ontario for its municipal addresses.

ILER CAMPBELL LLP

- 2 -

As of the date of this letter, the RSC Property has the following assessment roll number:
19-08-04-3-340-00100-0000-0-5.

We trust that the foregoing is satisfactory and please make contact with us if you have any questions.

Yours truly,

ILER CAMPBELL LLP



Edward M. Hyland

E-mail: thyland@ilercampbell.com

/th/encl.

cc: M. Labbé
A. Hashmi
P. Shing

C:\Client Files\14-1\Del Real Ashby Power\Dev\808573-Environmental\Lit to TLR RSC (Final Mar 22-12).docx

LAND
REGISTRY
OFFICE #66

10217-0371 (LT)

PAGE 1 OF 2
PREPARED FOR EHyland01
ON 2012/02/10 AT 08:18:25

* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT BLK G PL 3826 NORTH YORK; PT LT 6-7 CON 2 WYS TWP OF YORK AS IN NY27865, NY54264, NY87091, NY143657, NY191774 EXCEPT PT 1 64R12753 & EXCEPT NY144044; TORONTO (N YORK) , CITY OF TORONTO

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 10217-0886

PIN CREATION DATE:

2002/07/29

OWNERS' NAMES

THE TRUSTEES OF THE ASBURY AND WEST CONGREGATION OF ROWN
THE UNITED CHURCH OF CANADA

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 2002/07/26 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2002/07/29 **						
NY27865	1939/09/19	TRANSFER			TRUSTEES ASBURY CONGREGATION UNITED CHURCH OF CANADA	C
NY54264	1947/03/28	TRANSFER	\$2		TRUSTEES ASBURY UNITED CHURCH	C
NY87091	1950/01/26	TRANSFER	\$1		TRUSTEES OF CONGREGATION OF ASBURY-WEST UNITED CHURCH OF UNITED CHURCH OF CANADA	C
NY143657	1953/01/26	TRANSFER	\$2		TRUSTEES OF CONGREGATION OF ASBURY & WEST UNITED CHURCH OF UNITED CHURCH OF CANADA	C
NY191774	1955/01/28	TRANSFER	\$1		TRUSTEES OF WEST UNITED CHURCH OF UNITED CHURCH OF CANADA	C
64BA252	1972/01/17	PLAN BOUNDRIES ACT				C
	REMARKS: RE: NY609333, PL9072					
TR23862	1998/05/21	NOTICE		TRUSTEES OF THE CONGREGATION OF ASBURY AND WEST UNITED CHURCH		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #66

10217-0371 (LT)

PREPARED FOR EHyland01
ON 2012/02/10 AT 08:18:25

* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: RE: PART 3 OF THE REGISTRY ACT.</i>						
AT1039492	2006/01/19	APL CH NAME OWNER		TRUSTEES OF ASBURY UNITED CHURCH	THE TRUSTEES OF THE ASBURY AND WEST CONGREGATION OF THE UNITED CHURCH OF CANADA	C
AT2610580	2011/01/31	BYLAW		CITY OF TORONTO		C
AT2636642	2011/03/07	BYLAW		CITY OF TORONTO		C
<i>REMARKS: BY-LAW 198-2011</i>						
AT2902623	2011/12/21	NOTICE		THE TRUSTEES OF THE ASBURY AND WEST CONGREGATION OF THE UNITED CHURCH OF CANADA	CITY OF TORONTO	C
66R25958	2012/02/02	PLAN REFERENCE				C
AT2942078	2012/02/09	NOTICE		THE TRUSTEES OF THE ASBURY AND WEST CONGREGATION OF THE UNITED CHURCH OF CANADA	CITY OF TORONTO	

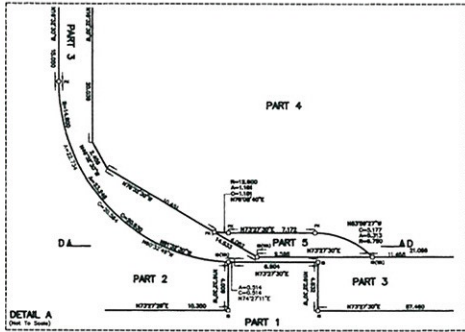
METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INTEGRATION DATA

(SPOURED CONTROL POINTS (COP'S) CORRELATED TO SPAN ADJUSTMENT PER SEC. 14(2) OF OREG. 214(14) COORDINATE SCHEDULE)

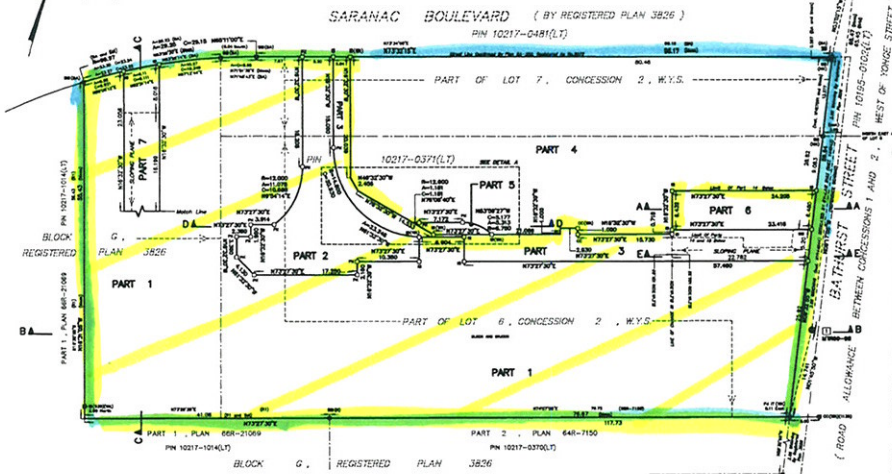
POINT	2 W.M. INTER. (1974 ADJUSTMENT)	2 W.M. INTER. (ORIGINAL)	DESCRIPTION		
(1)	4 842 283.094	210 371.112	4 842 219.372	210 266.870	W789-95
(2)	4 842 287.886	310 360.363	4 842 270.847	310 276.318	W789-792

COORDINATE CORRECT. IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN AND ALL CO-ORDINATES ARE DERIVED FROM AND 27 USING MINISTRY OF NATURAL RESOURCES CANADA 1982 TRANSPORTATION DATUM



REF : P11-06
LSD FILE : 1848426

PLAN VIEW OF CONFIGURATION OF PARTS AT ELEVATION 182.50m (Grade)



SHEET 1 OF 2 SHEETS (STRATA)
PE-9853-S

PLAN OF SURVEY OF
PART OF LOTS 6 AND 7
CONCESSION 2,
WEST OF YONGE STREET
AND PART OF BLOCK G
REGISTERED PLAN 3826
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)
SCALE 1:500
P. HOFFMANN, O.L.S.
2011.

I REQUIRE THE PLAN CONSISTING OF SHEETS 1 AND 2 HEREIN TO BE COVERED UNDER THE LAND TITLES ACT
DATE: 1 February, 2012
P. Hoffmann
ONOND LAND SURVEYOR

PLAN 66R-4595P
RECEIVED AND DEPOSITED
DATE: 1 Feb. 2, 2012
EDWIN R. EGANHEAD
REPRESENTATIVE FOR LAND REGISTRATION FOR THE LAND TITLES DIVISION OF THE TORONTO REGISTRY OFFICE (L.R.O.)

PART SCHEDULE

PART	LOT / BLOCK	PLAN / CONCESSION	ALL OF FILE
1	PART OF LOTS 6 AND 7	CONCESSION 2, W.Y.S.	3826
2	PART OF BLOCK G		
3	PART OF LOTS 6 AND 7		
4		CONCESSION 2, W.Y.S.	
5	PART OF LOT 6		
6	PART OF LOT 6		
7	PART OF LOT 6		
8	PART OF BLOCK G	3826	10217-0371(1)
9	PART OF LOT 6	CONCESSION 2, W.Y.S.	
10	PART OF BLOCK G	3826	
11			
12	PART OF LOT 6		
13			
14		CONCESSION 2, W.Y.S.	
15			

LEGEND

- DENOTES MUNICIPALITY OF METROPOLITAN TORONTO MUNICIPAL CONTROL, MANAGEMENT
- DENOTES SURVEY MANAGEMENT FOUND
- DENOTES SURVEY MANAGEMENT REG
- DENOTES REAL AND OLD OCCUPATION COP
- DENOTES STAMPEDED WITH SIGN
- DENOTES HIGH SIGN
- DENOTES HIGH TIME
- DENOTES PLAN 66-2106
- DENOTES PLAN 66-2106
- DENOTES METROPOLITAN TORONTO CONDOMINIUM PLAN NO. 1108
- DENOTES HOMET BROS. LEE, O.L.S.
- DENOTES I.M. PASTUSHAK, O.L.S.
- DENOTES I.M. PASTUSHAK LIMITED
- DENOTES WINGS
- DENOTES WEST OF YONGE STREET
- DENOTES INTERMENT WYKASAK
- DENOTES HORIZONTAL PLANE
- DENOTES HORIZONTAL PLANE CONTROLLED BY ELEVATION
- DENOTES SECTION 5

BEARING NOTE
BEARINGS SHOWN HEREON ARE GROUND BEARINGS AND ARE DERIVED FROM THE CITY OF TORONTO HORIZONTAL CONTROL MONUMENTS SYSTEM OR 4 842 283.094, E 210 271.112 AND W789-792 OR 4 842 287.886, E 310 360.363 AND ARE REFERRED TO THE CONTROL MONUMENT SYSTEM UNDER THE SURVEY ACT, 1990 (S.A. 1990)

DISTANCE NOTE
DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BENCH MARK
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO NORTH YORK BENCH MARK NO. 17-819 ELEVATION = 184.542m


LM. PASTUSHAK LIMITED
ONOND LAND SURVEYORS
4800 DUFFERIN STREET - SUITE 104
TORONTO, ONTARIO
(416) 461-1443
Fax: (416) 461-1248


SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

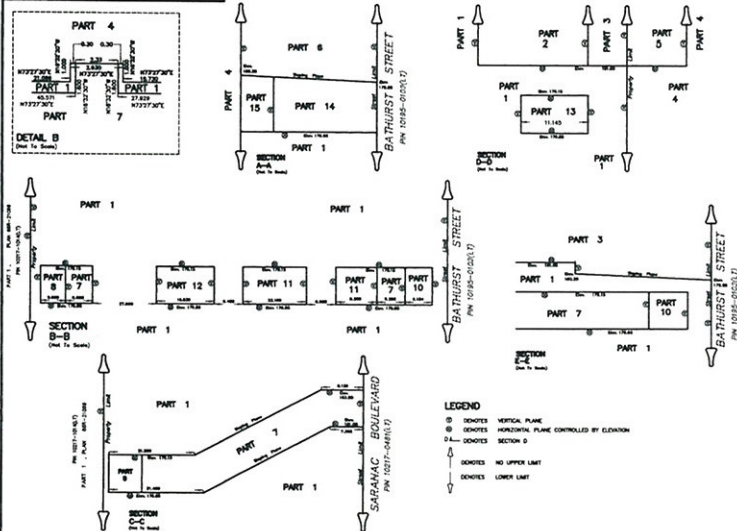
- THE SURVEY AND PLAN COMPRISING SHEETS 1 AND 2 ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
- THE SURVEY WAS COMPLETED ON THE 15th DAY OF February, 2011.

DATE: November 18th, 2011
P. Hoffmann
ONOND LAND SURVEYOR

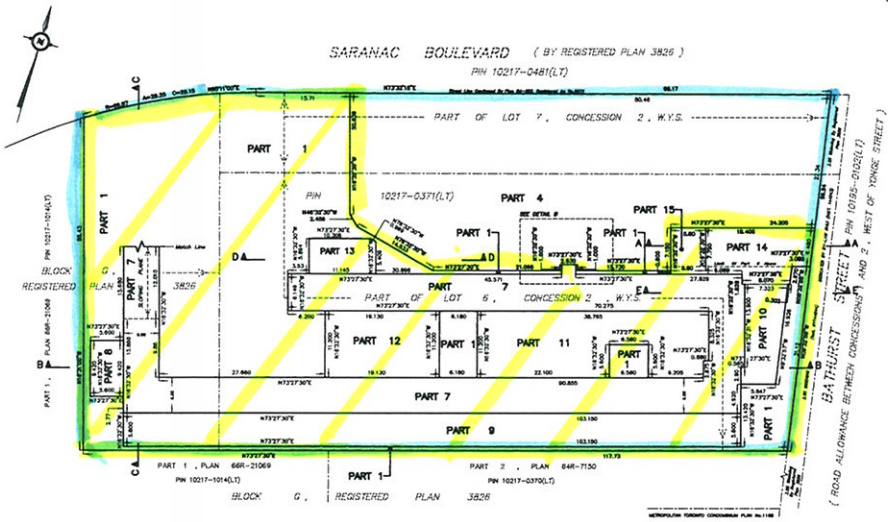
 RSC PROPERTY

 PHASE I and PHASE II PROPERTY BOUNDARY

METRIC : DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



REF : P11-08
SAS PLAN : P1 08



SHEET 2 OF 2 SHEETS (STRATA)
PE-9953-5

I HEREBY DECLARE THAT THE PLAN COMPREHENDING SHEETS 1 AND 2 HEREBY TO BE DEPOSITED UNDER THE LAND TITLE ACT
DATE: 1 February 2012
P. Hoffman
P. HOFFMAN
CHARTERED LAND SURVEYOR

PLAN 66R-21952
RECEIVED AND DEPOSITED
DATE: FEB. 2, 2012
BY: *P. Hoffman*
P. HOFFMAN
CHARTERED LAND SURVEYOR


PLAN VIEW OF CONFIGURATION OF PARTS AT ELEVATION 178.50m (Below Grade)
SCALE 1:300
P. HOFFMAN, O.L.S. 2011.

DISTANCE NOTE
DIMENSIONS SHOWN ON THIS PLAN ARE DECIMAL AND CAN BE CONVERTED TO GROUND BY MULTIPLYING BY THE CORRECTION FACTOR 0.999972

BENCH MARK
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO MEAN HIGH WATER BENCH MARK NO. 11-018 ELEVATION = 184.34m

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1) THIS SURVEY AND PLAN COMPREHENDING SHEETS 1 AND 2 ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, SURVEYORS ACT AND THE LAND TITLE ACT AND THE REGULATIONS MADE UNDER THEREIN;
2) THE SURVEY WAS COMPLETED ON THE 12th DAY OF February, 2011.
DATE: November 18th, 2011.
P. Hoffman
P. HOFFMAN
CHARTERED LAND SURVEYOR

I.M. PASTUSIAK LIMITED
CHARTERED LAND SURVEYORS
4800 DUFFERIN STREET - ENTRANCE F
COMMERCIAL DISTRICT
TORONTO, ONTARIO
(416) 461-1343
Fax: (416) 461-1249

 RSC PROPERTY


 PHASE I & PHASE II PROPERTY BOUNDARY



TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

3178 & 3180 Bathurst St. and 35 Saranac Blvd., Toronto, Ontario

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
Former fuel oil USTs	Near the exterior east and west side of former building on-site.	#28, Gasoline and Associated Products Storage in Fixed Tanks (No Gasoline Tanks at the site, however, there were fuel oil USTs at the site for heating purpose in the past)	on-site	PHCs, VOCs, Metals	Soil, Groundwater
Possible ashes generated by the incineration in the past	In the vicinity of boiler room of former building on-site.	#9, Coal Gasification (No coal gasification at the site or in the area, however, there was a chimney in the former building for possible ashes generated by the incineration in the past)	on-site	PHCs, VOCs, PAHs, Metals	Soil, Groundwater



TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY

3178 & 3180 Bathurst St. and 35 Saranac Blvd., Toronto, Ontario (Parcel 1 to Parcel 6)

1. Parcel 1 (Portion in Lot 6 Con 2 WYS containing Inst: NY 27865)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
1939 to present	Trustees of The Asbury & West Congregation of the United Church of Canada	Community gathering space	Community	The 1964 Fire Insurance Plan indicated a building structure on Site occupied by Asbury and West United Church. The Aerial photographs indicated a building on Site from 1954.
1891-1939	Frederic John Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1840-1921	Thomas Mulholland Mary A. Mulholland David Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview
1827-1840	John Cherry Moses Cherry Jane Cherry Hamilton Cherry William Dascomb	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1821-1829	John Perry	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1820-1821	Joseph Shaw	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1810-1820	Christopher Widmer	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.

2. Parcel 2 (Portion in Lot 7 Con 2 WYS being Part of Land in Transfer 87091 NY)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
1950 to present	Trustees of The Asbury & West Congregation of the United Church of Canada	Community gathering space	Community	The 1964 Fire Insurance Plan indicated a building structure on Site occupied by Asbury and West United Church. The Aerial photographs indicated a building on Site from 1954.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
1949-1950	Great-West Life Assurance Company and Investors Funding Corporation Ltd.	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1948-1949	Kopas Aburritt Insurance Agency Ltd.	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1946-1948	Jack Winberg Morris Snider	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1916-1946	Christina W. Mulholland Adminstrix of Estate of David Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1913-1916	Frank Sanderson Wilson B. Markle Frederic Orford	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1913	Andrew M. Wilson	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1906-1913	David Mulholland (and Estate)	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1891-1906	Frederic J. Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1814-1891	Henry Mulholland and by will Jane Mulholland Thomas Mulholland Mary A. Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1807-1814	William Marsh Jr.	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1807-1808	William Gray	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1805-1808	Alexander Gray	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1805	Cornelius Van Nostrand	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1805	Fred Van Horne	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
1800-1805	William Graham	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1798-1800	John McGill	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1776-1798	William Yedman	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.

3. Parcel 3 (Portion in Lot 6 Con 2 WYS being Balance of Land in Transfer 87091 NY)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
1950 to present	Trustees of The Asbury & West Congregation of the United Church of Canada	Community gathering space	Community	The 1964 Fire Insurance Plan indicated a building structure on Site occupied by Asbury and West United Church. The Aerial photographs indicated a building on Site from 1954.
1949-1950	Great West Life Assurance Company Investors Funding Corporation Limited	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1947-1950	His Majesty The King in Right of Canada Central Mortgage and Housing Corporation	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1891-1947	Frederic John Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1840-1921	Thomas Mulholland Mary A. Mulholland David Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1827-1840	John Cherry Moses Cherry Jane Cherry Hamilton Cherry William Dascomb	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
1821-1829	John Perry	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1820-1821	Joseph Shaw	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1810-1820	Christopher Widmer	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.

4. Parcel 4 (Portion in Lot 6 Con 2 WYS contained in 54264 NY)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
1947 to present	Trustees of The Asbury & West Congregation of the United Church of Canada	Community gathering space	Community	The 1964 Fire Insurance Plan indicated a building structure on Site occupied by Asbury and West United Church. The Aerial photographs indicated a building on Site from 1954.
1891 -1947	Frederic John Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1840-1921	Thomas Mulholland Mary A. Mulholland David Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1827-1840	John Cherry Moses Cherry Jane Cherry Hamilton Cherry William Dascomb	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1821-1829	John Perry	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1820-1821	Joseph Shaw	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1810-1820	Christopher Widmer	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.



5. Parcel 5 (Portion in Block G Plan 3826 being Lands in NY 191774)

(a) North portion of these Lands – being Part of Block G Plan 3826 previously in Lot 7 Con 2 WYS

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
1955 to present	Trustees of The Asbury & West Congregation of the United Church of Canada	Community gathering space	Community	The 1964 Fire Insurance Plan indicated a building structure on Site occupied by Asbury and West United Church. The Aerial photographs indicated a building on Site from 1954 to 2009.
1953-1955	Trustees of First Township School Area of North York	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1950-1955	The Municipal Corporation of The Township of North York	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1949-1951	Great-West Life Assurance Company and Investors Funding Corporation Ltd.	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1948-1949	Kopas Aburritt Insurance Agency Ltd.	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1946-1948	Jack Winberg Morris Snider	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1916-1946	Christina W. Mulholland Adminstrix of Estate of David Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1913-1916	Frank Sandersron Wilson B. Markle Frederic Orford	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1913	Andrew M. Wilson	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1906-1913	David Mulholland (and Estate)	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1891-1906	Frederic J. Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
1814-1891	Henry Mulholland and by will Jane Mulholland Thomas Mulholland Mary A. Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1807-1814	William Marsh Jr.	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1807-1808	William Gray	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1805-1808	Alexander Gray	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1805	Cornelius Van Nostrand	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1805	Fred Van Horne	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1800-1805	William Graham	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1798-1800	John McGill	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1776-1798	William Yedman	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.

(b) South portion of these Lands – being Part of Block G Plan 3826 previously in Lot 6 Con 2 WYS

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
1955 to present	Trustees of The Asbury & West Congregation of the United Church of Canada	Community gathering space	Community	The 1964 Fire Insurance Plan indicated a building structure on Site occupied by Asbury and West United Church. The Aerial photographs indicated a building on Site from 1954.
1953-1955	Trustees of First Township School Area of North York	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1950-1955	The Municipal Corporation of The	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
	Township of North York			
1949 -1951	Great West Life Assurance Company Investors Funding Corporation Limited	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1947-1950	His Majesty The King in Right of Canada Central Mortgage and Housing Corporation	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1891-1947	Frederic John Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1840-1921	Thomas Mulholland Mary A. Mulholland David Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1827-1840	John Cherry Moses Cherry Jane Cherry Hamilton Cherry William Dascomb	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1821-1829	John Perry	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1820-1821	Joseph Shaw	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1810-1820	Christopher Widmer	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.

6. Parcel 6 (Portion in Block G Plan 3826 being Lands in NY 143657)

(a) North portion of these Lands – being Part of Block G Plan 3826 previously in Lot 7 Con 2 WYS

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
1953 to present	Trustees of The Asbury & West Congregation of the	Community gathering space	Community	The 1964 Fire Insurance Plan indicated a building structure on Site



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
	United Church of Canada			occupied by Asbury and West United Church. The Aerial photographs indicated a building on Site from 1954.
1950 -1953	The Municipal Corporation of The Township of North York	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1949-1951	Great-West Life Assurance Company and Investors Funding Corporation Ltd.	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1948-1949	Kopas Aburritt Insurance Agency Ltd.	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1946-1948	Jack Winberg Morris Snider	Property Use could not be determined	Unknown	No indication of property use from the records review or interviews.
1916-1946	Christina W. Mulholland Adminstrix of Estate of David Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1913-1916	Frank Sanderson Wilson B. Markle Frederic Orford	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1913	Andrew M. Wilson	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1906-1913	David Mulholland (and Estate)	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1891-1906	Frederic J. Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1814-1891	Henry Mulholland and by will Jane Mulholland Thomas Mulholland Mary A. Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1807-1814	William Marsh Jr.	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
1807-1808	William Gray	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1805-1808	Alexander Gray	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1805	Cornelius Van Nostrand	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1805	Fred Van Horne	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1800-1805	William Graham	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1798-1800	John McGill	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1776-1798	William Yedman	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.

(b) South portion of these Lands – being Part of Block G Plan 3826 previously in Lot 6 Con 2 WYS

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
1953 to present	Trustees of The Asbury & West Congregation of the United Church of Canada	Community gathering space	Community	The 1964 Fire Insurance Plan indicated a building structure on Site occupied by Asbury and West United Church. The Aerial photographs indicated a building on Site from 1954.
1950 -1953	The Municipal Corporation of The Township of North York	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1949-1951	Great West Life Assurance Company Investors Funding Corporation Limited	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1947-1950	His Majesty The King in Right of Canada Central Mortgage and	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.



Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans Etc.
	Housing Corporation			
1891-1947	Frederic John Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1840-1921	Thomas Mulholland Mary A. Mulholland David Mulholland	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1827-1840	John Cherry Moses Cherry Jane Cherry Hamilton Cherry William Dascomb	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1821-1829	John Perry	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1820-1821	Joseph Shaw	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.
1810-1820	Christopher Widmer	Property Use could not be determined	Unknown	No indication of property use from the records review or interview.



PHASE II CONCEPTUAL SITE MODEL

***3178 & 3180 Bathurst St. and 35 Saranac Blvd.,
Toronto, Ontario***

**Extract from Phase II Environmental Site Assessment Report by TIL
(Report No. 2342-12-E-DEL-C1 dated 19 March 2012)
- Section 6.11; Phase II Conceptual Site Model and Required Figures.**

PHASE II CONCEPTUAL SITE MODEL

6.11 Phase II Conceptual Site Model

The previous Phase I Environmental Site Assessment (the 2009 Phase I ESA) for the site (*Report No. 2342-09-E-DEL-B dated July 30, 2009*), conducted by **TIL**, identified the following areas of potential environmental concerns for the soil and groundwater condition at the site:

- The fuel oil underground storage tanks (USTs) at the exterior, on the east and on the west sides of the former building on-site. At the time of the 2009 Phase I ESA, the UST on the east side was reported to be removed.
- Since the building contained a chimney, ashes generated by the incineration in the past might have been disposed on site.

The site investigation program in the Phase II ESA by **TIL** consisted of boreholes laid out in the field based on the findings of the previous Phase I ESA (the 2009 Phase I ESA) by **TIL** to determine the subsoil and groundwater conditions at the site, as related to the potential impact with Petroleum Hydrocarbon Compounds (PHCs), Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), Metals & Inorganic parameters, from the previous land uses of the site, in order to provide support for filing a Record of Site Condition (RSC) for the site.

Prior to the borehole drilling operation, a geophysical survey was conducted using an electromagnetic instrument (EM-31) and a ground penetrating radar (georadar), by a specialist subcontractor (Geophysics GPR International Inc., GPR), to locate the underground storage tanks (USTs) on site and to confirm the underground services, including the water lines and sewer pipes at the site. The results stated “The former location of UST is apparent on the radar images” at the exterior to the east of the building and “A UST is apparent” at the exterior to the west of the building. No water or sewer pipes were identified in the USTs area.

Underground utilities including private natural gas, hydro, water and sewer services are located at the site at shallow depth and they are not considered to have the potential to affect contaminant distribution and transport.

The field work of drilling were carried out on 20 & 29, 2009 and consisted of drilling a total of seven (7) exterior boreholes (designated as BH 1 to BH 7) and one (1) interior borehole (designated as BH 8) to depths of 2.0m to 6.9m below the existing grade. The interior borehole was advanced using a mobile equipment (Beaver/Pionjar) and the



exterior boreholes were drilled using a truck mounted drill rig. Soil samples were retrieved from the boreholes at regular intervals, using a split spoon sampler and sampling rods, supplied by a specialist drilling contractor. Three of the boreholes BH 1, BH 4 and BH 6 were completed as monitoring wells for groundwater sampling and testing.

Reference is made to the appended Borehole/Monitoring Well Location Plan (Figure No.3) and stratigraphy cross sections (Figure No. 6, Figure A-A and Figure No. B-B) for soil classification, the inferred stratigraphy and groundwater observations carried out during the drilling of boreholes. The subsoil, below the pavement structure, topsoil or concrete floor, consisted of a layer of fill at most of the borehole locations overlying deposits of sandy silt till. At the time of the building demolition in early 2012, the fill containing trace ashes identified in the boreholes drilled on the exterior, near the former boiler room of the building on-site was later removed and disposed off-site. Bedrock was not encountered during drilling to a maximum depth of 6.9m below the existing grade. According to the soil maps (regional mapping), referenced in the Phase I ESA, the depth to bedrock is approximately 70m in the vicinity of the property.

Upon the completion of borehole drilling and sampling, no free water was recorded in any of the boreholes. The monitoring wells at BH 1, BH 4 and BH 6 were gauged and sampled on September 10, 2009, free water was recorded at depths of 3.2m, 2.2m and 2.7m from grade, respectively. No visible sheen was evident in any of the monitoring wells. The regional and shallow groundwater flow in the vicinity of the Site is expected to be southeasterly towards a tributary of the Don River, at approximately 1.8 km from the Site boundary. Based on the water level records in the monitoring wells screened within glacial till deposit, the groundwater flow direction appears to be towards the southeast.

Selected soil samples were submitted for the analysis of Petroleum Hydrocarbon Compounds (PHCs), Volatile Organic Compounds (VOCs), Polycyclic Aromatic Hydrocarbons (PAHs), Metals and/or Inorganics. In addition to the soil samples, groundwater samples from the monitoring wells BH 1, BH 4 and BH 6 were submitted for analysis of one or more of: PHCs, VOCs, PAHs and metals parameters.

Based on the information obtained from Phase I ESA and site investigation of the Phase II ESA, section 41 or 43.1 of the regulation does not apply to the property. Table 3 (Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition), for residential/parkland/institutional land uses applies to the site, based on the information used to select the appropriate criteria according to the Ont. Reg. 511/09 amending the Ont.



Reg. 153/04, made under the Environmental Protection Act, to assess the analytical data of the tested soil and groundwater samples. Therefore, the analytical test results of the site investigation were compared to Table 3 “Full Depth Generic Site Condition Standards in a Non-Potable Groundwater Condition” for residential/parkland/ institutional land uses, in coarse textured criteria.

The Site Investigation did not reveal any soil or groundwater impact, at the test locations, for the tested parameters, in excess of the Table 3 of the Ontario Regulation 511/09 amending Ontario Regulation 153/04, for residential/parkland/ institutional land uses in coarse textured soils.

In January 2012, the underground storage tank (UST), located on the exterior west side of the the former building on-site, was removed and disposed off-site. It should be noted that the south portion of the building on-site (as shown in Figure No. 3) had been demolished, prior to the removal of the UST. After removal of the UST, stained soils with odour, appeared to be impacted with hydrocarbons, was discovered at the bottom of the cavity. The impacted soils with petroleum hydrocarbons were excavated in the area as shown in Figure No. 4. The excavated soils was removed and disposed off-site. The excavations in the cavity was carried out in two stages, as the analytical testings of the floor samples (F1 and F2) in the first stage excavation indicated elevated levels of PHCs. The cavity was extended further vertically for removal of impacted soils. After completing the second stage excavation, analytical testings were conducted on the wall and floor samples from the new excavation in the area, for analysis of PHCs parameters and the results meet the applicable site condition standard. Upon completion of the removal of UST and the remedial activities in the area, one monitoring well (designated as S-A) was installed in the excavation for groundwater sampling and testing.

Verification soil & groundwater sampling and testing was carried out as part of the UST removal process to ensure the remaining soils and groundwater under the former UST and building in the vicinity of the UST are in compliance with the Table 3 criteria of the Ont. Reg. 511/09 amending Ont. Reg. 153/04, in order to provide support for filing a Record of Site Condition (RSC) for the site and to re-develop the site into residential land use. Based on the field observation and verification soil & groundwater testing program, the PHCs contaminants from the leakage of UST were found only in the soils below the former UST and did not appeared to be migrated beyond the locations of the final verification soil wall samples (W1 to W8) and floor samples (F3 & F4). The groundwater was not impacted by PHCs.

No soils have been imported or placed on, in or under the site during the remedial activity. After the removal of the UST and impacted soils with satisfactory test results in the verification soil and groundwater samples, the excavation was regraded, ready for redevelopment of four to thirteen storey residence with three levels of underground parking. The location of proposed structures was not known at the time of preparation of this report.

It is not believed that climatic or meteorological conditions have influenced the distribution or migration of contaminants in the soil. There are no concerns of vapour intrusion of contaminants at the site, as the verification soil and groundwater results indicated that all measured contaminant concentrations on-site were in compliance with the applicable site condition standard.

Sufficient sampling had been conducted to adequately characterize the site in order to provide support for filing a Record of Site Condition (RSC) for the site and to re-develop the site into residential land use. Further to the the Site Investigation and Remediation at the site, it is *Toronto Inspection Ltd's* opinion that:

- The assessment and remediation have been conducted in accordance with the Environmental Protection Act and its regulations.
- Based on the field observations and the analytical test program, no further investigation at the site is required at this time.

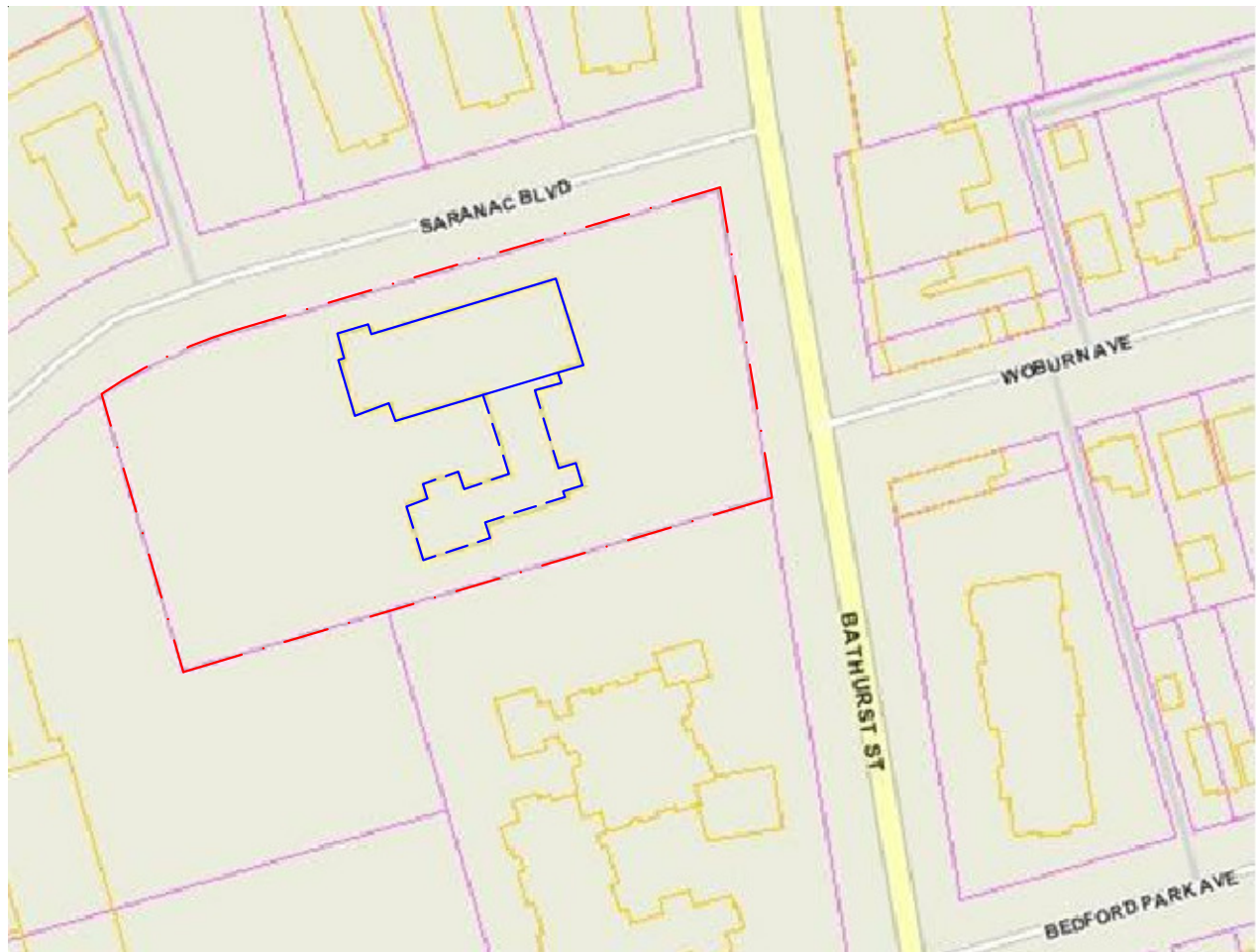
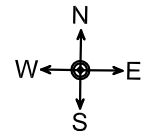
It should also be noted that an Update Phase I ESA was also prepared by *TIL* after completion of the Site Investigation and Remediation of the Phase II ESA and was in order to satisfy the mandatory requirements for the Phase I ESA reports for filing an RSC, as per the Ontario Reg. 511/09 amending Ont. Reg. 153/04. The findings of the Update Phase I ESA indicated that :

- The environmental concerns raised in the 2009 Phase I ESA (previous Phase I ESA by *TIL*) were adequately addressed by the Site Investigation and Site Decommissioning.
- No other environmental potential concern for the soil and groundwater condition at the site was found, as part of the 2012 Phase I ESA (Update Phase I ESA by *TIL*).
- Consequently, no further investigation at the site is required at this time.






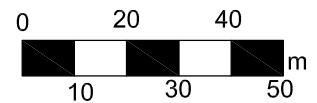
Toronto Inspection Ltd.

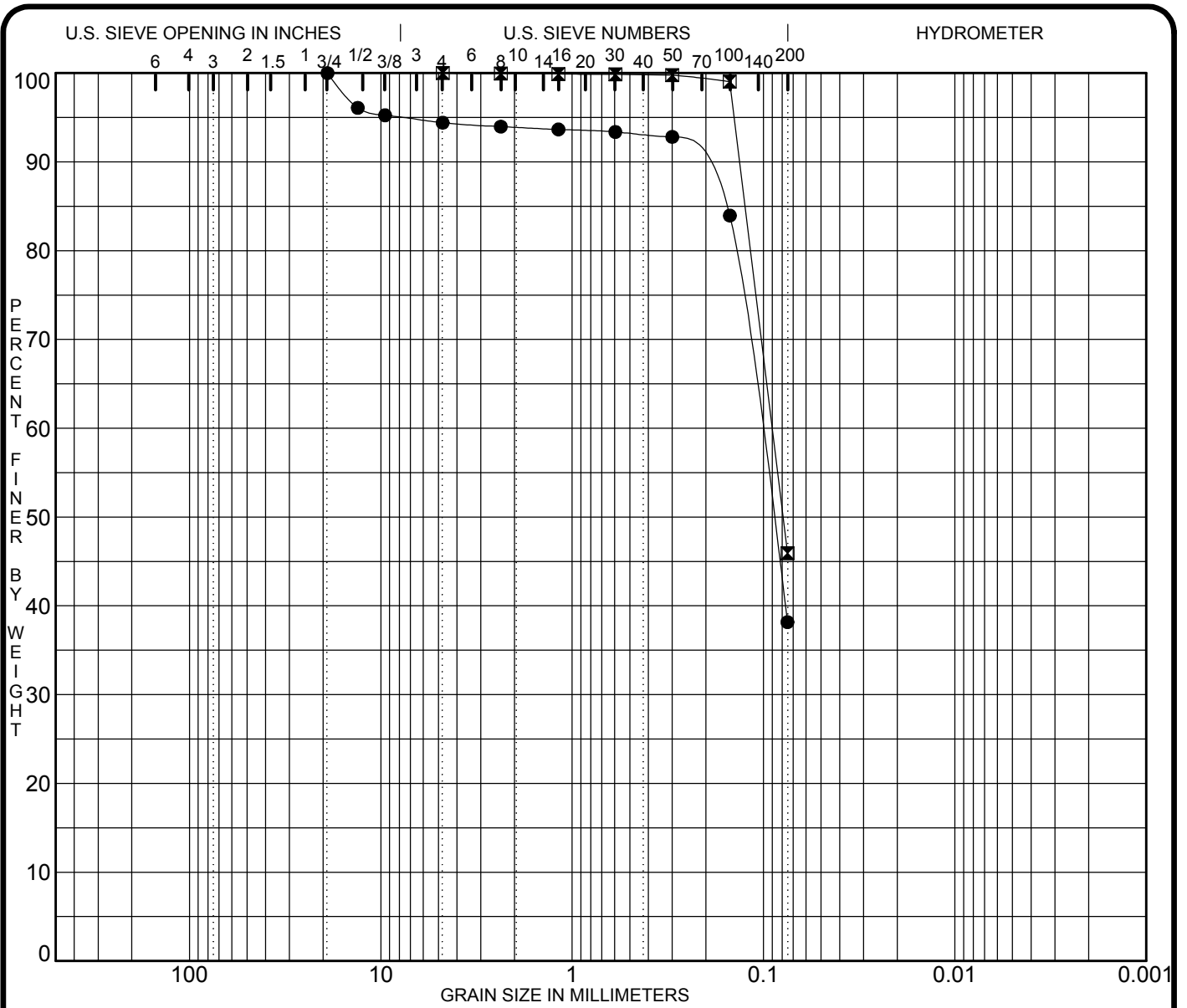
FIGURES



LEGEND:

-  Approximate Site Boundary
-  Existing Structure
-  Former Building Structure





COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Specimen Identification	Classification					MC%	LL	PL	PI	Cc	Cu
● BH 4 SS5											
☒ BH 5 SS7											
Specimen Identification	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay			
● BH 4 SS5	19.00	0.10			5.6	56.2	38.2				
☒ BH 5 SS7	4.75	0.09			0.0	54.1	45.9				

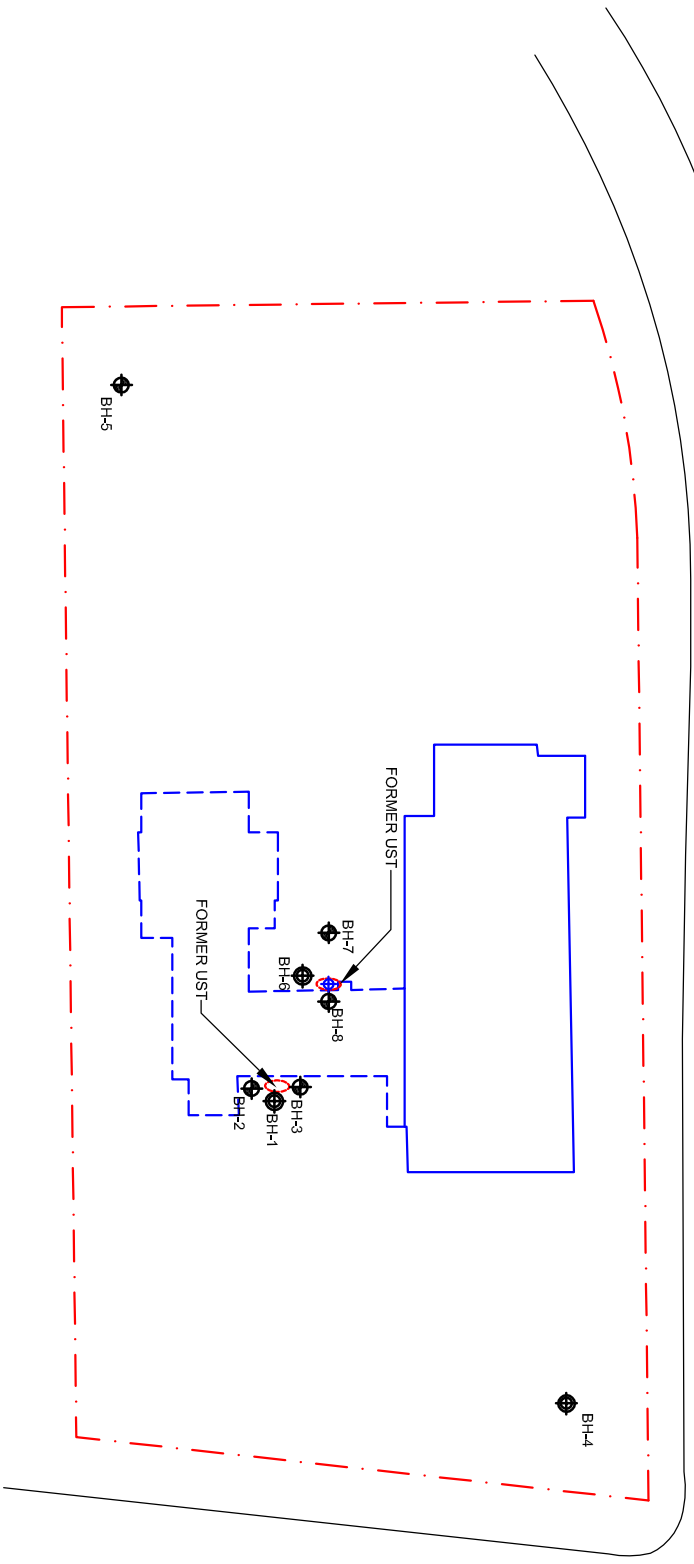
PROJECT **Phase II ESA - 3178 & 3180 Bathurst Street and 35 Saranac Blvd., Toronto, Ontario** PROJECT NO. **2342-12-E-DEL-C1**
 FIGURE NO. **2**






GRADATION CURVES
 Toronto Inspection Ltd.

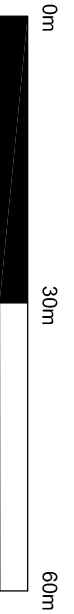


SARANAC BLVD

BATHURST STREET

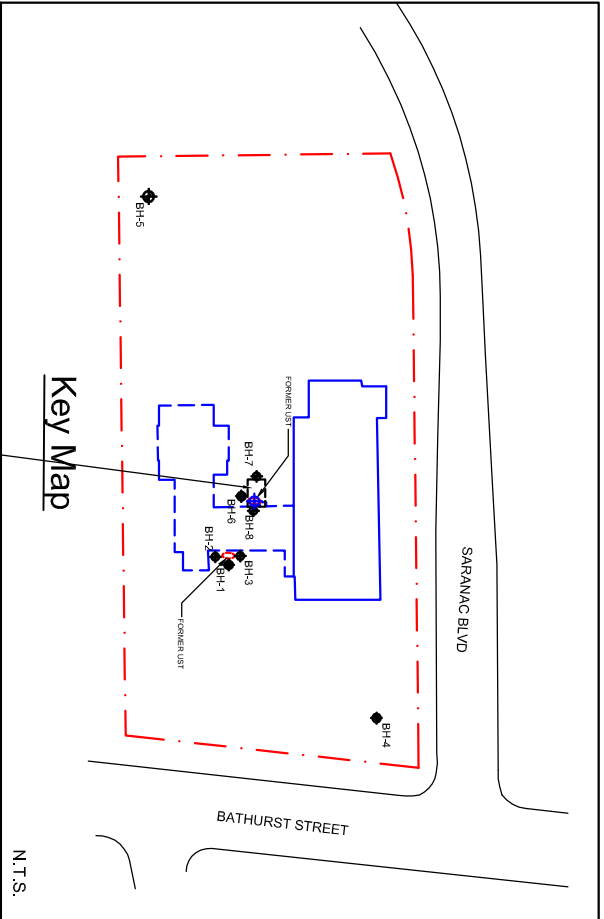


- LEGEND:
-  Borehole / Monitoring Well Location
 -  Monitoring Well Location (S-A), installed after UST removed
 -  Approximate Location of Property Line
 -  Existing Building
 -  Former Building Structure

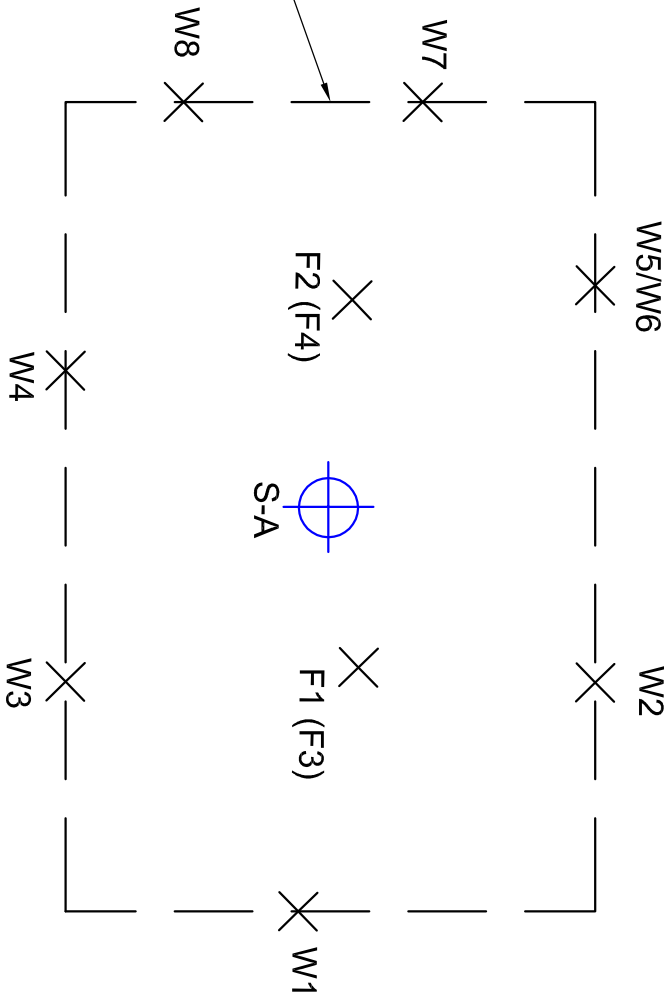


TITLE: Borehole/ Monitoring Well Location Plan
 LOCATION: 3178 & 3180 Bathurst Street and 35 Saranac Blvd., Toronto, Ontario

PROJECT NO: 2342-12-E-DEL-C1
 DATE: MARCH 2012
 FIGURE NO.: 3



Details of UST Removal



- LEGEND:
- Borehole / Monitoring Well Location
 - Verification Groundwater Sample from Monitoring Well (S-A)
 - Approximate Location of Property Line

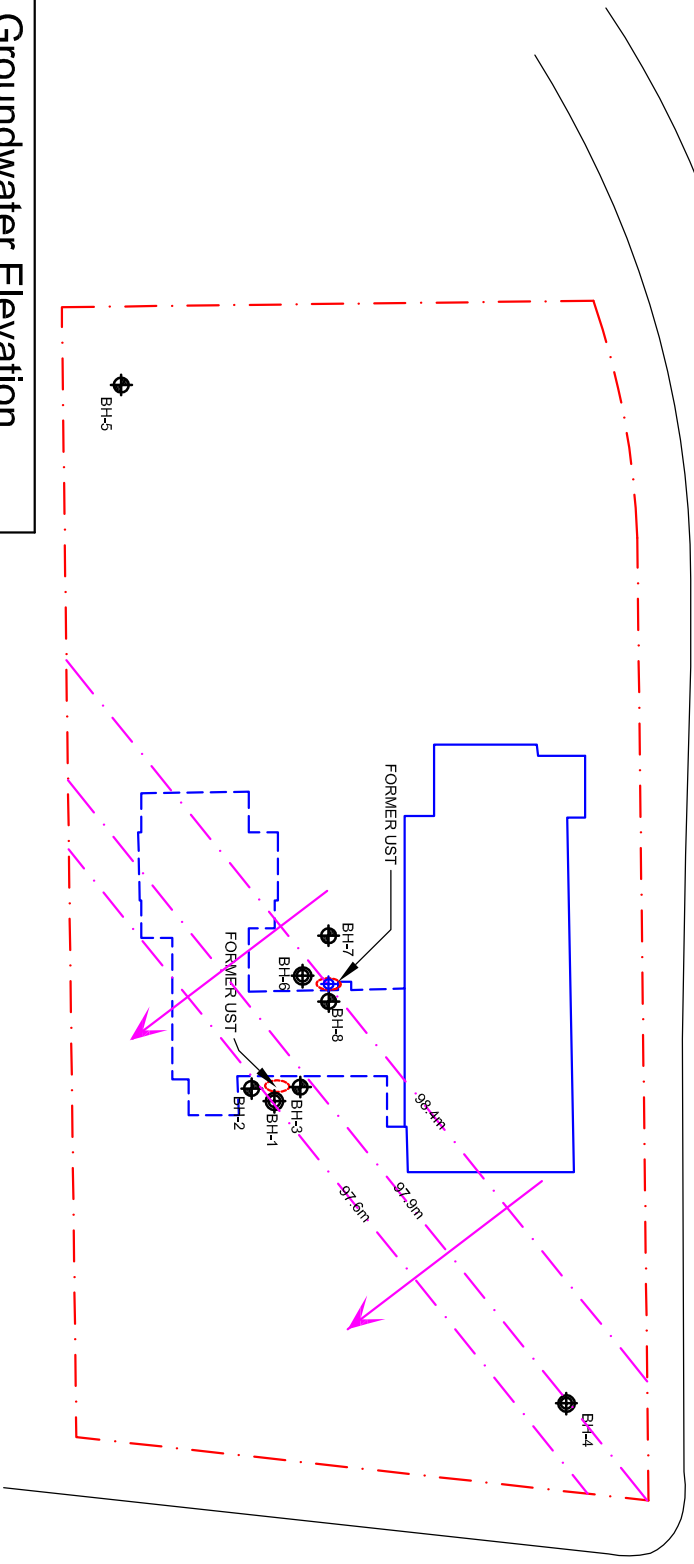
- Existing Building
- Former Building Structure
- Verification Soil Samples at the Wall (W) and on the Floor (F)





SARANAC BLVD

BATHURST STREET



Groundwater Elevation	
Borehole	(m)
1	97.61
4	97.89
6	98.36
S-A	98.36

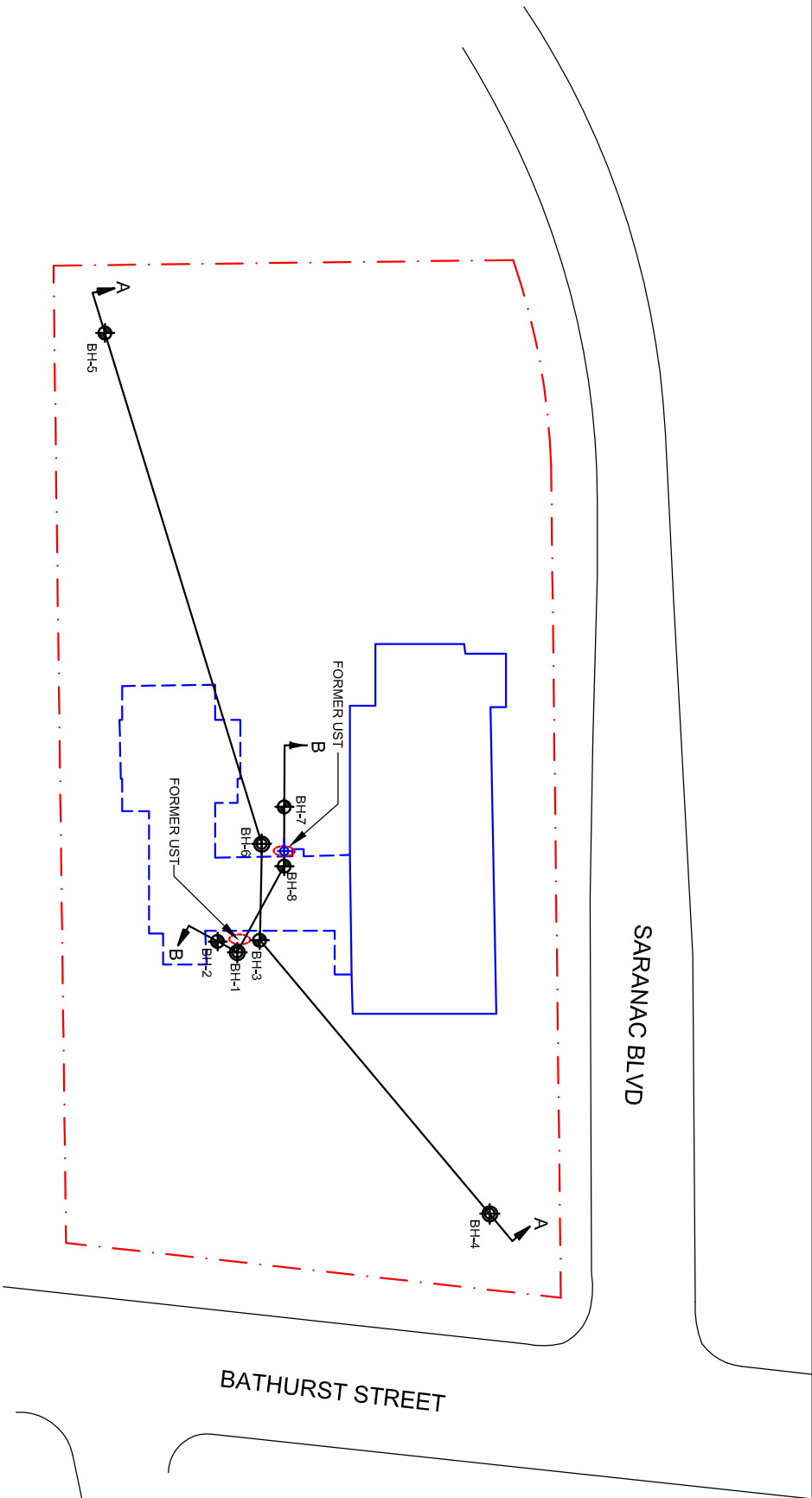
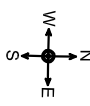
- LEGEND:
- Borehole / Monitoring Well Location
 - Monitoring Well Location (S-A), installed after UST removed
 - Approximate Location of Property Line
 - Existing Building
 - Former Building Structure
 - Groundwater Flow Direction
 - Groundwater Contour









TIL **TorontoInspection**
 GEO-ENVIRONMENTAL CONSULTANTS
 110 Konrad Crescent, Unit 16, Markham, On L3R 9X2
 Tel: 905-940 8509 Fax: 905-940 8192

TITLE: Groundwater Contour & Flow Direction Diagram
 LOCATION: 3178 & 3180 Bathurst Street and 35 Saranac Blvd., Toronto, Ontario

PROJECT NO: 2342-12-E-DEL-C1
 DATE: MARCH 2012
 FIGURE NO.: 5

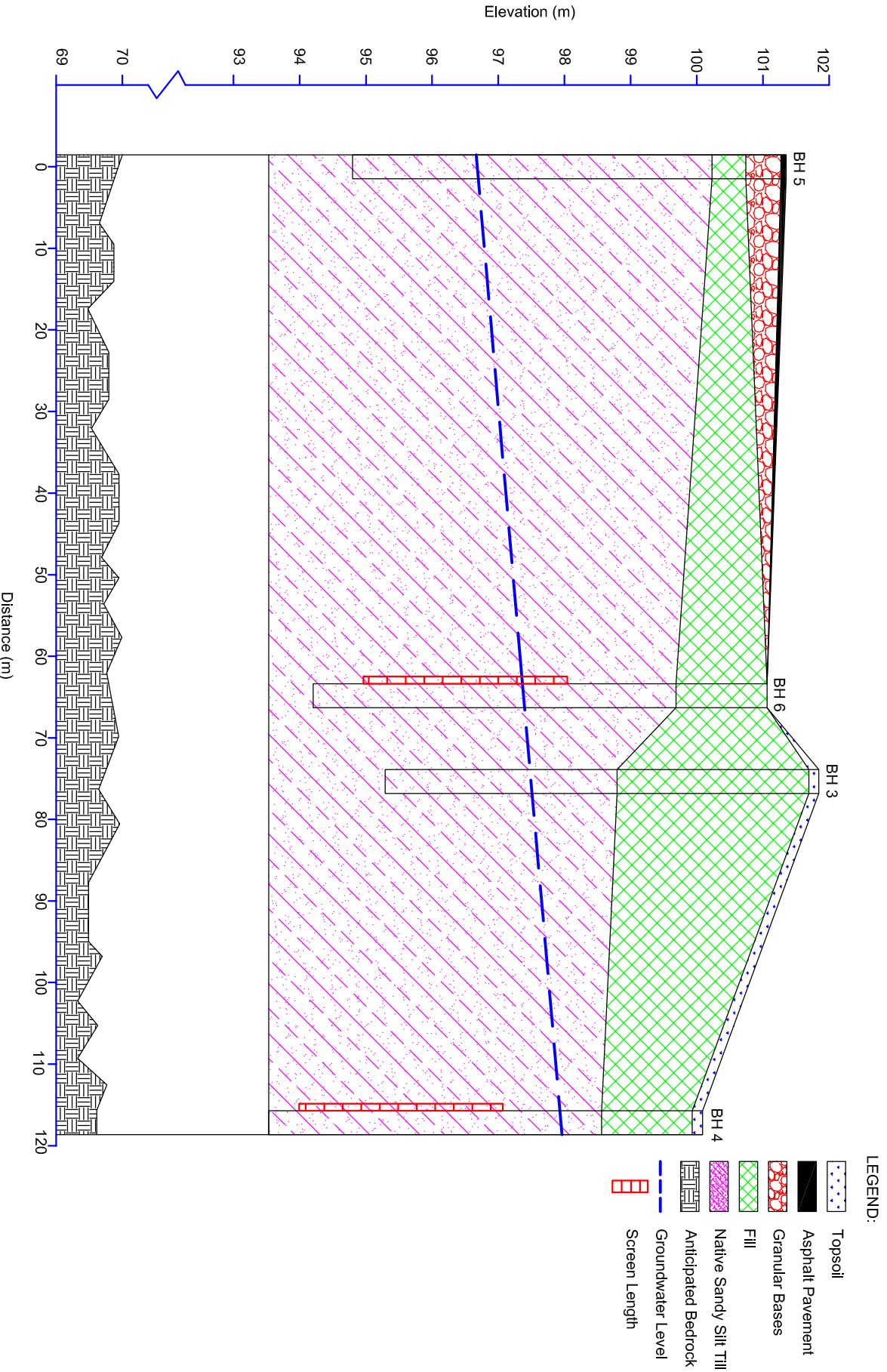


- LEGEND:
-  Borehole / Monitoring Well Location
 -  Monitoring Well Location (S-A), installed after UST removed
 -  Approximate Location of Property Line
 -  Existing Building
 -  Former Building Structure
 -  A-A, B-B (Section through BHs)

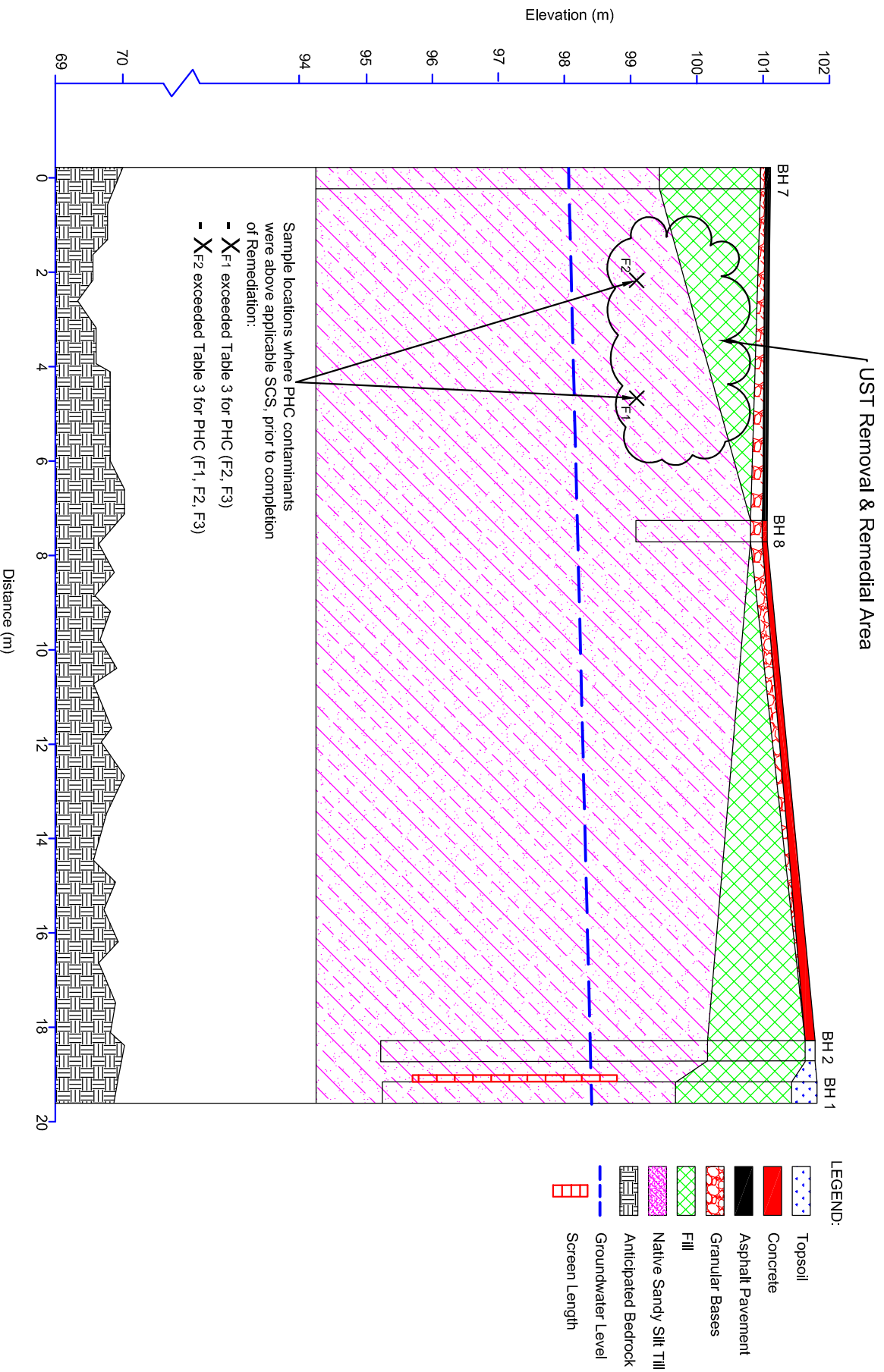
TIL **Toronto Inspection**
 GEO-ENVIRONMENTAL CONSULTANTS
 110 Konrad Crescent, Unit 16, Markham, On L3R 9X2
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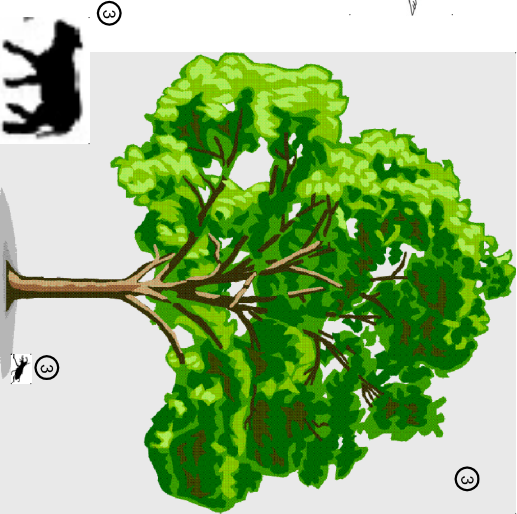
TITLE:	Section through Boreholes	PROJECT NO:	2342-12-E-DEL-C1
LOCATION:	3178 & 3180 Bathurst Street and 35 Saranac Blvd., Toronto, Ontario	DATE:	MARCH 2012
		FIGURE NO.:	6

Section A-A (Refer to Figure 6)

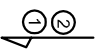
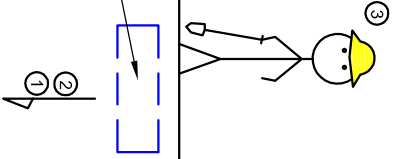


Section B-B (Refer to Figure 6)





Former Fuel Oil UST

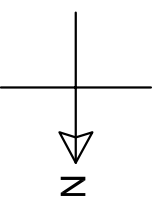


Former Chimney

Existing Building Structure

Saranac Blvd

Asphalt



_____ G.W.L. _____

- Note:
- 1) **Mechanisms:** Possible leakage of fuel oil and dumping of ashes from incineration in the past
 - 2) **Pathway:** Potentially into the surrounding soil and groundwater
 - 3) **Potential human & ecological receptors**
 - No environmental concern for human & ecological receptors, due to:
 - a) Site investigation indicated no soil & groundwater impact at the test locations for the tested parameters, compared to applicable site condition standard (Table 3 of Reg 511/09)
 - b) Removal of UST and PHC impacted soils along with verification testing was conducted. Verification soil & groundwater samples meet Table 3 of Reg. 511/09.

TITLE:	Conceptual Model for Human and Ecological Receptors	PROJECT NO:	2342-12-E-DEL-C1
LOCATION:	3178 & 3180 Bathurst Street and 35 Saranac Blvd., Toronto, Ontario	DATE:	MARCH 2012
		FIGURE NO.:	7