Notice to Readers Concerning Due Diligence

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

Contents of this Record of Site Condition

This record of site condition consists (RSC) of this document which is available to be printed directly from the Environmental Site Registry as well as all supporting documentation indicated in this RSC to have been submitted in electronic format to the Ministry of the Environment and Climate Change.
# PART 1: PROPERTY OWNERSHIP, PROPERTY INFORMATION AND OWNER'S CERTIFICATIONS

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

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>BRADLEY MCMULLEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address</td>
<td>446 SUMMERHILL AVENUE, TORONTO ONTARIO, CANADA</td>
</tr>
<tr>
<td>Postal Code</td>
<td>M4W 2E4</td>
</tr>
<tr>
<td>Phone</td>
<td>(416) 807-2723</td>
</tr>
<tr>
<td>Fax</td>
<td></td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:brad.mcmullen@summerhillmarket.com">brad.mcmullen@summerhillmarket.com</a></td>
</tr>
</tbody>
</table>
### RSC Property Location Information

<table>
<thead>
<tr>
<th>Municipal Address(es)</th>
<th>144 SLEEPY HOLLOW ROAD, BLUE MOUNTAINS, ON L9Y 0S2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipality</td>
<td>The Blue Mountains</td>
</tr>
<tr>
<td>Legal Description</td>
<td>See Attached Lawyer’s Letter</td>
</tr>
<tr>
<td>Assessment Roll Number(s)</td>
<td>4242000006022000000</td>
</tr>
<tr>
<td>Property Identifier Number(s)</td>
<td>37312-0241 (LT)</td>
</tr>
</tbody>
</table>

### RSC Property Geographical References

<table>
<thead>
<tr>
<th>Coordinate System</th>
<th>UTM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Datum</td>
<td>NAD 83</td>
</tr>
<tr>
<td>Zone</td>
<td>17</td>
</tr>
<tr>
<td>Easting</td>
<td>553,158.42</td>
</tr>
<tr>
<td>Northing</td>
<td>4,929,921.25</td>
</tr>
</tbody>
</table>

### RSC Property Use Information

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

<table>
<thead>
<tr>
<th>Current Property Use</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intended Property Use</td>
<td>Residential</td>
</tr>
<tr>
<td>Certificate of Property Use has been issued under section 168.6 of the EPA</td>
<td>No</td>
</tr>
</tbody>
</table>
Please See the Signed Statements of Property Owner, or Agent, or Receiver at the End of this RSC

The rest of this page has been left intentionally blank
PART 2: LIST OF REPORTS, SUMMARY OF SITE CONDITIONS AND QUALIFIED PERSON’S STATEMENTS AND CERTIFICATIONS

Qualified Person’s Information

<table>
<thead>
<tr>
<th>Name</th>
<th>JAMES RICHARD WALLS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of Membership Under the Professional Geoscientists Act</td>
<td>Practising Member</td>
</tr>
<tr>
<td>Membership Number</td>
<td>0669</td>
</tr>
<tr>
<td>QP Employer Name</td>
<td>R.J. BURNSIDE &amp; ASSOCIATES LIMITED</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>15 TOWNLINE, ORANGEVILLE ONTARIO, L9W 3R4 CANADA</td>
</tr>
<tr>
<td>Phone</td>
<td>(519) 938-3031</td>
</tr>
<tr>
<td>Fax</td>
<td>(519) 941-8120</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:jim.walls@rjburnside.com">jim.walls@rjburnside.com</a></td>
</tr>
</tbody>
</table>

Municipal Information

<table>
<thead>
<tr>
<th>Local or Single-Tier Municipality</th>
<th>The Blue Mountains</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper-Tier Municipality</td>
<td>Grey</td>
</tr>
</tbody>
</table>

Ministry of the Environment and Climate Change District Office

<table>
<thead>
<tr>
<th>District Office</th>
<th>Owen Sound District Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Office Address</td>
<td>1580-20th Street East, Owen Sound ON N4K 6H6</td>
</tr>
</tbody>
</table>
Phase One Environmental Site Assessment Report

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

The date the last work on all of the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done (refer to clause 28(1)(a) of O. Reg. 153/04) (YYYY/MM/DD)

2015-07-14

<table>
<thead>
<tr>
<th>Type of Report</th>
<th>Report Title</th>
<th>Date of Report (YYYY/MM/DD)</th>
<th>Author of Report</th>
<th>Name of Consulting Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1 ESA</td>
<td>Phase One Environmental Site Assessment 144 Sleepy Hollow Road, Blue Mountains, Ontario</td>
<td>2015-07-14</td>
<td>James R. Walls</td>
<td>R.J. BURNSIDE &amp; ASSOCIATES LIMITED</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Report Title</th>
<th>Date of Report (YYYY/MM/DD)</th>
<th>Author of Report</th>
<th>Name of Consulting Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Condition Information</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------------------------</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Certification date (YYYY/MM/DD)</td>
<td>2015/07/14</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total area of RSC property (in hectares)</td>
<td>2.00000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of any previously filed RSC that applies to any part of the RSC property</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of any previously filed Transition Notice that applies to any part of the RSC property</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soil brought from another property to this RSC property to remain there following the filing of the RSC?</td>
<td>No</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Qualified Person’s Statements and Certifications

As the qualified person, I certify that:

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

- As of 2015/07/14, no phase two environmental site assessment is required by the regulation for the RSC property and based on the phase one environmental site assessment for the RSC property, in my opinion, it is not necessary for any other reason to conduct a phase two environmental site assessment for the RSC property.

- As of 2015/07/14, in my opinion, based on the phase one environmental site assessment, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that, if the RSC property were put to any of the types of property uses listed in subsection 1 (2) of the regulation, are likely to interfere with any of those types of property uses.

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

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

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

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

- I do not hold and have not held and my employer R.J. BURNSIDE & ASSOCIATES LIMITED does not hold and has not held a direct or indirect interest in the RSC property or any property which includes the RSC property and was the subject of a phase one or two environmental site assessment or risk assessment upon which this record of site condition is based.

- To the best of my knowledge, the certifications and statements in this part of the RSC are true as of 2015/07/14.

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

By checking the boxes above, and entering my membership/licence number in this submission, I, JAMES RICHARD WALLS, a qualified person as defined in section 5 of O. Reg. 153/04 am, on 2015/07/31:

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

☑ I Agree
**Additional Documentation Provided by Property Owner or Agent**

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

- Lawyer’s letter consisting of a legal description of the property
- Copy of any deed(s), transfer(s) or other document(s) by which the RSC property was acquired
- A current plan of survey
- Table of current and past uses of the phase one property
- Phase 1 Conceptual Site Model
- Owner or agent certification statements
As an 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 July 24, 2015.

5. I have ensured that access to the entire property, including the phase one property, any phase two property and the RSC property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

Name of Owner: Bradley McMullen

Signature __________________________ Date Signed: July 24, 2015
May 14, 2015

R. J. Burnside & Associates Limited
3 Ronell Crescent
Collingwood, ON L9Y 4J6

Attention: Jim Walls, P.Geo, QP ESA

Dear Sir:

RE: Record of Site Condition ("RSC")
144 Sleepy Hollow Road, Blue Mountains
PIN 37312-0241 (LT)
(the "Property")

We are solicitors for Bradley McMullen and confirm the following information regarding the above noted property:

1. Legal Description of the Property - Part of Lot 21, Concession 3, Collingwood designated as Parts 1 and 2, Plan 16R1109; subject to R496173; The Blue Mountains.

2. Municipal Address: 144 Sleepy Hollow Road, Blue Mountains, Ontario L9Y 0S2

3. Assessment Roll Number 4242 000-006-02200-0000.

4. Property Identification Number (PIN): 37312-0241 (LT)

5. Owner and Nature of the Owner’s Interest: Bradley McMullen, 100% registered owner.
We trust this is satisfactory, but should you have any questions or require any further information, please do not hesitate to contact the writer.

Yours very truly,

BRESVER, GROSSMAN, CHAPMAN & HABAS LLP

PER: Stanley Z. Grossman

SZG:mr
<table>
<thead>
<tr>
<th>INSTR #</th>
<th>DOC. TYPE</th>
<th>REG. DATE</th>
<th>PARTY FROM</th>
<th>PARTY TO</th>
</tr>
</thead>
<tbody>
<tr>
<td>17447</td>
<td>Deed</td>
<td>20 05 1866</td>
<td>Hugh Burrows</td>
<td>Henry FLEMING</td>
</tr>
<tr>
<td>16335</td>
<td>Deed</td>
<td>10 01 1929</td>
<td>Andrew Fleming, exor. Of the estate of Henry Fleming</td>
<td>Lucius CONN</td>
</tr>
<tr>
<td>16806</td>
<td>Deed</td>
<td>02 02 1932</td>
<td>Lucius Conn</td>
<td>Annie MANN</td>
</tr>
<tr>
<td>17292</td>
<td>Deed</td>
<td>12 03 1936</td>
<td>Isabella Dogherty, exor. Of the estate of Annie Mann</td>
<td>Isabella DOGHERTY</td>
</tr>
<tr>
<td>17361</td>
<td>Deed</td>
<td>05 11 1936</td>
<td>Isabella Dogherty</td>
<td>Charles PLATER</td>
</tr>
<tr>
<td>19316</td>
<td>Deed</td>
<td>31 01 1949</td>
<td>Charles Plater</td>
<td>Lorna PLATER</td>
</tr>
<tr>
<td>101394</td>
<td>Deed</td>
<td>21 12 1967</td>
<td>Lorna Plater</td>
<td>Lessels Investments Limited</td>
</tr>
<tr>
<td>101400</td>
<td>Deed</td>
<td>21 12 1967</td>
<td>Lessels Investments Limited</td>
<td>Joan TIMMINS &amp; James HALL</td>
</tr>
<tr>
<td>179511</td>
<td>Deed</td>
<td>23 03 1978</td>
<td>Joan Timmins &amp; James Hall</td>
<td>James HALL</td>
</tr>
</tbody>
</table>

Cont'd on page 2
<table>
<thead>
<tr>
<th>INSTR #</th>
<th>DOC. TYPE</th>
<th>REG. DATE</th>
<th>PARTY FROM</th>
<th>PARTY TO</th>
</tr>
</thead>
<tbody>
<tr>
<td>192905</td>
<td>Deed</td>
<td>12 10 1979</td>
<td>James Hall</td>
<td>Nancy B. HALL</td>
</tr>
<tr>
<td>338369</td>
<td>Deed</td>
<td>24 11 1993</td>
<td>Nancy B. Hall</td>
<td>Nancy Blair HALL &amp; James Jamison HALL</td>
</tr>
<tr>
<td>496173</td>
<td>Deed</td>
<td>15 12 2004</td>
<td>James Jamison Hall (surviving joint tenant)</td>
<td>Deborah Sue TENNANT</td>
</tr>
<tr>
<td>GY90391</td>
<td>Deed</td>
<td>09 04 2014</td>
<td>Deborah Sue Tennant</td>
<td>Bradley MCMULLEN</td>
</tr>
</tbody>
</table>

**Project #:** 20150323102  
**Address:** 144 Sleepy Hollow Rd., Blue Mountains  
**Legal:** Part lot 21, Con 3 Collingwood  
**Description:** desig. As Parts 1 & 2, 16R1109  
**PIN #:** 37312-0241(LT)
**PROPERTY DESCRIPTION:**
PT LT 21 CON 3 COLLINGWOOD PT 1 & 2 16R1109; S/T R496173; THE BLUE MOUNTAINS

**PROPERTY REMARKS:**
PLANNING ACT CONSENT AS IN R179511.

**EASEMENT/DISTURBANCE:**
PRIVATE ROAD

**PIN CREATION DATE:**
2009/04/20

**REG. NUM.**
16R1109
R496173
G709031
G709039
G709393
G709788

**DATE**
1978/02/02
2004/12/15
2014/04/09
2014/04/09
2014/04/09
2014/07/11

**INSTRUMENT TYPE**
PLAN REFERENCE
TRANSFER
TRANSFER
TRANSFER
TRANSFER
DISCHARGE

**AMOUNT**

**PARTIES FROM**

**PARTIES TO**

**CERT/CHN**

000000

**NOTES:**
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.
LRO # 16  Transfer  Registered as GY90391 on 2014 04 09 at 16:07

The applicant(s) hereby applies to the Land Registrar.

Properties

PIN 37312 - 0241 LT Interest/Estate Fee Simple
Description PT LT 21 CON 3 COLLINGWOOD PT 1 & 2 16R1109; S/T R496173; THE BLUE MOUNTAINS
Address 146 SLEEPI HOLLOW RD BLUE MOUNTAINS

Consideration

Consideration $1,550,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name TENNANT, DEBORAH SUE
Address for Service 43 Bennington Heights Drive, Toronto, Ontario, M4G 1A8

I am at least 18 years of age.

David B. Tennant is my spouse and has consented to this transaction.

This document is not authorized under Power of Attorney by this party.

Transferee(s)  Capacity  Share

Name MCMULLEN, BRADLEY
Date of Birth 1973 11 04
Address for Service 446 Summerhill Avenue, Toronto, Ontario, M4W 2E4

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Thomas Douglas Baulke 150 Hurontario St., PO Box 100 Collingwood L9Y 3Z4 acting for Transferor(s) Signed 2014 04 08
Tel 7054454930
Fax 7054451871

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

Stanley Zaltman Grossman 2900–390 Bay St. Toronto M5H 2Y2 acting for Transferee(s) Signed 2014 04 09
Tel 416–869–0366
Fax 416–869–0321

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

Submitted By

BRESVER, GROSSMAN, SCHEININGER & HABAS LLP 2900–390 Bay St. Toronto M5H 2Y2 2014 04 09
Tel 416–869–0366
Submitted By

Fax 416-869-0321

Fees/Taxes/Payment

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Statutory Registration Fee</td>
<td>$60.00</td>
</tr>
<tr>
<td>Provincial Land Transfer Tax</td>
<td>$27,475.00</td>
</tr>
<tr>
<td>Total Paid</td>
<td>$27,535.00</td>
</tr>
</tbody>
</table>

File Number

Transferee Client File Number: 14-94

Transferor Client File Number: 2014-141-B
**“TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY”**
As per Clause 16(2)(b), Schedule D, O. Reg. 153/04

<table>
<thead>
<tr>
<th>Year</th>
<th>Name of Owner</th>
<th>Description of Property Use</th>
<th>Property Use</th>
<th>Other Observations from Aerial Photographs, Fire Insurance Plans, etc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1866 to 1929</td>
<td>Henry Fleming</td>
<td>vacant land farmland or undeveloped</td>
<td>Agricultural or other use</td>
<td></td>
</tr>
<tr>
<td>1929 to 1932</td>
<td>Lucius Conn</td>
<td>vacant land farmland or undeveloped</td>
<td>Agricultural or other use</td>
<td></td>
</tr>
<tr>
<td>1932 to 1936</td>
<td>Annie Mann</td>
<td>vacant land farmland or undeveloped</td>
<td>Agricultural or other use</td>
<td></td>
</tr>
<tr>
<td>1936 to 1936</td>
<td>Isabella Dogherty</td>
<td>vacant land farmland or undeveloped</td>
<td>Agricultural or other use</td>
<td></td>
</tr>
<tr>
<td>1936 to 1949</td>
<td>Charles Plater</td>
<td>vacant land farmland or undeveloped</td>
<td>Agricultural or other use</td>
<td>1938 Aerial Photograph shows Site is undeveloped, vacant land</td>
</tr>
<tr>
<td>1949 to 1967</td>
<td>Lorna Plater</td>
<td>vacant land farmland or undeveloped</td>
<td>Agricultural or other use</td>
<td>1965 Aerial Photograph shows Site is undeveloped, vacant land</td>
</tr>
<tr>
<td>1967 to 1967</td>
<td>Lessels Investments Limited</td>
<td>vacant land farmland or undeveloped</td>
<td>Agricultural or other use</td>
<td></td>
</tr>
<tr>
<td>1967 to 1978</td>
<td>Joan Timmins and James Hall</td>
<td>vacant land farmland or undeveloped</td>
<td>Agricultural or other use</td>
<td>1976 Aerial Photograph shows Site is undeveloped, vacant land</td>
</tr>
<tr>
<td>1978 to 1979</td>
<td>James Hall</td>
<td>Residential use</td>
<td>Residential use</td>
<td></td>
</tr>
<tr>
<td>1979 to 1993</td>
<td>Nancy B. Hall</td>
<td>Residential use</td>
<td>Residential use</td>
<td>1989 Aerial Photograph shows Site is occupied by a house.</td>
</tr>
<tr>
<td>1993 to 2004</td>
<td>Nancy Blair Hall and James Jamison Hall</td>
<td>Residential use</td>
<td>Residential use</td>
<td>1995 Aerial Photograph shows Site is occupied by a house.</td>
</tr>
<tr>
<td>2004 to 2014</td>
<td>Deborah Sue Tennant</td>
<td>Residential use</td>
<td>Residential use</td>
<td>2014 Aerial Image shows Site is occupied by a house.</td>
</tr>
<tr>
<td>2014 to Present</td>
<td>Bradley McMullen</td>
<td>Residential use</td>
<td>Residential use</td>
<td>2014 Aerial Image shows Site is occupied by a house.</td>
</tr>
</tbody>
</table>
Summary

R.J. Burnside & Associates Limited (Burnside) was retained by Bradley McMullen to complete a Phase One Environmental Site Assessment (ESA) of the property at 144 Sleepy Hollow Road, Blue Mountains, Ontario (hereinafter referred to as the “Site”), and to submit a Record of Site Condition (RSC). Figure 1 provides a Site location map.

Burnside understands that the purpose of the Phase One ESA is in support of a Record of Site Condition for a proposed residential development. The Site is a rectangular-shaped parcel of land, about 2 hectares (5 acres) in size. The Site is occupied by a single detached dwelling. A survey, signed and dated January 26, 1978 by an Ontario Land Surveyor (OLS), identifies the Phase One property boundary and RSC property boundary.

There is no previous Record of Site Condition (RSC) filed in the Registry for the Site. Burnside understands that there have not been any spills at the Site and there have not been any remedial actions at the Site.

Based on a review of available information, the Site inspection, interview and records review, the findings of the Phase One ESA are as follows:

- The Site was vacant, undeveloped land (Agricultural and other use) in 1938 and remained vacant until the construction of a single, detached, 2-storey brick house in 1978.
- Property use of the Site is residential use.
- Surrounding property use is residential with parkland adjacent to the southeast boundary of the Site.
- There was no actual or potential contamination identified at the Site.
- There were no Potentially Contaminating Activities (PCA) identified at the Site or Study Area.
- There were no Contaminants of Potential Concern identified at the Site.
- There were no Areas of Potential Environmental Concern (APEC) identified on, in or under the Site.
- There were no environmental concerns identified at the Site.

A Phase Two ESA is not deemed necessary.

Based on the Phase One Environmental Site Assessment (ESA) work completed to date, submission of a Record of Site Condition for residential use is considered appropriate.
1.0 Introduction

R.J. Burnside & Associates Limited (Burnside) was retained by Bradley McMullen to complete a Phase One Environmental Site Assessment (ESA) of the property at 144 Sleepy Hollow Road, Blue Mountains, Ontario (hereinafter referred to as the “Site”), and to submit a Record of Site Condition (RSC). Figure 1 provides a Site location map.

Burnside understands that the purpose of the Phase One ESA is in support of a Record of Site Condition for a proposed residential development. The Site is a rectangular-shaped parcel of land, about 2 hectares (5 acres) in size. A single detached dwelling occupies the Site. A survey signed and dated January 26, 1978 by an Ontario Land Surveyor (OLS) identifies the Phase One property boundary and RSC property boundary.

There is no previous Record of Site Condition (RSC) filed in the Registry for the Site.

The Site was vacant, undeveloped land (Agricultural and other use) in 1938 and remained vacant until the construction of a single, detached, 2-storey brick house in 1978 for residential use. Burnside understands that there have not been any spills and there have not been any remedial actions at the Site.

2.0 Property Information

The Site is situated south of Sleepy Hollow Road, in a residential area of the Town of The Blue Mountains, County of Grey, Ontario. Property information is as follows:

- The municipal address is 144 Sleepy Hollow Road, Blue Mountains, Ontario  L9Y 0S2
- The legal description of the Site is Part of Lot 21, Concession 3, Collingwood designated as Parts 1 and 2, Plan 16R1109; subject to R496173; The Blue Mountains. A letter from the owner’s lawyer (Stanley Z. Grossman of Bresver, Grossman, Chapman & Habas), dated May 14, 2015, confirms the legal description of the Site. The lawyer's letter is attached to the Record of Site Condition.
  - The rectangular-shaped parcel of land is about 2 hectares (5 acres) in size.
  - The property identification number (PIN) is 37312-0241 (LT).
  - The Assessment Roll Number is 4242 000-006-02200-0000.
  - Bradley McMullen is the registered owner (100%) of the Site.
  - Property use of the Site is residential use.
2.1 Survey

A survey of the Site was prepared by Zubek and Emo Limited, Collingwood, titled “Plan of Survey of Part of Lot 21, Concession III, Township of Collingwood, County of Grey.” The surveyor’s certificate notes the survey was completed on January 18, 1978. The survey is signed by Ronald J. Emo, Ontario Land Surveyor (OLS), Collingwood and dated January 26 1978.

The survey was deposited as Plan 16R-1109 by the Deputy Land Registrar for the Registry Division of Grey North (No. 16) on February 2, 1978. The Site is comprised of “Part 1” and “Part 2” with a total area of 2.05 hectares (ha), which is about 5 acres.

The survey shows the boundary of the Site, identified as the Phase One property and Record of Site Condition property.

3.0 History of the Site

A historical title search was completed tracing ownership of the Site back to 1866, when the deed was transferred from Hugh Burrows to Henry Fleming. A historical map of Collingwood Township (1880) shows the Site was part of a 400 acre farm owned by farmer Henry Fleming.

The “Table of Current and Past Uses of the Phase One Property” lists the chain of ownership of the Site from 1866 (Henry Fleming) to the current owner Bradley McMullen, who acquired the Site in 2014. There were no environmental concerns identified in the chain of ownership of the Site.

Aerial photographs from 1938 to 1976 show the Site was vacant, undeveloped land throughout this period. The Site remained vacant and undeveloped until the construction of the house in 1978. First developed use is 1978 (house construction) for residential use.

Property use of the Site has been residential use from 1978 to the present (2015).

4.0 Site Description

The Site consists of a rectangular-shaped parcel of land on the south side of Sleepy Hollow Road in a residential area. The Site is occupied by a 2-storey brick house is situated about 25 m south of Sleepy Hollow Road. A paved driveway leads from the road to a gravel-covered parking area in front of the house. A grass-covered clearing extends east of the driveway, to the east boundary. A forested area extends from the backyard to the south boundary of the Site.

The house was constructed in 1978. The house is 265 m² (2850 ft²) and has a living room, kitchen, 4 bedrooms, 3½ bathrooms, a family room and a finished basement. The roof is shingled. The house is heated by a natural gas forced-air furnace, a gas fireplace and a wood fireplace. A wood deck is at the rear of the house. There were no aboveground or underground storage tanks identified at the Site.

Underground utilities (water, sewer, natural gas, electrical power lines) extend from Sleepy Hollow Road to the house. Underground utilities may provide a preferential pathway for contaminant distribution and transport, however, there were no subsurface contamination issues
identified at the Site or in the vicinity of underground utilities. Therefore, potential contaminant
distribution and transport along underground utility pathways is not a concern.

Property use of the Site has been residential use from 1978 to the present (2015).

Properties north, west, south and east of the Site are residential use with parkland adjacent to the
southeast boundary of the Site. Portions of the Site boundary are fenced (chain link fence).
Street names in the Study Area are noted on Figure 2. Adjacent property use is identified on
Figure 3.

5.0 Physical Setting

5.1 Regional Topography / Water Bodies

Elevation of the Site is about 223 m above sea level (asl). The topography of the Site is fairly flat,
with regional contours sloping northeastward, towards Georgian Bay, as shown in Figure 2.

The Nipissing Ridge is a prominent geological feature (identified in the Town of The Blue
Mountains Official Plan) that is generally protected because of its unique nature and significance
to the open landscape character. The Nipissing Ridge is situated about 300 m northeast of the
Site (Figure 2). There are no Areas of Natural Significance in the Study Area.

The Site is within the Grey Sauble Conservation Watershed, situated in the lake fringe area that
drains directly into Georgian Bay, Lake Huron. The inferred direction of groundwater flow is to
the northeast, towards Georgian Bay, as shown on Figure 2.

There are no water bodies on the Site. The closest major water body is Lake Huron, about 600 m
northeast of the Site. The edge of a privately owned pond is situated about 248 m east of the
east boundary of the Site.

There are no water wells on the Phase One property. The Site and surrounding residential area
are serviced by municipal water and sanitary sewers. Storm sewers are situated along Sleepy
Hollow Road.

5.2 Regional Geology

Ontario Geological Survey maps describe the surficial geology of the Site as stone-poor, silty
sand-textured till. The Bedrock Geology of Ontario map indicates bedrock in the area consists of
the Georgian Bay Formation; Blue Mountain Formation; Billings Formation; Collingwood Member;
Eastview Member (shale, limestone, dolostone, siltstone).

Local well records indicate static water level ranges from 4 m to 9 m (13 to 30 feet) below ground
surface (bgs). Well records describe the overburden as clay, sand and gravel and report that
bedrock (grey shale) was encountered at depths ranging from 3 m to 13 m (10 to 43 feet) bgs.
6.0 Potentially Contaminating Activities

There were no Potentially Contaminating Activities (PCA), identified at the Site. There were no Contaminants of Potential Concern identified at the Site.

There were no PCAs identified in the Study Area that are causing, or are likely to cause, an Area of Potential Environmental Concern (APEC) on, in or under the Site.

There was no evidence of significant quantities of fill material imported to the Site. Topsoil was spread out over the backyard, as part of regular lawn care. It is expected that gravel would have been used in the construction of the house foundation and as a base for the paved driveway and small parking area at the front of the house. There were no environmental concerns identified with regard to fill materials.

7.0 Areas of Potential Environmental Concern

Burnside understands that there have not been any spills at the Site and there have not been any remedial actions at the Site. There were no PCAs identified at the Site.

Underground utilities (water, sewer, natural gas, electrical power lines) extend from Sleepy Hollow Road to the house. Underground utilities may provide a preferential pathway for contaminant distribution and transport, however, there were no subsurface contamination issues identified at the Site or in the vicinity of underground utilities. Therefore, potential contaminant distribution and transport along underground utility pathways is not a concern.

There were no PCAs identified in the Study Area that are causing, or are likely to cause, an Area of Potential Environmental Concern (APEC) on, in or under the Site.

There were no environmental concerns identified at the Site. There were no Areas of Potential Environmental Concern (APEC) identified on, in or under the Site.

8.0 Conclusion

The Phase One ESA was completed in accordance with the requirements of the Environmental Protection Act (E.P. Act) and Ontario Regulation 153/04 Records of Site Condition Part XV.1 of the Act (as amended).

The uncertainty or absence of information of each of the Phase One components could affect the validity of the model. The inferred direction of groundwater flow and geological descriptions in the Conceptual Site Model are based on a review of available records and maps, and may differ from actual subsurface conditions. There is the possibility that unrecorded incidents may have occurred in the study area, however the combination of the records review, Site reconnaissance and interview indicates there are no environmental concerns at the Site.
The findings of the Phase One ESA are as follows:

- The Site was vacant, undeveloped land (Agricultural and other use) in 1938 and remained vacant until the construction of a single, detached, 2-storey brick house in 1978.
- Property use of the Site is residential use.
- Adjacent property use north, west, south and east of the Site is residential use, with parkland adjacent to the southeast boundary of the Site.
- There was no actual or potential contamination identified at the Site.
- There were no Potentially Contaminating Activities (PCA) identified at the Site.
- There were no Contaminants of Potential Concern identified at the Site.
- There were no Areas of Potential Environmental Concern (APEC) identified on, in or under the Site.
- There were no environmental concerns identified at the Site.

A Phase Two ESA is not deemed necessary.

8.1 Record of Site Condition Based on Phase One Environmental Assessment Alone

Based on the Phase One Environmental Site Assessment (ESA) work completed to date, submission of a Record of Site Condition for residential use is considered appropriate.

**PHASE ONE CSM FIGURES LIST**

1. Site Location Map
2. Regional Plan and Study Area
3. Site Plan
Map Source:
Background map obtained from Google Earth Professional.
© Google Earth, use of products are subject to the Terms and Conditions of Licensed Google Earth Software.
NOTE:
- THERE WERE NO POTENTIALLY CONTAMINATING ACTIVITIES (PCA) IDENTIFIED IN THE STUDY AREA