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

Summary

<table>
<thead>
<tr>
<th>Record of Site Condition Number</th>
<th>220846</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Filed to Environmental Site Registry</td>
<td>2016/01/19</td>
</tr>
<tr>
<td>Certification Date</td>
<td>2015/12/10</td>
</tr>
<tr>
<td>Current Property Use</td>
<td>Agricultural/Other</td>
</tr>
<tr>
<td>Intended Property Use</td>
<td>Residential</td>
</tr>
<tr>
<td>Certificate of Property Use Number</td>
<td>No CPU</td>
</tr>
<tr>
<td>Applicable Site Condition Standards**</td>
<td>ESA Phase 1</td>
</tr>
<tr>
<td>Property Municipal Address</td>
<td>19267 CENTRE STREET, EAST GWILLIMBURY, ON, L0G 1M0</td>
</tr>
</tbody>
</table>

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 record of site condition

<table>
<thead>
<tr>
<th>Owner name</th>
<th>1422754 ONTARIO LIMITED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Authorized person</td>
<td>VINCENT  BAFFA</td>
</tr>
<tr>
<td>Mailing address</td>
<td>161 PENNSYLVANIA AVENUE, VAUGHAN Ontario, Canada</td>
</tr>
<tr>
<td>Postal Code</td>
<td>L4K 1C3</td>
</tr>
<tr>
<td>Phone</td>
<td>(416) 740-5544</td>
</tr>
<tr>
<td>Fax</td>
<td>(416) 740-5220</td>
</tr>
<tr>
<td>Email address</td>
<td></td>
</tr>
<tr>
<td>Record of site condition property location information</td>
<td></td>
</tr>
<tr>
<td>-------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Municipal address(es)</td>
<td>19267 CENTRE STREET, EAST GWILLIMBURY, ON L0G 1M0</td>
</tr>
<tr>
<td>Municipality</td>
<td>East Gwillimbury</td>
</tr>
<tr>
<td>Legal description</td>
<td>See attached Lawyer’s letter</td>
</tr>
<tr>
<td>Assessment roll number(s)</td>
<td>1954000057195620000</td>
</tr>
<tr>
<td>Property identifier number(s)</td>
<td>03453-0793 (LT)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Record of site condition property geographical references</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coordinate system</td>
</tr>
<tr>
<td>Datum</td>
</tr>
<tr>
<td>Zone</td>
</tr>
<tr>
<td>Easting</td>
</tr>
<tr>
<td>Northing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Record of site condition property use information</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td>Current property use</td>
</tr>
<tr>
<td>Intended property use</td>
</tr>
<tr>
<td>Certificate of property use has been issued under section 168.6 of the Environmental Protection Act</td>
</tr>
</tbody>
</table>
Please see the signed statements of property owner, or agent, or receiver at the end of this record of site condition

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>PHILIP ROMERIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of licence under Professional Engineers Act</td>
<td>Licence</td>
</tr>
<tr>
<td>Licence number</td>
<td>39567300</td>
</tr>
<tr>
<td>Qualified person’s employer name</td>
<td>WSP CANADA INC.</td>
</tr>
<tr>
<td>Mailing address</td>
<td>294 RINK STREET, PETERBOROUGH Ontario, K9J 2K2 Canada</td>
</tr>
<tr>
<td>Phone</td>
<td>(705) 743-6850</td>
</tr>
<tr>
<td>Fax</td>
<td>(705) 743-6854</td>
</tr>
<tr>
<td>Email address</td>
<td><a href="mailto:philip.romeril@wspgroup.com">philip.romeril@wspgroup.com</a></td>
</tr>
</tbody>
</table>

### Municipal information

<table>
<thead>
<tr>
<th>Local or single-tier municipality</th>
<th>East Gwillimbury</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper-tier municipality</td>
<td>York</td>
</tr>
</tbody>
</table>

### Ministry of the Environment and Climate Change District Office

<table>
<thead>
<tr>
<th>District office</th>
<th>York-Durham District Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>District office address</td>
<td>230 Westney Rd. S., 5th floor, Ajax ON L1S 7J5</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 record of site condition for filing**

<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>Phase one environmental site assessment</td>
<td>Phase One Environmental Site Assessment, 19267 and 19259 Centre Street, Mount Albert, Ontario</td>
<td>2014-05-28</td>
<td>Philip Romeril, P. Eng.</td>
<td>SPL CONSULTANTS LIMITED</td>
</tr>
<tr>
<td>Update to phase one environmental site assessment</td>
<td>Phase One Environmental Site Assessment Update, 19267 and 19259 Centre Street, Mount Albert, Ontario</td>
<td>2015-12-10</td>
<td>Philip Romeril, P. Eng.</td>
<td>SPL CONSULTANTS 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><strong>Site condition information</strong></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>2015/12/10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total area of record of site condition property (in hectares)</td>
<td>2.01000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of any previously filed record of site condition that applies to any part of the record of site condition 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 record of site condition property</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soil brought from another property to this record of site condition property to remain there following the filing of the record of site condition?</td>
<td>No</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Filed Record of Site Condition # 220846 on 2016/01/19
**Qualified person’s statements and certifications**

As the qualified person, I certify that:

- A phase one environmental site assessment of the record of site condition 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 2015/12/10, no phase two environmental site assessment is required by the regulation for the record of site condition property and based on the phase one environmental site assessment for the record site condition property, in my opinion, it is not necessary for any other reason to conduct a phase two environmental site assessment for the record of site condition property.

- As of 2015/12/10, 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 record of site condition property that, if the record of site condition 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 record of site condition 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 record of site condition 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 WSP CANADA INC. does not hold and has not held a direct or indirect interest in the record of site condition property or any property which includes the record site condition 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 record of site condition are true as of 2015/12/10.

- By signing this record of site condition, I make no express or implied warranties or guarantees.

By checking the boxes above, and entering my membership/licence number in this submission, I, PHILIP ROMERIL, a qualified person as defined in section 5 of O. Reg. 153/04 am, on 2016/01/08:

- 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:

<table>
<thead>
<tr>
<th>Document Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certificate of status or equivalent for the owner</td>
</tr>
<tr>
<td>Lawyer's letter consisting of a legal description of the property</td>
</tr>
<tr>
<td>Copy of any deed(s), transfer(s) or other document(s) by which the record of site condition property was acquired</td>
</tr>
<tr>
<td>A current plan of survey</td>
</tr>
<tr>
<td>Table of current and past uses of the phase one property</td>
</tr>
<tr>
<td>Phase 1 conceptual site model</td>
</tr>
<tr>
<td>Owner or agent certification statements</td>
</tr>
</tbody>
</table>
As an owner:

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

2. I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC and I have obtained all information relevant to this RSC of which I am aware.

3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.

4. To my knowledge, the statements made in this part of the RSC are true as of January 14, 2016.

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: 1422754 Ontario Limited

Signature: __________________________     Date Signed: January 14, 2016

Name of Person Signing: Vincent Baffa

I, Vincent Baffa am authorized to and hereby do bind 1422754 Ontario Limited.
CERTIFICATE OF STATUS
ATTESTATION DU STATUT JURIDIQUE

This is to certify that according to the records of the Ministry of Government Services

1 4 2 2 7 5 4 O N T A R I O L I M I T E D

Ontario Corporation Number

0 0 1 4 2 2 7 5 4

is a corporation incorporated, amalgamated or continued under the laws of the Province of Ontario.

The corporation came into existence on

J U N E 1 2 J U I N , 2 0 0 0

and has not been dissolved.

Dated

D E C E M B E R 1 5 D É C E M B R E , 2 0 1 5

Fait le

Director

Directeur

The issuance of this certificate in electronic form is authorized by the Ministry of Government Services.

La délivrance du présent certificat sous forme électronique est autorisée par le Ministère des Services gouvernementaux.
December 29th, 2015

The Ontario Ministry of the Environment
2 St. Clair Avenue West
Floor 12A
Toronto, Ontario
M4V 1L5

Dear Sir/Madam:

RE: 1422754 ONTARIO LIMITED
Block 90, Plan 65M-3902
Town of East Gwillimbury
Record of Site Condition

I am the solicitor for 1422754 Ontario Limited and wish to provide the following addendum to my letter of September 3rd, 2015, a copy of which is enclosed herewith.

ISSUE

Why the PIN used in the letter of September 3rd, 2015 differs from one of the PINs shown on the plan of subdivision 65M-3902?

EXPLANATION

When a plan of subdivision is registered there are no PINs assigned on the plan because at that point in time the lots and blocks do not exist until the plan is registered. The PIN number which appears on the plan of subdivision in the proximity of Block 90 is not a PIN number for Block 90 but represents the PIN number for the underlying land which existed before the plan of subdivision 65M-3902 was registered. A careful examination of Plan 65M-3902 reveals that the PIN in the proximity of Block 90 in fact embraces a wider piece of land than just Block 90.

I trust that this is the information that you require.

Yours truly

ENZO SALVATORI
/cs
Encl.
September 3rd, 2015

The Ontario Ministry of the Environment
2 St. Clair Avenue West
Floor 12A
Toronto, Ontario
M4V 1L5

Dear Sir/Madam:

RE: 1422754 ONTARIO LIMITED
    Block 90, Plan 65M-3902
    Town of East Gwillimbury
    Record of Site Condition

I am the solicitor for 1422754 Ontario Limited and they are filing of a Record of Site Condition.

In this regard I wish to advise as follows:

Legal Description

The legal description, property identification number, municipal address and assessment roll number for the property on the Record of Site Condition, and as shown on the plan of survey prepared by C.P. Edward Ontario Land Surveyor dated May 4th, 2006 and submitted as part of the RSC package (the “Survey”) are as follows:

Legal Description: Block 90, Plan 65M-3902, East Gwillimbury, S/T Easement in gross as in YR823801

PIN Number: 03453-0793 LT

Address: 19267 Centre Street, East Gwillimbury

Assessment Roll Number: 1954 000 05719562.0000

Registered Owner: The registered owner of the above property is 1422754 Ontario Limited. 1422754 Ontario Limited is the owner/developer of the above property.

I trust that this is the information that you require.
Yours truly

ENZO SALVATORI
/cs
LRO # 65  Transfer

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

Registered as YR1782390 on 2012 02 09 at 16:56

yyy mm dd  Page 1 of 7

---

Properties

<table>
<thead>
<tr>
<th>PIN</th>
<th>03453 - 0702 LT</th>
<th>Interest/Estate</th>
<th>Fee Simple</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>NOTE: PLEASE CONSULT LAND REGISTRAR REGARDING DESCRIPTION PRIOR TO ANY REGISTRATIONS. PT LT 13 CON 8 (EG) PT 1 65R2299, ESCEPT PT 1 65R16043, PT 1 &amp; 2 65R20292, PL 65M3702 &amp; 65M3902; EAST GWILLIMBURY. S/T EASE IN FAVOUR OF HYDRO ONE NETWORKS INC. OVER PTS 7 &amp; 8 65R21785 AS IN YR52795.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>EAST GWILLIMBURY</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PIN</th>
<th>03453 - 0791 LT</th>
<th>Interest/Estate</th>
<th>Fee Simple</th>
</tr>
</thead>
</table>
| Description | BLOCK 00, PLAN 65M3902, EAST GWILLIMBURY, S/T EASE OVER PT 1 65R20457 AS
IN YR402999. S/T EASE OVER THAT PART LYING WITHIN THE LIMITS OF PT 1
65R26458 AS IN YR380870. S/T EASE IN GROSS AS IN YR823801. S/T EASE IN
GROSS OVER PT 1 65R29064 AS IN YR823810. |
| Address | EAST GWILLIMBURY |

<table>
<thead>
<tr>
<th>PIN</th>
<th>03453 - 0793 LT</th>
<th>Interest/Estate</th>
<th>Fee Simple</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>BLOCK 00, PLAN 65M3902, EAST GWILLIMBURY, S/T EASE IN GROSS AS IN YR823801.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>EAST GWILLIMBURY</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

Consideration

Consideration $3,250,000.00

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Transferor(s)

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

Name: 694726 ONTARIO LIMITED
Address for Service: Suite 4600
Bay Adelaide Centre
333 Bay Street
Toronto, Ontario
M5H 2S5
Attention: I. George Gutfreund

I, I. George Gutfreund, V.P. of KPMG Inc., as Receiver & Manager of the undertaking, property and assets of 694726 Ontario Limited, have the authority to bind the corporation.

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

Name: 787266 ONTARIO LIMITED
Address for Service: Suite 4600
Bay Adelaide Centre
333 Bay Street
Toronto, Ontario
M5H 2S5
Attention: I. George Gutfreund

I, I. George Gutfreund, V.P. of KPMG Inc., as Receiver & Manager of the undertaking, property and assets of 787266 Ontario Limited, have the authority to bind the corporation.

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

---

Transferee(s)

<table>
<thead>
<tr>
<th>Name</th>
<th>1422754 ONTARIO LIMITED</th>
</tr>
</thead>
</table>
| Address for Service | 161 Pennsylvania Avenue
Suite 5
Vaughan, Ontario
L4K 1C3 |

---

Statements

Schedule: See Schedules
Signed By

Silvana Maria D’Allmonte
199 Bay Street, Suite 4000
Toronto
M5L 1A9
Tel 4168632400
Fax 4168632653
acting for
Transferor(s)
Signed 2012 02 08

Enzo Salvatori
Suite 4, 161 Pennsylvania Ave
Vaughan
L4K 1C3
Tel 4167451777
Fax 4167452220
acting for
Transferee(s)
Signed 2012 02 08

Submitted By

ENZO SALVATORI LAW OFFICE
Suite 4, 161 Pennsylvania Ave
Vaughan
L4K 1C3
Tel 4167451777
Fax 4167452220

Fees/Taxes/Payment

Statutory Registration Fee $60.00
Provincial Land Transfer Tax $47,225.00
Total Paid $47,285.00

File Number

Transferor Client File Number : 27064/313
Transferee Client File Number : 11-2003
LAND TRANSFER TAX STATEMENTS
In the matter of the conveyance of:

03453 - 0702
NOTE: PLEASE CONSULT LAND REGISTRAR REGARDING DESCRIPTION PRIOR TO ANY REGISTRATIONS. PT LT 13 CON 8 (EG) PT 1 65R2299, EXCEPT PT 1 65R18043, PTS 1 & 2 65R26292, PL 65M3702 & 65M3902; EAST GWILLIMbury. S/T EASE IN FAVOUR OF HYDRO ONE NETWORKS INC. OVER PTS 7 & 8 65R27185 AS IN YR827995.

03453 - 0791

03453 - 0793
BLOCK 90, PLAN 65M3902, EAST GWILLIMbury. S/T EASE IN GROSS AS IN YR823801.

BY: 694726 ONTARIO LIMITED
787266 ONTARIO LIMITED
TO: 1422754 ONTARIO LIMITED

1. LANNI, ANTHONY
I am
☐ (a) A person in trust for whom the land conveyed in the above described conveyance is being conveyed;
☐ (b) A trustee named in the above described conveyance to whom the land is being conveyed;
☐ (c) A transferee named in the above described conveyance;
☐ (d) The authorized agent or solicitor acting in this transaction for described in paragraph(s) ( ) above.
☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 1422754 ONTARIO LIMITED described in paragraph(s) ( ) above.
☐ (f) A transferee described in paragraph(s) and am making these statements on my own behalf and on behalf of who is my spouse described in paragraph(s) and as such, I have personal knowledge of the facts herein disposes of.

2. I have read and considered the definition of *single family residence* set out in subsection 1(1) of the Act. The land being conveyed herein:

does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash 3,250,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price) 0.00
(ii) Given Back to Vendor 0.00
(c) Property transferred in exchange (detail below) 0.00
(d) Fair market value of the land(s) 0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject 0.00
(f) Other valuable consideration subject to land transfer tax (detail below) 0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f)) 3,250,000.00
(h) VALUE OF ALL CHATTELS -Items of tangible personal property 0.00
(i) Other considerations for transaction not included in (g) or (h) above 0.00
(j) Total consideration 3,250,000.00

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 65 Registration No. YR1782390 Date: 2012/02/09

B. Property(s):

PIN 03453 - 0702 Address EAST GWILLIMbury

PIN 03453 - 0791 Address EAST GWILLIMbury

PIN 03453 - 0793 Address EAST GWILLIMbury

C. Address for Service: 161 Pennsylvania Avenue

Suite 5

Vaughan, Ontario L4K 1C3

D. (i) Last Conveyance(s):

PIN 03453 - 0702 Registration No. YR527995

PIN 03453 - 0791 Registration No. YR823810

PIN 03453 - 0793 Registration No. YR823801

(i) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☑ No ☐ Not known ☐

E. Tax Statements Prepared By: Enzo Salvatori

Suite 4, 161 Pennsylvania Ave

Vaughan L4K 1C3
<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>1837 - 1846</td>
<td>Canada Company</td>
<td>Undeveloped Land</td>
<td>Agricultural or other use</td>
<td>Records indicate that a part of Lot 12 and Concession 8 was transferred to Canada Company</td>
</tr>
<tr>
<td>1846 - 1851</td>
<td>John Rogers</td>
<td>Undeveloped Land</td>
<td>Agricultural or other use</td>
<td>Records indicate that a part of Lot 12 and Concession 8 was transferred to John Rogers</td>
</tr>
<tr>
<td>1851 - 1854</td>
<td>Alexander Fletcher</td>
<td>Undeveloped Land</td>
<td>Agricultural or other use</td>
<td>Records indicate that a part of Lot 12 and Concession 8 was transferred to Alexander Fletcher</td>
</tr>
<tr>
<td>1854 - 1877</td>
<td>John Ianson</td>
<td>Undeveloped Land</td>
<td>Agricultural or other use</td>
<td>Records indicate that a part of Lot 12 and Concession 8 was transferred to John Ianson</td>
</tr>
<tr>
<td>1877 - 1883</td>
<td>Henry Abell</td>
<td>Undeveloped Land</td>
<td>Agricultural or other use</td>
<td>Records indicate that the land parcels owned previously by John Ianson and Henry Abell were transferred to Robert Rowland</td>
</tr>
<tr>
<td>1883 - 1908</td>
<td>Robert Rowland</td>
<td>Undeveloped Land</td>
<td>Agricultural or other use</td>
<td>Records indicate that all of the land owned by Robert Rowland and his family was transferred to William Duncan and Sidney Stokes</td>
</tr>
<tr>
<td>1908 - 1915</td>
<td>William Duncan Stokes</td>
<td>Undeveloped Land</td>
<td>Agricultural or other use</td>
<td>Records indicate that the land interest held by Sidney Stokes was transferred to William Duncan Stokes</td>
</tr>
<tr>
<td>1915 - 1939</td>
<td>William Duncan Stokes</td>
<td>Undeveloped Land</td>
<td>Agricultural or other use</td>
<td>Records indicate that the land owned by William Duncan Stokes was transferred to David M. Stokes; The 1927 aerial photograph indicates that the subject Property was an undeveloped forest area</td>
</tr>
<tr>
<td>1939 - 1967</td>
<td>David M. Stokes</td>
<td>Undeveloped Land</td>
<td>Agricultural or other use</td>
<td>Records indicate that the land owned by William Duncan Stokes was transferred to David M. Stokes; The 1927 aerial photograph indicates that the subject Property was an undeveloped forest area</td>
</tr>
<tr>
<td>Time Period</td>
<td>Company Name</td>
<td>Land Type</td>
<td>Use</td>
<td>Notes</td>
</tr>
<tr>
<td>-----------------</td>
<td>-----------------------------</td>
<td>----------------------</td>
<td>------------------------------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>1967 - 1968</td>
<td>Olmar Acres Limited</td>
<td>Undeveloped Land</td>
<td>Agricultural or other use</td>
<td>Records indicate that the lands owned by David M. Stokes was transferred to Olmar Acres Limited</td>
</tr>
<tr>
<td>1968 - 1988</td>
<td>Paul Wolscht</td>
<td>Undeveloped Land</td>
<td>Agricultural or other use</td>
<td>Records indicate that the subject Property was transferred to Paul and Mary Wolscht; The 1960 aerial photograph indicates that the subject Property was an undeveloped forest area</td>
</tr>
<tr>
<td></td>
<td>Mary Wolscht</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1988 - 2012</td>
<td>787266 Ontario Limited</td>
<td>Undeveloped Land</td>
<td>Agricultural or other use</td>
<td>Records indicate that the subject Property was transferred subsequent numbered companies in 1988 and 2012; The 1995 aerial photograph and the 2004 satellite image illustrates the subject Property is essentially unchanged since 1927</td>
</tr>
<tr>
<td>2012 - Present</td>
<td>1422754 Ontario Limited</td>
<td>Undeveloped Land</td>
<td>Agricultural or other use</td>
<td></td>
</tr>
</tbody>
</table>
**Phase One Conceptual Site Model**

The area under assessment (herein referred to as the subject Property) is an irregular shaped parcel of land with an area of 2.01 hectares, located on Centre Street, south of King Street in the Township of Mount Albert. The current municipal address assigned to the subject Property is 19267 Centre Street, East Gwillimbury, Ontario. Currently, the portion of the subject Property is an undeveloped forested parcel of land.

Based on a review of historical mapping resources and aerial photographs, the subject Property has never been developed since at least 1927. Properties in the Study Area were historically dominated by agricultural properties and fields, with development of residential subdivisions and small businesses occurring in the early 2000s.

The subject Property is neither an environmentally sensitive area nor is it located within an area of natural and scientific interest. According to the wetland database established by the Ontario Government, an unevaluated wetland exists on a portion of the subject Property, however, this was wetland area was not observed during the site reconnaissance. As such, the subject Property does not include all or part of a water body, is not adjacent to a water body and does not include land that is within 30 m of a water body.

A review of the water well information system database from the Ministry of Environment revealed that there is a total of thirty (30) water wells are located within the Study Area with depths ranging from approximately 9 to 76 mbgs. Bedrock was not encountered in any of these depths. Bedrock is anticipated to be beyond 80 mbgs. The water levels in the study area are at a depth of approximately 12 mbgs.

The topography of the subject Property varies from 244 m above sea level (masl) to 250 masl due to minor undulations. Within the Study Area, the ground surface descends in the southerly direction from 259 to 243 masl towards the Vivian Creek, which is located 50 m south of the subject Property. As such, the local groundwater flow directions have been inferred to flow in a southerly direction. However, groundwater flow direction can only be confirmed with installation and long term monitoring of wells.

According to bedrock maps published by the Ontario Ministry of Northern Development, Mines and Forestry, bedrock in the area of the subject Property is of the Georgian Bay, Blue Mountain and Billings Formation, consisting of shale, limestone, dolostone, and siltstone.

According to surficial geology maps provided by the OGS Earth website, published by the Ontario Ministry of Northern Development, Mines and Forestry, soils on a majority of subject Property consist of clay, silt, sand, gravel, and potentially organic remains.

There are currently no underground utilities on the subject Property. Therefore, it is unlikely that underground utilities would affect potential contaminant distribution and transport onto the subject Property.
Based on the Phase One ESA completed by SPL Consultants Limited, no potentiallycontaminating activities were identified on the subject Property or on properties within the Study Area. As such, no areas of potential environmental concern were present on the subject Property.

Information used in this report was evaluated based on proximity to the subject Property, anticipated direction of local groundwater flow, and the potential environmental impact on the Phase One Property as a result of the use or activity.

It is not expected that any uncertainty or absence of information would affect the validity of the Conceptual Site Model (CSM).
Approximate Location of Phase One Property

SITE LOCATION PLAN

Scale: 1:9,300
Date: May, 2014
Project: 10000408-210

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
19267 & 19259 CENTRE STREET, MOUNT ALBERT, ON

Prepared For: Averton Developments
Prepared By: LC
Reviewed By: WDL
Drawing No. 1