



Record of site condition
Under Part XV.1 of the *Environmental Protection Act*

Summary

Confirmation number of submitted record of site condition	45796565
Status	Submitted
Date submitted (yyyy/mm/dd)	2022/09/09
Certification date (yyyy/mm/dd)	2022/08/02
Current property use	Agricultural/other
Intended property use	Residential
Certificate of property use number	No CPU
Property legal description	See attached lawyer's letter
Property municipal address	55 SILVERCREEK PARKWAY SOUTH GUELPH, ONTARIO N1H 3S7

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

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

Owner name	2089248 ONTARIO INC.
Owner type	Firm, corporation or partnership
Authorized person	JACK EISENBERGER
Mailing address	SUITE 501, 5400 YONGE ST., TORONTO Ontario, Canada
Postal Code	M2N 5R5
Phone	(416) 227-9005
Fax	(416) 227-9005
Email address	jacke@fieldgatedevelopments.com

Information about other current owners

Owner name	BETOVAN CONSTRUCTION LIMITED
Owner type	Firm, corporation or partnership
Authorized person	JACK EISENBERGER
Mailing address	SUITE 501, 5400 YONGE ST., TORONTO Ontario, Canada
Postal Code	M2N 5R5
Phone	(416) 227-9005
Fax	(416) 227-9005
Email address	jacke@fieldgatedevelopments.com

Information about other current owners

Owner name	EUGENE KOHN CONSTRUCTION LIMITED
Owner type	Firm, corporation or partnership
Authorized person	JACK EISENBERGER
Mailing address	SUITE 501, 5400 YONGE ST., TORONTO Ontario, Canada
Postal Code	M2N 5R5
Phone	(416) 227-9005
Fax	(416) 227-9005
Email address	jacke@fieldgatedevelopments.com

Information about other current owners

Owner name	KODEN INC.
Owner type	Firm, corporation or partnership
Authorized person	JACK EISENBERGER

Mailing address	SUITE 501, 5400 YONGE ST., TORONTO Ontario, Canada
Postal Code	M2N 5R5
Phone	(416) 227-9005
Fax	(416) 227-9005
Email address	jacke@fieldgatedevelopments.com

Information about other current owners

Owner name	KOGUN INC.
Owner type	Firm, corporation or partnership
Authorized person	JACK EISENBERGER
Mailing address	SUITE 501, 5400 YONGE ST., TORONTO Ontario, Canada
Postal Code	M2N 5R5
Phone	(416) 227-9005
Fax	(416) 227-9005
Email address	jacke@fieldgatedevelopments.com

Information about other current owners

Owner name	KOEISEN INC.
Owner type	Firm, corporation or partnership
Authorized person	JACK EISENBERGER
Mailing address	SUITE 501, 5400 YONGE ST., TORONTO Ontario, Canada
Postal Code	M2N 5R5
Phone	(416) 227-9005
Fax	(416) 227-9005
Email address	jacke@fieldgatedevelopments.com

Information about other current owners

Owner name	NEIL ROBINSON REAL ESTATE CONSULTANTS LIMITED
Owner type	Firm, corporation or partnership
Authorized person	JACK EISENBERGER
Mailing address	SUITE 501, 5400 YONGE ST., TORONTO Ontario, Canada
Postal Code	M2N 5R5
Phone	(416) 227-9005
Fax	(416) 227-9005
Email address	jacke@fieldgatedevelopments.com

Information about other current owners

Owner name	LORBOT SILVERCREEK CORP.
Owner type	Firm, corporation or partnership
Authorized person	JACK EISENBERGER
Mailing address	SUITE 501, 5400 YONGE ST., TORONTO Ontario, Canada
Postal Code	M2N 5R5
Phone	(416) 227-9005
Fax	(416) 227-9005
Email address	jacke@fieldgatedevelopments.com

Record of site condition property location information

Municipal address(es)	55 SILVERCREEK PARKWAY SOUTH, GUELPH, ON N1H 3S7
Municipality	Guelph
Legal description	See attached Lawyer's letter
Assessment roll number(s)	050015042030000
Property identifier number(s)	71278-0160 (LT)

Record of site condition property geographical references

Coordinate system	UTM
Datum	NAD 83
Zone	17
Easting	558,896.40
Northing	4,820,326.80

Record of site condition property use information

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

Current property use	Agricultural/other
Intended property use	Residential
Certificate of property use has been issued under section 168.6 of the Environmental Protection Act	No

**Please see the signed statements of property owner, or agent,
or receiver at the end of this record of site condition**

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Part 2: List of reports, summary of site conditions and qualified person's statements and certifications

Qualified person's information

Name	KIM LYNN PICKETT
Type of licence under Professional Engineers Act	Limited licence
Licence number	100501338
Qualified person's employer name	GROUNDDED ENGINEERING INC.
Mailing address	1 BANIGAN DRIVE, TORONTO Ontario, M4H 1G3 Canada
Phone	(647) 265-0915
Fax	(647) 265-0915
Email address	kpickett@groundedeng.ca

Municipal information

Local or single-tier municipality	Guelph
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Ministry of the Environment, Conservation and Parks District Office

District office	Guelph District Office
District office address	1 Stone Road W., Guelph ON N1G 4Y2

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

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) 2022-08-02
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Type of report	Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase one environmental site assessment	Phase One Environmental Site Assessment 55 Silvercreek Parkway South, Guelph Ontario	2022-08-02	Kim Pickett, C.E.T, LET, QPESA	GROUNDDED ENGINEERING INC.

Reports and other documents related to the phase one environmental site assessment

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

Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Report on Additional Geotechnical Investigation and Summary of Previous Geotechnical Investigation Work	2018-03-09	Eva Papp, P. Eng.	WSP CANADA INC.
Final Phase II Environmental Site Assessment 23 Silvercreek Parkway South, Guelph, Ontario	2021-12-08	David MacGillivray	WSP CANADA INC.
Final Phase II Environmental Site Assessment 23 Silvercreek Parkway South, Guelph, Ontario	2022-03-01	Bailey Walters	WSP CANADA INC.

Site condition information

Certification date (yyyy/mm/dd)	2022/08/02
Total area of record of site condition property (in hectares)	0.33000
Number of any previously filed record of site condition that applies to any part of the record of site condition property	0
Number of any previously filed transition notice that applies to any part of the record of site condition property	0
Soil brought from another property to this record of site condition property to remain there following the filing of the record of site condition?	No

A 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 2022/08/02, 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 2022/08/02, 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 GROUNDED ENGINEERING 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 2022/08/02.

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, KIM LYNN PICKETT, a qualified person as defined in section 5 of O. Reg. 153/04 am, on 2022/09/09:

- 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, Conservation and Parks as part of the record of site condition

Certificate of status or equivalent for the owner
Lawyer's letter consisting of a legal description of the property
Copy of any deed(s), transfer(s) or other document(s) by which the record of site condition 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