



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

Summary

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|---|---|
| Record of Site Condition Number | 227923 |
| Date Filed to Environmental Site Registry | 2021/03/26 |
| Certification Date | 2020/10/05 |
| Current Property Use | Commercial |
| Intended Property Use | Residential |
| Certificate of Property Use Number | No CPU |
| Applicable Site Condition Standards | ESA Phase 1 |
| Property Municipal Address | 285 MCLEOD STREET, OTTAWA, ON, K2P 1A1, 283 MCLEOD STREET, OTTAWA, ON, K2P 1A1 |

Notice to Readers Concerning Due Diligence

This record of site condition (RSC) 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 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 RSC 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 | MCLEOD PROPERTIES INC. |
| Owner type | Firm, corporation or partnership |
| Authorized person | JI ZHANG |
| Mailing address | 1, 285 MCLEOD STREET, OTTAWA Ontario, Canada |
| Postal Code | K2P 1A1 |
| Phone | (613) 299-5867 |
| Fax | |
| Email address | kevinzhang@zyerdevelopments.com |

Record of site condition property location information

| | |
|-------------------------------|--|
| Municipal address(es) | 283 MCLEOD STREET, OTTAWA, ON K2P 1A1 285 MCLEOD STREET, OTTAWA, ON K2P 1A1 |
| Municipality | Ottawa |
| Legal description | See attached Lawyer's letter |
| Assessment roll number(s) | 0614042201101000000 0614042201102000000 |
| Property identifier number(s) | 04118-0178 (LT) 04118-0179 (LT) 04118-0180 (LT) |

Record of site condition property geographical references

| | |
|-------------------|---------------|
| Coordinate system | UTM |
| Datum | NAD 83 |
| Zone | 18 |
| Easting | 445,955.00 |
| Northing | 5,029,041.00 |

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 | Commercial |
| 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 | KEITH HOLMES |
| Type of membership under the Professional Geoscientists Act | Practising member |
| Membership number | 1485 |
| Qualified person's employer name | GOLDER ASSOCIATES LTD. |
| Mailing address | 1931 ROBERTSON ROAD, OTTAWA Ontario, K2H 5B7 Canada |
| Phone | (613) 799-5426 |
| Fax | (613) 592-9601 |
| Email address | kholmes@golder.com |

Municipal information

| | |
|-----------------------------------|--------|
| Local or single-tier municipality | Ottawa |
|-----------------------------------|--------|

Ministry of the Environment, Conservation and Parks District Office

| | |
|-------------------------|--|
| District office | Ottawa District Office |
| District office address | 2430 Don Reid Drive, Ottawa ON K1H 1E1 |

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) 2020-10-05 |
|--|----------------------------|

| 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, 283-285 McLeod Street, Ottawa, Ontario | 2020-10-05 | Keith Holmes | GOLDER ASSOCIATES LTD. |

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 |
|--------------|-----------------------------|------------------|----------------------------|
| N/A | | | |

Site condition information

| | |
|--|------------|
| Certification date (yyyy/mm/dd) | 2020/10/05 |
| Total area of record of site condition property (in hectares) | 0.08320 |
| Number of any previously filed record of site condition that applies to any part of the record of site condition property | |
| Number of any previously filed transition notice that applies to any part of the record of site condition property | |
| 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 2020/10/05, 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 2020/10/05, 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 GOLDER ASSOCIATES LTD. 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 2020/10/05.

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, KEITH HOLMES, a qualified person as defined in section 5 of O. Reg. 153/04 am, on 2021/02/11:

- 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

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| 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 |

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 February 10, 2021
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: McLeod Properties Inc.

Signature:  _____

Date Signed: February 10, 2021

Name of Person Signing: Ji Zhang

I, Ji Zhang, am authorized to and hereby do bind McLeod Properties Inc.