

Appendix B
Historic Land Use Inventory (HLUI)



File Number: D06-03-25-0018

March 11, 2025

Gib McIntee
Melron Entreprises

Sent via email gib@stlawrencetesting.com

Dear Gib McIntee,

Re: Information Request
Pin # 04629-0906 Ottawa, Ontario ("Subject Property")

Internal Department Circulation:

The Planning, Infrastructure and Economic Development Department has the following information in response to your request for information regarding the Subject Property:

- **Environmental Remediation Unit:** The City's Environmental Remediation Unit (ERU) does not have any environmental records for this property.
- **Ottawa Public Health - Environmental Health:** all public inspection results are publicly available on the Ottawa Public Health website:
<https://www.ottawapublichealth.ca/en/public-health-services/public-health-inspections.aspx>
- **Sewer Use Program:** No records found for this property.
- **Solid Waste Services:** No records found for this property.

Documents Provided:

HLUI Summary Report and HLUI Map

The HLUI Summary Report Excel spreadsheet identifies HLUI area, point and line features within 250 metres of the Subject Property, as shown on the provided HLUI Map PDF. Within 500 metres of the Subject Property, landfills and Environmental Risk Management Area (ERMA) are also identified if applicable.

For more information on how to interpret the HLUI data identified in the attached excel sheet ('ADDRESS – HLUI Summary report.xlsx'), please refer to the [Overview and User Guide](#)."

Additional information may be obtained by contacting:

Ontario's Environmental Registry

The Environmental Registry found at <https://ero.ontario.ca/> contains "public notices" about environmental matters being proposed by all government ministries covered by the Environmental Bill of Rights. The public notices may contain information about proposed new laws, regulations, policies and programs or about proposals to change or eliminate existing ones. By using key words i.e. name of proponent/owner and the address one can ascertain if there is any information on the proponent and address under the following categories: Ministry, keywords, notice types, Notice Status, Acts, Instruments and published date (all years).

The Ontario Land Registry Office

Registration of real property is recorded in the Ontario Land Registry Office through the Land Titles Act or the Registry Act. Documents relating to title and other agreements that may affect your property are available to the public for a fee. It is recommended that a property search at the Land Registry Office be included in any investigation as to the historic use of your property. The City of Ottawa cannot comment on any documents to which it is not a party.

Court House
161 Elgin Street 4th Floor
Ottawa ON K2P 2K1
Tel: (613) 239-1230
Fax: (613) 239-1422

Ottawa Public Health

Ottawa Public Health inspects many different types of establishments. To view inspection results, please visit the Ottawa Public Health website: [Public Health Inspections - Ottawa Public Health](#)

Please note that Ottawa Public Health is not the lead agency on land use contamination in the City of Ottawa – contact the Ministry of Environment Conservation and Parks (MECP) for further information.

Please note, as per the HLUI Disclaimer, that the information contained in the HLUI database has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that the records used as sources of information may be flawed. For instance, changes in municipal addresses over time may introduce error. Accordingly, all information from the HLUI database is provided on an “as is” basis with no representation or warranty by the City with respect to the information’s accuracy or exhaustiveness in responding to the request.

Furthermore, the HLUI database and the results of this search in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that it will not be relied upon by any person for any purpose whatsoever. The City of Ottawa denies all liability to any persons attempting to rely on any information provided from the HLUI database.

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the Subject Property. You may wish to contact the Ontario Ministry of Environment and Climate Change for additional information.

If you have any further questions or comments, please contact HLUI@ottawa.ca.

Sincerely,

Harnav Toor

Student Planner

Development Review

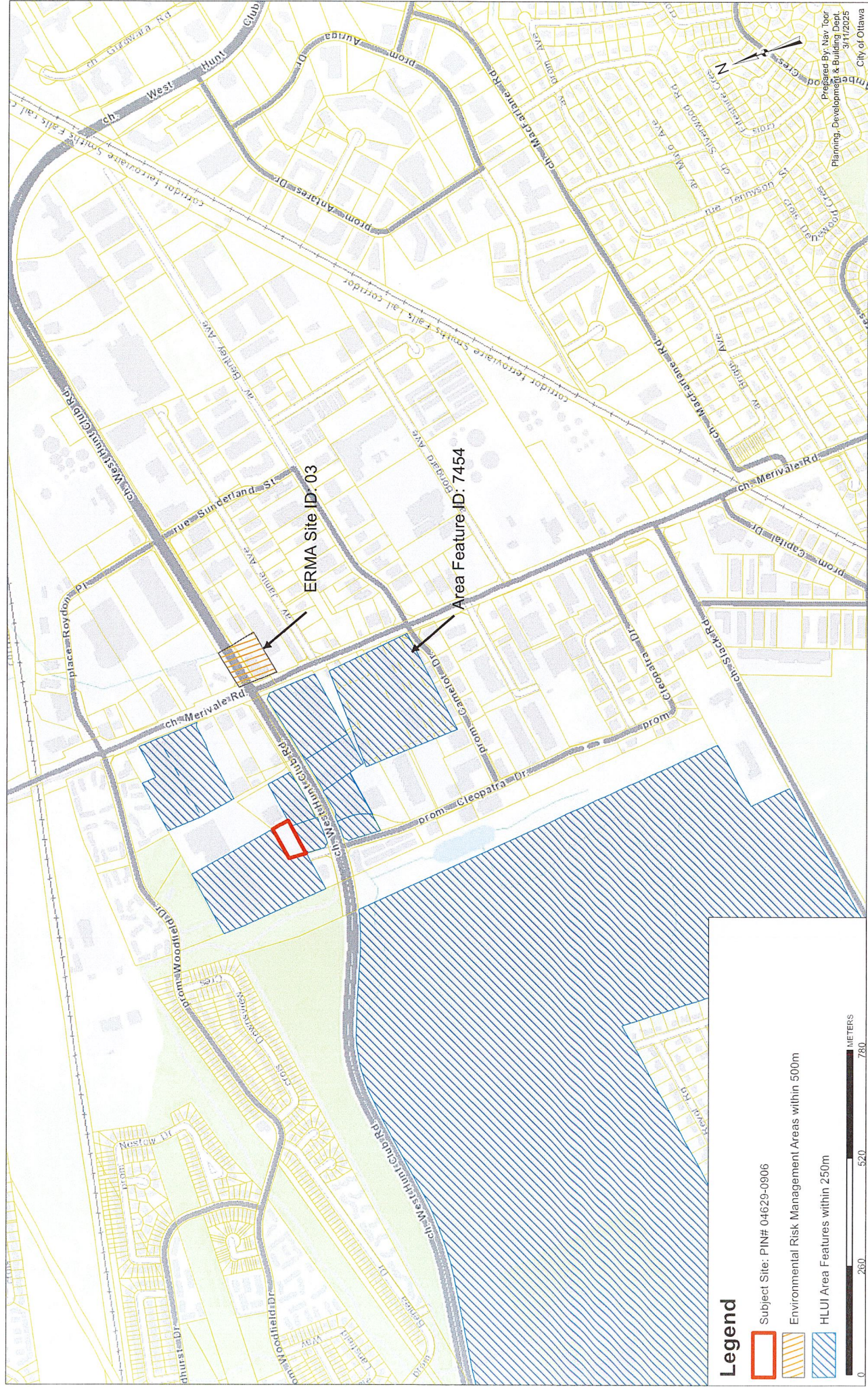
Planning, Development and Building Services Department

Enclosures: (2)

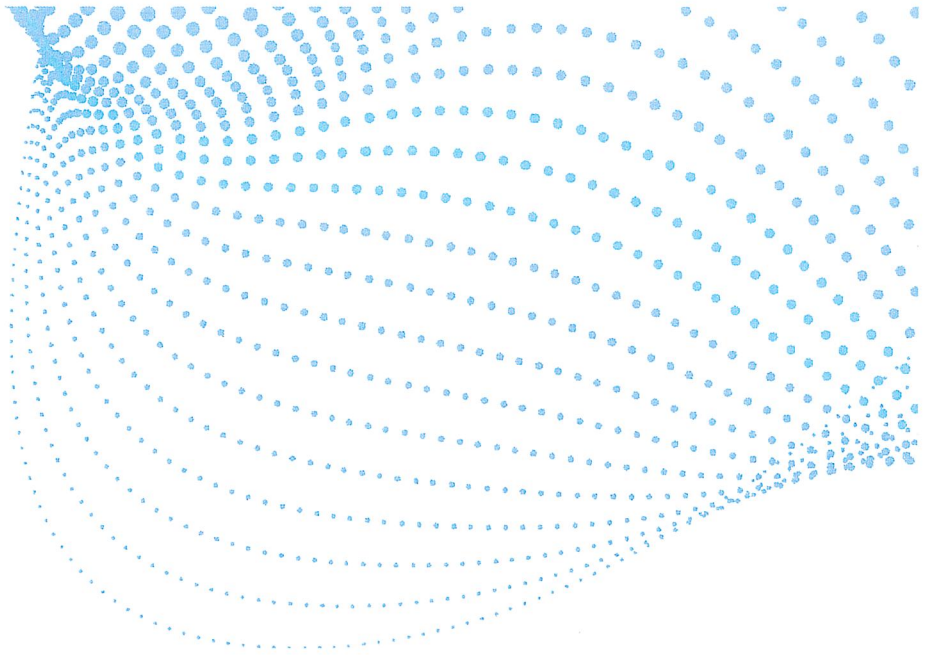
1. HLUI Map
2. HLUI Summary Report

cc: File no. D06-03-25-0018

HISTORIC LAND USE INVENTORY (HLUI) - REPORT REFERENCE MAP



Appendix C
Fire Insurance Plans

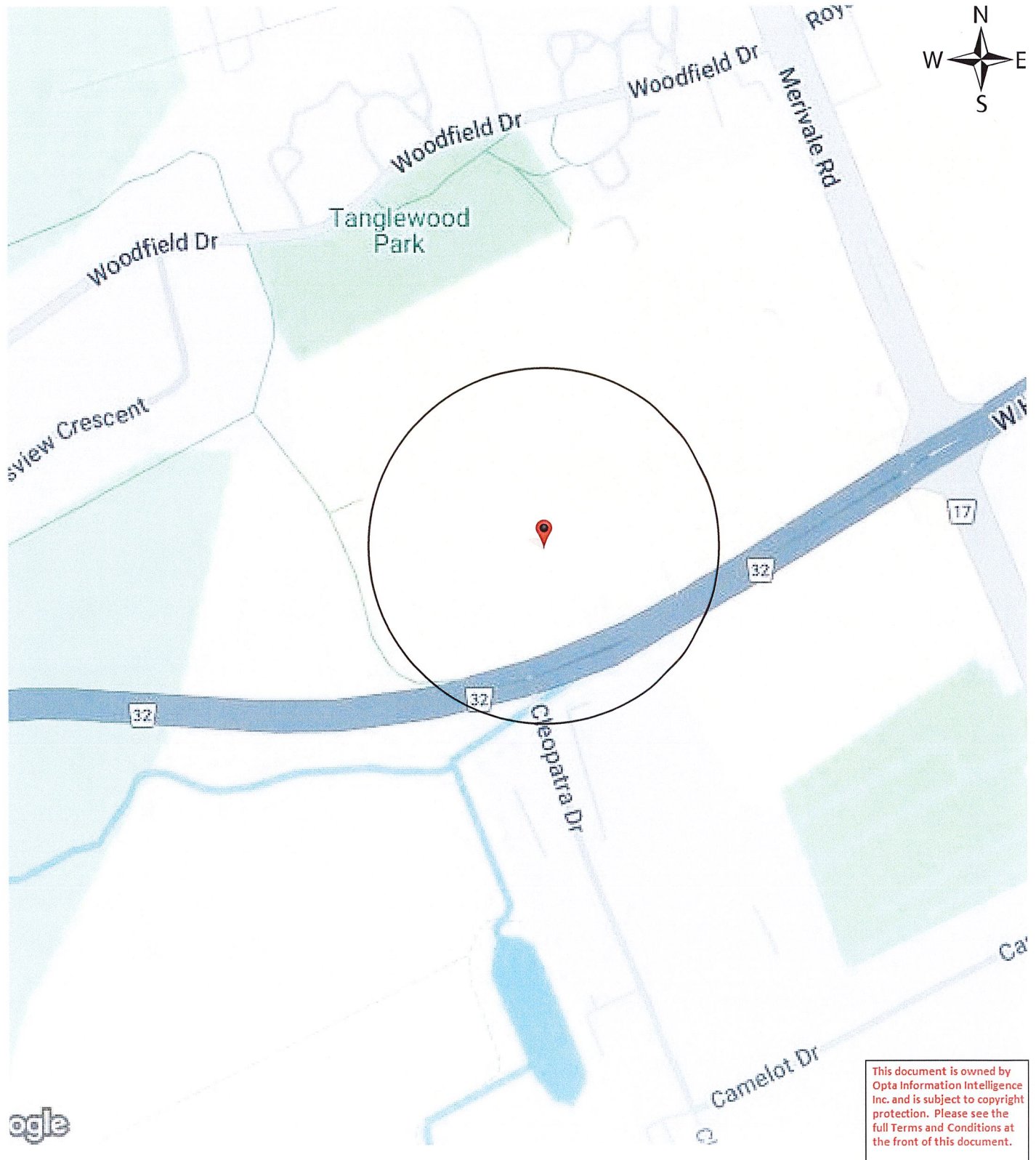


Enviroscan Report

Site address: 585 West Hunt Club Road Ottawa ON
Project #: 25021200500
P.O. #: 155668
Requested by: Eleanor Goolab
Date Completed: 2/28/2025 4:42:17 PM

CONFIDENTIAL

Search Area: 585 West Hunt Club Road Ottawa ON



Historical Environmental Services Enviroscan Terms and Conditions

Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Verisk's records relating to the described property (hereinafter referred to as the "Property"). Verisk makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Verisk's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Verisk does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Verisk disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Verisk Reports or from any tortious acts or omissions of Verisk's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

No Records Found

Office

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

1.877.244.9437

optaintel.ca



Verisk.com

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CONFIDENTIAL

Appendix D
Chain of Title

04629-0892 (LT)

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

PROPERTY DESCRIPTION:

PART OF LOTS 28 AND 29 CONCESSION 1 RIDEAU FRONT, BEING PART 1 ON PLAN 4R13165, NEPEAN. SUBJECT TO AN EASEMENT IN FAVOUR OF THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN OVER PART 6 PLAN 4R13973 AS IN LT11176238.

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

OWNERS' NAMES
9051-5040 QUEBEC INC.

RECENTLY:
DIVISION FROM 04629-0880

CAPACITY SHARE
BENO

PIN CREATION DATE:
1998/04/06

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/CHKD |
|-------------------------|--|---|-------------|-------------------------|--|-----------|
| **EFFECTIVE | 2000/07/29 | THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1994/08/22 ON THIS PIN** | | | | |
| **WAS REPLACED WITH THE | "PIN CREATION DATE" OF 1998/04/06** | | | | | |
| ** PRINTOUT | INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/03/17 ** | | | | | |
| **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: 1994/08/22 ** | | | | | |
| NOTE: THIS | PROPERTY WAS RETIRED ON 2001/06/25. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 04629-0806 TO 04629-0907 | | | | | |
| R29 | 1969/09/30 | PLAN REFERENCE | | | | C |
| 4R13165 | 1997/09/03 | PLAN REFERENCE | | | | C |
| LT1074495 | 1997/09/16 | NOTICE | | 1204325 ONTARIO LIMITED | THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON | C |
| LT1074497 | 1997/09/16 | NOTICE | | 1204325 ONTARIO LIMITED | THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON | C |
| LT1076372 | 1997/09/24 | NOTICE | | 1204325 ONTARIO LIMITED | THE CORPORATION OF THE CITY OF NEPEAN | C |
| LT1076373 | 1997/09/24 | TRANSFER | \$3,215,219 | 1204325 ONTARIO LIMITED | 9051-5040 QUEBEC INC. | C |
| REMARKS: | PLANNING ACT CONSENT | | | | | |

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.



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LAND
REGISTRY
OFFICE #4

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 3

PREPARED FOR Kilborn01
ON 2025/02/13 AT 15:09:17

04629-0892 (LT)

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

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|---|------------|--------------------|-------------|---|---|---------------|
| LT1076375 | 1997/09/24 | APL ANNEX REST COV | | 9051-5040 QUEBEC INC. - AS TO FIRSTLY DESCRIBED 1204325 ONTARIO LIMITED - AS TO SECONDLY DESCRIBED | | C |
| LT1076376 | 1997/09/24 | NOTICE | | 9051-5040 QUEBEC INC. | 1204325 ONTARIO LIMITED | C |
| LT1076379 | 1997/09/24 | NOTICE | | *** DELETED AGAINST THIS PROPERTY *** 9051-5040 QUEBEC INC. | 1204325 ONTARIO LIMITED | C |
| LT1088934 | 1997/11/17 | NOTICE | | 9051-5040 QUEBEC INC. | THE CORPORATION OF THE CITY OF NEPEAN | C |
| LT1101954 | 1998/01/28 | APL ANNEX REST COV | | 9051-5040 QUEBEC INC. | CANADIAN TIRE REAL ESTATE LIMITED | C |
| LT1104185 | 1998/02/06 | CONSTRUCTION LIEN | | *** COMPLETELY DELETED *** CRANE SUPPLY, A DIVISION OF CRANE CANADA INC. | | C |
| LT1108455 | 1998/03/03 | CERTIFICATE | | *** COMPLETELY DELETED *** CRANE SUPPLY, A DIVISION OF CRANE CANADA INC. | | C |
| REMARKS: LT1104185 | | | | | | |
| LT1115631 | 1998/04/16 | APL (GENERAL) | | ONTARIO COURT GENERAL DIVISION | | C |
| REMARKS: VACATING LT1104185 AND LT1108455 | | | | | | |
| 4R13973 | 1998/07/17 | PLAN REFERENCE | | | | C |
| LT1176238 | 1999/01/27 | TRANSFER EASEMENT | \$1 | 9051-5040 QUEBEC INC. | THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN | C |
| REMARKS: PART 6 PLAN 4R13973 | | | | | | |
| LT1187135 | 1999/03/31 | NOTICE OF LEASE | | 9051-5040 QUEBEC INC. | RONA INC. | C |
| LT1187136 | 1999/03/31 | CHARGE | \$6,500,000 | 9051-5040 QUEBEC INC. | THE MUTUAL LIFE ASSURANCE COMPANY OF CANADA | C |
| LT1187137 | 1999/03/31 | NOTICE | | 9051-5040 QUEBEC INC. | THE MUTUAL LIFE ASSURANCE COMPANY OF CANADA | C |
| REMARKS: LT1187136 | | | | | | |
| LT1187138 | 1999/03/31 | NOTICE | | 9051-5040 QUEBEC INC. | THE MUTUAL LIFE ASSURANCE COMPANY OF CANADA | C |
| REMARKS: LT1187135 | | | | | | |
| LT1269947 | 2000/03/17 | APL CH NAME INST | | THE MUTUAL LIFE ASSURANCE COMPANY OF CANADA | CLARICA LIFE INSURANCE COMPANY | C |
| CORRECTIONS: 'THIS INSTRUMENT' WAS CHANGED FROM 'APL CH NAME OWNER' TO | | | | DELETED FROM PROPERTY 04595-0094 IN ERROR AND WAS RE-INSTATED ON 2004/08/18 BY LUCIE GINGRAS. 'INSTRUMENT TYPE' ON 2007/09/24 BY MICHELLE LEDUC. | | |
| 4R15594 | 2000/04/12 | PLAN REFERENCE | | | | C |

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 3 OF 3

PREPARED FOR Kilborn01

ON 2025/02/13 AT 15:09:17

04629-0892 (LTI)

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

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|-----------|------------|---|-----------|---|---|---------------|
| LT1321903 | 2000/09/20 | NOTICE REMARKS: RE: L41088934 | | 9051-5040 QUEBEC INC. | THE CORPORATION OF THE CITY OF NEPEAN | C |
| LT1321904 | 2000/09/20 | APL (GENERAL) | | *** COMPLETELY DELETED *** 9051-5040 QUEBEC INC. | | |
| LT1321905 | 2000/09/20 | APL (GENERAL) REMARKS: DELETING L71076379 | | 9051-5040 QUEBEC INC. | | C |
| LT1321906 | 2000/09/20 | NOTICE | | 9051-5040 QUEBEC INC. | 1204325 ONTARIO LIMITED 1427163 ONTARIO INC. | C |
| LT1321907 | 2000/09/20 | NOTICE | | 9051-5040 QUEBEC INC. | 1204325 ONTARIO LIMITED 1427163 ONTARIO INC. | C |
| LT1321908 | 2000/09/20 | NOTICE | | 9051-5040 QUEBEC INC. | 1204325 ONTARIO LIMITED 1427163 ONTARIO INC. | C |
| LT1321909 | 2000/09/20 | TRANSFER | \$353,988 | 9051-5040 QUEBEC INC. | 1427163 ONTARIO INC. | C |
| LT1353952 | 2001/01/12 | NOTICE REMARKS: PARTIAL RE-ASSIGNMENT OF | | CLARICA LIFE INSURANCE COMPANY | 9051-5040 QUEBEC INC. | C |
| LT1353953 | 2001/01/12 | DISCH PART CHARGE REMARKS: RE: L41187136 PARTS 1, 2, | | OF LESSORS INTEREST IN LEASE L71187135 RE: L71187138 - PARTS 1 3 AND 4 ON 4R-15594 | TO 4 ON 4R-15594 | C |

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 3

PREPARED FOR Kilborn01
ON 2025/02/13 AT 15:35:36

04629-0880 (LT)

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

PROPERTY DESCRIPTION:

PART OF LOTS 28 AND 29, CONCESSION 1 RF, PART 1 ON PLAN 4R29 SAVE AND EXCEPT PART 2 ON PLAN 5R11115 AND SAVE AND EXCEPT PART 11 ON PLAN 4R8527, NEPEAN. SUBJECT TO AN EASEMENT IN FAVOUR OF THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN, OVER PART 6 ON PLAN 5R11115, AS IN N506997. SUBJECT TO AN EASEMENT IN FAVOUR OF THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON, OVER PART 6 ON PLAN 5R11115, AS IN N506998.

PROPERTY REMARKS:

ESTATE/QUALIFIER:

REG SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES

1204325 ONTARIO LIMITED

RECENTLY:

DIVISION FROM 04629-0477

CAPACITY SHARE

BENO

PIN CREATION DATE:

1995/01/12

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|---|--|--|---|----------------------------|---|---------------|
| **EFFECTIVE | 2000/07/29 | THE NOTATION OF THE | "BLOCK IMPLEMENTATION DATE" OF 1994/08/22 ON THIS PIN** | | | |
| **WAS REPLACED WITH THE | "PIN CREATION DATE" | OF 1995/01/12** | | | | |
| ** PRINTOUT | INCLUDES ALL | DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1995/01/11 ** | | | | |
| **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: 1994/08/22 ** | | | | | | |
| NOTE: THIS PROPERTY WAS RETIRED ON 1998/04/06. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 04629-0890 TO 04629-0895 | | | | | | |
| R29 | 1969/09/30 | PLAN REFERENCE | | | | |
| CR569879 | 1970/01/05 | TRANSFER | | *** COMPLETELY DELETED *** | HER MAJESTY THE QUEEN, IN RIGHT OF THE PROVINCE OF ONTARIO, REPRESENTED BY THE MINISTER OF HIGHWAYS FOR THE PROVINCE OF ONTARIO | C |
| 5R11115 | 1987/08/17 | PLAN REFERENCE | | | | |
| N506997 | 1989/10/06 | TRANSFER EASEMENT | | | THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN | C |
| N506998 | 1989/10/06 | TRANSFER EASEMENT | | | THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON | C |

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PAGE 2 OF 3

PREPARED FOR Kilborn01
ON 2025/02/13 AT 15:35:36

04629-0880 (LT)

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

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|--------------------------------|------------|--------------------|-------------|--|--|---------------|
| 4R8527 | 1992/10/06 | PLAN REFERENCE | | | | C |
| 4R13165 | 1997/09/03 | PLAN REFERENCE | | | | C |
| LT1073225 | 1997/09/10 | TRANSFER | \$2,850,000 | HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF ONTARIO, REPRESENTED BY THE MINISTER OF TRANSPORTATION FOR THE PROVINCE OF ONT ARIO | 1204325 ONTARIO LIMITED | C |
| LT1073226 | 1997/09/10 | CHARGE | | *** COMPLETELY DELETED *** 1204325 ONTARIO LIMITED | 9051-5040 QUEBEC INC. | |
| LT1074495 | 1997/09/16 | NOTICE | | 1204325 ONTARIO LIMITED | THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON | C |
| LT1074496 | 1997/09/16 | TRANSFER | | 1204325 ONTARIO LIMITED | THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON | C |
| LT1074497 | 1997/09/16 | NOTICE | | 1204325 ONTARIO LIMITED | THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON | C |
| LT1076372 | 1997/09/24 | NOTICE | | 1204325 ONTARIO LIMITED | THE CORPORATION OF THE CITY OF NEPEAN | C |
| LT1076373 | 1997/09/24 | TRANSFER | \$3,215,219 | 1204325 ONTARIO LIMITED | 9051-5040 QUEBEC INC. | C |
| REMARKS: PLANNING ACT CONSENT | | | | | | |
| LT1076375 | 1997/09/24 | APL ANNEX REST COV | | 9051-5040 QUEBEC INC. - AS TO FIRSTLY DESCRIBED 1204325 ONTARIO LIMITED - AS TO SECONDLY DESCRIBED | | C |
| LT1076376 | 1997/09/24 | NOTICE | | 9051-5040 QUEBEC INC. | 1204325 ONTARIO LIMITED | C |
| LT1076377 | 1997/09/24 | DISCH OF CHARGE | | *** COMPLETELY DELETED *** 9051-5040 QUEBEC INC. | | |
| REMARKS: RE: LT1073226 | | | | | | |
| LT1076378 | 1997/09/24 | CHARGE | \$3,000,000 | 1204325 ONTARIO LIMITED | BANK OF MONTREAL | C |
| LT1076379 | 1997/09/24 | NOTICE | | 9051-5040 QUEBEC INC. | 1204325 ONTARIO LIMITED | C |
| LT1088934 | 1997/11/17 | NOTICE | | 9051-5040 QUEBEC INC. | THE CORPORATION OF THE CITY OF NEPEAN | C |
| LT1094905 | 1997/12/15 | TRANSFER | \$1,984,330 | 1204325 ONTARIO LIMITED | CANADIAN TIRE REAL ESTATE LIMITED | C |
| REMARKS: PLANNING ACT CONSENT. | | | | | | |
| LT1094906 | 1997/12/15 | APL (GENERAL) | | 9051-5040 QUEBEC INC. 1204325 ONTARIO LIMITED | CANADIAN TIRE REAL ESTATE LIMITED | C |
| REMARKS: DELETING LT1076379. | | | | | | |

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 3 OF 3
PREPARED FOR Kilborn01
ON 2025/02/13 AT 15:35:36

04629-0880 (LT)

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

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|---|------------|---|--------|---|---|---------------|
| LT1094907 | 1997/12/15 | NOTICE | | 1204325 ONTARIO LIMITED | CANADIAN TIRE REAL ESTATE LIMITED | C |
| LT1098644 | 1998/01/06 | DISCH PART CHARGE REMARKS: RE: LT1076378 | | BANK OF MONTREAL | | C |
| LT1101384 | 1998/01/23 | NOTICE | | CANADIAN TIRE REAL ESTATE LIMITED | THE CORPORATION OF THE CITY OF NEPEAN | C |
| LT1101954 | 1998/01/28 | APL ANNEX REST COV | | 9051-5040 QUEBEC INC. | CANADIAN TIRE REAL ESTATE LIMITED | C |
| LT1104185 | 1998/02/06 | CONSTRUCTION LIEN | | *** COMPLETELY DELETED *** CRANE SUPPLY, A DIVISION OF CRANE CANADA INC. | | |
| 4R13582 | 1998/02/18 | PLAN REFERENCE | | | | C |
| 4R13593 | 1998/02/23 | PLAN REFERENCE | | | | C |
| LT1107259 | 1998/02/26 | TRANSFER | | *** COMPLETELY DELETED *** 1204325 ONTARIO LIMITED | TERASTAR REALTY CORPORATION | |
| REMARKS: PLANNING ACT CONSENT: PART 2 ON PLAN 4R13593 | | | | | | |
| LT1107260 | 1998/02/26 | NOTICE | | 1204325 ONTARIO LIMITED-1STLY | TERASTAR REALTY CORPORATION - 2NDLY LANDS | C |
| LT1108455 | 1998/03/03 | CERTIFICATE | | *** COMPLETELY DELETED *** CRANE SUPPLY, A DIVISION OF CRANE CANADA INC. | | |
| REMARKS: LT1104185 | | | | | | |

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 3

PREPARED FOR Kilborn01
ON 2025/02/13 AT 14:28:45

04629-0906 (LT)

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

PROPERTY DESCRIPTION:

PART OF LOT 28, CONCESSION 1, RIDEAU FRONT, NEPEAN BEING PARTS 1, 2, 3 AND 4 ON PLAN 4R-15594, OTTAWA. SUBJECT TO AN EASEMENT IN FAVOUR OF THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN OVER PART 2 ON PLAN 4R-15594 AS IN LT1176238; SUBJECT TO AN EASEMENT OVER PARTS 9, 10 AND 11 ON 4R29778 AS IN OC1868150; SUBJECT TO AN EASEMENT AS IN OC1880904; TOGETHER WITH AN EASEMENT OVER PT 5 4R13839, PTS 1, 2 & 3 4R29778 AS IN OC1894191; TOGETHER WITH AN EASEMENT OVER PTS 6, 7 & 8 4R29778 AS IN OC1894192; TOGETHER WITH AN EASEMENT OVER PTS 10-24 4R25818 AS IN OC1894193; SUBJECT TO AN EASEMENT OVER PTS 9, 10 & 11 4R29778 IN FAVOUR OF PT 2 4R13593, PTS 1-10 4R13839, PTS 1-9, 25 4R25818, PTS 3, 4, 5 4R13165 EXCEPT PTS 1-4 4R15594 AS IN OC1894194; TOGETHER WITH AN EASEMENT OVER PT 3 4R14613 AS IN OC1894195; TOGETHER WITH AN EASEMENT OVER PT 5 4R29778 AS IN OC1894196; TOGETHER WITH AN EASEMENT OVER PTS 12-16 4R29778 AS IN OC1894197; CITY OF OTTAWA

PROPERTY REMARKS:

PLANNING ACT CONSENT IN DOCUMENT OC1864294. PLANNING ACT CONSENT IN DOCUMENT OC1868150. PLANNING ACT CONSENT IN DOCUMENT OC1894194.

ESTATE/QUALIFIER:

RECENTLY:

FEE SIMPLE

DIVISION FROM 04629-0892

LT CONVERSION QUALIFIED

CAPACITY SHARE

OWNERS' NAMES

14271163 ONTARIO INC.

PIN CREATION DATE:
2001/06/25

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|-------------|--|--------------------|--------|--|--|---------------|
| ** PRINTOUT | INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2001/06/25 ** | | | | | |
| **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 ESCHENTS 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: 1994/08/22 ** | | | | | |
| R29 | 1969/09/30 | PLAN REFERENCE | | 1204325 ONTARIO LIMITED | THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON | C |
| 4R13165 | 1997/09/03 | PLAN REFERENCE | | 1204325 ONTARIO LIMITED | THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON | C |
| LT1074495 | 1997/09/16 | NOTICE | | 1204325 ONTARIO LIMITED | THE CORPORATION OF THE CITY OF NEPEAN | C |
| LT1074497 | 1997/09/16 | NOTICE | | 9051-5040 QUEBEC INC. - AS TO FIRSTLY DESCRIBED | | C |
| LT1076372 | 1997/05/24 | NOTICE | | 1204325 ONTARIO LIMITED - AS TO SECONDLY DESCRIBED | | C |
| LT1076375 | 1997/09/24 | APL ANNEX REST COV | | 9051-5040 QUEBEC INC. | | C |
| LT1076376 | 1997/09/24 | NOTICE | | | 1204325 ONTARIO LIMITED | 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.



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LAND
REGISTRY
OFFICE #4

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 3

PREPARED FOR KILBORN01
ON 2025/02/13 AT 14:28:45

04629-0906 (LT)

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

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|--|------------|--------------------|-----------|--|---|---------------|
| LT1088934 | 1997/11/17 | NOTICE | | 9051-5040 QUEBEC INC. | THE CORPORATION OF THE CITY OF NEPEAN | C |
| LT1101954 | 1998/01/28 | APL ANNEX REST COV | | 9051-5040 QUEBEC INC. | CANADIAN TIRE REAL ESTATE LIMITED | C |
| 4R13973 | 1998/07/17 | PLAN REFERENCE | | | | C |
| LT1176238 | 1999/01/27 | TRANSFER EASEMENT | \$1 | 9051-5040 QUEBEC INC. | THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN | C |
| REMARKS: PART 6 PLAN 4R13973 | | | | | | |
| LT1269947 | 2000/03/17 | APL CH NAME INST | | THE MUTUAL LIFE ASSURANCE COMPANY OF CANADA | CLARICA LIFE INSURANCE COMPANY | C |
| REMARKS: DELETED OCT 26/21 JC LRO58 | | | | | | |
| CORRECTIONS: 'THIS INSTRUMENT' WAS DELETED FROM PROPERTY 04595-0094 IN ERROR AND WAS RE-INSTATED ON 2004/08/18 BY LUCIE GINGRAS. 'INSTRUMENT TYPE' CHANGED FROM 'APL CH NAME OWNER' TO 'APL CH NAME INST' ON 2007/09/24 BY MICHELLE LEDUC. | | | | | | |
| 4R15594 | 2000/04/12 | PLAN REFERENCE | | | | C |
| LT1321903 | 2000/09/20 | NOTICE | | 9051-5040 QUEBEC INC. | THE CORPORATION OF THE CITY OF NEPEAN | C |
| REMARKS: RE; LT1088934 | | | | | | |
| LT1321906 | 2000/09/20 | NOTICE | | 9051-5040 QUEBEC INC. | 1204325 ONTARIO LIMITED | C |
| LT1321907 | 2000/09/20 | NOTICE | | 9051-5040 QUEBEC INC. | 1427163 ONTARIO INC. | C |
| LT1321908 | 2000/09/20 | NOTICE | | 9051-5040 QUEBEC INC. | 1204325 ONTARIO LIMITED | C |
| LT1321909 | 2000/09/20 | TRANSFERR | \$353,988 | 9051-5040 QUEBEC INC. | 1427163 ONTARIO INC. | C |
| 4R29778 | 2016/09/08 | PLAN REFERENCE | | | | C |
| 4R29943 | 2016/11/18 | PLAN REFERENCE | | | | C |
| OC1864294 | 2017/01/30 | TRANSFER EASEMENT | | *** COMPLETELY DELETED *** 1427163 ONTARIO INC. | BELL CANADA | C |
| OC1868150 | 2017/02/15 | TRANSFER EASEMENT | \$1 | 1427163 ONTARIO INC. | BELL CANADA | C |
| OC1869061 | 2017/02/22 | TRANSFER RELEASE | | *** COMPLETELY DELETED *** BELL CANADA | 1427163 ONTARIO INC. | C |
| REMARKS: OC1864294. | | | | | | |
| OC1869304 | 2017/04/13 | TRANSFER EASEMENT | \$2 | 1427163 ONTARIO INC. | ENBRIDGE GAS DISTRIBUTION INC. | C |

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LAND
REGISTRY
OFFICE #4

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 3 OF 3

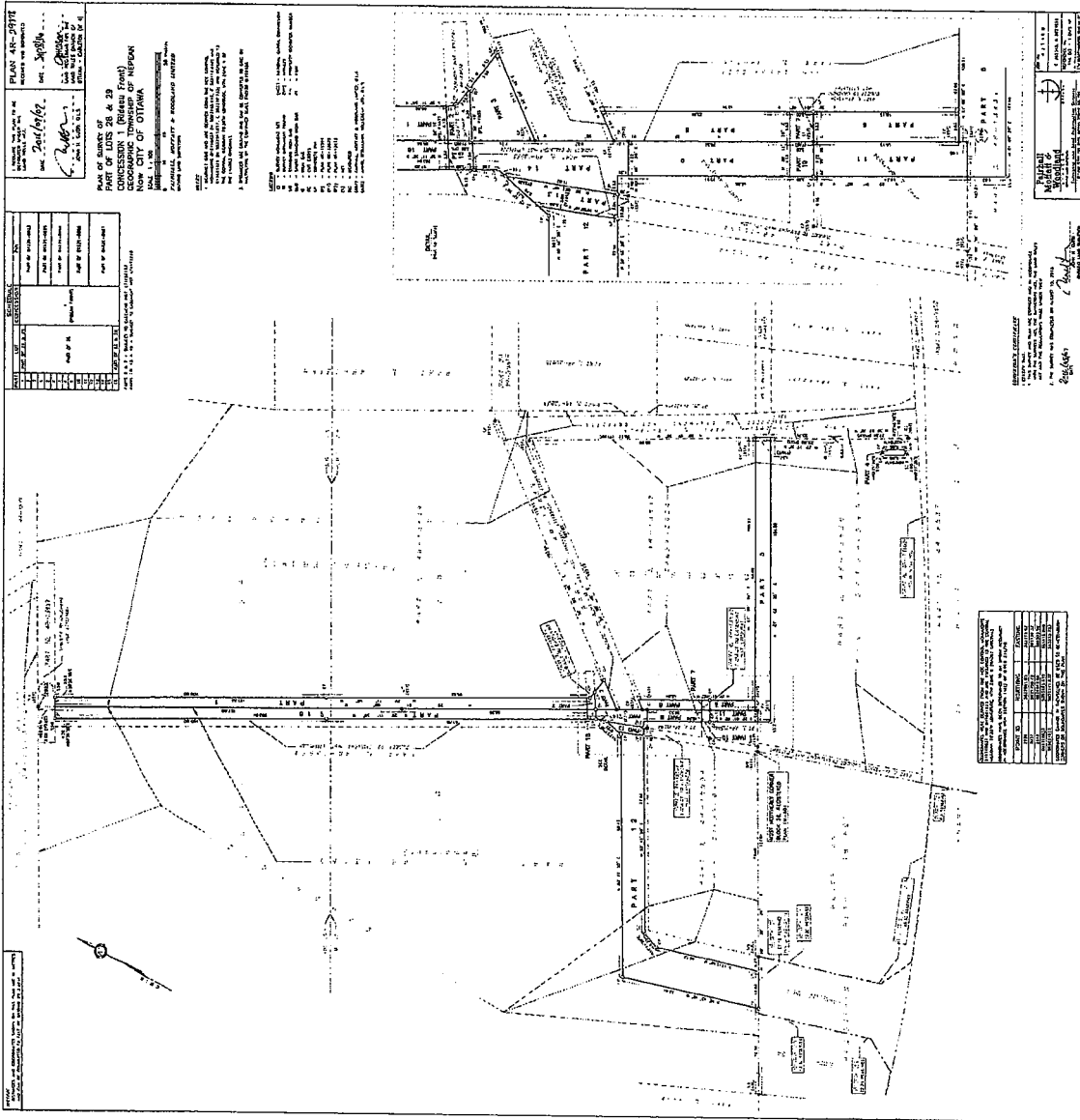
PREPARED FOR Kilborn01
ON 2025/02/13 AT 14:28:45

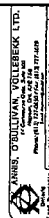
04629-0906 (LT)

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

| REG. NUM. | DATE | INSTRUMENT TYPE | AMOUNT | PARTIES FROM | PARTIES TO | CERT/ CHKD |
|-----------|------------|-------------------|--------|----------------------|--|---------------|
| OC1894194 | 2017/06/02 | TRANSFER EASEMENT | \$2 | 1427163 ONTARIO INC. | CANADIAN TIRE PROPERTIES INC. DILAWRI PROPERTY HOLDINGS LTD. 99702 CANADA LTEE. 1204325 ONTARIO LIMITED RONA INC. GENCON CAPITAL RESOURCES INC. | 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 WHEN ADD UP.







PROPERTY INDEX MAP
OTTAWA-CARLETON(No. 04)

LEGEND

| | |
|--|----------------------------------|
| | FREEHOLD PROPERTY |
| | LEASEHOLD PROPERTY |
| | LIMITED INTEREST PROPERTY |
| | CONDOMINIUM PROPERTY |
| | RETIRED PIN (MAP UPDATE PENDING) |
| | PROPERTY NUMBER |
| | BLOCK NUMBER |
| | GEOGRAPHIC FABRIC |
| | EASEMENT |

THIS IS NOT A PLAN OF SURVEY

NOTES

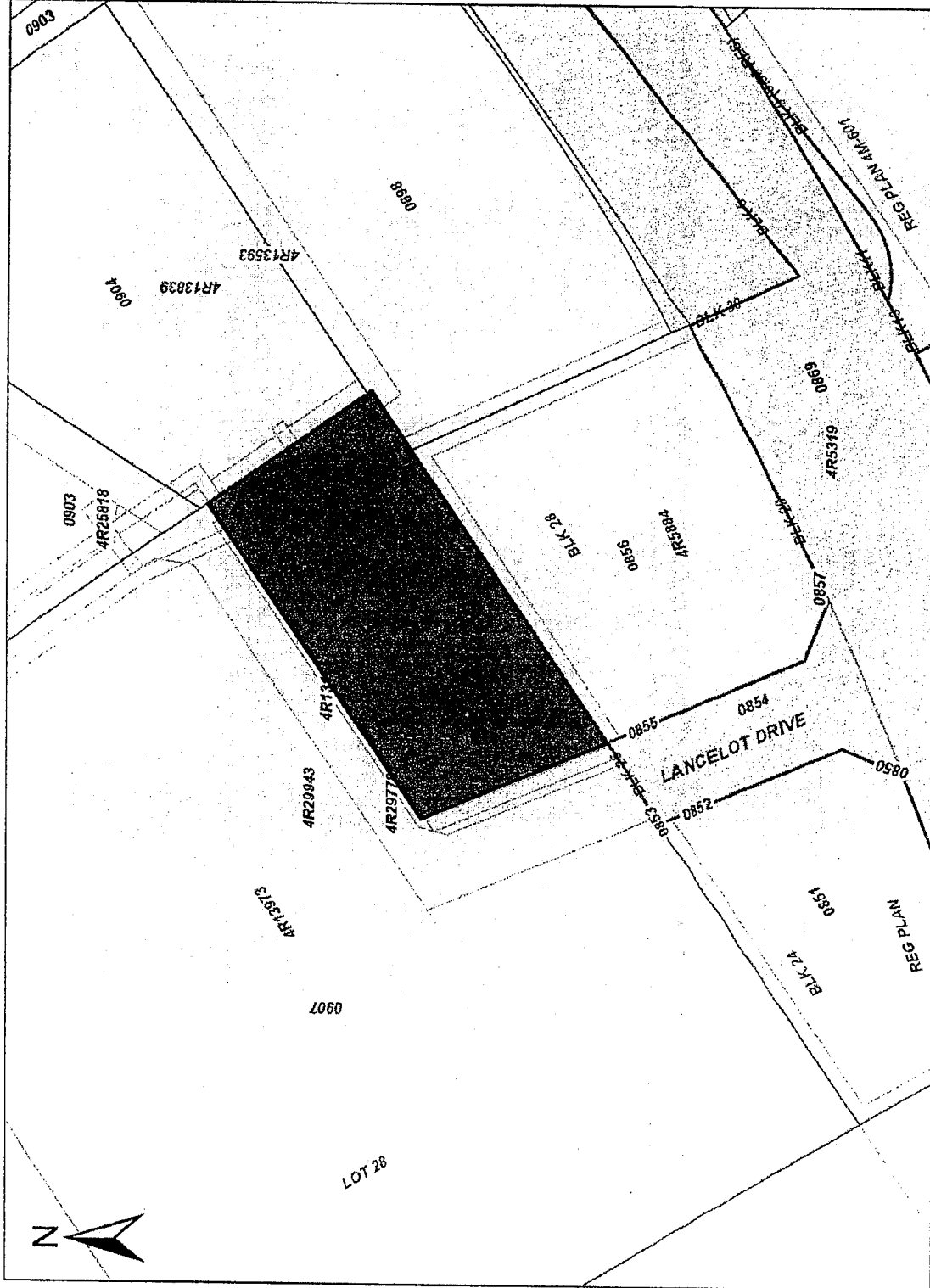
REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



Pl. Lot 28 - Can 1 (RIDEAU FRONT)
NEPEAN - OTTAWA.

PAGE _____

| REGISTRATION NO. | INSTRUMENT | REGISTERED D/M/Y | TRANSFEROR CHARGOR | TRANSFEREE CHARGEE | CONSIDERATION | REMARKS |
|--|------------|------------------|--------------------|--------------------|--|---------|
| PATENT | | 26-11-1846 | CROWN | ROBERT NESBIT | | |
| 2026724 | WILL | 6-9-1866 | ROBERT NESBIT | JAMES NESBIT | | |
| NP 19100 | WILL | 20-11-1901 | JAMES NESBIT | ROBERT A NESBIT | | |
| DESCRIPTION: | | | | | | |
| <div><div><div><input type="checkbox"/> S.F.C.A. <input type="checkbox"/> D.E.A. <input type="checkbox"/> L.R.R.A. <input type="checkbox"/> S.F.M.A. <input type="checkbox"/> R.E.L. & Q.C. <input type="checkbox"/> F.E.E. S.I.M.P.L.E. / E.A.S.E.M.E.N.T. <input type="checkbox"/> J.O.I.N.T. T.E.N.A.N.T.S. <input type="checkbox"/> T.E.N. I.N. C.O.M.M.O.N. <input type="checkbox"/> T.O. U.S.E.S. <input type="checkbox"/> H.A.B. <input type="checkbox"/> U.C. <input type="checkbox"/> R.E.L. <input type="checkbox"/> B.A.R. O.F. D.O.W.E.R. <input type="checkbox"/> S.P.S.L. C.O.N.S.E.N.T. & R.E.L. <input type="checkbox"/> N.O.T. A.U.T.H. P. O.F. A. <input type="checkbox"/> E.X.E.C. <input type="checkbox"/> C.O.R.P. S.E.A.L. <input type="checkbox"/> A.U.T.H.O.R.I.T.Y. T.O. B.I.N.D. <input type="checkbox"/> A. O.F. M.O.R.T.M.A.I.N. <input type="checkbox"/> A. O.F. L.T.T. <input type="checkbox"/> A. O.F. R.E.S.I.D.E.N.C.E.</div><div><input type="checkbox"/> A. O.F. L.A.N.D. S.P.E.C. T.A.X. <input type="checkbox"/> A. O.F. S.U.B. W.I.T.N.E.S.S./E.X.E.C. <input type="checkbox"/> A. O.F. A.G.E./S.T.M.T. O.F. A.G.E. <input type="checkbox"/> A. O.F. M.S./S.P.O.U.S.A.L. S.T.M.T. <input type="checkbox"/> S.P.O.U.S.E. <input type="checkbox"/> N.O.T. A. S.P.O.U.S.E. <input type="checkbox"/> S.P.O.U.S.E. O.F. E.A.C.H. O.T.H.E.R. <input type="checkbox"/> N.O.T. A. M.A.T. H.O.M.E. <input type="checkbox"/> F.A.M.I.L.Y. R.E.S.I.D.E.N.C.E. <input type="checkbox"/> R.E.L. U.N.D.E.R. S.E.P. A.G.R.I.M.E.N.T. <input type="checkbox"/> R.E.S. O.F. C.A.N.A.D.A. <input type="checkbox"/> O.N.T. S.U.C. D.U.T.Y. P.L.A.N.N.I.N.G. A.C.T. <input type="checkbox"/> A. O.F. P.L.A.N.N.I.N.G. A.C.T. <input type="checkbox"/> A.L.L. B.O.X. 13 & 14 C.O.M.P.L.E.T.E.D. <input type="checkbox"/> C.O.N.S.E.N.T. O.F. C.O.M. O.F. A.D.J. <input type="checkbox"/> D.O.B. T.R.A.N.S.F.E.R.E.E.S. (1) _____ (2) _____ <input type="checkbox"/> C.H.A.R.G.E. T.E.R.M. # _____</div></div></div> | | | | | | |
| | | | SOLICITOR | | <input type="checkbox"/> COPY ATTACHED | |

KIBBY LUTZ ABSTRACTS INC.

PAGE _____

| REGISTRATION NO. | INSTRUMENT | REGISTERED D/M/Y | TRANSFEROR CHARGOR | TRANSFEREE CHARGEE | CONSIDERATION | REMARKS |
|--|------------|------------------|--------------------|--------------------|---------------|---------|
| 363860 | Probate | 1-10-02 | Robert A Nesbitt | WM.N. Nesbitt | | |
| 410491 | Release | 11-1-1960 | WM.N. Nesbitt | Thomas D Nesbitt | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| <p>DESCRIPTION:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> SFCA <input type="checkbox"/> DEA <input type="checkbox"/> LIRA <input type="checkbox"/> SFMA <input type="checkbox"/> REL & Q.C. <input type="checkbox"/> FEE SIMPLE / EASEMENT <input type="checkbox"/> JOINT TENANTS <input type="checkbox"/> TEN IN COMMON <input type="checkbox"/> TO USES <input type="checkbox"/> HAB <input type="checkbox"/> UC <input type="checkbox"/> REL </div> <div style="width: 48%;"> <input type="checkbox"/> A. OF LAND SPEC. TAX <input type="checkbox"/> A. OF SUB WITNESS/EXEC <input type="checkbox"/> A. OF AGE/STMT OF AGE <input type="checkbox"/> A. OF M.S./SPOUSAL STMT <input type="checkbox"/> SPOUSE <input type="checkbox"/> NOT A SPOUSE <input type="checkbox"/> SPOUSE OF EACH OTHER <input type="checkbox"/> NOT A MAT. HOME <input type="checkbox"/> FAMILY RESIDENCE <input type="checkbox"/> REL. UNDER SEP. AGRMNT <input type="checkbox"/> RES. OF CANADA <input type="checkbox"/> ONT. SUC. DUTY </div> </div> <p>PLANNING ACT</p> <input type="checkbox"/> A. OF PLANNING ACT <input type="checkbox"/> ALL BOX 13 & 14 COMPLETED <input type="checkbox"/> CONSENT OF COM OF ADJ. <input type="checkbox"/> D.O.B. TRANSFEREES (1) _____ (2) _____ <input type="checkbox"/> CHARGE TERM # _____ | | | | | | |

KIBBY LUTZ ABSTRACTS INC.

SOLICITOR

| REGISTRATION No. | INSTRUMENT | REGISTERED D / M / Y | TRANSFEROR CHARGOR | TRANSFeree CHARGEE | CONSIDERATION | REMARKS |
|--|------------|----------------------|-------------------------------|---|---------------|--|
| LS1076373 | TRANSFER | 24.9.97 | 1204325 ONTARIO LIMITED | 9051-5040 QUEBEL INC. | | |
| LS117638 | EASEMENT | 27.1.99 | 9051-5040 QUEBEL INC. | THE HYND ELECTRIC COMMISSION OF THE CITY OF NEPEAN | | |
| <p>DESCRIPTION:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> S.F.C.A. <input type="checkbox"/> D.E.A. <input type="checkbox"/> L.R.R.A. <input type="checkbox"/> S.F.M.A. <input type="checkbox"/> R.E.L. & Q.C. <input type="checkbox"/> F.E.E. S.I.M.P.L.E. / E.A.S.E.M.E.N.T. <input type="checkbox"/> J.O.I.N.T. T.E.N.A.N.T.S. <input type="checkbox"/> T.E.N. I.N. C.O.M.M.O.N. <input type="checkbox"/> T.O. U.S.E.S. <input type="checkbox"/> H.A.B. <input type="checkbox"/> U.C. <input type="checkbox"/> R.E.L. <input type="checkbox"/> B.A.R. O.F. D.O.W.E.R. <input type="checkbox"/> S.P.S.L. C.O.N.S.E.N.T. & R.E.L. <input type="checkbox"/> N.O.T. A.U.T.H. P. O.F. A. <input type="checkbox"/> E.X.E.C. <input type="checkbox"/> C.O.R.P. S.E.A.L. <input type="checkbox"/> A.U.T.H.O.R.I.T.Y. T.O. B.I.N.D. <input type="checkbox"/> A. O.F. M.O.R.T.M.A.I.N. <input type="checkbox"/> A. O.F. L.T.T. <input type="checkbox"/> A. O.F. R.E.S.I.D.E.N.C.E. </div> <div style="width: 48%;"> <input type="checkbox"/> A. O.F. L.A.N.D. S.P.E.C. T.A.X. <input type="checkbox"/> A. O.F. S.U.B. W.I.T.N.E.S.S./E.X.E.C. <input type="checkbox"/> A. O.F. A.G.E./S.T.M.T. O.F. A.G.E. <input type="checkbox"/> A. O.F. M.S./S.P.O.U.S.A.L. S.T.M.T. <input type="checkbox"/> S.P.O.U.S.E. <input type="checkbox"/> N.O.T. A. S.P.O.U.S.E. <input type="checkbox"/> S.P.O.U.S.E. O.F. E.A.C.H. O.T.H.E.R. <input type="checkbox"/> N.O.T. A. M.A.T. H.O.M.E. <input type="checkbox"/> F.A.M.I.L.Y. R.E.S.I.D.E.N.C.E. <input type="checkbox"/> R.E.L. U.N.D.E.R. S.E.P. A.G.R.M.E.N.T. <input type="checkbox"/> R.E.S. O.F. C.A.N.A.D.A. <input type="checkbox"/> O.N.T. S.U.C. D.U.T.Y. PLANNING ACT <input type="checkbox"/> A. O.F. P.L.A.N.N.I.N.G. A.C.T. <input type="checkbox"/> A.L.L. B.O.X. 13 & 14 C.O.M.P.L.E.T.E.D. <input type="checkbox"/> C.O.N.S.E.N.T. O.F. C.O.M. O.F. A.D.J. <input type="checkbox"/> D.O.B. T.R.A.N.S.F.E.R.E.E.S. (1) _____ (2) _____ <input type="checkbox"/> C.H.A.R.G.E. T.E.R.M. # _____ </div> </div> | | | | | | |
| | | | SOLICITOR | | | <input type="checkbox"/> COPY ATTACHED |

PAGE _____

| REGISTRATION NO. | INSTRUMENT | REGISTERED D / M / Y | TRANSFEROR CHARGOR | TRANSFEREE CHARGEE | CONSIDERATION | REMARKS |
|--|----------------------|----------------------|--|--------------------|---------------|---------|
| OC1884994 1868150 | TRANSFER EASEMENT | 25.1.17 15.2.17 | 1427163 ONTARIO LTD. | BELL CANADA | | |
| OC1880904 | TRANSFER EASEMENT | 13.4.17 | 1427163 ONTARIO LTD. | ENBRIDGE GAS | | |
| | | | | DISTRIBUTION INC. | | |
| <p>DESCRIPTION:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> SPCA <input type="checkbox"/> DEA <input type="checkbox"/> LPPA <input type="checkbox"/> SFMA <input type="checkbox"/> REL & Q.C. <input type="checkbox"/> FEE SIMPLE / EASEMENT <input type="checkbox"/> JOINT TENANTS <input type="checkbox"/> TEN IN COMMON <input type="checkbox"/> TO USES <input type="checkbox"/> HAB <input type="checkbox"/> UC <input type="checkbox"/> REL <input type="checkbox"/> BAR OF DOWER <input type="checkbox"/> SP/SL CONSENT & REL <input type="checkbox"/> NOT AUTH. P. OF A. <input type="checkbox"/> EXEC. <input type="checkbox"/> CORP. SEAL <input type="checkbox"/> AUTHORITY TO BIND <input type="checkbox"/> A. OF MORTMAIN <input type="checkbox"/> A. OF L.T.T. <input type="checkbox"/> A. OF RESIDENCE </div> <div style="width: 48%;"> <input type="checkbox"/> A. OF LAND SPEC. TAX <input type="checkbox"/> A. OF SUB WITNESS/EXEC <input type="checkbox"/> A. OF AGE/STMT OF AGE <input type="checkbox"/> A. OF M.S./SPOUSAL STMT <input type="checkbox"/> SPOUSE <input type="checkbox"/> NOT A SPOUSE <input type="checkbox"/> SPOUSE OF EACH OTHER <input type="checkbox"/> NOT A MAT. HOME <input type="checkbox"/> FAMILY RESIDENCE <input type="checkbox"/> REL. UNDER SEP AGRMNT <input type="checkbox"/> RES. OF CANADA <input type="checkbox"/> ONT. SUG. DUTY <p>PLANNING ACT</p> <input type="checkbox"/> A. OF PLANNING ACT <input type="checkbox"/> ALL BOX 13 & 14 COMPLETED <input type="checkbox"/> CONSENT OF COM OF ADJ. <input type="checkbox"/> D.O.B TRANSFEREES (1) _____ (2) _____ <input type="checkbox"/> CHARGE TERM # _____ </div> </div> | | | | | | |
| | | | SOLICITOR | | | |
| | | | <input type="checkbox"/> COPY ATTACHED | | | |

KIBBY LUTZ ABSTRACTS INC.

2

TERMS OF EASEMENT

The Transferor transfers to the Hydro-Electric Commission of the City of Nepean the free uninterrupted and unobstructed right and easement in perpetuity upon, over, under, along and across the land described in Box 5 on Page 1 for the following purposes:

1. To enter on and construct, repair, replace, operate and maintain lines of electricity including all necessary poles, wires, cables (both buried and aerial), markers, fixtures and equipment and all appurtenants thereto as the Commission may, from time to time, or at any time hereafter deem requisite upon, over, under, along and across the lands described in Box 5 on Page 1 for the purpose of furnishing electrical service to the premises of its customers from time to time on the lands described in Box 5 on Page 1, the adjoining lands and the lands in the vicinity of the lands described in Box 5 on Page 1.
2. Together with the right of free and unimpeded access to the Commission of its servants, agents, employees, independent contractors and workmen, together with the vehicles, supplies and equipment at all times and for all purposes necessary for or incidental to the exercise and enjoyment of the rights hereby transferred on and over the lands described in Box 5 on Page 1 and the lands of the Transferor adjacent thereto which may, from time to time, be unencumbered by other buildings or other structures from the highways or lands abutting thereon to and from the premises where any of the said lines of electricity and fixtures or any part or parts thereof are to be constructed, repaired, replaced, operated and maintained.
3. To trim, fell and remove any trees and brush along the said lands so as to keep the wires and cables clear by at least four (4') feet.
4. To erect and set the necessary guys and brace poles and anchors on the said lands described in Box 5 on Page 1 and to attach thereto the necessary guy wires.
5. To attach other wires, cables and accessories and permit the attachment of wires, cables and accessories of any other company or corporation for the purpose of only supplying a public utility service to the various owners, from time to time, of the lands described in Box 5 on Page 1 and adjoining lands.

The rights and easements herein set forth are transferred to the Commission on the condition that the Commission shall be responsible to the Transferor for any damage caused by it or its workmen, servants, agents or employees to the lands described in Box 5 on Page 1 and the adjoining lands and that the Commission shall replace as far as possible at its own expense any soil or turf removed in connection with any of its work herein referred to.

TERMS OF EASEMENT (cont'd)

The Transferor covenants, promises and agrees not to erect on the lands described in Box 5 on Page 1 any buildings, structures, or other obstructions of any nature whatever, except property line fences, and further covenants, promises and agrees not to excavate, plant trees or change the grade of lands described in Box 5 on Page 1 and the lands where the underground cables are located without the prior written consent of the Commission.

In the event that the whole or any part of the lands described in Schedule "A" is subject to a Charge or Mortgage, the Owner shall obtain from each Chargee or Mortgagee an executed Postponement of such Charge or Mortgage in a registerable form such that each such Chargee or Mortgagee shall postpone its interest in the lands described in Schedule "A" to the interest of The Hydro-Electric Commission of the City of Nepean to the extent that this Agreement shall take effect and have priority as if it had been executed and registered before the execution and registration of the document or documents giving to the Mortgagee its interest in the lands described in Schedule "A".

THIS TRANSFER OF EASEMENT and everything herein contained shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

| | | |
|---------------------|---|--|
| CANADA |) | IN THE MATTER OF granting |
| |) | |
| PROVINCE OF ONTARIO |) | of an easement over Parts of Plan 4R-13973 |
| |) | |
| TO WIT: |) | and in the matter of The Planning Act, R.S.O. 1990 |
| |) | Section 50(5)(c) |
| |) | |

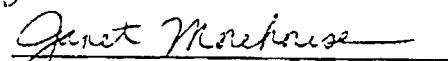
I, James R. McIninch, of the City of Ottawa in the Regional Municipality of Ottawa-Carleton
DO SOLEMNLY DECLARE:

1. I am the solicitor for THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF NEPEAN and as such have knowledge of the matters hereinafter declared.
2. The easement being acquired by the attached instrument is being acquired for the purpose of the construction of a utility line that supplies a service to the public.

And I make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

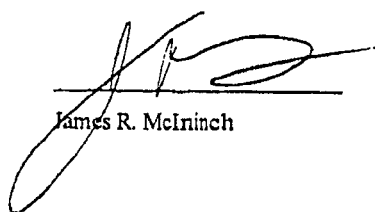
DECLARED before me at the
City of Ottawa, in the Regional Municipality
of Ottawa-Carleton this 27th day of

January, 1998.99



Commissioner, etc.

Janet Adella Morehouse,
A Commissioner, etc.,
Regional Municipality of
Ottawa-Carleton, for
Bell, Baker, Barristers & Solicitors.
Expires September 15, 2001.


James R. McIninch

Affidavit of Residence and of Value of the Consideration
Form 1 – Land Transfer Tax Act

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Lots 28 and 29, Concession 1, Rideau Front, designated as Part 6 on Plan 4R-13973, City of Nepean, Regional Municipality of Ottawa-CarletonBY (print names of all transferors in full) 9051-5040 Quebec Inc.TO (see instruction 1 and print names of all transferees in full) The Hydro-Electric Commission Of The City Of Nepean(see instruction 2 and print name(s) in full)
James R. McIninch

MAKE OATH AND SAY THAT:

1 I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)

- ☐ (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 (insert name(s) of principal(s)) The Hydro-Electric Commission Of The City Of Nepean
described in paragraph(s) ☒ (a) ☒ (c) above; (strike out references to inapplicable paragraphs)
☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s)) _____
described in paragraph(s) ☐ (a), ☐ (b), ☐ (c) above; (strike out references to inapplicable paragraphs)
☐ (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) _____ who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to

2 (To be completed where the value of the consideration for the conveyance exceeds \$400,000).

I have read and considered the definition of "single family residence" set out in clause 1(1)(a) of the Act. The land conveyed in the above-described conveyance

- ☐ contains at least one and not more than two single family residences. **Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.**
☐ does not contain a single family residence.
☐ contains more than two single family residences. (see instruction 2)

3 I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) None

4 THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

- (a) Monies paid or to be paid in cash \$ 1.00
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price) \$ Nil
(ii) Given back to vendor \$ Nil
(c) Property transferred in exchange (detail below) \$ Nil
(d) Securities transferred to the value of (detail below) \$ Nil
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$ Nil
(f) Other valuable consideration subject to land transfer tax (detail below) \$ Nil
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f)) \$ 1.00 \$ 1.00
(h) VALUE OF ALL CHATTELS – items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.434, as amended) \$ Nil
(i) Other consideration for transaction not included in (g) or (h) above \$ Nil
(j) TOTAL CONSIDERATION \$ 1.00

All Blanks
Must Be
Filled In,
Insert "Nil"
Where
Applicable

5 If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance (see instruction 6)

easement to a hydro commission6 If the consideration is nominal, is the land subject to any encumbrance? no7 Other remarks and explanations, if necessary n/aSworn before me at the City of Ottawa
in the Regional Municipality of Ottawa-Carleton
this 27th day of January 19 98Janet Morehouse
A Commissioner for taking Affidavits, etc.Janet Adella Morehouse,
A Commissioner, etc.
Regional Municipality of
Ottawa-Carleton, for
Bell, Baker, Barristers & Solicitors
Expires September 15, 2001.

signature(s)

Property Information Record

- A Describe nature of instrument Transfer of Easement
B (i) Address of property being conveyed (if available) Not assigned
(ii) Assessment Roll No. (if available) Not assigned
C Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 1250 rue Nobel Boucherville, Quebec J4B 5J1
D (i) Registration number for last conveyance of property being conveyed (if available) Not available
(ii) Legal description of property conveyed Same as in D (i) above Yes ☐ No ☐ Not known ☒
E Name(s) and address(es) of each transferee's solicitor
Bell Baker
500-116 Lisgar Street, Ottawa, Ontario, K2P 0C2, James R. McIninch
9805-5204

For Land Registry Office Use Only

| | |
|-------------------|--------------------------|
| Registration No. | |
| 6 | |
| Registration Date | Land Registry Office No. |

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes ☐ No ☐
(b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☐ No ☐
(c) Do all individual transferees have French Language Education Rights? Yes ☐ No ☐
(d) Do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☐



Transfer/Deed of Land

Sortform® 41 Wordprocessor Interface

A

Form 1 — Land Registration Reform Act

| | | | |
|---|--|--|--|
| <p>FOR OFFICE USE ONLY</p> <p>1321909</p> <p>CRIFICATE OF RECEIPT</p> <p>RECEIPT DE RECEPSSI</p> <p>OTTAWA-CARLETON (2)</p> <p>00 SEP 20 08 38</p> <p>New Property</p> <p>Executions</p> <p>EXECUTIONS CLEAR</p> | | (1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/> | (2) Page 1 of 3 pages |
| | | (3) Property Identifier(s) Block Property | Additional See Schedule <input type="checkbox"/> |
| | | Part of 04629 0892 (LT) | |
| | | (4) Consideration <u>THREE NINE</u> Three Hundred and Fifty-Four Thousand, Seven Hundred and Ninety-ONE 32/100 Dollars \$354,791.32 | |
| (5) Description (This is a: Property Division <input checked="" type="checkbox"/> Property Consolidation <input type="checkbox"/>) | | Part of Lot 28, Concession 1 (Rideau Front), designated as Parts 1, 2, 3 and 4 on Reference Plan 4R-15594, City of Nepean, Regional Municipality of Ottawa-Carleton. | |
| (6) This Document Contains (a) Redescription New Easement Plan/Sketch <input checked="" type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/> | | (7) Interest/Estate Transferred Fee Simple | |
| (8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that he/she does not have any outstanding mortgages or other encumbrances on the land. | | | |
| Name(s) 9051-5040 QUEBEC INC. | | Signature(s) Per: <u>Michel Robit</u> Name: <u>Michel Robit</u> Title: <u>Vice-President and Secretary</u> | Date of Signature Y M D 2000 08 19 |
| I/We have the authority to bind the Corporation. | | Per: _____ Name: _____ Title: _____ | Date of Signature Y M D 2000 08 08 |
| (9) Spouse(s) of Transferor(s) I hereby consent to this transaction. Name(s) N/A | | Signature(s) | Date of Signature Y M D |
| (10) Transferor(s) Address for Service 585 West Hunt Club Road, Nepean, Ontario, K2G 5X6. | | | |
| (11) Transferee(s) 1427163 ONTARIO INC. | | Date of Birth Y M D | |
| (12) Transferee(s) Address for Service 7 Perrin Avenue, Nepean, Ontario, K2J 2Y7. | | | |
| (13) Transferor(s) The transferor certifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act. Signature _____ Date of Signature _____ Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing. Name and Address of Solicitor _____ Signature _____ Date of Signature _____ | | | |
| (14) Solicitor for 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 subclause 50(22)(c)(ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing. Name and Address of Solicitor _____ Signature _____ Date of Signature _____ | | | |
| (15) Assessment Roll Number of Property Not Assigned | | (16) Municipal Address of Property Not Assigned | |
| (17) Document Prepared by: BLAKE, CASSELS & GRAYDON LLP WORLD EXCHANGE PLAZA 20th Floor, 45 O'Connor Street Ottawa, Canada K1P 1A4 [PEB/LIR] | | Fees and Tax Registration Fee 50 Land Transfer Tax 3784.82 Total | |

[CM No.: 101214/2]



Schedule

Form 5 — Land Registration Reform Act, 1984

DYE & DUNHAM CO., LIMITED
Form No. 880

S

Page 2

Additional Property Identifier(s) and/or Other Information

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Nepean (formerly the Township of Nepean), in the Regional Municipality of Ottawa-Carleton, and being composed of part of Lot 28, Concession 1, Rideau Front, now designated as Parts 1, 2, 3 and 4 on a plan of survey of record in the Land Registry Office for the Land Titles Division No. 4 at Ottawa as Number 4R-15594.

THE CORPORATION OF THE CITY OF NEPEAN

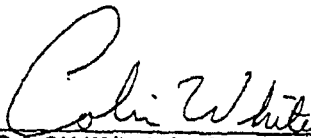
PLANNING ACT

CERTIFICATE OF THE ACTING SECRETARY-TREASURER

B 17/99

Under Subsection 53(42) of the Planning Act, R.S.O. 1990, c.P. 13, I certify that the consent of the Committee of Adjustment of the City of Nepean was given on June 15, 1999 to a conveyance of the above described land.

DATED this 24th day of
August, 2000.


Colin S.V. White, Acting, Secretary-Treasurer

FOR OFFICE
USE ONLY

Affidavit of Residence and of Value of the Consideration
Form 1 - Land Transfer Tax Act

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Lot 28, Concession 1, designated as Parts 1,
2, 3 and 4 on Plan 4R-15594City of Nepean Regional Municipality of Ottawa-CarletonBY (print names of all transferors in full) 9051-5040 Quebec Inc.

TO (see instruction 1 and print names of all transferees in full)

1427163 Ontario Inc.I, (see instruction 2 and print name(s) in full) Michael S. Polowin

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)

- ☐ (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 (insert name(s) of principal(s)) 1427163 Ontario Inc.

- ☐ (e) The President, Vice-President, Manager, Secretary, Director or Treasurer authorized to act for (insert name(s) of corporation(s)) _____
- described in paragraph(s) ☒ (a) ☒ (b) ☐ (c) above; (strike out references to inapplicable paragraph(s))

- ☐ (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) _____ who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposited to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).

- I have read and considered the definition of "single family residence" set out in clause 1(1)(a) of the Act. The land conveyed in the above-described conveyance
- ☐ contains at least one and not more than two single family residences. **Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.**
- ☐ does not contain a single family residence.
- ☐ contains more than two single family residences. (see instruction 3)

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5)
- NOTE

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

- (a) Monies paid or to be paid in cash \$ 353,988.76
- (b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price) \$ Nil
- (ii) Given back to vendor \$ Nil
- (c) Property transferred in exchange (detail below) \$ Nil
- (d) Securities transferred to the value of (detail below) \$ Nil
- (e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$ Nil
- (f) Other valuable consideration subject to land transfer tax (detail below) \$ Nil
- (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f)) \$ 353,988.76 \$ 353,988.76
- (h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1990, c.454, as amended) \$ Nil
- (i) Other consideration for transaction not included in (g) or (h) above \$ Nil
- (j) TOTAL CONSIDERATION \$ 353,988.76

All Blanks
Must Be
Filled In.
Insert "Nil"
Where
Applicable

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 4)

n/a

6. If the consideration is nominal, is the land subject to any encumbrance?
- n/a

7. Other remarks and explanations, if necessary.

n/aSworn before me at the City of Ottawa
in the Regional Municipality of Ottawa-Carleton
this 30 day of September, 2000(Signature)
A Commissioner for taking Affidavits, etc.DIANE THERESA SEABROOK, a Commissioner, etc.,
Regional Municipality of Ottawa-Carleton, for
McCarthy Tétrault, Barristers and Solicitors.
Expires October 31, 2000.(Signature)
Michael S. Polowin

Property Information Record

- A. Describe nature of instrument: Transfer/Deed of Land
- B. (i) Address of property being conveyed (if available) 585 West Hunt Club Road, Nepean, Ontario
- (ii) Assessment Roll No. (if available) 06 12
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 585 West Hunt Club Road, Nepean, Ontario
- D. (i) Registration number for last conveyance of property being conveyed (if available) _____
- (ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☐ No ☐ Not known ☐
- E. Name(s) and address(es) of each transferee's solicitor
Michael S. Polowin, McCarthy, Tétrault
40 Elgin Street, Suite 1400, Ottawa, Ontario, K1P 5K6
File 158287-720246

| For Land Registry Office Use Only | |
|-----------------------------------|--|
| Registration No. | |
| Registration Date | |
| Land Registry Office No. | |

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes ☐ No ☐
- (b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☐ No ☐
- (c) Do all individual transferees have French Language Education Rights? Yes ☐ No ☐
- (d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☐

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (i) and (b).

Properties

PIN 04629 - 0906 LT Interest/Estate Easement ☒ Add Easement

Description SERVIENT LANDS:

PART OF LOT 28, CONCESSION 1, RIDEAU FRONT, NEPEAN
DESIGNATED AS PARTS 9, 10 AND 11
ON PLAN 4R29778
CITY OF OTTAWA

DOMINANT LANDS:

PARTS OF TOWN LOTS 5 AND 6 ON THE NORTH SIDE OF
ADELAIDE STREET WEST ACCORDING TO THE PLAN OF THE
TOWN OF YORK AND DESIGNATED AS PARTS 1 AND 2,
PLAN 63R-545, CITY OF TORONTO

Address OTTAWA

Consideration

Consideration \$1.00

Transferor(s)

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

Name 1427163 ONTARIO INC.
Address for Service 7 Perrin Avenue
Nepean, ON K2J 2Y7

I, H. William Cuff, President, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Transferee(s)

Capacity

Share

Name BELL CANADA
Address for Service 140 Bayfield Street, 2nd Floor
Barrie, ON L4M 3B1

Statements

The City of Ottawa Committee of Adjustment (File No. D08-01-16/B-00181) has consented to the severance herein. See Schedules
Schedule: See Schedules

Signed By

Kimberly Lynn Mills 700-427 Laurier Ave. West acting for Signed 2017 02 15
Ottawa Transferor(s)
K1R 7Y2

Tel 613-236-0111

Fax 613-238-8507

I have the authority to sign and register the document on behalf of all parties to the document.

Kimberly Lynn Mills 700-427 Laurier Ave. West acting for Signed 2017 02 15
Ottawa Transferee(s)
K1R 7Y2

Tel 613-236-0111

Fax 613-238-8507

I have the authority to sign and register the document on behalf of all parties to the document.

Submitted By

SOLOWAY, WRIGHT (2) 700-427 Laurier Ave. West 2017 02 15
Ottawa
K1R 7Y2

Tel 613-236-0111

Fax 613-238-8507

LRO # 4 **Transfer Easement**

Registered as OC1868150 on 2017 02 15 at 15:35

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

yyyy mm dd Page 2 of 5

Fees/Taxes/Payment

| | |
|------------------------------|---------|
| Statutory Registration Fee | \$63.35 |
| Provincial Land Transfer Tax | \$0.00 |
| Total Paid | \$63.35 |

File Number

Transferor Client File Number : 43476-1004 - BELL EASEMENT - B-00181

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 04629 - 0906 SERVIENT LANDS:

PART OF LOT 28, CONCESSION 1, RIDEAU FRONT, NEPEAN
DESIGNATED AS PARTS 9, 10 AND 11
ON PLAN 4R29778
CITY OF OTTAWA

DOMINANT LANDS:

PARTS OF TOWN LOTS 5 AND 6 ON THE NORTH SIDE OF
ADELAIDE STREET WEST ACCORDING TO THE PLAN OF THE
TOWN OF YORK AND DESIGNATED AS PARTS 1 AND 2,
PLAN 63R-545, CITY OF TORONTO

BY: 1427163 ONTARIO INC.

TO: BELL CANADA

1. COLIN BONNELL

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 BELL CANADA described in paragraph(s) (c) above.
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
- ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

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

| | |
|---|--------|
| (a) Monies paid or to be paid in cash | \$1.00 |
| (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)) | \$1.00 |
| (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 | \$1.00 |

4.

Explanation for nominal considerations:

s) other: This instrument conveys only an easement. The total consideration therefore is as set out above. If encumbrances exist they are not being assumed by the grantee. Transfer of Easement for a utility line as defined by the Ontario Energy Board Act, 1998.

5. The land is not subject to an encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer Easement
LRO 4 Registration No. OC1868150 Date: 2017/02/15

B. Property(s): PIN 04629 - 0906 Address OTTAWA
Assessment -
Roll No

C. Address for Service: 140 Bayfield Street, 2nd Floor
Barrie, ON L4M 3B1

D. (i) Last Conveyance(s): PIN 04629 - 0906 Registration No. OC1864294
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☐ No ☒ Not known ☐

E. Tax Statements Prepared By: Kimberly Lynn Mills
700-427 Laurier Ave. West
Ottawa K1R 7Y2



File No: D08-01-16/B-00181
Transferor – 1427163 Ontario Inc.
Transferee – Bell Canada
Municipal Address: 585 West Hunt Club Road

Form 2

Planning Act

CERTIFICATE OF OFFICIAL

Under subsection 53(42) of the *Planning Act*, I certify that the consent of the **Committee of Adjustment of the City of Ottawa** was given on the:

29th day of July, 2016, to a **Grant of Easement**
for the following land:

SERVIENT LANDS: PART OF LOT 28, CONCESSION 1, RIDEAU FRONT,
NEPEAN DESIGNATED AS PARTS 9, 10 AND 11 ON
PLAN 4R-29778 CITY OF OTTAWA

DOMINANT LANDS: PARTS OF TOWN LOTS 5 AND 6 ON THE NORTH SIDE
OF ADELAIDE STREET WEST ACCORDING TO THE
PLAN OF THE TOWN OF YORK AND DESIGNATED AS
PARTS 1 AND 2, PLAN 63R-545, CITY OF TORONTO

A handwritten signature in black ink, appearing to read "Krista Libman".

.....
Krista Libman
Secretary-Treasurer
Committee of Adjustment

Dated this 16 day of November, 2016

SCHEDULE

WHEREAS the Transferee is the owner in fee simple of those lands and premises (the "Transferee's lands") being composed of Parts of Town Lots 5 and 6 on the North side of Adelaide Street West according to the Plan of the Town of York and designated as Parts 1 and 2, Plan 63R-545, City of Toronto.

WHEREAS the Transferor is the owner in fee simple of lands described as Part of Lot 28, Concession 1, Rideau Front, Nepean designated as Parts 1, 2, 3 and 4 on Plan 4R-15594, City of Ottawa (the "Property").

THE TRANSFEROR grants and transfers to the Transferee, its successors and assigns to be used and enjoyed as appurtenant to the Transferee's lands, a free and unencumbered easement (the "Easement") in perpetuity upon, over, in, under and across lands more particularly described on Page 1 attached (the "Easement Lands"):

1. the right to construct, operate, maintain, repair, replace, renew, or make additions at all times to telecommunications facilities (the "Facilities") or any part thereof forming part of continuous lines between the Transferee's lands and other lands including, without limitation, all necessary buried cable and wires, conduits, conduit structures, markers, maintenance holes, fixtures, equipment, and all appurtenances thereto.
2. the right of free and unimpeded access at all times to the Transferee, its contractors, agents, employees, vehicles, equipment, and supplies to and over the Easement Lands.
3. the right of free and unimpeded access at all times to the Easement Lands from and over the Property or abutting road allowances or abutting rights of way for the purpose of exercising the rights hereby granted.
4. the right to remove, trim, sever, or fell any obstructions such as trees, roots, brush, stumps, boulders or rock encountered during the course of construction or subsequent maintenance of the Facilities.

THE TRANSFEROR shall have the right to fully use and enjoy the Easement Lands provided that without the prior written consent of the Transferee, such consent not to be unreasonably withheld, the Transferor shall not place any buildings or other structures or dig, drill, pave or excavate within the Easement Lands.

THE TRANSFEEEE shall:

1. be responsible for any damage caused at any time by its agents or employees to the Property. When practical, the Transferee, after any of its activities, shall restore the Property appropriately. The subsequent maintenance of the Property shall be the responsibility of the Transferor.
2. indemnify and save the Transferor harmless from all actions, causes of actions, suits, claims and demands of every nature and kind whatsoever which may be made against the Transferor relating to or arising out of the placement of the Facilities by the Transferee and for which the Transferee, in law, is responsible.
3. prior to the exercise of its rights hereby granted, obtain approval of the Transferor to the location of Facilities, which approval shall not be unreasonably withheld, and which approval shall be granted by the Transferor's execution of the Transferee's construction plans, or other documentation evidencing the location of the Facilities.

THE TRANSFEROR AND TRANSFEEEE acknowledge and agree that the Transferor may request, in writing, that the Transferee relocate the Facilities at the sole expense of the Transferor. If such relocation can be accommodated by the Transferee, the relocation of the Facilities shall be to a location satisfactory to the Transferee, acting reasonably. The Transferor shall provide a new easement to facilitate the relocated Facilities, and, if required, facilitate the acquisition of any required additional easements on third party lands. The Transferee agrees to act reasonably when evaluating a relocation request. The Transferor shall reimburse the Transferee for all costs incurred by the Transferee with respect to such relocation, including, without limitation, survey costs, engineering costs, legal costs, municipal approval and permit fees, easement acquisitions including any consideration to be paid (if required) and the Transferee's reasonable labour and material costs.

NOTWITHSTANDING any rule of law or equity and even though any of the Facilities may become annexed or affixed to the Easement Lands, title to the Facilities shall nevertheless remain in the Transferee.

THIS AGREEMENT including all rights, privileges, and benefits herein contained shall extend to, be binding upon, and enure to the benefit of, the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

THE TRANSFEEEE, in the event it grants a release of Easement, may abandon the Facilities annexed/affixed to the Easement Lands at its option.

Properties

PIN 04629 - 0906 LT Interest/Estate Easement ☒ Add Easement

Description SERVIENT TENEMENT:

PART OF LOT 28, CONCESSION 1, RIDEAU FRONT, NEPEAN
BEING PARTS 2, 3 AND 4
ON PLAN 4R-29943
CITY OF OTTAWA

DOMINANT LANDS:

PT TWP LOT 92, THLD AS IN AA90798; WELLAND AND
PT LT 6, CON 6RF GLOUCESTER PART 1, 4R-10265 & PART 2,
5R-5963; GLOUCESTER AND
PT W1/2 LT 30, CON 2 MARKHAM AS IN MA49406; RICHMOND HILL

Address OTTAWA

Consideration

Consideration \$2.00

Transferor(s)

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

Name 1427163 ONTARIO INC.
Address for Service 7 Perrin Avenue
Nepean, ON K2J 2Y7

I, H. William Cuff, President, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Transferee(s)

Capacity

Share

Name ENBRIDGE GAS DISTRIBUTION INC.
Address for Service 500 Consumers Road
Toronto, ON
M2J 1P8
Attn: Land Services

Statements

Schedule: See Schedules

Signed By

Kimberly Lynn Mills 700-427 Laurier Ave. West acting for Signed 2017 04 11
Ottawa Transferor(s)
K1R 7Y2

Tel 613-236-0111

Fax 613-238-8507

I have the authority to sign and register the document on behalf of the Transferor(s).

Christopher Paul Meilleur 500 Consumers Road, PO Box 650 acting for Signed 2017 04 12
Scarborough Transferee(s)
M1K 5E3

Tel 416-753-6937

Fax 416-753-6941

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

SOLOWAY, WRIGHT (2) 700-427 Laurier Ave. West 2017 04 13
Ottawa
K1R 7Y2

Tel 613-236-0111

Fax 613-238-8507

LRO # 4 **Transfer Easement**

Registered as OC1880904 on 2017 04 13 at 11:20

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

yyyy mm dd Page 2 of 5

| | |
|---------------------------|--|
| Fees/Taxes/Payment | |
|---------------------------|--|

| | |
|------------------------------|---------|
| Statutory Registration Fee | \$63.35 |
| Provincial Land Transfer Tax | \$0.00 |
| Total Paid | \$63.35 |

| |
|--------------------|
| File Number |
|--------------------|

Transferee Client File Number : L30507

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 04629 - 0906 SERVIENT TENEMENT:

PART OF LOT 28, CONCESSION 1, RIDEAU FRONT, NEPEAN
BEING PARTS 2, 3 AND 4
ON PLAN 4R-29943
CITY OF OTTAWA

DOMINANT LANDS:

PT TWP LOT 92, THLD AS IN AA90798; WELLAND AND
PT LT 6, CON 6RF GLOUCESTER PART 1, 4R-10265 & PART 2,
5R-5963; GLOUCESTER AND
PT W1/2 LT 30, CON 2 MARKHAM AS IN MA49406; RICHMOND HILL

BY: 1427163 ONTARIO INC.

TO: ENBRIDGE GAS DISTRIBUTION INC.

1. CHRISTOPHER MEILLEUR

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 ENBRIDGE GAS DISTRIBUTION INC. described in paragraph(s) (c) above.
- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) (c) above.
- ☐ (f) A transferee described in paragraph (c) and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph (c) and as such, I have personal knowledge of the facts herein deposed to.

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

| | |
|---|--------|
| (a) Monies paid or to be paid in cash | \$2.00 |
| (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)) | \$2.00 |
| (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 | \$2.00 |

4.

Explanation for nominal considerations:

s) other: This Easement is being acquired, for the purpose of a hydrocarbon distribution line or a hydrocarbon transmission line within the meaning of Part VI of the Ontario Energy Board Act, 1998, pursuant to sub-clause 50(3)(d) of the Planning Act (Ontario), as amended.

5. The land is not subject to an encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer Easement
LRO 4 Registration No. OC1880904 Date: 2017/04/13

B. Property(s): PIN 04629 - 0906 Address OTTAWA Assessment -
Roll No

C. Address for Service: 500 Consumers Road
Toronto, ON
M2J 1P8
Attn: Land Services

D. (i) Last Conveyance(s): PIN 04629 - 0906 Registration No. OC1868150
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☐ No ☒ Not known ☐

E. Tax Statements Prepared By: Christopher Paul Meilleur
500 Consumers Road, PO Box 650
Scarborough M1K 5E3

INTEREST/ESTATE TRANSFERRED

(1) The Transferors hereby transfer, sell, grant and convey in perpetuity to the Transferee its successors and assigns, a free and unencumbered (except as the records of the land registry office disclose) easement in, over, upon, under and/or through the lands described herein, hereafter referred to as the Easement Lands, to survey, lay, construct, install, operate, use, inspect, remove, renew, replace, alter, enlarge, reconstruct, repair, expand and maintain pipelines and all works, appurtenances, attachments, apparatus, appliances, markers, fixtures and equipment (hereinafter collectively referred to as "Works") which the Transferee may deem necessary or convenient thereto. This transfer of easement shall include the right of the Transferee, its successors, assigns, servants and agents to use the surface of the Easement Lands for ingress and egress on foot and/or with vehicles, supplies, machinery and equipment at any time and from time to time.

(2) The Transferee shall have the right at any time and from time to time to remove any boulder or rock and to sever, fell, remove or control the growth of any roots, trees, stumps, brush or other vegetation on or under the Easement Lands.

(3) The rights of the Transferee herein shall be of the same force and effect as a covenant running with the Easement Lands and shall be appurtenant to the lands and premises described in this Schedule as the Transferee's Lands.

(4) The Transferee shall have the right to assign or transfer its rights hereunder in whole or in part to another gas company and shall not be obligated to give any other party hereto notice of the same.

(5) This Transfer shall extend to, be binding upon and enure to the benefit of the estate trustees, successors and assigns of the parties hereto. If the Transferors are not the sole owners of the said lands, this Transfer shall bind the Transferors to the full extent of their interest therein and shall also extend to any after-acquired interest but all monies payable or paid to the Transferors hereunder shall be paid to the Transferors only in the proportion that their interest in the said lands bears to the entire interest therein. The Transferors hereby agree that all provisions herein are reasonable and valid and if any provision herein is determined to be unenforceable, in whole or in part, it shall be severable from all other provisions and shall not affect or impair the validity of all other provisions.

(6) The Transferors shall have the right to use and enjoy the surface of the Easement Lands except that such use and enjoyment shall not interfere with the rights of the Transferee hereunder. Without limiting the generality of the foregoing, the Transferors shall not, without the prior written consent of the Transferee, place or erect on the Easement Lands any building, structure or fence and shall not excavate, alter the grading, drill, install thereon any pit, well, foundation and/or pavement which will obstruct or prevent the exercise and enjoyment by the Transferee of its rights hereunder.

(7) The Transferors and Transferee acknowledge and agree that the Transferor may request, in writing, that the Transferee relocate the Works at the sole expense of the Transferors. The relocation of the Works shall be to a location satisfactory to the Transferee, acting reasonably. The Transferors shall provide a new easement to facilitate the relocated Works, and, if required, facilitate the acquisition of any required additional easements on third party lands. The Transferee agrees to act reasonably when evaluating a relocation request. The Transferors shall reimburse the Transferee for all costs incurred by the Transferee with respect to such relocation, including, without limitation, survey costs, engineering costs, municipal approval and permit fees, easement acquisitions (if required) and the Transferee's reasonable labour and material costs.

(8) Notwithstanding any rule of law or equity, any Works constructed by the Transferee shall be deemed to be the property of the Transferee even though the same may have become annexed or affixed to the Easement Lands.

(9) The Transferee shall at its own expense as soon as reasonably possible after the construction of any Works or other exercise of its rights hereunder, remove all surplus sub-soil and debris from the Easement Lands and restore them to their former state so far as is reasonably practicable.

Appendix E
Memorandum File PSK-02004 Environmental Inspection Report. Merivale at
Hunt Club, Nepean



Ministry of
Transportation

Ministère
des
Transports

Telephone: (613) 545-4740
Fax: (613) 540-5154

Property Section
355 Counter Street
Postal Bag 4000
Kingston, Ontario
K7L 5A3

13 June 1996

Melron Enterprises
7 Perrin Avenue
Nepean, Ontario
K2J 2Y7

Att'n: H. William Cuff

Dear Sir:

Re: Property Sale K-02004
Environmental Investigation
Lots 28 & 29, Con. 1, Nepean
Hunt Club @ Merivale

Further to our ongoing meetings and site investigations on the above subject, please find attached reports completed by our Environmental and Remote Sensing Sections for your perusal.

The reports outline the Ministry's research into this subject and document our findings. Mr. Moore's report is a chronological review of the subject property through aerial photography since the year 1953. Mr. McRae's report is summation of the environmental investigation completed on the subject property as result of Mr. Moore's findings and our mutual field inspection.

You will note that several loads of non-hazardous solid waste materials together with a large fuel storage tank were removed from the subject and that the investigation was carried out in the accompaniment of your geotechnical advisers. In addition, tests for metal parameters from the fill material indicate that they fall well within the guideline levels for the "Clean-up of Contaminated Sites in Ontario".

In conclusion, it our opinion that the Ministry has made reasonable efforts to identify and analyze the fill material on our site. We are satisfied that potential environmental concerns have been addressed and that the fill and native soils can be considered reasonably clean.

Trusting that these efforts will address and satisfy your concerns in order that we may conclude the agreement between MTO and Melron, I remain

Yours very truly,



W.J. McCoppen
Real Estate Officer

MEMORANDUM

Telephone: (613) 545-4718

Fax: (613) 545-4821

John McCoppen
Property Section
Kingston, Ontario

May 29, 1996

cc KANJI
DASILVA

From: Surveys and Plans Section
Remote Sensing Unit
Eastern Region - Kingston

Re: File PSK-02004, Merivale at Hunt Club
Nepean

This property was analyzed using Remote Sensing methods. In our study we used numerous different years of aerial photography. Each photo was interpreted to show farm activities, buildings and their locations, fill and digging areas, and any other features or activities that could be identified.

Enclosed is the brief analysis of each photo.



R.W. Moore
Supervisor, Remote Sensing

RWM:bd

Encl.

c.c. Gord McRae

M-1

1953 (53-3-4515-104) - Summer - MNR

- active farm
- house, barn and shed
- no fill areas or holes


1958 (A16939-47) - November 13 - EMR

- active farm
- house, barn and shed
- some small mounds on property, could be manure piles


1964 (A18649-15) - Ontario 10 - EMR

- farm not to active
- house, barn and shed
- area at west end of property is being stripped
- no fill areas or holes

* 1964 (A18741-65) - EMR

- 
- farm not to active
 - house, barn and shed
 - some equipment around shed
 - area at west end of property has been stripped
 - no fill areas or holes

1965 (659-OT-BR-1-103) - December 11 - MTO

- 
- farm not to active (snow covered)
 - house, barn and shed
 - stripped area visible
 - some small fill areas between barn and stripped area

1967 (679/416-53-8) - April 9 - MTO

- farm not to active
- house, barn and shed
- stripped area visible
- some equipment around shed
- two fill areas between barn and stripped area

1967 (A20308-18) - EMR

- same as above

M-2

1968 (68F8-9/416/Line 1/10) - November 4 - MTO

- farm not to active
- house, barn and shed
- stripped area visible
- some equipment around shed
- two fill areas between barn and stripped area
- small fenced area off NW corner of house with small structure inside
- some material in NW corner of property

1971 (1.71-64-4514-124) - Summer - MNR

- farm not to active
- house, barn and shed
- stripped area starting to grow over
- some equipment around shed
- three large transport trailers SE of barn
- some material visible in NW corner of property

1973 (A23209-175) - May - EMR

- farm not to active
- house, barn and shed
- trailers at front of property near road
- transport trailers in yard
- barn area messy

1973 (A23185-6) - April - EMR

- same as above

* 1975 (A23985-135) - May - EMR

- farm not active
- house, bar, shed and pool
- debris everywhere in barn yard
- hole north end of drive shed
- trailers at front of property near road
- two areas west of barn have been dug up and are being filled in with "material"
- fill area east of drive shed with material on surface

1975 (759/416/79/325 - December 8 - MTO

- same as above
- fill area east of shed

1976 (A24601-26) November 17 - EMR

- farm not active
- house, barn, shed and pool
- fill areas west of barn are covered over
- site tidied up a little bit

M-3

1978 (789/416/2/41 - May 11 - MTO

- same as above
- small hole in stripped area with a trail leading to it from the west

* 1981 (A25702-80) - May - EMR

- house, barn and shed
- pool gone
- large fill area west of barn actively being filled

1982 (A25962-76) - May - EMR

- house, barn and shed
- filling has stopped

1983 (A26224-41) - May - EMR

- house, barn and shed
- some new fill on top of old west of barn

1984 (A26458-149) - May - EMR

- house there
- barn gone and appears that it was pushed out to the south and smoothed over
- not sure about shed

1984 (A26629-41) - October- EMR

- house gone
- area smoothed over

1987 (879/417/64-108) - November 15 - MTO

- similar to above

1991 (91-24-4522-52) - Summer - MNR

- same as above
- area growing over substantially

M-4
end

memorandum



(613) 545-4792
Fax (613) 545-4821

June 12, 1996

TO: John McCoppen
Real Estate Officer
Property Section
Kingston

FROM: Gord McRae
Environmental Planner - Waste Management
Regional Environmental Unit
Eastern Region

RE: **File K-02004, Merivale Rd. Near Hunt Club Rd., City of Nepean -
Environmental Inspection Report,**

At the request of the Property Section the above noted property has been reviewed by the Environmental Unit. The review was carried out to identify environmental concerns associated with the sale of the property. The information provided in this report was obtained through inspection and investigation of the property and information passed along by MTO's Remote Sensing Section.

Background

The property is located on Lot 28 & 29, Concession I, in the City of Nepean. It is bordered, generally, by Merivale Road to the east, West Hunt Club Road to the south, an Ontario Hydro Right-of-Way to the west, and residential/parkland property to the north. There is a scrap metal dealer abutting the north-east corner of the property, and commercial sites abutting the south-east and south-west corners of the property.

According to aerial-photography, the land was part of a farm operation in the 1950's. Photos suggest that it has not been actively farmed since approximately 1975, and saw limited activity as far back as 1964. The farm buildings and dwelling were removed by 1984, and the property appears to have been unoccupied since then.

Site Observations

The property was reviewed by means of a walk-through inspection on May 7, 1996, in the company of Mr. J. McCoppen and Terry Sullivan of MTO, Mr. H.W. Cuff of Melron Enterprises, and Mr. C. Da Silva of John D. Patterson and Associates, representing Melron Enterprises. The following was observed:

cc KANJI
D. SILVA

M-A

- the south-west quadrant of the site was found to be littered with scrap metal and piles of fill material, all of which appeared to have been imported onto the site - the soil piles appeared to each be the equivalent of a dump truck load;
- the location of the former dwelling was quite evident by the presence of mounded earth in this area;
- to the west of the dwelling site was an abandoned furnace oil tank, and nearby was a 7-cm steel pipe protruding from the ground with an easy-coupler end on it, having the appearance of a tank's fill-pipe;
- several loads of brick and two-three loads of asphalt were located in an area south-east of the dwelling site where the property abuts a former commercial property (previous brick operation) - it appeared to have been pushed out onto the subject property at the time of demolition activities on that site.

The remainder of the site had the appearance of vacant farmland which had been left to return to a wild state: numerous tree growth has taken place throughout.

Based on the findings of this inspection it was decided that test-pitting should be carried out in representative areas where fill material has been placed, to ascertain the characteristics of the materials. Also, that test pits would be placed in areas where potential for impacts were most obvious.

Site Investigation (May 13, 1996)

An investigation was initiated on May 13, 1996. Besides the writer and the contractor, occasional visits were made to the site by C. Deschamps of John D. Paterson & Associates, on behalf of Melron Enterprises. Test pits were dug, using a backhoe, in some of the fill piles. The locations chosen were determined to reasonably represent the various clusters of fill present. A total of eleven test pits were excavated to allow for a visual assessment and some sampling (TP - 1a, 1b, 1c, 2a, 2b, 3a, 3b, 3c, 3d, 4, 8).

Eleven additional test pit excavations were carried out this day: one open-field test pit (TP-5); one in the vicinity of the previously identified steel filler-pipe (TP-6); one in the centre of the house ruins (TP-7); five along the perimeter fence of the scrap metal yard bounding the north-east corner of the property (TP -9, 10, 10-a, 11, 12, 13); one in the area beneath an abandoned furnace oil tank (TP-14); and one in an area where pieces of asphalt were found on the ground surface (TP-15). **(See attached sketch for test pit locations.)**

Composite soil samples were collected from four of the test pits, representing the various clusters of imported fill (TP-1b, TP-2a, TP-3b, TP-4), and composite soil samples were collected from two of the test pits placed adjacent to the scrap metal

operation (TP-11 & 12). The samples were screened for soil characteristics as they relate to land-use criteria defined in the "Proposed Guidelines for the Clean-up of Contaminated Sites in Ontario", July 1994: the parameters tested represent the standard metal groups used to identify levels of soil contamination.

The following table represents the visual observations made during the May 13, 1996 investigations. Sample results for the various metals examined are also attached.

Table-1

| ID | TEST PIT SOIL CHARACTERISTICS (May 13, 1996) |
|-------|---|
| TP-1a | dark brown silty clay fill to 1.0-metre depth, no visual evidence of contamination, no suspect odour. |
| TP-1b | dark brown silty clay fill to 1.1-metre depth, no visual evidence of contamination, no suspect odour (sample taken). |
| TP-1c | dark brown silty clay fill to 1.5-metre depth, water table at 1.6-metre depth, no visual evidence of contamination, no suspect odour. |
| TP-2a | sandy fill to 1.45-metre depth, no visual evidence of contamination, no suspect odour (sample taken). |
| TP-2b | silty sand fill to 0.8-metre depth plus silty clay fill to 1.6-metre depth, no visual evidence of contamination, no suspect odour. |
| TP-3a | dark brown clay fill to 1.0-metre depth, no visual evidence of contamination, no suspect odour. |
| TP-3b | grey-brown silty sand fill with some clay to 1.2-metre depth, no visual evidence of contamination, no suspect odour (sample taken). |
| TP-3c | fine brown sandy fill to 1.0-metre depth, no visual evidence of contamination, no suspect odour. |
| TP-3d | light brown sandy fill to 1.5-metre depth, no visual evidence of contamination, no suspect odour. |
| TP-4 | grey-brown silty sand and gravel to 0.3-metre depth, evidence of a small quantity of waste wood, metal, plastic, glass and asphalt shingles mixed in with soil fill, a tar-like odour was detectable (sample taken). |
| TP-5 | sand overburden with 25-centimetre depth of grey clay on top (may be a fill material spread out), one plastic lid from a 20-litre plastic container was found in the surface soil, no suspect odour. |

| | |
|--------|---|
| TP-6 | steel underground storage tank (2.1-metre diameter X 5.5-metre length) with a 7-centimetre standpipe in one end and an open threaded-orifice in the centre, no visual evidence of contamination in the area, the interior of the tank smelled of weathered diesel fuel - approximately 5-centimetres of residue remained in the tank. |
| TP-7 | pieces of brick, rock, concrete, and steel roofing were observed (typical of building demolition materials and likely from the previous dwelling located there). |
| TP-8 | grey clay soil mixed with building bricks to a 1.5-metre depth, no visual evidence of contamination, no suspect odour. |
| TP-9 | native fine sand soil extending beyond the 1-metre trench depth, no visual evidence of contamination, no suspect odour (trench length approximately 3.6-metres). |
| TP-10 | native fine sand soil extending beyond the 1-metre trench depth, no visual evidence of contamination, no suspect odour (trench length approximately 2.4-metres). |
| TP-10a | native fine sand soil extending beyond the 25-centimetre excavation (abuts a small surface spill of tar-like material from the scrap yard property), no visual evidence of contamination, no suspect odour. |
| TP-11 | native fine sand soil extending beyond the 1-metre trench depth, a small quantity of brick material and a piece of steel were found, no suspect odour. |
| TP-12 | native fine sand soil extending beyond the 1-metre trench depth, no visual evidence of contamination, no suspect odour. |
| TP-13 | native fine sand soil extending beyond the 1-metre trench depth, no visual evidence of contamination, no suspect odour. |
| TP-14 | silty clay to 0.6-metre depth, miscellaneous non-hazardous solid waste materials from 0.6 to 2.7 metre depth (metal, glass, 1-drum, bike frame, asphalt shingles, carpet remnants....), no suspect odour, waste was encountered at 2.1-metre depth. |
| TP-15 | clay with silt and gravel to 25-centimetre depth with sandy silt extending beyond 0.76-metre trench depth, no visual evidence of contamination even though pieces of asphalt were present on ground surface, no suspect odour. |

Site Investigation (cont'd) and Remedial Activity (May 23, 1996)

Following the identification of an under-ground fuel tank (TP-6) and the presents of buried waste materials (TP-14), and following a more extensive review of aerial-photography for the area, a further site investigation was carried out on May 23, 1996. Persons present at this time were: J. McCoppen, L. Lough and the writer representing MTO, plus the contractor; Marc Darcy of John D. Paterson and Associates representing Melron Enterprises, and a brief appearance by H. W. Cuff, of Melron Enterprises. The following account of findings and activities is offered.

- A 22,000 litre diesel fuel tank was removed, and hauled off-site, from the area identified as TP-6, and approximately 60-litres of residual diesel fuel were hauled away for disposal, as a liquid industrial waste (221L), via waste manifest number Z 86686-3 (attached). Although there was no evidence of soil contamination, soil was imported to fill the void left by the tank.
- Further excavation was carried out in the area of TP-14, to determine the extent of the waste material present. The water previously encountered at this location was no longer present, suggesting that it was not representative of the ground-water table but, rather, a perched water-table condition (the area was previously the site of a swimming pool which may have contributed to water being held in this area). It was decided that arrangements would be made to remove the waste materials to a waste disposal site.
- Based on the information gathered from aerial-photography, a test pit was placed north of the barn site area near a former out-building (TP-16), five more were placed north-west of the former barn site (TP's - 17, 18, 19, 20, 21): the aerial-photos revealed suspect excavation and deposition activities in these areas. Test-pits in the areas identified as TP-17&18, revealed the presents of non-hazardous solid waste materials (i.e., asphalt shingles, metal pieces, plastics, and cloth). A trench (TP-19) was dug in a north-south alignment through this general area (approximately 26 metres in length) to assess the extent of waste dumping; only native soils were found. A test pit (TP-21) was placed in an area where a stretch of asphalt had been laid down; only native soils were found. One further excavation was made (TP-22) in a mounded area south of the former barn site. The materials there proved to be typical of barn materials (i.e., concrete, steel roof-sheeting and wooden beams) and are believed to be material pushed out following the demolition of the barn. (To locate the test pits mentioned, see the attached sketch.)

Site Remedial Activity (May 28, 1996)

The removal of non-hazardous solid waste materials, previously identified during test pit excavation activities, was carried out on this day by a local contractor under the supervision of L. Lough of MTO and the writer: five loads of waste material mixed with earth, with an average weight of 13 tonne, were removed from the area identified as TP-14, to an Approved waste disposal site at Carp. The five loads represented the extent of the waste materials found at this location.

Three loads of non-hazardous solid waste material mixed with soil were removed the following day from the test pit excavations previously identified as TP-17&18, under the supervision of Mr. L. Lough of MTO. Mr. Lough indicated that the three loads represented the extent of waste materials found in the two test pit areas.

Discussion

Soil samples collected from representative excavations were, as mentioned, tested for metal parameters. The concentrations of metals were compared to maximum concentrations laid out in the Proposed Guideline for the Clean-up of Contaminated Sites in Ontario, 1994 (table "B:" - "surface soil and groundwater clean-up criteria for two land uses (residential/parkland and industrial/commercial) in a non-potable groundwater situation"). Non of the samples exceeded the criteria; the metal concentrations tested were well below the criteria maximum limits.

As previously explained, eight truck-loads of non-hazardous solid waste mixed with major quantities of soil were removed from excavations where wastes were found during excavation activities. Removal was initiated to allow for proper disposal of the identified waste materials.

The site continues to have scattered remnants of metal, asphalt, and brick materials; however, these items are not considered an environmental impact in the present context since they are on the surface and quite inert in characteristic. Waste dumping does not appear to be occurring at this point in time.

An exhaustive search of the property was not carried out. The activities as discussed here-in, however, are thought to be a reasonable attempt at identifying and addressing what seen as the most significant environmental concerns.



Gord McRae

cc - correspondence file

ACCUTEST LABORATORIES LTD.

REPORT OF ANALYSIS

Client:

Ministry of Transportation

Report Number:

A6-1866

Date:

May 22, 1996

Date Submitted:

May 13, 1996

Date Collected:

May 13, 1996

Project:

PO#4001-U-94

Attention: Mr. Gord McRae

Matrix:

SOIL

| PARAMETER | UNITS | MDL | sample | sample | sample | sample | sample |
|-------------------------|-------|------|-----------|-----------|-----------|--------|--------|
| | | | TP-1 B | TP-2 A | TP-3 B | TP-4 | TP-11 |
| pH | | | 7.5 | 7.9 | 7.2 | 7.2 | 5.7 |
| EC | mS/cm | 0.01 | 0.25 | 0.26 | 0.15 | 0.30 | 0.20 |
| SAR | | 0.01 | 0.29 | 0.14 | 0.20 | 0.12 | 0.40 |
| As | ppm | 1 | 1 | ND | ND | ND | 1 |
| Cd | ppm | 1 | ND | ND | ND | ND | ND |
| Cr (VI) | ppm | 1 | ND | ND | ND | ND | ND |
| Cr (Total) | ppm | 1 | 69 | 12 | 15 | 31 | 7 |
| Co | ppm | 1 | 8 | 5 | 5 | 9 | 2 |
| Cu | ppm | 1 | 32 | 9 | 7 | 11 | 3 |
| Pb | ppm | 1 | 23 | 10 | 15 | 24 | 11 |
| Hg | ppm | 0.1 | ND | ND | ND | ND | ND |
| Mo | ppm | 1 | ND | ND | ND | 2 | ND |
| Ni | ppm | 1 | 38 | 8 | 9 | 17 | 5 |
| Total Kjeldahl Nitrogen | % | 0.01 | 0.02 | 0.01 | 0.06 | 0.11 | 0.10 |
| Oil & Grease | % | 0.01 | ND | ND | ND | ND | ND |
| Se | ppm | 1 | ND | ND | ND | ND | ND |
| Ag | ppm | 1 | 1 | ND | ND | ND | ND |
| Zn | ppm | 1 | 65 | 20 | 30 | 69 | 24 |
| Sb | ppm | 1 | ND | ND | ND | ND | ND |
| Ba | ppm | 1 | 179 | 46 | 53 | 112 | 43 |
| Be | ppm | 1 | 1 | ND | ND | ND | ND |
| V | ppm | 1 | 85 | 22 | 25 | 44 | 14 |

MDL=Method Detection Limit

ND=Not Detected

Comment:

This is a Correction Certificate and supercedes all previous copies of the report.
The results have been corrected.

ANALYST: 

ACCUTEST LABORATORIES LTD.

REPORT OF ANALYSIS

Client: Ministry of Transportation
Attention: Mr. Gord McRae

Report Number: A6-1866
Date: May 22, 1996
Date Submitted: May 13, 1996
Date Collected: May 13, 1996
Project: PO#4001-U-94

Matrix: SOIL

| PARAMETER | UNITS | MDL | sample | sample | sample | sample | sample |
|-------------------------|--------|------|--------|--------|--------|--------|--------|
| | | | TP-12 | | | | |
| pH | | | 5.3 | | | | |
| EC | .mS/cm | 0.01 | 0.18 | | | | |
| SAR | | 0.01 | 0.39 | | | | |
| As | ppm | 1 | ND | | | | |
| Cd | ppm | 1 | ND | | | | |
| Cr (VI) | ppm | 1 | ND | | | | |
| Cr (Total) | ppm | 1 | 8 | | | | |
| Co | ppm | 1 | 5 | | | | |
| Cu | ppm | 1 | 3 | | | | |
| Pb | ppm | 1 | 7 | | | | |
| Hg | ppm | 0.1 | ND | | | | |
| Mo | ppm | 1 | ND | | | | |
| Ni | ppm | 1 | 6 | | | | |
| Total Kjeldahl Nitrogen | % | 0.01 | 0.10 | | | | |
| Oil & Grease | % | 0.01 | ND | | | | |
| Se | ppm | 1 | ND | | | | |
| Ag | ppm | 1 | ND | | | | |
| Zn | ppm | 1 | 29 | | | | |
| Sb | ppm | 1 | ND | | | | |
| Ba | ppm | 1 | 36 | | | | |
| Be | ppm | 1 | ND | | | | |
| V | ppm | 1 | 22 | | | | |

MDL=Method Detection Limit

ND=Not Detected

Comment:

ANALYST: 

From: Proposed Guidelines for the Clean-up of Contaminated Sites in Ont.

TABLE B: Surface Soil and Groundwater Clean-up Criteria for Two Land Uses (Residential/Parkland and Industrial/Commercial) in a Non-Potable Groundwater Situation.

1994.

| SOIL CRITERIA FOR INORGANICS IN THIS TABLE APPLY ONLY WHERE SOIL pH IS 5.0 TO 9.0 | | | |
|---|-------------------------------|--------------------------------|-----------------------------|
| TABLE B: | Soil Clean-up Criteria (ug/g) | | Groundwater Criteria (ug/L) |
| Chemical Compound | Residential Parkland Land Use | Industrial Commercial Land Use | Both Land Use Categories |
| ACENAPHTHENE | 1000 | 1300 | 1700 |
| ACENAPHTHYLENE | 100 | 840 | 2000 |
| ACETONE | 3.8 | 3.8 | 3300 |
| ALDRIN | 0.05 | 0.05 | 0.2 |
| ANTHRACENE | 28 | 28 | 12 |
| ANTIMONY | 13 | 40 | 16000 |
| ARSENIC | 20 | 20 | 480 |
| BARIUM | 750 | 1500 | 23000 |
| BENZENE | 0.05 | 0.5 | 1900 |
| BENZO(a) ANTHRACENE | 120 | 170 | 5 |
| BENZO(a) PYRENE | 1.2 | 1.9 | 1.9 |
| BENZO(b) FLUORANTHENE | 12 | 19 | 7 |
| BENZO(g, h, i) PERYLENE | 35 | 35 | 0.2 |
| BENZO(k) FLUORANTHENE | 12 | 19 | 0.4 |
| BERYLLIUM | 2.5 | 2.5 | 53 |
| BIPHENYL, 1,1- | 4.3 | 4.3 | 1700 |
| BIS(2-CHLOROETHYL) ETHER | 0.66 | 0.66 | 110 |
| BIS(2-CHLOROISOPROPYL) ETHER | 1.9 | 2.6 | 430 |
| BIS(2-ETHYLHEXYL) PHTHALATE | 130 | 330 | 30 |
| BORON | 1.5 | 2.0 | 50000 |
| BROMODICHLOROMETHANE | 14 | 25 | 50000 |
| BROMOFORM | 19 | 19 | 840 |
| BROMOMETHANE | 4.5 | 4.5 | 3.7 |
| CADMIUM | 12 | 12 | 11 |
| CARBON TETRACHLORIDE | 3.3 | 3.3 | 17 |
| CHLORDANE | 0.29 | 0.29 | 0.04 |
| CHLOROANILINE, p- | 1.3 | 1.3 | 100 |
| CHLOROBENZENE | 30 | 30 | 500 |

M-I

SOIL CRITERIA FOR INORGANICS IN THIS TABLE APPLY ONLY WHERE SOIL PH IS 5.0 TO 9.0

| TABLE B: | Soil Clean-up Criteria (ug/g) | | Groundwater Criteria (ug/L) |
|-------------------------------|-------------------------------------|--------------------------------------|-----------------------------------|
| | Residential Parkland Land Use | Industrial Commercial Land Use | Both Land Use Categories |
| CHEMICAL COMPOUND | | | |
| CHLOROFORM | 11 | 11 | 430 |
| CHLOROPHENOL, 2- | 10 | 10 | 44000 |
| CHROMIUM (TOTAL) | 750 | 750 | 2000 |
| CHROMIUM (VI) | 8 | 8 | 110 |
| CHRYSENE | 12 | 19 | 3 |
| COBALT | 40 | 60 | 100 |
| COPPER | 225 | 225 | 23 |
| CYANIDE | 100 | 100 | 52 |
| DIBENZO (a, h) ANTHRACENE | 1.2 | 1.9 | 0.25 |
| DIBROMOCHLOROMETHANE | 10 | 18 | 50000 |
| DICHLOROBENZENE, 1,2- (o-DCB) | 30 | 30 | 7600 |
| DICHLOROBENZENE, 1,3- (m-DCB) | 30 | 30 | 7600 |
| DICHLOROBENZENE, 1,4- (p-DCB) | 30 | 30 | 7600 |
| DICHLOROBENZIDINE, 3,3'- | 1.3 | 1.3 | 1600 |
| DOD | 2.2 | 3.5 | 6 |
| DDE | 1.6 | 2.4 | 20 |
| DDT | 1.6 | 2 | 0.05 |
| DICHLOROETHANE, 1,1- | 100 | 390 | 9000 |
| DICHLOROETHANE, 1,2- | 0.16 | 0.16 | 17 |
| DICHLOROETHYLENE, 1,1- | 0.07 | 0.07 | 0.66 |
| DICHLOROETHYLENE, CIS-1,2- | 2.3 | 2.3 | 70 |
| DICHLOROETHYLENE, TRANS-1,2- | 4.1 | 4.1 | 100 |
| DICHLOROPHENOL, 2,4- | 10 | 10 | 3700 |
| DICHLOROPROPANE, 1,2- | 0.23 | 0.23 | 9.3 |
| DICHLOROPROPENE, 1,3- | 0.1 | 0.1 | 3.8 |
| DIENDRIN | 0.05 | 0.05 | 0.02 |
| DIETHYL PHTHALATE | 0.71 | 0.71 | 30 |
| DIMETHYL PHTHALATE | 0.66 | 0.66 | 30 |
| DIMETHYLPHENOL, 2,4- | 13 | 13 | 21000 |
| DINITROPHENOL, 2,4- | 4.1 | 4.1 | 1500 |
| DINITROTOLUENE, 2,4- | 1.1 | 1.8 | 4300 |

M-J-L

| SOIL CRITERIA FOR INORGANICS. IN THIS TABLE APPLY ONLY WHERE SOIL pH IS 5.0 TO 9.0 | | | |
|--|-------------------------------------|--------------------------------------|-----------------------------------|
| TABLE B: | Soil Clean-up Criteria (ug/g) | | Groundwater Criteria (ug/L) |
| Chemical Compound | Residential Parkland Land Use | Industrial Commercial Land Use | Both Land Use Categories |
| DIOXIN/FURAN (ng TEQ/g soil) | 1 | 1 | 0.000015 |
| ENDOSULFAN | 0.29 | 0.29 | 0.56 |
| ENDRIN | 0.05 | 0.05 | 0.05 |
| ETHYLBENZENE | 0.5 | 5 | 28000 |
| ETHYLENE DIBROMIDE | 0.01 | 0.02 | 3.3 |
| FLUORANTHENE | 40 | 40 | 130 |
| FLUORENE | 350 | 350 | 290 |
| HEPTACHLOR | 0.12 | 0.15 | 0.04 |
| HEPTACHLOR EPOXIDE | 0.06 | 0.09 | 6.0 |
| HEXACHLOROBENZENE | 0.66 | 0.76 | 0.62 |
| HEXACHLOROBUTADIENE | 4.3 | 4.3 | 0.87 |
| HEXACHLOROCYCLOHEXANE, GAMMA | 0.41 | 0.49 | 0.8 |
| HEXACHLOROETHANE | 6.3 | 13 | 12 |
| INDENO(1,2,3-cd)PYRENE | 12 | 19 | 0.27 |
| LEAD | 200 | 1000 | 32 |
| MERCURY | 10 | 10 | 0.12 |
| METHOXYCHLOR | 4 | 4 | 0.3 |
| METHYL ETHYL KETONE | 38 | 38 | 50000 |
| METHYL ISOBUTYL KETONE | 68 | 68 | 50000 |
| METHYL MERCURY | 6.8 | 10 | 0.12 |
| METHYL TERT BUTYL ETHER | 100 | 210 | 50000 |
| METHYLENE CHLORIDE | 120 | 200 | 50000 |
| METHYLNAPHTHALENE, 2- | 30 | 30 | 13000 |
| MOLYBDENUM | 5 | 40 | 7300 |
| NAPHTHALENE | 40 | 40 | 5900 |
| NICKEL | 150 | 150 | 1600 |
| PENTACHLOROPHENOL | 5 | 5 | 130 |
| PETROLEUM HYDROCARBONS(gas/diesel) | 100 | 1000 | 50000 |
| PETROLEUM HYDROCARBONS(heavy oils) | 1000 | 5000 | 50000 |
| PHENANTHRENE | 40 | 40 | 63 |
| PHENOL | 40 | 40 | 26000 |

M-K

| SOIL CRITERIA FOR INORGANICS IN THIS TABLE APPLY ONLY WHERE SOIL pH IS 5.0 TO 9.0 | | | |
|---|-------------------------------|--------------------------------|--------------------------|
| TABLE B: | | Soil Clean-up Criteria (ug/g) | |
| Chemical Compound | Groundwater Criteria (ug/L) | | |
| | Residential Parkland Land Use | Industrial Commercial Land Use | Both Land Use Categories |
| POLYCHLORINATED BIPHENYLS | 5 | 25 | 0.2 |
| PYRENE | 3.5 | 3.5 | 0.2 |
| SELENIUM | 2 | 10 | 50 |
| SILVER | 20 | 40 | 1.2 |
| STYRENE | 16 | 16 | 940 |
| TETRACHLOROETHANE, 1,1,1,2- | 0.46 | 0.46 | 6 |
| TETRACHLOROETHANE, 1,1,2,2- | 0.22 | 0.22 | 22 |
| TETRACHLOROETHYLENE | 0.45 | 0.45 | 5 |
| THALLIUM | 4.1 | 32 | 400 |
| TOLUENE | 1 | 10 | 5900 |
| TRICHLOROBENZENE, 1,2,4- | 30 | 30 | 500 |
| TRICHLOROETHANE, 1,1,1- | 34 | 34 | 200 |
| TRICHLOROETHANE, 1,1,2- | 2.3 | 3.1 | 16000 |
| TRICHLOROETHYLENE | 0.39 | 0.39 | 50 |
| TRICHLOROPHENOL, 2,4,5- | 10 | 10 | 630 |
| TRICHLOROPHENOL 2,4,6- | 10 | 10 | 9700 |
| VANADIUM | 200 | 200 | 200 |
| VINYL CHLORIDE | 0.09 | 0.09 | 0.5 |
| XYLENES | 1 | 5 | 5600 |
| ZINC | 600 | 600 | 1100 |
| ELECTRICAL CONDUCTIVITY (mS/cm) | 0.70 | 1.4 | N/A |
| CHLORIDE | N/V | N/V | 12000 |
| NITROGEN (TOTAL %) | 0.5 | 0.6 | N/V |
| NITRATE | N/V | N/V | N/V |
| NITRITE | N/V | N/V | 2000 |
| SODIUM ADSORPTION RATIO (SAR) | 5 | 12 | N/A |
| SODIUM | N/V | N/V | 8000 |

* Boron Soil Criterion based on Hot Water Extract. N/A = Not applicable. N/V = No Value.

M-L

NOT To Scale

