Ontario

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

Summary

Record of Site Condition Number	225847
Date Filed to Environmental Site Registry	2019/07/31
Certification Date	2019/03/13
Current Property Use	Commercial
Intended Property Use	Commercial
Certificate of Property Use Number	5225-ADDSRF-B
Applicable Site Condition Standards	Full Depth Generic Site Conditions Standard, with Non-potable Ground Water, Coarse Textured Soil, for Commercial property use, with RA
Property Municipal Address	1490 RICHMOND ROAD, OTTAWA, ON, K2B 6S1

Notice to Readers Concerning Due Diligence

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

Contents of this Record of Site Condition

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

Part 1: Property Ownership, Property Information and Owner's Certifications

Information about the owner who is submitting or authorizing the submission of the record of site condition

Owner name	IMPERIAL OIL LIMITED
Owner type	Firm, corporation or partnership
Authorized person	KEITH TANNER
Mailing address	505 QUARRY PARK BOULEVARD SE, CALGARY Alberta, Canada
Postal Code	T2C 5N1
Phone	(587) 476-3909
Fax	
Email address	keith.h.tanner@esso.ca

Information about other current owners

Owner name	DALIP CENTRE HOLDCO INC.
Owner type	Firm, corporation or partnership
Authorized person	AMAR MUNDI
Mailing address	12378 53RD AVENUE, SURREY British Columbia, Canada
Postal Code	V3X 3B7
Phone	(605) 365-8011
Fax	
Email address	amardeepmundi@hotmail.com

Record of site condition property location information

Municipal address(es)	1490 RICHMOND ROAD, OTTAWA, ON K2B 6S1
Municipality	Ottawa
Legal description	**See attached Lawyer's letter**
Assessment roll number(s)	0614095101405000000
Property identifier number(s)	03962-0373 (LT)

Record of site condition property geographical references

Coordinate system	**UTM**
Datum	**NAD 83**
Zone	18
Easting	438,086.00
Northing	5,023,457.00

Record of site condition property use information

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

Current property use	Commercial
Intended property use	Commercial
Certificate of property use has been issued under section 168.6 of the Environmental Protection Act	Yes
Certificate of property use number	5225-ADDSRF-B

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

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

Qualified person's information

Name	SANA KHAN
Type of licence under Professional Engineers Act	Licence
Licence number	100111702
Quallified person's employer name	EXP ENERGY SERVICES LTD.
Mailing address	SUITE 110, 220 COMMERCE VALLEY DRIVE WEST, MARKHAM Ontario, L3T 0A8 Canada
Phone	(905) 695-3217
Fax	(289) 695-2411
Email address	sana.khan@exp.com

Municipal information

Local or single-tier municipality	Ottawa

Ministry of the Environment, Conservation and Parks District Office

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

Phase one environmental site assessment report

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

The date the last work on all of the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done (refer to clause 28(1)(a) of O. Reg. 153/04)	(yyyy/mm/dd) 2018-01-23

Type of report	Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase one environmental site assessment	Phase I Environmental Site Assessment, 1508 and 1490 Richmond Road, Ottawa, ON	2013-10-07	Jason Hudson, George Kirchmair	EXP ENERGY SERVICES LTD.
Update to phase one environmental site assessment	Phase I ESA Update, 1508 and 1490 Richmond Road, Ottawa, ON	2018-03-21	Sana Khan, Patricia Stelmack	EXP ENERGY SERVICES LTD.

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

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

Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase I Environmental Assessment	2007-11-01	Mary MacIntyre, Jim Phimister	BARENCO INC.

Phase two environmental site assessment report

Document used as the phase two environmental site assessment report and updates in submitting the record of site condition for filing

The date the last work on all of the planning of the site investigation and conducting the site investigation components of the phase two environmental site assessment was done (refer to clause 33.5(1)(a) of O. Reg. 153/04)	(yyyy/mm/dd) 2019-03-13

Type of report	Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Phase two environmental site assessment	Phase II Environmental Site Assessment, 1508 and Part of 1490 Richmond Road, Ottawa, ON	2013-11-14	Wendy Paterson, Jason Hudson, George Kirchmair	EXP ENERGY SERVICES LTD.
Update to phase two environmental site assessment	Supplemental Phase II ESA,1490 and 1508 Richmond Road, Ottawa, ON	2014-12-14	Wendy Paterson, Jason Hudson	EXP ENERGY SERVICES LTD.
Update to phase two environmental site assessment	Supplemental Phase II ESA, 1508 and 1490 Richmond Road, Ottawa, ON	2018-06-26	Sana Khan and Patricia Stelmack	EXP ENERGY SERVICES LTD
Update to phase two environmental site assessment	Supplemental Phase II ESA Update, 1490 Richmond Road, Ottawa, ON	2019-05-10	Sana Khan and Karen Obukuro	EXP ENERGY SERVICES LTD

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

Reports and other documents relied upon in making any certifications in the record of site condition for the purposes of Part IV of Schedule A or otherwise used in conducting the phase two environmental site assessment

Report title	Date of report (yyyy/mm/dd)	Author of report	Name of consulting company
Soil and Groundwater Investigation of Toth Equity Ltd. Property Adjacent to former Esso Service Station 1508 Richmond Road, Ottawa, Ontario	1999-07-27	Aqua Terre Solutions Inc.	AQUA TERRE SOLUTIONS INC.
Risk Assessment, 1490 and 1508 Richmond Rd, Ottawa, ON	2009-02-06	Jim Phimister	BARENCO INC.
Risk Assessment Addendum 1, 1490 and 1508 Richmond Rd, Ottawa, ON	2009-08-25	Jim Phimister	BARENCO INC.
Risk Assessment Addendum 2, 1490 and 1508 Richmond Rd, Ottawa, ON	2010-01-14	Jim Phimister	BARENCO INC.
Risk Assessment Addendum 3, 1490 and 1508 Richmond Rd, Ottawa, ON	2010-05-20	Jim Phimister	BARENCO INC.
Risk Assessment Addendum 4, 1490 and 1508 Richmond Rd, Ottawa, ON	2012-04-02	Jim Phimister, Dr. Theresa Phillips	EXP SERVICES INC.
Risk Assessment Addendum 5, 1490 and 1508 Richmond Rd, Ottawa, ON	2012-08-30	Jim Phimister, Dr. Theresa Phillips	EXP ENERGY SERVICES LTD.

		Phillips	
Risk Assessment Addendum 6, 1490 and 1508 Richmond Rd, Ottawa, ON	2012-10-31	Jim Phimister, Dr. Theresa Phillips	EXP ENERGY SERVICES LTD.
Risk Assessment Addendum 7, 1490 and 1508 Richmond Rd, Ottawa, ON	2013-11-28	Jason Hudson, George Kirchmair, Dr. Theresa Philips	EXP ENERGY SERVICES LTD
Risk Assessment Addendum 8, 1490 and 1508 Richmond Rd, Ottawa, ON	2014-12-18	Jason Hudson, George Kirchmair, Dr. Theresa Philips	EXP ENERGY SERVICES LTD
Risk Assessment Addendum 9, 1490 and 1508 Richmond Rd, Ottawa, ON	2015-04-14	Jason Hudson, George Kirchmair, Dr. Theresa Phillips	EXP ENERGY SERVICES LTD.
Risk Assessment Addendum 10, 1490 and 1508 Richmond Road, Ottawa, ON	2016-02-26	Jason Hudson, George Kirchmair, Dr. Theresa Phillips	EXP ENERGY SERVICES LTD
Phase II Environmental Assessment, 1508 and Part of 1490 Richmond Road, Ottawa, ON	2008-04-10	Mary MacIntyre, Jim Phimister	BARENCO INC.

Environmental condition

Section 41 applies?	No
Section 43.1 applies?	No

Site condition information

Certification date (yyyy/mm/dd)	2019/03/13
Total area of record of site condition property (in hectares)	0.13264
Number of any previously filed record of site condition that applies to any part of the record of site condition property	
Number of any previously filed transition notice that applies to any part of the record of site condition property	
Soil texture	Coarse
Assessment/restoration approach	Full depth generic
Site investigation includes the investigation, sampling and analysis of ground water?	Yes
Is there soil present that is sufficient to investigate, sample and analyze soil on, in or under the property in accordance with s. 6, Schedule E of O.Reg. 153/04?	Yes
Site investigation includes the investigation, sampling and analysis of soil on, in or under the property which is used in the record of site condition?	Yes
Name of the laboratory used to analyze any samples collected of soil, ground water or sediment	BUREAU VERITAS LABORATORIES (FORMERLY MAXXAM ANALYTICS INC.)
Ground water condition (potable, non-potable)	Non-potable
Applicable site condition standard	TABLE 3
Local or single-tier municipality non-potable written notification date	2019/02/19

Risk assessment information

A risk assessment has been prepared and accepted by the Director in support of this record of site condition?	Yes
Risk assessment identification number	RA1011-08
Risk assessment was a site specific risk assessment completed and approved in accordance with the Cleanup Guideline 1996?	No

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards

Measured concentration for contaminants in soil

	Contaminant name	Maximum concentration		Applicable site condition	Unit of measure
1	Bromodichloromethane	<	0.05	18	µg/g
2	Bromoform	<	0.05	0.61	µg/g
3	Dibromochloromethane	<	0.05	13	µg/g
4	Antimony	<	0.2	40	µg/g
5	Arsenic		**1.7**	18	µg/g
6	Selenium	<	0.5	5.5	µg/g
7	Acetone	<	0.5	16	µg/g
8	Bromomethane	<	0.05	0.05	µg/g
9	Carbon Tetrachloride	<	0.05	0.21	µg/g
10	Chlorobenzene	<	0.05	2.4	µg/g
11	Chloroform	<	0.05	0.47	µg/g
12	Dichlorobenzene, 1,2-		**0.31**	6.8	µg/g
13	Dichlorobenzene, 1,3-	<	0.05	9.6	µg/g
14	Dichlorodifluoromethane	<	0.05	16	µg/g
15	Dichloroethane, 1,1-	<	0.05	17	µg/g
16	Dichloroethylene, 1,1-	<	0.05	0.064	µg/g
17	Dichloroethylene, 1,2-cis-	<	0.05	55	µg/g
18	Dichloroethylene, 1,2-trans-	<	0.05	1.3	µg/g
19	Dichloropropane, 1,2-	<	0.05	0.16	µg/g
20	Dichloropropene,1,3-	<	0.05	0.18	µg/g
21	Ethylene dibromide	<	0.05	0.05	µg/g
22	Methyl Ethyl Ketone	<	0.5	70	µg/g
23	Methyl Isobutyl Ketone	<	0.5	31	µg/g
24	Methyl tert-Butyl Ether (MTBE)		**0.12**	11	µg/g
25	Methylene Chloride	<	0.05	1.6	µg/g
26	Styrene	<	0.05	34	µg/g
27	Tetrachloroethane, 1,1,1,2-	<	0.05	0.087	µg/g
28	Tetrachloroethylene	<	0.05	4.5	µg/g
29	Trichloroethane, 1,1,1-	<	0.05	6.1	µg/g
30	Trichloroethylene	<	0.05	0.91	µg/g
31	Trichlorofluoromethane	<	0.05	4	µg/g
32	Vinyl Chloride	<	0.02	0.032	µg/g
33	Acenaphthene	<	0.02	96	µg/g
34	Acenaphthylene		**0.0093**	0.15	µg/g
35	Anthracene		**0.019**	0.67	µg/g

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Table 1 – Maximum contaminant concentrations compared to applicable site condition standards

Measured concentration for contaminants in soil

Continued from previous page....

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
36	Benz[a]anthracene		**0.019**	0.96	µg/g
37	Benzo[a]pyrene		**0.012**	0.3	µg/g
38	Benzo[b]fluoranthene		**0.015**	0.96	µg/g
39	Benzo[ghi]perylene		**0.011**	9.6	µg/g
40	Benzo[k]fluoranthene	<	0.005	0.96	µg/g
41	Chrysene		**0.014**	9.6	µg/g
42	Dibenz[a h]anthracene	<	0.005	0.1	µg/g
43	Fluoranthene		**0.049**	9.6	µg/g
44	Fluorene		**0.036**	62	µg/g
45	Indeno[1 2 3-cd]pyrene		**0.0056**	0.76	µg/g
46	Methlynaphthalene, 2-(1-) ***		**0.59**	76	µg/g
47	Naphthalene		**0.27**	9.6	µg/g
48	Phenanthrene		**0.098**	12	µg/g
49	Pyrene		**0.066**	96	µg/g
50	Barium		**130**	670	µg/g
51	Beryllium		**0.29**	8	µg/g
52	Boron (total)	<	5	120	µg/g
53	Cadmium	<	0.1	1.9	µg/g
54	Chromium Total		**21**	160	µg/g
55	Cobalt		**6.8**	80	µg/g
56	Copper		**16**	230	µg/g
57	Molybdenum		**0.57**	40	µg/g
58	Nickel		**14**	270	µg/g
59	Silver	<	0.2	40	µg/g
60	Thallium		**0.14**	3.3	µg/g
61	Uranium		**0.46**	33	µg/g
62	Vanadium		**30**	86	µg/g
63	Zinc		**41**	340	µg/g

Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)

Ground water

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
1	Bromodichloromethane	<	50	85000	µg/L
2	Dibromochloromethane	<	100	82000	µg/L
3	Sodium		**110,000**	2300000	µg/L
4	Acetone	<	5,000	130000	µg/L
5	Bromomethane	<	5	5.6	µg/L
6	Chlorobenzene	<	50	630	µg/L
7	Dichlorobenzene, 1,2-	<	100	4600	µg/L
8	Dichlorobenzene, 1,3-	<	100	9600	µg/L
9	Dichlorodifluoromethane	<	50	4400	µg/L
10	Dichloroethane, 1,1-	<	50	320	µg/L
11	Dichloroethylene, 1,1-	<	0.5	1.6	µg/L
12	Dichloropropane, 1,2-	<	10	16	µg/L
13	Dichloropropene,1,3-	<	3	5.2	µg/L
14	Methyl Ethyl Ketone	<	3,000	470000	µg/L
15	Methyl Isobutyl Ketone	<	3,000	140000	µg/L
16	Styrene	<	50	1300	µg/L
17	Trichloroethane, 1,1,1-	<	50	640	µg/L
18	Trichlorofluoromethane	<	25	2500	µg/L
19	Vinyl Chloride	<	0.5	0.5	µg/L
20	Acenaphthene		**0.13**	600	µg/L
21	Acenaphthylene		**0.094**	1.8	µg/L
22	Anthracene	<	0.05	2.4	µg/L
23	Benz[a]anthracene	<	0.05	4.7	µg/L
24	Benzo[a]pyrene	<	0.01	0.81	µg/L
25	Benzo[b]fluoranthene	<	0.05	0.75	µg/L
26	Benzo[ghi]perylene	<	0.05	0.2	µg/L
27	Benzo[k]fluoranthene	<	0.05	0.4	µg/L
28	Chrysene	<	0.05	1	µg/L
29	Dibenz[a h]anthracene	<	0.05	0.52	µg/L
30	Fluoranthene	<	0.05	130	µg/L
31	Fluorene		**0.12**	400	µg/L
32	Indeno[1 2 3-cd]pyrene	<	0.05	0.2	µg/L
33	Methlynaphthalene, 2-(1-) ***		**26**	1800	µg/L
34	Naphthalene		**120**	1400	µg/L
35	Phenanthrene		**0.052**	580	µg/L

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Table 1 – Maximum contaminant concentrations compared to applicable site condition standards (Continued)

Ground water

Continued from previous page....

Contaminant name		Maximum concentration		Applicable site condition	Unit of measure
36	Pyrene	<	0.05	68	µg/L
37	Antimony		**0.67**	20000	µg/L
38	Arsenic		**12**	1900	µg/L
39	Selenium	<	2	63	µg/L
40	Barium		**360**	29000	µg/L
41	Beryllium	<	0.5	67	µg/L
42	Boron (total)		**240**	45000	µg/L
43	Cadmium	<	0.1	2.7	µg/L
44	Chromium Total		**7.2**	810	µg/L
45	Cobalt		**0.79**	66	µg/L
46	Copper	<	1	87	µg/L
47	Lead		**2.5**	25	µg/L
48	Molybdenum		**0.99**	9200	µg/L
49	Nickel		**2.3**	490	µg/L
50	Silver	<	0.1	1.5	µg/L
51	Thallium	<	0.05	510	µg/L
52	Uranium		**0.64**	420	µg/L
53	Vanadium		**1.5**	250	µg/L
54	Zinc	<	5	1100	µg/L

See the attached "Table 2, Maximum contaminant concentrations compared to standards specified in a risk assessment" for standards specified in a risk assessment and comparison to maximum concentrations measured on, in or under the record of site condition property.

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Remedial action and mitigation

Remediated soils

Estimated quantities of the soil, if any, originating at and remaining on the record of site condition property that have been remediated, at a location either on or off the property, to reduce the concentration of contaminants in the soil. Indicate the remediation process or processes used and the estimated amount of soil remediated by each identified process.

Soil remediation process	Estimated quantity of soil (in ground-volume in cubic metres)
None	0.0

Description of remediation

Description of any action taken to reduce the concentration of contaminants (including soil removals) on, in or under the record of site condition property.
None

Soil or sediment removed and not returned

Estimated quantities of soil or sediment, if any, removed from and not returned to the record of site condition property.

Estimated quantity of soil (in ground-volume in cubic metres)	0.0
Estimated quantity of sediment (in ground-volume in cubic metres)	0.0

Soil brought to the property

Estimated quantity of the soil, if any, being brought from another property to and deposited at the record of site condition property, not including any soil that may have originated at but been remediated off the record of site condition property and that is identified in section 28 of Schedule A.

Estimated quantity of soil brought to the property (in ground-volume in cubic metres)	0.0

Ground water control or treatment measures

Ground water control or treatment measures that were required for the record of site condition property prior to the certification date for the purpose of submitting the record of site condition for filing.
None

Ground water control or treatment measures that are required for the record of site condition property after the certification date.
None

Estimated volume of ground water, if any, removed from and not returned to the record of site condition property.

Estimated volume of ground water (in litres)	0.0

Other activities including risk management measures

Constructed works that prior to the certification date for the purpose of submitting the record of site condition for filing, were required to control or otherwise mitigate the release or movement of known existing contaminants at the record of site condition property.
N/A

Constructed works that after the certification date, are required to control or otherwise mitigate the release or movement of known existing contaminants at the record of site condition property.
Further details of the plans and works described below are provided in RA 1011-08 and CPU 5225-ADDSRF-B Building Construction: Future building construction must have, as part of their design, a sub slab vapour barrier and active or passive vapour venting system, or other engineered measures, to block potential vapour intrusion of volatile contaminants of concern (COC) in soil and ground water. For the existing building, if any significant changes are planned in the building grade or subgrade structure (e.g. floor slab, foundation, new subsurface utilities) or in the air conditioning and heating system, then potential effects on vapour intrusion of the COCs in soil and ground water must be evaluated. Soil Barrier: Subsurface soils (>1.5 mbgs) are not to be redistributed to the surface on the property, for the protection of ecological receptors from COCs in the soil, therefore, a soil management plan is required for all development/soil works. All utility trenches are to be backfilled with granular material meeting the Table 3 Industrial/Commercial/Community standards for coarse textured soils for depths of 1.5 mbgs and greater. Health and Safety Plan (HASP): A HASP will be developed for the property prior to any intrusive work that may have a potential for workers and/or occupants to come into contact with or be exposed to impacted soil/groundwater. The HASP must be prepared in accordance with Ministry of Labour health and safety regulations and it must address all potential risks identified in the RA. The HASP must be prepared by a suitably qualified individual, trained in industrial hygiene or occupational health and safety, and must include a description of PPE to be worn by outdoor workers when direct contact with ground water may occur. Modified Ecological Protection (MEP) approach: The use of the MEP approach for risk assessment of terrestrial ecological life. Vapour Monitoring Program: A vapour monitoring program will be implemented in the existing building if the ground water concentrations at the property or at the boundary with the adjacent property (1508 Richmond Road) show an upward trend following three consecutive sampling events. A vapour monitoring program will be implemented for any new building constructed at the property to confirm the efficacy of the vapour mitigation system that will be installed. The vapour monitoring program is to continue for a period of two years following new building construction. Also, a monitoring program will be implemented during the construction and post construction phases to assess the integrity of and repair, as required, the vapour barrier.

Monitoring or Maintenance

Soil Management Measures

Soil Management Measures

Soil monitoring requirements or any requirements for care, maintenance or replacement or any monitoring or control works for known existing contaminants, if any, on the record of site condition property, after the certification date.
Soil Management Plan (SMP): A SMP is required during construction or soil works at the property. All work activities that are likely to generate dust, runoff, discharge or other phenomena that may result in direct contact with soil and ground water COCs and pose a risk to on-site and/or off-site receptors will be carefully reviewed. Pooling of ground water within the excavated areas/trenches will require removal and disposal per the applicable regulations. Soil that exceeds Table 3 SCS but is within the PSS for the RA can remain on the property if it is placed at depths greater than 1.5 mbgs. Excavated soil from depths greater than 1.5 mbgs must be stockpiled within designated contaminant zones, with the volume recorded. Soil stockpiles should be covered with low permeability membrane to prevent leachate and runoff. Reporting: Upon completion of any future re-development activities and the implementation of RMM, a site plan must be prepared showing the locations of all vapour barriers on the property. As built drawing must be prepared and submitted to the MECP within 90 days of completion of development The RA Property owner will retain the following at the property, for inspection upon request by a Provincial Officer: A copy of all records relating to the HASP and soil and ground water management plans including dates and duration of work, location and depth of excavation activities, names of the persons preparing and overseeing the plans, and contractors implementing the plans, and the nature of PPE and dewatering methods. A copy of plans or assessments relating to mitigation of contaminant migration through utility conduits installed during site development A copy of all records relating to inspection or maintenance of vapour barriers and the vapour mitigation system A copy of all records relating to evaluation of modifications to the existing building that may affect the vapour intrusion pathway A log of any maintenance efforts carried out to mitigate concerns identified as a result of any monitoring programs and implementation of RMM.

Ground water management measures

Ground water monitoring requirements or requirements for care, maintenance or replacement of any monitoring or control works or known existing contaminants, if any, on the record of site condition property, after the certification date.
Ground water monitoring for protection of receptors both on- and off-Site is required for three years. Semi-annual ground water monitoring and sampling is required, at a selected monitor to verify that concentrations of COC under the building remain constant or decrease over time. A ground water monitoring program for the same purpose is recommended for the adjacent property (1508 Richmond Rd, Ottawa). In the event of an upward trend in COC concentrations in ground water monitors located at 1508 Richmond Road, near the boundary with the RSC property, the MECP will notify the owner of the RSC property of the need to conduct vapour sampling. An annual monitoring report describing the results of all ground water monitoring and, if applicable, sub-slab vapour monitoring during the previous calendar year is required from the property owner by March 3st of each year. A copy of this report shall be kept by the Owner for inspection and be available upon request. The report shall include the minimum information requirements outlined in the CPU. The annual monitoring report will be submitted to the appropriate MECP District office.

Remediated or removed soil, sediment or ground water from near property boundary

Has any soil, sediment or ground water at the record of site condition property that is or was located within 3 metres of the record of site condition property boundary been remediated or removed for the purpose of remediation?	No

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Qualified person's statements and certifications

As the qualified person, I certify that:

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

☑ A phase two environmental site assessment of the record of site condition property, which includes the evaluation of the information gathered from planning and conducting a site investigation, a report, and any updates required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

☑ The information represents the site conditions at the sampling points at the time of sampling only and the conditions between and beyond the sampling points may vary.

☑ As of 2019/03/13, in my opinion, based on the phase one environmental site assessment and the phase two environmental site assessment, and any confirmatory sampling, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the record of site condition property that would interfere with the type of property use to which the record of site condition property will be put, as specified in the record of site condition.

☑ Ground water sampling has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.

☑ I have, within the six months immediately before the submission of this record of site condition, given written notice of intention to apply non-potable ground water site condition standards to the clerk of the local municipality in which the property is located and the clerk of any upper-tier municipality in which the property is located.

☑ As of 2019/03/13, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the record of site condition property meets the applicable full depth generic site condition standards prescribed by section 37 of the regulation for all contaminants prescribed by the regulation in relation to the type of property use for which this record of site condition is filed, except for those contaminants (if any) specified in this record of site condition at Table 2, maximum contaminant concentrations compared to standards specified in a risk assessment.

☑ As of 2019/03/13, the maximum known concentration of each contaminant in soil, sediment and ground water at the record of site condition property for which sampling and analysis has been performed is specified in this record of site condition at Table 1, maximum contaminant concentrations compared to applicable full depth generic site condition standards.

In relation to any contaminant excepted from the certification mentioned above as specified in the record of site condition at Table 2, maximum contaminant concentrations compared to standards specified in a risk assessment, or in relation to any other contaminant that in my opinion is likely to cause an adverse effect:

- ☑ A risk assessment was prepared for the contaminant with respect to the property for which the phase two environmental site assessment was conducted.
- ☑ The Director has accepted the risk assessment under clause 168.5 (1) (a) of the Act.
- ☑ As of 2019/03/13, the property for which the phase two environmental site assessment was conducted meets the standards specified in the risk assessment for the contaminant.

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

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

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

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

of science profession or discipline practising at the same time and in the same or similar location.

I do not hold and have not held and my employer EXP ENERGY SERVICES LTD.

☑ does not hold and has not held a direct or indirect interest in the record of site condition property or any property which includes the record of site condition property and was the subject of a phase one or environmental site assessment or risk assessment upon which this record of site condition is based.

☑ To the best of my knowledge, the certifications and statements in this part of the record of site condition are true as of 2019/03/13.

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

By checking the boxes above, and entering my membership/licence number in this submission, I, SANA KHAN, a qualified person as defined in section 5 of O. Reg. 153/04 am, on 2019/06/18:

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

☑ **I agree**

Additional documentation provided by property owner or agent

The following documents have been submitted to the Ministry of the Environment, Conservation and Parks as part of the record of site condition

Certificate of status or equivalent for the owner
Lawyer's letter consisting of a legal description of the property
Copy of any deed(s), transfer(s) or other document(s) by which the record of site condition property was acquired
A Current plan of survey
Property specific standards
Area(s) of potential environmental concern
Table of current and past uses of the phase one property
Phase 2 conceptual site model
Owner or agent certification statements

10.1.2

As an owner:

1. I acknowledge that the record of site condition will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this record of site condition, including information from the other current owners of the record of site condition property named in this part of the record of site condition and I have obtained all information relevant to this record of site condition of which I am aware.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this record of site condition.
4. To my knowledge, the statements made in this part of the record of site condition are true as of June 14, 2019
5. I have ensured that access to the entire property, including the phase one property, any phase two property and the record of site condition property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

Name of owner: Imperial Oil Limited

Signature: _____ Date signed: June 14, 2019

Name of person signing: Keith Tanner (Area Manager)

I, Keith Tanner, am authorized to and hereby do bind Imperial Oil Limited.