Ontario

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

Summary

Record of site condition number	B-402-6285342689
Date filed to environmental site registry (YYYY/MM/DD)	2024/06/14
Certification date (YYYY/MM/DD)	2023/11/30
Current property use	Residential
Intended property use	Residential
Certificate of property use number	No CPU
Property legal description	See attached lawyer's letter
Property municipal address(es)	167 PARK ST , WATERLOO, ON, N2L 1Y5

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 RSC

Owner name	IRON HORSE TOWNS INC.
Ownership type	Firm, corporation or partnership
Authorized person	Kidus S Tesfamariam
Mailing address	155 Frobisher Dr Suite I-106 Waterloo Ontario
Postal Code	N2V 2E1
Phone	(519) 591-1986
Fax	
Email address	info@mayaconstruction.ca

Record of site condition property location information

Municipal address(es)	167 PARK ST , WATERLOO, ON, N2L 1Y5
Municipality	WATERLOO CITY
Legal description	See attached lawyer's letter
Assessment roll number	031650037000000
Property identifier number(s)	22419-0199(LT)
Horizontal severance	

Record of site condition property geographical references

Coordinate system	UTM
Datum	NAD 83
Zone	Zone 17
Easting	538875.65
Northing	4811775.22

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

As an owner:

☑	I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
☑	I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC and I have obtained all information relevant to this RSC of which I am aware.
☑	I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
☑	To my knowledge, the statements made in this part of the RSC are true as of 2024/06/06.
☑	I have ensured that access to the entire property, including the phase one property, any phase two property and the RSC property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

By checking the box above, I, Kidus S Tesfamariam am on 2024/06/06,

	a.	signing this RSC as an owner;
	b.	making all certifications required of the owner of the RSC property for this RSC; and
	c.	confirming that I have the authority to bind, and hereby do bind IRON HORSE TOWNS INC..

☑ I Agree

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

Qualified person's information

Name	Kinnar Bhatt
Type of licence under Professional Engineers Act	Licence
Licence number	100173565
Qualified person's employer name	GHD LIMITED
Mailing address	455 Phillip ST Waterloo Ontario
Phone	(519) 340-3746
Fax	
Email address	kinnar.bhatt@ghd.com

Municipal information

Local or single-tier municipality	CITY OF WATERLOO
Upper-tier municipality	REGIONAL MUNICIPALITY OF WATERLOO

Ministry of the Environment Conservation and Parks District Office

District office	Guelph
District office address	1 Stone Road W., Guelph ON

Phase one environmental site assessment report

Document used as the phase one environmental site assessment report and updates in submitting the RSC 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 Ontario Regulation (O. Reg.) 153/04)	2023/11/30

Type of Report	Report Title	Date of Report (yyyy/mm/dd)	Author of Report	Name of Consulting Company
Phase One environmental site assessment	Phase One Environmental Site Assessment, Southern Portion of 167 Park Street, Waterloo, Ontario	2023/11/30	Kinnar Bhatt, Gregory R. Brooks	GHD Limited

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

Site condition information

Certification date (YYYY/MM/DD)	2023/11/30
Total area of RSC property (in hectares)	0.05
Number of any previously filed RSC that applies to any part of the RSC property	
Number of any previously filed transition notice that applies to any part of the RSC property	
Soil brought from another property to this RSC property to remain there following the filing of the RSC	No

Qualified person's statements and certifications

As the qualified person, I certify that:

☑	A phase one environmental site assessment of the RSC property, which includes the evaluation of the information gathered from a records review, site reconnaissance, interviews, a report and any updates as required, has been conducted in accordance with the regulation by or under the supervision of a qualified person as required by the regulation.
☑	As of 2023/11/30, no phase two environmental site assessment is required by the regulation for the RSC property and based on the phase one environmental site assessment for the RSC property, in my opinion, it is not necessary for any other reason to conduct a phase two environmental site assessment for the RSC property.
☑	As of 2023/11/30, in my opinion, based on the phase one environmental site assessment, there is no evidence of any contaminants in the soil, ground water or sediment on, in or under the RSC property that, if the RSC property were put to any of the types of property uses listed in subsection 1 (2) of the regulation, are likely to interfere with any of those types of property uses.
☑	I am a qualified person and have the qualifications required by section 5 of the regulation.
☑	I have in place an insurance policy that satisfies the requirements of section 7 of the regulation.
☑	I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
☑	The opinions expressed in this RSC 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 practicing at the same time and in the same or similar location.
☑	I do not hold and have not held, and my employer does not hold and has not held, a direct or indirect interest in the RSC property or any property which includes the RSC property and was the subject of a phase one or two environmental site assessment or risk assessment upon which this RSC is based.
☑	To the best of my knowledge, the certifications and statements in this part of the RSC are true as of 2023/11/30.
☑	By signing this RSC, I make no express or implied warranties or guarantees.

By checking the boxes above, and entering my membership/licence number in this submission, I, Kinnar Bhatt, a qualified person under section 5 of O.Reg. 153/04 am, on ,

	a.	signing this RSC submission as a qualified person; and
	b.	making all certifications required as a qualified person for this RSC

☑ 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 RSC

A current plan of survey
Certificate of Status or equivalent for the owner
Copy of any deed(s), transfer(s) or other document(s) by which the record of site condition property was acquired
Lawyer's letter consisting of a legal description of the property
Phase One conceptual site model
Table of current and past uses of the Phase One property