

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

Summary

Registration Number	45467
Status	Submitted
Submit Date	2008/09/05
Certification Date	2008/04/11
Current Property Use	Industrial
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Standards	Full Depth Site Conditions Standard, with Nonpotable Ground Water, Coarse Textured Soil, for Residential/Parkland/Institutional property use with Risk Assessment
Property Municipal Address	Former Collingwood Shipyards, Collingwood, Ontario

Notice to Readers Concerning Due Diligence

This record of site condition has been filed on the Environment Site Registry to which the public has access and which 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.

Contents of this Record of Site Condition

This record of site condition consists of this document which is available to be printed directly from the Environmental Site Registry as well as all documentation indicated in this document to have been submitted in paper format to the Ministry of the Environment.

Definitions

The following definitions are taken from the *Environmental Protection Act* or Regulation 153/04 under that Act and are included for ease of reference. The Act and Regulation should be referenced for other applicable definitions.

In this Record of Site Condition,

"Act" means the *Environmental Protection Act*, as amended;

"Cleanup Guideline 1996" means the Ministry publication entitled "Guideline for Use at Contaminated Sites in Ontario" originally dated June 1996 and later revised;

"Intended property use", in relation to a record of site condition, means the type of property use in respect of which the record of site condition is filed;

"phase one environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"phase two environmental site assessment" has the same meaning as defined in the Act at s. 168.1;

"Regulation" means Ontario Regulation 153/04, Records of Site Condition Part XV.1 of the Act, as amended;

"risk assessment" has the same meaning as defined in the Act at s. 168.1;

"RSC" means a record of site condition under Part XV.1 of the Act;

"RSC property", in relation to a record of site condition, means the property in respect of which the record of site condition is filed;

"SSRA" means a site specific risk assessment conducted in accordance with the Cleanup Guideline 1996.

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

Information about the owner who is filing or authorizing the filing of the RSC

Owner Name	F.S. Collingwood Development Ltd.
Corporate Contact (Authorized Officer)	Madeline Barton
Mailing Address	141 LAKESHORE RD E MISSISSAUGA, ON, L5G 1E8
Phone	416-7479661
Fax	416-7479899
Email	mbarton@framgroup.com

RSC Property Location Information

Municipal Address	Former Collingwood Shipyards, Collingwood, Ontario
Municipality	COLLINGWOOD

<p>Legal Description</p>	<p>PIN 58287-0065(LT) PART OF PARCEL A-1, SECTION 51-224; LOT G N/S HURON STREET, PLAN 282 COLLINGWOOD; LOT H N/S HURON STREET, PLAN 282 COLLINGWOOD; LOT I N/S HURON STREET, PLAN 282 COLLINGWOOD; LOT J N/S HURON STREET, PLAN 282 COLLINGWOOD; PART OF LOT F N/S HURON STREET, PLAN 282 COLLINGWOOD; PART ST. PAUL STREET, PLAN 282 COLLINGWOOD; PART OF LOT 44 CONCESSION 8 NOTTAWASAGA, DESIGNATED AS PARTS 5, 9, 21, 22, 23, 24 AND 25, PLAN 51R-34584; T/W PART 27 AND 28, PLAN 51R-34584 AS IN RO1465690; S/T RO1467463, RO193072; COLLINGWOOD; T/W AN EASEMENT OVER PARTS 3 AND 4 ON PLAN 51R-34584, AS IN INSTRUMENT NO. SC658915, BEING THE WHOLE OF THE PIN; PART OF PIN 58287-0094(LT) PART OF PARCEL A-1, SECTION 51-224; PART OF LOT 44 CONCESSION 8 NOTTAWASAGA; PART OF LOT 44 CONCESSION 9 NOTTAWASAGA; PART WATER LOT IN FRONT OF LOT 44 CONCESSION 8 NOTTAWASAGA; PART WATER LOT IN FRONT OF LOT 44 CONCESSION 9 NOTTAWASAGA; PART ROAD ALLOWANCE BETWEEN CONCESSION 8 AND 9 NOTTAWASAGA; PART OF LOT A PLAN 224 COLLINGWOOD; PART OF LOT B PLAN 224 COLLINGWOOD; PART OF LOT C PLAN 224 COLLINGWOOD; PART OF LOT D PLAN 224 COLLINGWOOD; PART OF LOT E PLAN 224 COLLINGWOOD; PART ST. PAUL STREET, PLAN 282 COLLINGWOOD; WHARF RESERVE PLAN 489 COLLINGWOOD; LOT 1 W/S WHARF RESERVE PLAN 489 COLLINGWOOD; LOT 2 W/S WHARF RESERVE PLAN 489 COLLINGWOOD; LOT 3 W/S WHARF RESERVE PLAN 489 COLLINGWOOD; LOT 4 W/S WHARF RESERVE PLAN 489 COLLINGWOOD; LOT 75 W/S WHARF RESERVE PLAN 489 COLLINGWOOD; LOT 76 W/S WHARF RESERVE PLAN 489 COLLINGWOOD; LOT 1 E/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 2 E/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 3 E/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 4 E/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 5 E/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 6 E/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 7 E/S PINE STREET, PLAN 489 COLLINGWOOD; PART OF LOT 8 E/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 75 E/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 76 E/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 77 E/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 78 E/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 79 E/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 1 W/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 2 W/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 3 W/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 4 W/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 5 W/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 6 W/S PINE STREET, PLAN 489 COLLINGWOOD; PART OF LOT 7 W/S PINE STREET, PLAN 489 COLLINGWOOD; PART OF LOT 8 W/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 75 W/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 76 W/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 77 W/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 78 W/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 79 W/S PINE STREET, PLAN 489 COLLINGWOOD; LOT 1 E/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 2 E/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 3 E/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 4 E/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 5 E/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 6 E/S MAPLE STREET, PLAN 489 COLLINGWOOD; PART OF LOT 7 E/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 75 E/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 76 E/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 77 E/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 78 E/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 79 E/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 1 W/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 2 W/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 3 W/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 4 W/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 5 W/S MAPLE STREET, PLAN 489 COLLINGWOOD; PART OF LOT 6 W/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 75 W/S MAPLE STREET, PLAN</p>
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489 COLLINGWOOD; LOT 76 W/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 77 W/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 78 W/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 79 W/S MAPLE STREET, PLAN 489 COLLINGWOOD; LOT 1 E/S BEECH STREET, PLAN 489 COLLINGWOOD; LOT 2 E/S BEECH STREET, PLAN 489 COLLINGWOOD; LOT 3 E/S BEECH STREET, PLAN 489 COLLINGWOOD; LOT 4 E/S BEECH STREET, PLAN 489 COLLINGWOOD; LOT 5 E/S BEECH STREET, PLAN 489 COLLINGWOOD; PART OF LOT 6 E/S BEECH STREET, PLAN 489 COLLINGWOOD; LOT 75 E/S BEECH STREET, PLAN 489 COLLINGWOOD; LOT 76 E/S BEECH STREET, PLAN 489 COLLINGWOOD; LOT 77 E/S BEECH STREET, PLAN 489 COLLINGWOOD; LOT 78 E/S BEECH STREET, PLAN 489 COLLINGWOOD; LOT 79 E/S BEECH STREET, PLAN 489 COLLINGWOOD; PART BED OF GEORGIAN BAY IN FRONT OF LOT 44 CONCESSION 9 NOTTAWASAGA; PART 12.19 FT LANE PLAN 224 COLLINGWOOD ADJACENT TO LOT A, B, C, D AND E; PART BAY STREET, PLAN 282 COLLINGWOOD; PART MANITOU STREET, PLAN 489 COLLINGWOOD; PART PINE STREET, PLAN 489 COLLINGWOOD; PART MAPLE STREET, PLAN 489 COLLINGWOOD; PART BEECH STREET, PLAN 489 COLLINGWOOD; PART WATER LOT IN FRONT OF HURONTARIO STREET, PLAN 282 COLLINGWOOD; PART WATER LOT IN FRONT OF ST. PAUL STREET, PLAN 282 COLLINGWOOD; LOT 5 W/S HURONTARIO STREET, PLAN 489 COLLINGWOOD; LOT 6 W/S HURONTARIO STREET, PLAN 489 COLLINGWOOD; PART OF LOT 7 W/S HURONTARIO STREET, PLAN 489 COLLINGWOOD; PART OF LOT 8 W/S HURONTARIO STREET, PLAN 489 COLLINGWOOD, DESIGNATED AS PARTS 1, 2, 6, 7, 8, 10, 20 AND 26, PLAN 51R-34584; T/W PART 27 AND 28, PLAN 51R-34584 AS IN RO1465690; S/T RO1467463, RO786347E; COLLINGWOOD; T/W AN EASEMENT OVER PARTS 3 AND 4 ON PLAN 51R-34584, AS IN INSTRUMENT NO. SC658915; PIN 58287-0093 (LT) PART OF PARCEL A-2, SECTION 51-224; PART OF LOT 44 CONCESSION 8 NOTTAWASAGA; PART OF LOT A PLAN 224 COLLINGWOOD; PART OF LOT B PLAN 224 COLLINGWOOD; PART OF LOT C PLAN 224 COLLINGWOOD; PART OF LOT D PLAN 224 COLLINGWOOD; PART OF LOT E PLAN 224 COLLINGWOOD; PART 12.19 FT LANE PLAN 224 COLLINGWOOD ADJACENT TO LOTS A, B, C, D AND E; PART ST. PAUL STREET, PLAN 282 COLLINGWOOD AS CLOSED BY BY-LAW NOS. 604 AND 616, DESIGNATED AS PARTS 1, 2, 3, 4, 5 AND 6, PLAN 51R-34647; T/W PART 7, 8 AND 9, PLAN 51R-34647 AS IN RO1465690; S/T RO1467463; COLLINGWOOD; T/W AN EASEMENT OVER PARTS 3 AND 4 ON PLAN 51R-34584, AS IN INSTRUMENT NO. SC658915, BEING THE WHOLE OF THE PIN; and PIN 58287-0097 (LT) PART OF PARCEL A-2, SECTION 51-224; PART OF LOT 6 E/S BEECH STREET, PLAN 489 COLLINGWOOD; PART OF LOT 6 W/S MAPLE STREET, PLAN 489 COLLINGWOOD; PART OF LOT 7 W/S MAPLE STREET, PLAN 489 COLLINGWOOD; PART OF LOT 7 E/S BEECH STREET, PLAN 373 COLLINGWOOD, DESIGNATED AS PARTS 10 AND 11, PLAN 51R-34647; T/W PART 7, 8 AND 9, PLAN 51R-34647 AS IN RO1465690; S/T RO1467463; COLLINGWOOD; T/W AN EASEMENT OVER PARTS 3 AND 4 ON PLAN 51R-34584, AS IN INSTRUMENT NO. SC658915, BEING THE WHOLE OF THE PIN. THE RSC COVERS ONLY: PIN 58287-0065(LT) PART OF PARCEL A-1, SECTION 51-224; LOT G N/S HURON STREET, PLAN 282 COLLINGWOOD; LOT H N/S HURON STREET, PLAN 282 COLLINGWOOD; LOT I N/S HURON STREET, PLAN 282 COLLINGWOOD; LOT J N/S HURON STREET, PLAN 282 COLLINGWOOD; PART OF LOT F N/S HURON STREET, PLAN 282 COLLINGWOOD; PART ST. PAUL STREET, PLAN 282 COLLINGWOOD; PART OF LOT 44 CONCESSION 8 NOTTAWASAGA, DESIGNATED AS PARTS 5, 9, 21, 22, 23, 24 AND 25, PLAN 51R-34584; T/W PART 27 AND 28, PLAN 51R-34584 AS IN RO1465690; S/T RO1467463, RO193072; COLLINGWOOD; T/W AN EASEMENT OVER PARTS 3 AND 4 ON PLAN 51R-34584, AS IN INSTRUMENT NO. SC658915, BEING THE WHOLE OF THE PIN. PIN 58287-0127 (LT) (formerly PART OF PIN 58287-0094(LT) in Deed No. SC658915) PART OF

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Assessment Roll Number	
Property Identification Number (PIN)	PIN 58287-0065(LT); PIN 58287-0127 (LT) (formerly PART OF PIN 58287-0094(LT) in Deed No. SC658915); PIN 58287-0093 (LT);
RSC applies to entire legal property	NO

RSC Property Geo Reference

UTM Coordinates	NAD83 17-462195-4928129
Latitude & Longitude	44.50549020N 81.47559260W (converted from UTM)
Accuracy Estimate	11 to 20 meters
Measurement Method	Digitized from a map

RSC 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	Industrial
Intended Property Use	Residential
Certificate of Property Use has been issued under section 168.6 of the Act	NO

Additional Documentation Provided by Property Owner or Agent

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

1	Deed or Transfer for the property
2	Certificate of Status
3	Survey of the property

Signature and Statements of Property Owner or Agent

As an authorized officer acting on behalf of the owner of the RSC property:

1. I acknowledge that the RSC will be filed in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
4. To my knowledge, the statements made in this part of the RSC are true as of September 5, 2008

As an authorized officer making the certifications on behalf of the owner:

1. I certify that I have been authorized by the owner of the RSC property to make the statements prescribed by this section on their behalf and that the owner of the RSC property has read and understands the statements being made on their behalf.

Name of Authorized Officer Madeline L. Barton Signature Madeline L. Barton September 5, 2008

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.

Part 2 List of Reports, Summary of Site Conditions, Qualified Person's Certifications

Qualified Person Information

Name	David A MacGillivray
Company	Terraprobe Limited
Job Title	
Business Address	10 BRAM CRT BRAMPTON, ON, L6W 3R6
Phone	905-7962650
Fax	905-7962250
Email	dave@terraprobe.ca

Additional Documentation Provided by the Qualified Person

The following documents have been submitted to the Ministry of the Environment as part of the record of site condition:

1	Certificate of Status in relation to the employer of the qualified person
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Municipal Information

Local or Single-Tier Municipality

Municipality	COLLINGWOOD
Municipal Clerk	Mr. Gordon Norris
Address	97 HURONTARIO ST COLLINGWOOD, ON, L9Y 2L9
Phone	705-4452448
Fax	
Email	townhall@collingwood.ca

Upper Tier Municipality

Municipality	SIMCOE
Municipal Clerk	Mr. Glen Knox
Address	1110 Highway 26, Midhurst, Ontario L0L 1X0
Phone	705-7269300x1246
Fax	
Email	Glen.Knox@simcoe.ca

Ministry of the Environment District Office

District Office	BARRIE
District Office Address	Suite 1203 54 Cedar Pointe DR Barrie, ON, L4N 5R7

Reports Supporting Record of Site Condition

The following types of assessments have been conducted in support of this record of site condition:

Ontario Ministry of the Environment - Record of Site Condition #45467

- A phase one environmental site assessment
- A phase two environmental site assessment
- A risk assessment that has been accepted by the Ministry of the Environment

Previous RSCs applying to any part of the RSC property

Acknowledgement Date	RSC/TRN Number
2006/10/26	5702

Previous risk assessments or SSRA applying to any part of the RSC property

Assessments or other reports have been relied upon in certifying the information set out in this Part

Date	Report Title	Report Type	Author	Affiliation
2008/08/18	Remediation Report, Development Site, Former Collingwood Shipyards, Collingwood, Ontario. Terraprobe File 1-01-0400	Others	Paul Bowen, David MacGillivray	Terraprobe Limited
2006/01/26	Response to Comments by Ministry of Environment on Risk Assessment for Former Collingwood Shipyard Site Collingwood, Ontario RA807-05, December 7, 2005	Risk Assessment	Paul Bowen, David MacGillivray, Ron Pearson, Cindy Smith	Terraprobe Limited & GlobalTox Consultants
2005/10/03	Summary of Phase I, II, and Subsurface Investigations, Collingwood Shipyards, Collingwood, Ontario	Phase 1 and 2 ESA	Paul Bowen, David MacGillivray	Terraprobe Limited
2005/10/03	Risk Assessment for the Development Lands of the Former Collingwood Shipyards Site Collingwood, Ontario	Risk Assessment	Paul Bowen, David MacGillivray, Ron Pearson, Cindy Smith	Terraprobe Limited & GlobalTox Consultants
2005/09/12	Site Characterization Report, Former Collingwood Shipyards, Collingwood, Ontario. Prepared for CSL Equity Investments Limited, File 1-01-0400	Others	Paul Bowen, David MacGillivray	Terraprobe Limited
2003/04/02	Status Report as of April 2, 2003, Subsurface Soil Investigation and Site Remediation Activities, CSL Collingwood Shipyards - Collingwood, Ontario	Others	Bruce A. Brown	Bruce A. Brown Associates Limited
2000/07/10	Supplemental Borehole Subsurface Assessment, CSL Collingwood Shipyards, Collingwood, Ontario	Others	Bruce A. Brown	Bruce A. Brown Associates Limited
1997/08/25	Phase I Environmental	Phase 1 ESA	Bruce A. Brown	Bruce A. Brown

Ontario Ministry of the Environment - Record of Site Condition #45467

Date	Report Title	Report Type	Author	Affiliation
	Assessment Update for CSL Collingwood Shipyards, Collingwood, Ontario			Associates Limited
1994/08/16	Former Underground Fuel Tanks and Soils Removal for Collingwood Shipyards, Collingwood	Others	Bruce A. Brown	Wastestreams
1993/08/16	Supplementary Environmental Testing and Identification of Remediation Areas for CSL Collingwood Shipyards - Summary Report	Others	Bruce A. Brown	Wastestreams
1993/08/06	Supplementary Environmental Testing for CSL Collingwood Shipyards	Others	Bruce A. Brown	Wastestreams
1991/03/07	Phase I Environmental Investigation of Collingwood Shipyards & History of the Collingwood Shipyards. Ref. No. 778	Phase 1 ESA	Anthony J. Cruthcher	Conestoga Rovers & Associates
1990/09/14	Canada Steamship Lines Site Remediation Report. Draft Copy	Others	Mr. G. Rupke	Rupke & Associates Ltd.

Site Condition Information

Total area of the RSC property (in hectares)	11.47
Phase Two Environmental Site Assessment applies to the entire RSC property	YES
A Risk Assessment has been prepared and accepted by the Director in support of this RSC	YES
Risk Assessment Number	RA807-04B
Environmentally Sensitive Area	Yes
Sediment Present	N
Soil Texture	Coarse
Assessment/Restoration Approach	Full Depth
Property Use for Site Condition Standards Determination	Residential/Parkland/Institutional
Ground Water Condition	Nonpotable
Contaminant testing on the Ground Water	Y
Local Municipality Non-Potable Water Notification Date	2005/11/25
Upper Tier Municipality Non-Potable Water Notification Date	2005/11/25
Certification Date	2008/04/11

The applicable site condition standards applied for the purpose of this record of site condition are: Full Depth Site Conditions Standard, with Nonpotable Ground Water, Coarse Textured Soil, for Residential/Parkland/Institutional property use with Risk Assessment.

Final RSC Property Profile - Site Condition Standards

Soil

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
No Measurements Provided			

Sediment

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
No Measurements Provided			

Ground Water

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
No Measurements Provided			

Final RSC Property Profile - Risk Assessment Standards

Soil

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure	
ACENAPHTHENE	2.2	130	µg/g	
ACENAPHTHYLENE	0.37	84	µg/g	
ACETONE	0.095	0.38	µg/g	
ANTHRACENE	2.67	2.8	µg/g	
ANTIMONY	6	13	µg/g	
ARSENIC	12.8	20	µg/g	
BARIUM	281	750	µg/g	
BENZENE	0.011	5.3	µg/g	
BENZO(A)ANTHRACENE	7.9	17	µg/g	
BENZO(A)PYRENE	0.78	1.2	µg/g	
BENZO(B)FLUORANTHENE	5.7	12	µg/g	
BENZO(G,H,I)PERYLENE	3.16	5.3	µg/g	
BENZO(K)FLUORANTHENE	2.1	12	µg/g	
BERYLLIUM	1	1.2	µg/g	
BORON (AVAILABLE)	1.26	1.5	µg/g	
BROMOMETHANE	<	0.009	0.061	µg/g
CADMIUM	2.8	12	µg/g	
CARBON TETRACHLORIDE	<	0.004	0.1	µg/g
CHROMIUM (TOTAL)	67.7	750	µg/g	
CHROMIUM (VI)	4.6	8	µg/g	

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Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
CHRYSENE	4.85	10	µg/g
COBALT	12.7	40	µg/g
COPPER	194	225	µg/g
CYANIDE (FREE)	10	100	µg/g
DIBENZO(A,H)ANTHRACENE	0.84	1.2	µg/g
DICHLOROETHANE, 1,2-	<	0.022	µg/g
DICHLOROETHYLENE, 1,1-	<	0.0024	µg/g
DICHLOROPROPANE, 1,2-	<	0.019	µg/g
ELECTRICAL CONDUCTIVITY	0.699	0.7	µg/g
ETHYLBENZENE	0.014	290	µg/g
ETHYLENE DIBROMIDE	<	0.0056	µg/g
FLUORANTHENE	11.8	40	µg/g
FLUORENE	0.98	35	µg/g
INDENO(1,2,3-CD)PYRENE	4.27	7	µg/g
LEAD	188	200	µg/g
MERCURY	1.68	10	µg/g
METHYLENE CHLORIDE	<	110	µg/g
METHYLNAPHTHALENE, 2-	0.017	160	µg/g
MOLYBDENUM	4	40	µg/g
NAPHTHALENE	2	40	µg/g
NICKEL	31.4	150	µg/g
PETROLEUM HYDROCARBONS F4 (>C34)	2600	2800	µg/g
PHENANTHRENE	4.37	15	µg/g
POLYCHLORINATED BIPHENYLS	0.26	1	µg/g
PYRENE	10.6	25	µg/g
SELENIUM	1.6	10	µg/g
SILVER	2.3	20	µg/g
SODIUM ADSORPTION RATIO (SAR)	4.32	5	µg/g
TETRACHLOROETHANE, 1,1,1,2-	<	0.019	µg/g
TETRACHLOROETHANE, 1,1,2,2-	<	0.037	µg/g
TETRACHLOROETHYLENE	<	0.45	µg/g
THALLIUM	4.1	4.1	µg/g
TOLUENE	0.07	34	µg/g
TRICHLOROETHANE, 1,1,2-	<	2.3	µg/g
TRICHLOROETHYLENE	0.006	1.1	µg/g
VANADIUM	60.5	200	µg/g
VINYL CHLORIDE	<	0.003	µg/g
ZINC	527	600	µg/g

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Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
DICHLOROPROPENE, CIS-1,3-	< 0.004	0.0066	µg/g
DICHLOROPROPENE, TRANS-1,3-	< 0.002	0.0066	µg/g
PETROLEUM HYDROCARBONS F1 (minus BTEX)	< 27	30	µg/g
PETROLEUM HYDROCARBONS F2 (minus NAPHTHALENE)	< 90	150	µg/g
PETROLEUM HYDROCARBONS F3 (minus PAHs)	< 310	400	µg/g

Sediment

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
No Measurements Provided			

Ground Water

Contaminant Name	Maximum Concentration	Applicable Standard	Unit of Measure
ARSENIC	1.33	48	µg/l
BORON	1100	50000	µg/l
CHROMIUM (TOTAL)	11	200	µg/l
COBALT	7.53	10	µg/l
COPPER	1.6	2.3	µg/l
NAPHTHALENE	0.2	620	µg/l
PHENANTHRENE	< 0.2	6.3	µg/l
PYRENE	< 0.2	4	µg/l
SELENIUM	4.25	5	µg/l
THALLIUM	< 0.36	40	µg/l
TOLUENE	0.4	5900	µg/l
VANADIUM	6.85	20	µg/l
VINYL CHLORIDE	0.43	0.5	µg/l
ZINC	89.1	110	µg/l

Remedial Action and Mitigation

Remediated Soils

Estimate of quantities of soil, if any, originating and remaining on the RSC property that have been remediated, at a location either on or off the RSC property, to reduce the concentration of contaminants in the soil.

Soil Remediation Process	Estimated Quantity of Soil (in-situ cubic meters)
No Remediation Provided	

Removed Soils

Estimated quantity of soil or sediment, if any, removed from and not returned to the RSC property (in-situ cubic meters):
141500

Deposited Soils

Estimated quantity of soil or sediment, if any, being brought to and deposited at the RSC property not including any soil that has been remediated off the RSC property (identified in the Soil Remediation Process above) (in-situ cubic meters):
40000

Remediated or Removed Soil From Near Property Boundary

Has any soil, sediment or ground water at the RSC property that is or was located within 3 meters of the RSC property boundary been remediated or removed for the purpose of remediation: **YES**

Ground Water Control or Treatment Measures

Ground Water Control or treatment measures that were required for the RSC property prior to the certification date for the purpose of filing the RSC:

Limited ground water remediation was required at one location between the former launch basin and dry-dock. This was completed through the excavation of a sump and extraction of ground water. Approximately 50 m³ of water was removed by vacuum truck.

Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:

None

Other Activities Including Risk Management Measures

Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that were required for the RSC property prior to the certification date for the purpose of filing the RSC:

No constructed works were required to control or otherwise mitigate release or movement of known existing contaminants. The Ministry of the Environment (SDB Branch) has approved filing of the RSC using "Full Depth Site Condition Standards" developed by completing a Risk Assessment (RA). This was completed instead of using "Background Site Condition Standards" for a Sensitive Site (the property is considered sensitive because it is located within 30 m of a water body). The RA does not include any applicable standards above the Table 3 standards.

Other than the activities identified above, constructed works to control or otherwise mitigate release or movement of known existing contaminants that are required for the RSC property after the certification date:

None

Monitoring or Maintenance

Soil monitoring requirements, or any requirements for care, maintenance, or replacement of any monitoring control works, for known existing contaminants, if any, on the RSC property, after the certification date:

None

Ground Water monitoring requirements, or any requirements for care, maintenance, or replacement of any monitoring control works, for known existing contaminants, if any, on the RSC property, after the certification date:

None

Certifications

As the qualified person, and in relation to this Part of the RSC, I certify that:

1. A phase one environmental site assessment of the RSC property, which includes the evaluation of the information

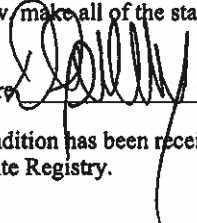
- gathered from a records review, site visit and interviews, has been conducted in accordance with the Regulation by or under the supervision of a qualified person as required by the Regulation.
2. I have conducted or supervised a phase two environmental site assessment, which includes the evaluation of information gathered through the sampling and analysis of soil and other site investigation or assessment activities, of all or part of the RSC property with respect to one or more contaminants, in accordance with the Regulation.
 3. 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.
 4. As of 2008/04/11, 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 RSC property that would interfere with the type of property use to which the RSC property will be put, as specified in the RSC.
 5. If non-potable ground water standards have been applied,
 - a. I have 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.
 - b. The owner of the property has informed me that either,
 - i. the owner did not receive a notice of objection from either the local municipality or the upper-tier municipality within 30 days of the municipality or upper-tier municipality receiving the notice described in paragraph a, or
 - ii. after receiving a notice of objection from the municipality, the municipality has withdrawn its objection and given written consent to the application of non-potable ground water standards.
 - c. I did not receive a notice of objection from either the local municipality or the upper-tier municipality within 30 days of the municipality receiving the notice described in paragraph a, or, after I received a notice of objection from the municipality, the municipality gave written consent to the application of non-potable ground water standards.
 6. As of 2008/04/11, in my opinion, based on the phase one and phase two environmental site assessments and any confirmatory sampling, the RSC property meets the applicable Full Depth 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 RSC is filed, except for those contaminants (if any) specified in this RSC at Part 2, Final RSC Property Profile - Risk Assessment Standards.
 7. As of 2008/04/11, the maximum known concentration of each contaminant in soil, sediment and ground water at the RSC property for which sampling and analysis has been performed is specified in this RSC at Final RSC Property Profile.
 8. In relation to any contaminant excepted from the certification mentioned above and as specified in this RSC at Part 2, Final RSC Property Profile - Risk Assessment Standards, or in relation to any other contaminant that in my opinion is likely to cause an adverse effect:
 - a. A risk assessment was prepared for the contaminant with respect to the property for which the phase two environmental site assessment was conducted.
 - b. The Director has accepted the risk assessment under clause 168.5 (1) (a) of the Act.

- c. As of 2008/04/11, the property for which the phase two environmental site assessment was conducted meets the standards specified in the risk assessment for the contaminant.

As the qualified person, and in relation to this Part of the RSC, I also certify that:

1. I am a qualified person and have the qualifications required by section 5 of the Regulation.
2. I have in place an insurance policy that satisfies the requirements of section 7 of the Regulation.
3. I acknowledge that the RSC will be filed 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.
4. 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 practising at the same time and in the same or similar location.
5. To the best of my knowledge, the certifications and statements in this part of the RSC are true as of 2008/04/11.
6. By signing this RSC, I make no express or implied warranties or guarantees.

I, the qualified person named below, on the date stated below, make all of the stated certifications applicable to the qualified person in this Part of the record of site condition.

Name of Qualified Person DAVID MACGILLIVER Signature  Date 5 September 2008

A signed and dated copy of this Part of the record of site condition has been received by the Ministry of the Environment prior to the filing of this record of site condition in the Environmental Site Registry.

Record of Site Condition Filing Form

IMPORTANT notes for submission of Record of Site Condition (RSC) to Ministry of the Environment (MOE):

After completing RSC on Brownfields website, ensure that a signed copy of RSC is submitted to MOE.

Print the downloaded version of RSC in PDF.

Ensure that footer of each page of RSC detail indicates that the RSC is on "Submitted" status.

Forward the signed copy of PDF file together with the additional documentation listed under sections:

- Additional Documentation Provided by Property Owner or Agent
- Additional Documentation Provided by Qualified Person

The forwarding address and fax information for MOE office is:

**Ministry of the Environment
Environmental Assessment and Approval Branch
2 St. Clair Avenue West, Floor 12 A
Toronto, Ontario M4V 1L5**

Fax Number: 416-314-6810