

Ontario Ministry of the Environment - Record of Site Condition # 202008

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

Summary

Record of Site Condition Number	202008
Date Filed to Environmental Site Registry	22/02/2012
Certification Date	28/10/2011
Current Property Use	Agricultural/Other
Intended Property Use	Residential
Certificate of Property Use Number	No CPU
Applicable Site Condition Standards**	ESA Phase 1
Property Municipal Address	1334 Fourth Line L9T 6J2

Notice to Readers Concerning Due Diligence

This record of site condition 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 record of site condition consists (RSC) 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.

RSC Information

Each field marked by an asterisk (*) must be completed. *

Is the property used, or has it ever been used, in whole or in part for an industrial use or as a garage;
a bulk liquid dispensing facility, including a gasoline outlet; or for the operation of dry cleaning equipment? *

Yes

No

During a phase one environmental site assessment of the property, was a potentially contaminating activity identified on, in or under the property? *

Yes

No

Select Type of RSC *

Phase 1 RSC

Phase 1 and 2 RSC

Phase 1 and 2 RSC with RA

Owner Information

Owners' General Information

Submitting Owner's Information

RSC Property Information

Environmental Condition

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Owner's Information

Owners' General Information

Is the submitting owner(s) a Receiver for the Property? *

Yes

No

Is the submitting owner(s) represented by an Agent? *

Yes

No

Owner Information

- Owners' General Information
- Submitting Owner's Information**

- RSC Property Information
- Environmental Condition
- ESA Information
- QP Profile Information
- Certification Statement
- Supporting Documents

Owner's Information

Submitting Owner's Information

Type of Owner *	Owner Name *		
Firm, Corporation or Partnership	Mattamy (Brownridge) Limited		
Street Number *	Street Name *	Apt No. /RR No.	
2360	Bristol Circle		
City, Town or Village *	Province *	Postal Code *	Country
Oakville	Ontario	L6H 6M5	Canada

Submitting Owner's Contact Information

Contact First Name *	Contact Last Name *	
Frank	Doracin	
Phone Number * (including area code)	Fax Number (including area code)	Email Address
(905) 829-2424		

Owner Information

RSC Property Information

- Property Address**
- Municipality Information
- Property Reference Number
- Geographical Reference/Area of RSC Property
- Previously Filed RSC(s) and TN(s)

Environmental Condition

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

RSC Property Information

Property Address

Does the Property have a Municipal Address? *

- Yes
- No

Is the property administered by MNR under the Public Lands Act? *

- Yes
- No

Street Number *	Street Name *	Apt No. /RR No.
1334	Fourth Line	

City, Town or Village *	Province *	Postal Code *
Milton	Ontario	L9T 6J2

Owner Information

RSC Property Information

Property Address

Municipality Information

Property Reference Number

Geographical Reference/Area of RSC Property

Previously Filed RSC(s) and TN(s)

Environmental Condition

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Municipality & Property Address Information

Municipality Information

Lower or Single Tier Municipality *

Milton

[Click here to view the list of municipalities](#)

Tier of Municipality

Upper Tier Municipality

Lower Tier

Halton

The District Office of MOE *

Halton-Peel District Office

Address of District Office of MOE

4145 North Service Road, Suite 300, Burlington
ON L7L 6A3

Owner Information

RSC Property Information

Property Address

Municipality Information

Property Reference Number

Geographical Reference/Area of RSC Property

Previously Filed RSC(s) and TN(s)

Environmental Condition

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Municipality & Property Address Information

Property Reference Number

Assessment Roll Number

Property Identifier Number (PIN #)

Owner Information

RSC Property Information

Property Address

Municipality Information

Property Reference Number

Geographical Reference/Area of RSC Property

Previously Filed RSC(s) and TN(s)

Environmental Condition

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Geo Reference & Other Properties Details

Geographical References

UTM Coordinates

Datum

NAD 83

Zone *

17

Easting *

595,034.33

Northing *

4,818,154.93

Area of RSC Property

Total Area of RSC Property in Hectares *

40.5

Owner Information

RSC Property Information

- Property Address
- Municipality Information
- Property Reference Number
- Geographical Reference/Area of RSC Property

Previously Filed RSC(s) and TN(s)

- Environmental Condition
- ESA Information
- QP Profile Information
- Certification Statement
- Supporting Documents

Previous Submission Information

Previously Filed Record of Site Condition Number:

Previously Filed Transition Notice Number:

Owner Information

RSC Property Information

Environmental Condition

Risk Assessment Information

Property Use and Certification
Date

Additional Information

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Risk Assessment Information

Has a Certificate of Property Use (CPU) been issued under section 168.6 of the Act for the RSC property?

Yes

No

Owner Information

RSC Property Information

Environmental Condition

Risk Assessment Information

Property Use and Certification Date

Additional Information

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Property Use and Certification Date

Current Property Use and Certification Date

What is the current use of the property? *

Agricultural/Other

Certification Date *

2011/10/28

Owner Information

RSC Property Information

Environmental Condition

Risk Assessment Information

Property Use and Certification
Data

Additional Information

ESA Information

QP Profile Information

Certification Statement

Supporting Documents

Additional Information

What is the intended use of the property? *

Residential

Is Soil brought from another property to this RSC property to remain there following filing of RSC? *

Yes

No

Owner Information

RSC Property Information

Environmental Condition

ESA Information

Phase One ESA Reports

Phase One Reports and Other Documents

QP Profile Information

Certification Statement

Supporting Documents

ESA Information

ESA Reports

Phase One ESA Reports

The date the last work on the records review, interviews and site reconnaissance components of the phase one environmental site assessment was done.

2011/10/28 *

Type of Report *	Report Title *	Date of Report*	Author of Report *	Name of Consulting Organization
Phase One ESA	Phase I Environr	2011/10/28	Andy Vanin, P. En	Pinchin Environmental

Owner Information

RSC Property Information

Environmental Condition

ESA Information

Phase One ESA Reports

Phase One Reports and Other Documents

QP Profile Information

Certification Statement

Supporting Documents

ESA Information

Reports and Other Documents

Phase 1 Reports and Other Documents

List the Reports/Documents other than the document(s) used as your Phase 1 ESA relied on in certifying the information set out in Section 10 of Schedule A or otherwise used in conducting the Phase 1 ESA

Report Title	Date of Report	Author of Report	Name of Consulting Organization for Report

Owner Information

RSC Property Information

Environmental Condition

ESA Information

QP Profile Information

QP Information

Certification Statement

Supporting Documents

QP Information

First Name *	Middle Name	Last Name *
Andy		Vanin

Which one of the following licences under the Professional Engineers Act do you hold? *

Licence	Licence Number *
	90492620

Which one of the following memberships under the Professional Geoscientists Act do you hold? *

--

Is the QP Employed? * Employer Name *

Yes Pinchin Environmental Limited

No

QP Contact Information

Phone Number *	Fax Number *	Email *
(905) 577-6206	(905) 577-6207	avanin@pinchin.com

QP Mailing Address Information

Street Number *	Street Name *	Apt No. / RR No.
875	Main Street West	Unit 11
City, Town or Village *	Province *	Postal Code *
Hamilton	Ontario	L8S 4R9

Owner Information

RSC Property Information

Environmental Condition

ESA Information

QP Profile Information

Certification Statement

QP Certification Statement

Owner Certification Statement

Supporting Documents

QP Certification Statement A

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 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 2011/10/28, 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 2011/10/28, 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 practising at the same time and in the same or similar location.
- I do not hold and have not held and my employer Pinchin Environmental Limited 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 record of site condition is based
- To the best of my knowledge, the certifications and statements in this part of the RSC are true as of 2011/10/28
- 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.

Andy Vanin

2012/02/14

Owner Information

RSC Property Information

Environmental Condition

ESA Information

QP Profile Information

Certification Statement

QP Certification Statement

Owner Certification Statement

Supporting Documents

Owner Certification Statement

[Click here to download Firm, Corp, Other Form](#)

- Owner Information
- RSC Property Information
- Environmental Condition
- ESA Information
- QP Profile Information
- Certification Statement

Supporting Documents

Supporting Documents

Supporting Documents

Please note, only PDF attachments will be accepted with the exception of the Property Specific Standard, which must be an Excel document.

Certificate of Status or equivalent *

CertofStatus.pdf

Lawyer's letter consisting of a legal description of the property *

LawyersLetter.pdf

Copy of any deed(s), transfer(s) or other document(s) *

TransferDeed.pdf

A Current plan of Survey *

PlanofSurvey.pdf

Table of Current and Past Uses of the Phase One Property *

TableofCandPUses.pdf

Phase 1 Conceptual Site Model *

PhaseOneCSM.pdf

Owner Certification Statement *

OwnerCerts.pdf

named in this part of the RSC and I have obtained all information relevant to this RSC of which I am aware.

3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
4. To my knowledge, the statements made in this part of the RSC are true as of February 8, 2012.
5. I have ensured that access to the entire property, including the phase one property, any phase two property and the RSC property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

Name of Owner: Mattamy (Brownridge) Limited

Signature: _____



Date Signed: _____

Feb 8 2012

Name of Person Signing: Frank Doracin

I, Frank Doracin, am authorized to and hereby do bind Mattamy (Brownridge) Limited.

Request ID: 013959617
Demande n° :
Transaction ID: 46753103
Transaction n° :
Category ID: CT
Catégorie :

Province of Ontario
Province de l'Ontario
Ministry of Government Services
Ministère des Services gouvernementaux

Date Report Produced: 2012/02/09
Document produit le :
Time Report Produced: 09:08:59
Imprimé à :

CERTIFICATE OF STATUS

ATTESTATION DU STATUT JURIDIQUE

This is to certify that according to the records of the Ministry of Government Services

D'après les dossiers du Ministère des Services gouvernementaux, nous attestons que la société

MATTAMY (BROWNRIDGE) LIMITED

Ontario Corporation Number

Numéro matricule de la société (Ontario)

0 0 1 6 7 7 9 4 3

is a corporation incorporated, amalgamated or continued under the laws of the Province of Ontario.

est une société constituée, prorogée ou née d'une fusion aux termes des lois de la Province de l'Ontario.

The corporation came into existence on

La société a été fondée le

NOVEMBER 02 NOVEMBRE, 2005

and has not been dissolved.

et n'est pas dissoute.

Dated

Fait le

FEBRUARY 09 FÉVRIER, 2012



Director
Directrice

The issuance of this certificate in electronic form is authorized by the Ministry of Government Services.

La délivrance du présent certificat sous forme électronique est autorisée par le Ministère des Services gouvernementaux.

J. JOHN O'DONOGHUE
Barrister & Solicitor

2200 Yonge Street, Suite 1301,
Toronto, Ontario, Canada M4S 2C6

555160 Mono-Amaranth Town Line
Shelburne, Ontario, LON 1S5

Telephone: (416) 932-4945
Facsimile: (416) 481-0618
e-mail: annreynolds@bellnet.ca
Telephone: (519) 925-1599
1-877-744-4326
Facsimile: (519) 925-9028
1-888-268-5659
e-mail: jod@bellnet.ca

January 4, 2012

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

Dear sirs:

Re: Mattamy (Brownridge) Limited
Part Lot 7, Concession 4, Trafalgar NS, Part 1 Plan 20R-18304, Milton,
Regional Municipality of Halton
RSC filed by Pinchin Environmental Ltd.
Our File No.: 02-097-058

I wrote a letter to the Ministry dated November 4, 2011 in this matter and have been requested to revise the same to include reference to the municipal address for the property. A paragraph has been added below to comply with that request.

I am the solicitor for Mattamy (Brownridge) Limited ("Mattamy"). Pinchin Environmental Ltd. is filing a Record of Site Condition ("RSC") in respect of lands registered in the name of Mattamy which are designated as Part 1 on a reference plan of survey registered as Plan 20R-18304.

The property was known as 6234 Fourth Line, Milton at the time of acquisition by Mattamy. The Town of Milton determined to renumber all of the properties in a section of the Fourth Line and the number 1334 Fourth Line, Milton has been allocated to the property as per 2011 municipal realty tax bill.

The Ministry of Environment will not be able to reconcile the RSC affected lands with the registered Transfer/Deed. I will set out the chronology which, hopefully, will clarify the situation.

The lands affected by the RSC are registered under Property Identification Number: PIN

25077-0017. I will set out the manner in which Mattamy became the registered owner under this PIN.

1. Mattamy acquired the lands registered under PIN 25077-0017 pursuant to Transfer/Deed registered as number HR175351 then recorded under PIN 24936-0074.
2. At the time of registration of HR175351, the lands therein described had been converted from governance by the Registry Act to the Land Titles Act and the Estate Qualifier was Land Titles Conversion Qualified.
3. I believe that the Land Registry Office was running out of numbers for Block 24936 and it re-entered the lands under PIN 25077-0006.
4. Mattamy is a residential developer and builder and title to affected lands must be in Fee Simple Absolute Title prior to registration of a plan of subdivision. An Application for Absolute Title was filed; this necessitated registration of a new reference plan of survey as Plan 20R-18304. A new PIN number was allocated as well: 25077-0017.
5. As the absolute title application occurred the legal description of the lands changed and it is currently: PART LOT 7, CONCESSION 4, TRAFALGAR NEW SURVEY DESIGNATED AS PART 1 PLAN 20R18304 TOWN OF MILTON.

I prepared a legal description respecting the lands registered in the name of Mattamy for the purpose of the RSC. That description is attached. Also attached is a copy of the current PIN and reference plan.

I trust that this letter and the enclosures properly address your concerns with respect to the description from acquisition to present day.

If any further information or material is required please contact me.

Thank you.

Yours truly,

John O'Donoghue

J. John O'Donoghue

JOD\av\encls

cc: Andy Vanin, Pinchin Environmental Ltd.

Mike Dickie, Mattamy (Brownridge) Limited

REGISTERED OWNER: MATTAMY (BROWNRDIGE) LIMITED

ALL OF PIN: 25077-0017

PT LT 7, CON 4 TRAFALGAR NEW SURVEY , PT 1 20R18304 TOWN OF MILTON

SUBJECT TO RESERVATIONS IN CROWN GRANT

PROPERTY DESCRIPTION: PT LT 7, CON 4 TRAFALGAR NEW SURVEY , PT 1 20R18304; TOWN OF MILTON

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS JULY 9, 2009.

ESTATE/QUALIFIER: FEE SIMPLE
LT ABSOLUTE PLUS

RECENTLY: RE-ENTRY FROM 25077-0006

PIN CREATION DATE:
2009/07/09

OWNERS' NAMES: MATTAMY (BROWNRIDGE) LIMITED

CAPACITY SHARE: NC

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
HR175351	2003/01/30	TRANSFER	\$8,124,960	TOR, ALFRED JOSEPH TOR, EDWARD TOR, LUCY TYNDORF, IRENE CHRISTINE	MATTAMY (BROWNRIDGE) LIMITED	C
HR183894	2003/03/12	CHARGE	\$60,000,000	MATTAMY (BROWNRIDGE) LIMITED	THE COLUMBUS FUNDING LIMITED	C
20R18304	2009/07/09	PLAN REFERENCE				C
HR765921	2009/07/09	APL ABSOLUTE TITLE		MATTAMY (BROWNRIDGE) LIMITED		C

Roll Information

Roll Number 090.100.04400.0000

Activity 0

Owner MATTAMY (BROWNRIDGE) LIMITED

Roll Audits

Post Date	Type	User ID	Changed From:	Changed To:
2007/10/04	Balance Adjustment	JOSVIZ	REMINDER NOTICE USER FEE	
2006/12/18	Roll Assessment	OPAC	ADDITION	2007 FTEP 632000
2006/12/18	Init Class	OPAC	6 N	6
2005/12/21	Roll Assessment	OPAC	ADDITION	2006 FTEP 632000
2005/12/21	Init Class	OPAC	1 N	6 N
2005/01/05	Roll Assessment	OPAC	ADDITION	2005 FTEP 513000
2005/01/03	Owner Name Correction	CARRAD	00	ATT: MIKE DICKIE
2004/01/23	Street Address	CHRBRO	6234	1334
2003/12/16	Roll Assessment	LESPAY	ADDITION	2004 U 0
2003/12/16	Roll Assessment	LESPAY	ADDITION	2004 W 0

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

Properties

PIN 24936 – 0074 LT *Estate/Qualifier* Fee Simple Lt Conversion Qualified
Description PT LT 7, CON 4 TRAFALGAR NEW SURVEY , AS IN 805346 ;
MILTON/TRAFALGAR
Address 06234 FOURTH LINE
MILTON

Consideration

Consideration \$8,124,960.00

Transferor(s)

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

Name TOR, ALFRED JOSEPH
Address for Service 6181 Fourth Line
R.R. #4
Milton, Ontario
L9T 2X8

I am at least 18 years of age.
SUSAN TOR is my spouse and has consented to this transaction.
This document is not authorized under Power of Attorney by this party.

Name TOR, EDWARD
Address for Service 113 Suffolk Avenue
Oakville, Ontario
L6K 2L5

I am at least 18 years of age.
LUCY TOR and I are spouses of one another and are both parties to this document
This document is not authorized under Power of Attorney by this party.

Name TOR, LUCY
Address for Service 113 Suffolk Avenue
Oakville, Ontario
L6K 2L5

I am at least 18 years of age.
EDWARD TOR and I are spouses of one another and are both parties to this document
This document is not authorized under Power of Attorney by this party.

Name TYNDORF, IRENE CHRISTINE
Address for Service 113 Suffolk Avenue
Oakville, Ontario
L6K 2L5

I am at least 18 years of age.
The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.
This document is not authorized under Power of Attorney by this party.

Transferee(s)

<i>Name</i>	<i>Capacity</i>	<i>Share</i>
MATTAMY (BROWNRIDGE) LIMITED	Capacity: N/A	
<i>Address for Service</i> 2360 Bristol Circle Oakville, Ontario L6H 6M5		

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

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

Signed By

Richard Bertram Day	164 Trafalgar Rd. Oakville L6J 3G6	acting for Transferor(s)	Signed	2003 01 30
Tel	9058448581			
Fax	9058426166			
Joseph John Peter O'Donoghue	555160 Mono-Amaranth Town Line Shelburne L0N 1S5	acting for Transferee(s)	Signed	2003 01 28
Tel	5199251599			
Fax	5199259028			

Submitted By

J. JOHN O'DONOGHUE	555160 Mono-Amaranth Town Line Shelburne L0N 1S5			2003 01 30
Tel	5199251599			
Fax	5199259028			

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Land Transfer Tax	\$120,349.40
Total Paid	\$120,409.40

AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

In the matter of the conveyance of: 24936 – 0074 PT LT 7, CON 4 TRAFALGAR NEW SURVEY , AS IN 805346 ;
MILTON/TRAFALGAR

BY: TOR, ALFRED JOSEPH
TOR, EDWARD
TOR, LUCY
TYNDORF, IRENE CHRISTINE

TO: MATTAMY (BROWNRIDGE) LIMITED

Capacity: N/A

MAKE OATH AND SAY THAT:

1. For J. JOHN O'DONOGHUE

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 MATTAMY (BROWNRIDGE) LIMITED 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() and am making this affidavit 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.
- (g) A transferee described in paragraph() and am making this affidavit on my own behalf and on behalf of _____ who is my same-sex partner described above in paragraph(s) (c).
-

2. (IF CONSIDERATION EXCEEDS \$400,000) I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. If apportionment is claimed pursuant to subsection 2(2) of the Act, submission is to be made directly to the Ministry or Finance and the land conveyed in the above-described 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
-

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

(a) Monies paid or to be paid in cash	2,031,240.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	6,093,720.00
(c) Property transferred in exchange (detail below)	0.00
(d) Securities transferred to the value of (detail below)	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))	8,124,960.00
(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	8,124,960.00

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 20 Registration No. HR175351 Date: 2003/01/30

B. Property(s): PIN 24936 – 0074 Address 06234 FOURTH LINE Assessment 2409090 – 10004400
MILTON Roll No

C. Address for Service: 2360 Bristol Circle
Oakville, Ontario
L6H 6M5

D. (i) Last Conveyance(s): PIN 24936 – 0074 Registration No. 805346
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Joseph John Peter O'Donoghue
555160 Mono–Amaranth Town Line
Shelburne L0N 1S5

PART 1, PLAN 2OR-15663
P.I.N. 25077-00012

1 REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE Feb 2, 2009
R. Denbroeder
R. DENBROEDER O.L.S.

PLAN 2OR-18304
RECEIVED AND DEPOSITED
DATE JULY 4th, 2009
"Lisa McCreadie"
ASST. DEPT. LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALTON REGION (No.20)

SCHEDULE			
PART	PART OF LOT	CONCESSION	ALL OF P.I.N.
1	7	4	NEW SURVEY 25077-0006

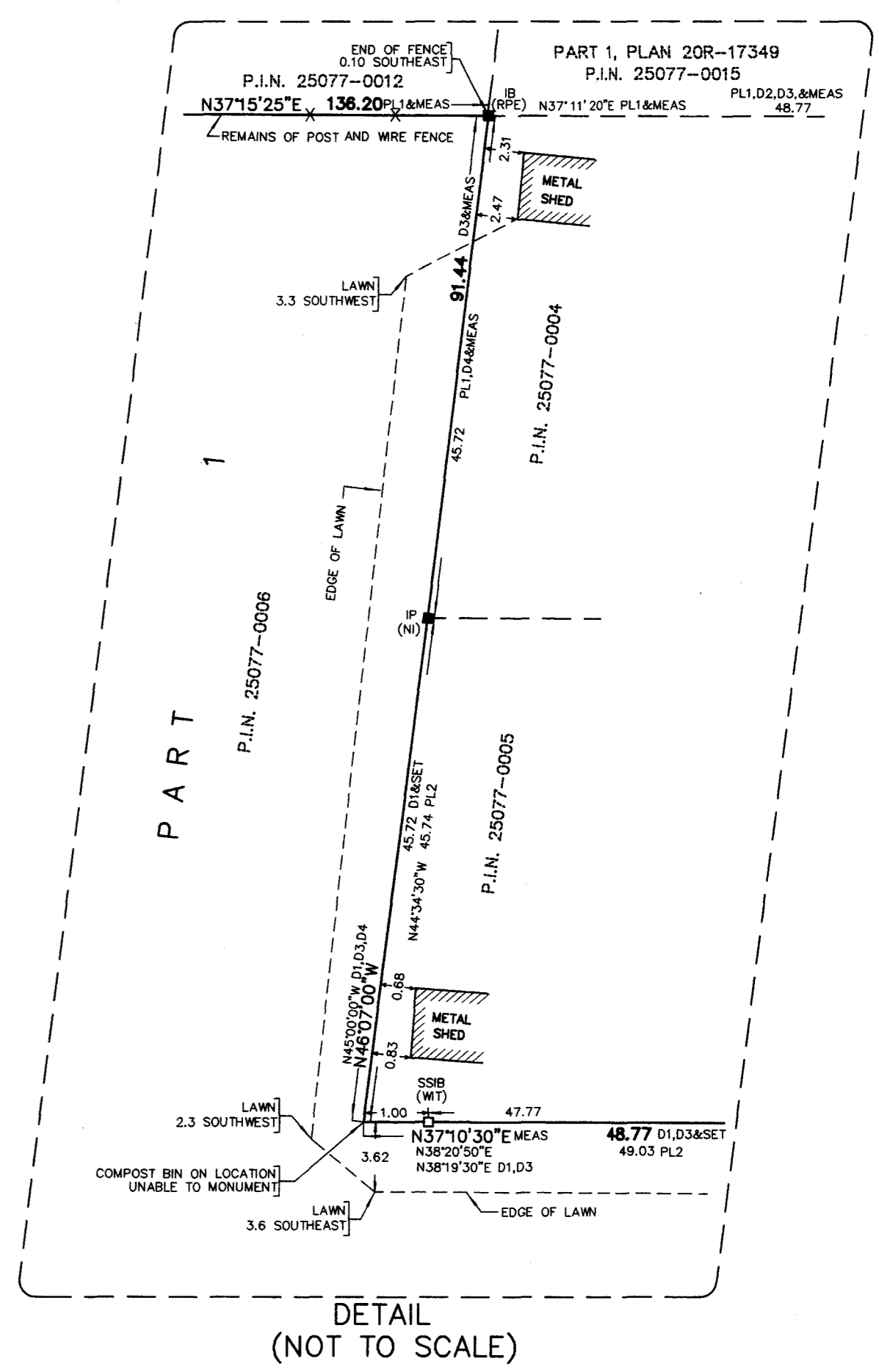
PLAN OF SURVEY OF PART OF LOT 7 CONCESSION 4, NEW SURVEY (GEOGRAPHIC TOWNSHIP OF TRAFALGAR) TOWN OF MILTON REGIONAL MUNICIPALITY OF HALTON
SCALE 1:1000
METRIC
RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- NOTES
- DENOTES MONUMENT SET
 - DENOTES MONUMENT FOUND
 - SSB DENOTES SHORT STANDARD IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - IRB DENOTES IRON BAR
 - RIB DENOTES ROUND IRON BAR
 - IP DENOTES IRON PIPE
 - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
 - PL1 DENOTES PLAN 2OR-15663
 - PL2 DENOTES PLAN OF SURVEY BY A. SKRANDA SURVEYING LTD., O.L.S. DATED APRIL 30, 1993
 - PL3 DENOTES PLAN OF SURVEY BY RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. DATED MAY 13, 2004
 - PL4 DENOTES PLAN 2OR-2631
 - D1 DENOTES INSTRUMENT No.136392
 - D2 DENOTES INSTRUMENT No.870983
 - D3 DENOTES INSTRUMENT No.805346
 - D4 DENOTES INSTRUMENT No.644288
 - (950) DENOTES F.G. CUNNINGHAM, O.L.S.
 - (1042) DENOTES R.K. EDWARDS, O.L.S.
 - (1302) DENOTES A. SKRANDA, O.L.S.
 - (RPE) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
 - (NI) DENOTES NOT IDENTIFIED
 - (WI) DENOTES WITNESS
 - HCM DENOTES HORIZONTAL CONTROL MONUMENT

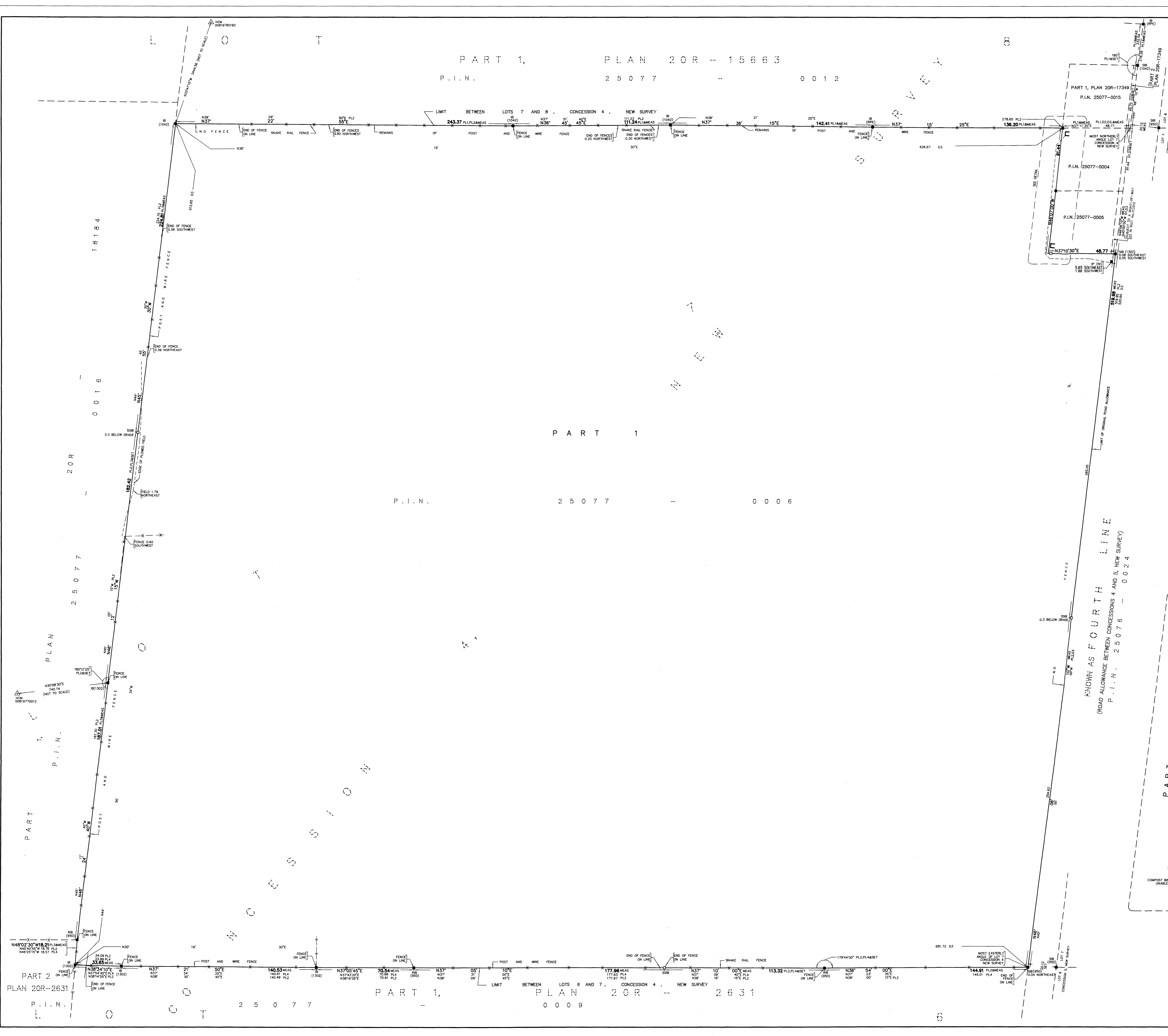
BEARING NOTE
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM THE HORIZONTAL CONTROL MONUMENTS LISTED IN THE FOLLOWING TABLE:
00819770012 (EAST 594850.517, NORTH 481713.116), AND
00819780190 (EAST 592701.448, NORTH 4820895.781),
AND ARE REFERENCED TO THE CENTRAL MERIDIAN 81°00' WEST LONGITUDE, ZONE 17, ONTARIO COORDINATE SYSTEM, (S' LTM), NAD 83

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING THE DISTANCES BY A COMBINED SCALE FACTOR OF 0.9996.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF Jan, 2009.
DATE Feb 2, 2009
R. Denbroeder
R. DENBROEDER
ONTARIO LAND SURVEYOR



rpe RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Christie Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel: (416) 635-5000 Fax: (416) 635-5001
Tel: (905) 264-0881 Fax: (905) 264-2099
Website: www.r-pe.ca
DRAWN: V.K. CHECKED: R.D.
JOB No. 06-126 CAD FILE No. 06-126R01
Jul 08, 2009 - 12:59:40





TRUE NORTH

LEGEND

----- PHASE I ENVIRONMENTAL
SITE ASSESSMENT AND
RECORD OF SITE CONDITION
PROPERTY OUTLINE



PROJECT NAME
RECORD OF SITE CONDITION

CLIENT NAME
MATTAMY (BROWNRIDGE) LIMITED

PROJECT LOCATION
PART OF LOT 7, CONCESSION 4,
TOWN OF MILTON, ONTARIO

FIGURE NAME
PROPERTY BOUNDARY

APPROXIMATE SCALE NTS	PROJECT NO. 70791.001
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DATE DEC. 2011	REVISION NO. 0
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DRAWN BY SX	FIGURE NO.
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CHECKED BY SF	2
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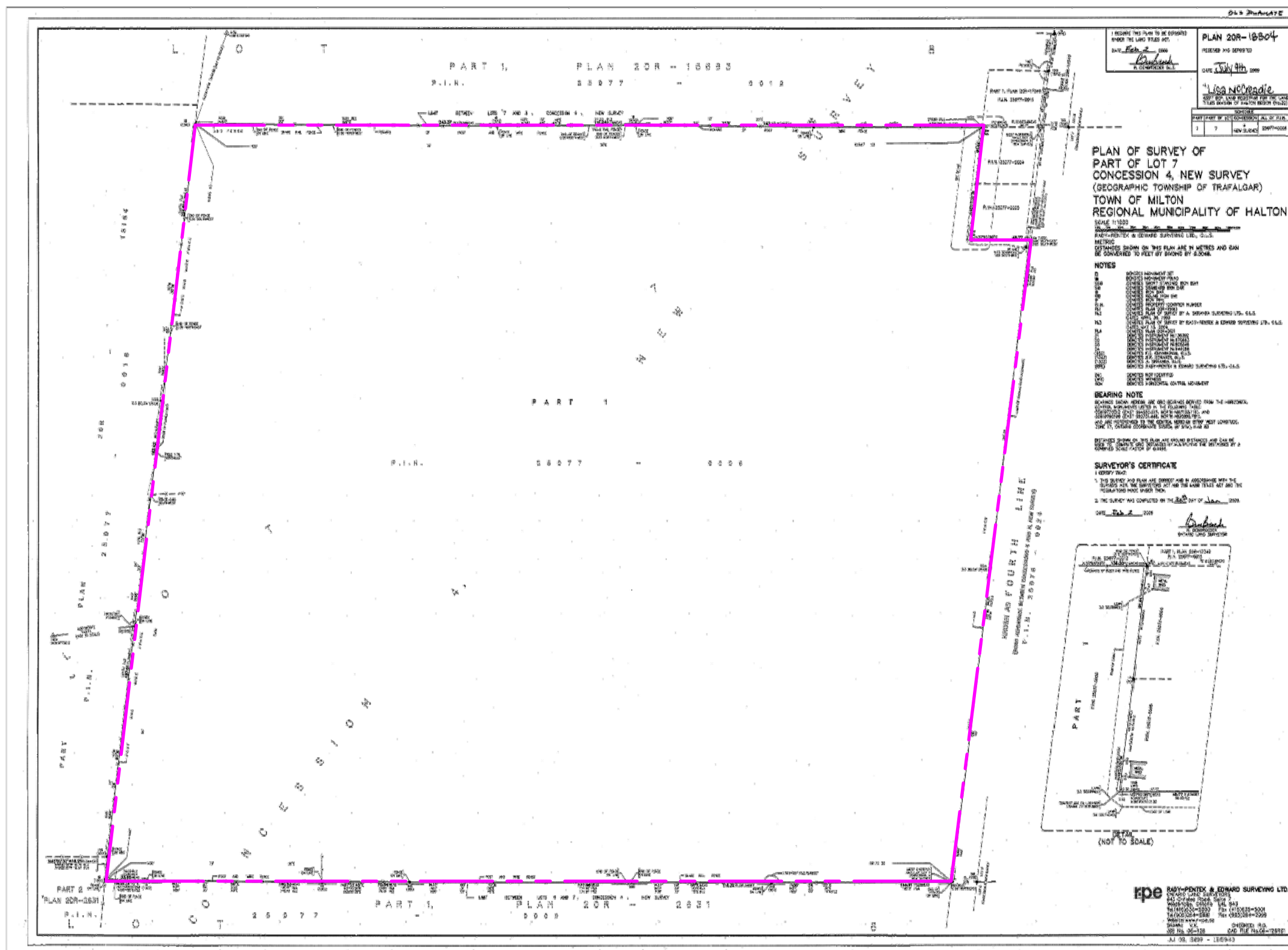


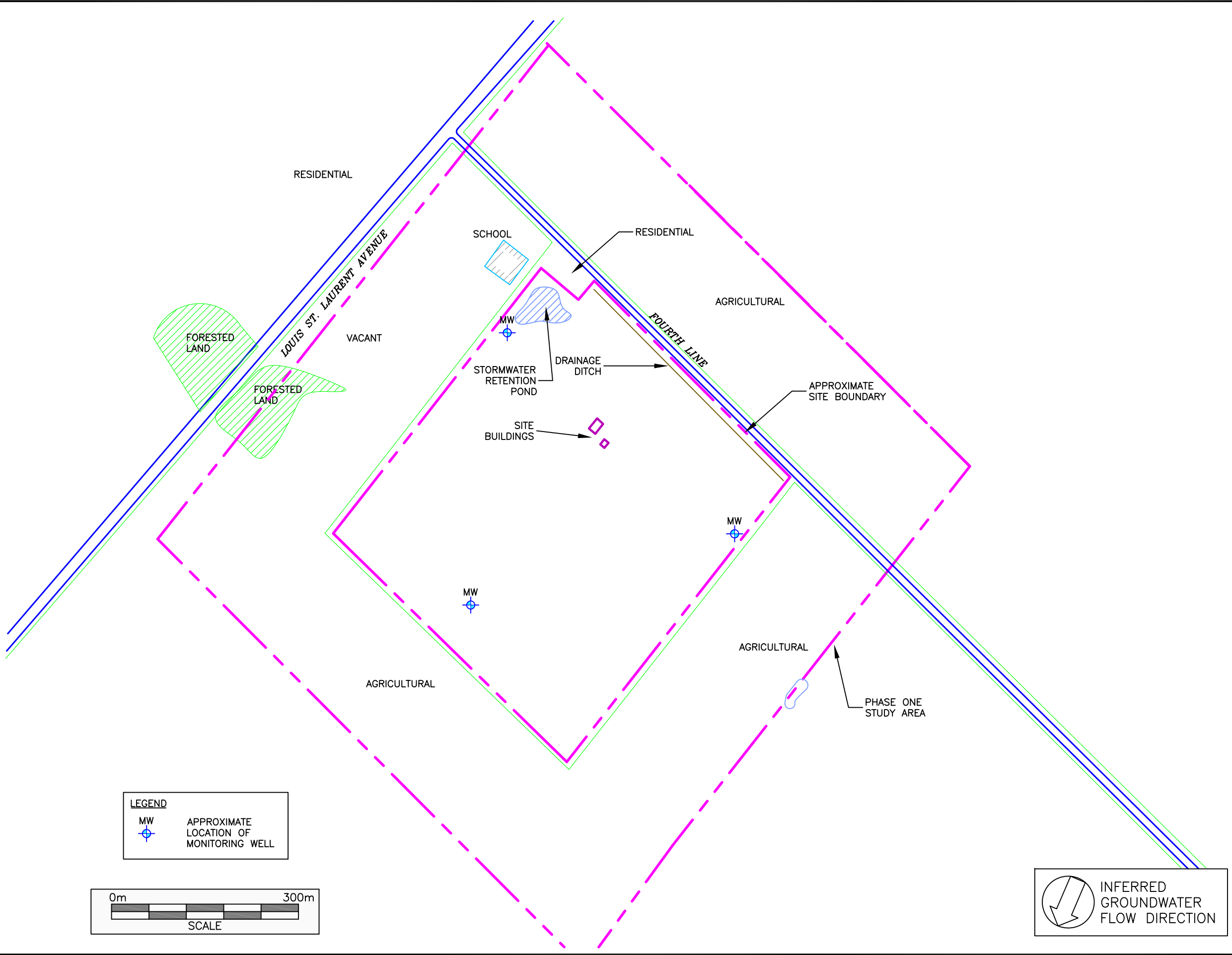
Table of Current and Past Uses of the Phase One Property
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

Year	Name of Owner	Description of Property Use	Property Use ¹	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1821 – 1831	Robert Oliver	Agricultural land	Agricultural Use	Interviews suggest that the property consisted of agricultural land. A residential dwelling, shed and barn were constructed in the 1930s.
1831 – 1836	B. Roddy and Lawrence Bukiak	Agricultural land	Agricultural Use	
1836 – 1844	John Yorkland and Thomas Sutton	Agricultural land	Agricultural Use	
1847 – 1848	Robert Waldbuck	Agricultural land	Agricultural Use	
1848 – 1856	John Ford	Agricultural land	Agricultural Use	
1856 – 1860	James Ford	Agricultural land	Agricultural Use	
1860 – 1901	Andrew Ford	Agricultural land	Agricultural Use	
1901 – 1944	David F. Ford	Agricultural land with residential dwelling and barn	Agricultural and Residential Use	
1944 – 1966	Alfred C. Ford	Agricultural land with residential dwelling	Agricultural and Residential Use	An aerial photograph dated 1954 indicated that buildings (dwelling and barn) were located on the northeast-central portion of the property.
1966 - 1969	Wasył Zelenenky	Agricultural land with residential dwelling	Agricultural and Residential Use	
1969 - 1983	Sagripanti Bros. Concrete and Safar Construction	Agricultural land with residential dwelling	Agricultural and Residential Use	Aerial photographs dated 1971 and 1978 indicated that the property consisted of agricultural land with buildings located on the northeast-central portion. Interviews suggest the dwelling was demolished in the early-1980s.
1983 – 1987	Central Carpentry Ltd.	Agricultural land	Agricultural Use	Aerial photographs dated 2004 and 2009 indicate that the property consisted of agricultural land with two buildings located on the northeast-central portion. Interviews suggest that these buildings were not in use since the 1980s.
1987 - 2003	Various individuals indicating farming	Agricultural land	Agricultural Use	
2003 – Present	Mattamy (Brownridge) Limited	Agricultural land	Agricultural Use	

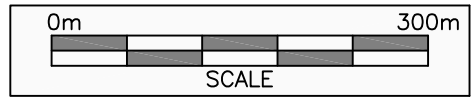
Notes:

¹ for each owner, specify one of the following types of property use (as defined in O. ReJ. 153/04) that applies:

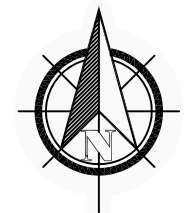
- Agriculture or other use
- Commercial use
- Community use
- Industrial use
- Institutional use
- Parkland use
- Residential use



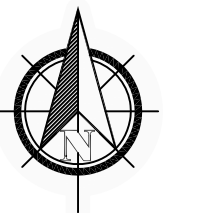
LEGEND
 MW APPROXIMATE LOCATION OF MONITORING WELL



INFERRED GROUNDWATER FLOW DIRECTION



PROJECT NORTH



TRUE NORTH

1. BASED ON THE INFORMATION REVIEW, NO AREAS WHERE POTENTIALLY CONTAMINATING ACTIVITY HAS OCCURRED ON THE PHASE ONE PROPERTY. THE MONITORING WELLS LOCATED ON SITE WERE INSTALLED AS PART OF A HYDROGEOLOGICAL STUDY FOR THE FUTURE REDEVELOPMENT OF THE SITE AND SURROUNDING AREA.
2. BASED ON THE INFORMATION REVIEW, NO AREAS OF POTENTIAL ENVIRONMENTAL CONCERN WERE IDENTIFIED ON THE PHASE ONE PROPERTY
3. THE PHASE ONE PROPERTY IS LOCATED WITHIN THE PHYSIOGRAPHIC REGION OF SOUTHERN ONTARIO. THE AREA IS CHARACTERIZED BY SILT AND CLAY. THE UNDERLYING BEDROCK CONSISTS OF RED SHALE OF THE QUEENSTON FORMATION. SHALLOW GROUNDWATER IN THE PHASE ONE STUDY AREA IS EXPECTED TO FLOW TOWARDS THE MAIN BRANCH OF THE SIXTEEN MILECREEK (LOCATED SOUTHWEST OF THE PHASE ONE PROPERTY)
4. THE CONCEPTUAL SITE MODEL IS BASED ON THE INFORMATION COLLECTED FOR THE PHASE I ESA COMPLETED FOR PART OF LOT 7, CONCESSION 4, TRAFALGAR, TOWN OF MILTON, ONTARIO AND IS SUBJECT TO THE LIMITATIONS STATED IN THE REPORT.



PROJECT NAME RECORD OF SITE CONDITION	
CLIENT NAME MATTAMY (BROWNRIDGE) LTD.	
PROJECT LOCATION PART OF LOT 7, CONCESSION 4, TRAFALGAR, TOWN OF MILTON, ONTARIO	
FIGURE NAME CONCEPTUAL SITE MODEL	
SCALE AS SHOWN	PROJECT NO. 70791.001
DATE OCT. 2011	REVISION NO. 1
DRAWN BY SX	FIGURE NO. 1
CHECKED BY SJF	

As an owner:

1. I acknowledge that the RSC will be submitted for filing in the Environmental Site Registry, that records of site condition that are filed in the Registry are available for examination by the public and that the Registry contains a notice advising users of the Registry who have dealings with any property to consider conducting their own due diligence with respect to the environmental condition of the property, in addition to reviewing information in the Registry.
2. I have conducted reasonable inquiries to obtain all information relevant to this RSC, including information from the other current owners of the RSC property named in this part of the RSC and I have obtained all information relevant to this RSC of which I am aware.
3. I have disclosed all information referred to in paragraph 2 to any qualified person named in this RSC.
4. To my knowledge, the statements made in this part of the RSC are true as of February 8, 2012.
5. I have ensured that access to the entire property, including the phase one property, any phase two property and the RSC property, has been afforded to the qualified person and to persons supervised by the qualified person, for purposes of conducting the site reconnaissance.

Name of Owner: Mattamy (Brownridge) Limited

Signature: 

Date Signed: Feb 8, 2012

Name of Person Signing: Frank Doracin

I, Frank Doracin, am authorized to and hereby do bind Mattamy (Brownridge) Limited.

Ministry of the Environment

Environmental Approvals Access and
Service Integration Branch

2 St. Clair Avenue West
Floor 12A
Toronto ON M4V 1L5
Tel.: 416 314-8001
Fax: 416 314-8452

Ministère de l'Environnement

Direction de l'accès aux autorisations
environnementales et de l'intégration des
services

2, avenue St. Clair Ouest
Étage 12A
Toronto ON M4V 1L5
Tél. : 416 314-8001
Télééc. : 416 314-8452



RECEIVED

NOV 17 2011

LAND

Via Mail

November 16, 2011

Mr. Frank Doracin
Mattamy (Brownridge) Limited
2360 Bristol Circle
Oakville ON L6H 6M5

Dear Mr. Dorcin:

**Re: Notice of Receipt of Record of Site Condition (Confirmation Number 43010267)
1334 Fourth Line, Milton**

Pursuant to clause 168.4(3)(a) of the *Environmental Protection Act*, the Director is satisfied that everything required by subsection 168.4(2) has been submitted for filing. By December 30, 2011, the Director will give a notice or acknowledgement under subsection 168.4(3.1).

If you have any questions or require additional information, please contact Jessica Mayer, Brownfields Filing and Review, at 416-326-2945.

Regards,

A handwritten signature in black ink, appearing to read "J. Mayer".

Jessica Mayer
Director
Subsection 168.4(3), *Environmental Protection Act*

c: Andy Vanin, Pinchin Environmental Limited
District Manager, Halton-Peel District Office, Ministry of the Environment