

Certificate of Property Use

Issued under the authority of the Environmental Protection Act, R.S.O. 1990, c. E.19,
sections 168.6 (CPU) and 197 (Order)

Certificate of Property use number 5571-D7YQ64
Risk Assessment number 1530-937J3U

Owner: Heward Studio Investments Inc. (registered Owner)
65 Heward Avenue
Toronto, ON M4M 2T5

10488372 Canada Inc., general partner (beneficial Owner)
for and on behalf of Heward Brownfield
Investments L.P.

Site: 65 Heward Avenue, Toronto ON

with a legal description as set out in Schedule '1' of the CPU.

The conditions of this Certificate of Property Use (CPU) address the Risk Management Measures in the Risk Assessment noted above and described in detail in Part 1 below (Risk Assessment). In the event of a conflict between the CPU and the Risk Assessment, the conditions of the CPU take precedence.

Summary:

Refer to Part 1 of the CPU, Interpretation, for the meaning of all the defined capitalized terms that apply to the CPU.

- i) CPU requirements addressed in Part 4 of the CPU, Director Requirements, are summarized as follows:
- | | |
|--|-----|
| a. Installing/maintaining any equipment | Yes |
| b. Monitoring any contaminant | Yes |
| c. Refraining from constructing any building specified | Yes |
| d. Refraining from using the Property for any use specified | Yes |
| e. Other: Maintaining a barrier to site soils and preparing and implementing a soil and groundwater management plan and health and safety plan for the Property. | Yes |

- ii) Duration of Risk Management Measures identified in Part 4 of the CPU is summarized as follows:
- a. The barrier to site soils over the entirety of the Property shall be maintained indefinitely until the Director alters or revokes the CPU.
 - b. The soil and groundwater management plan and the health and safety plan shall be required for the Property during any activities potentially in contact with or exposing site soils for as long as the Contaminants of Concern are present on the Property.
 - c. All other Risk Management Measures shall continue indefinitely until the Director alters or revokes the CPU.

Part 1: Interpretation

In the CPU the following terms shall have the meanings described below:

“Adverse Effect” has the same meaning as in the Act; namely,

- a. impairment of the quality of the natural environment for any use that can be made of it;
- b. injury or damage to property or to plant or animal life;
- c. harm or material discomfort to any person;
- d. an adverse effect on the health of any person;
- e. impairment of the safety of any person;
- f. rendering any property or plant or animal life unfit for human use;
- g. loss of enjoyment of normal use of property; and,
- h. interference with the normal conduct of business.

“Act” means the *Environmental Protection Act*, R.S.O. 1990, c. E. 19.

“Building” means an enclosed structure occupying an area greater than ten square metres consisting of a wall or walls, roof and floor.

“Building Area” means the horizontal area of a Building at Grade within the outside surface of the exterior wall or walls.

“Building Code” means Ontario Regulation 332/12 (Building Code) made under the *Building Code Act, 1992*, S.O. 1992, c.23.

“Contaminant” has the same meaning as in the Act; namely any solid, liquid, gas, odour, heat, sound, vibration, radiation or combination of any of them, resulting directly or indirectly from human activities that causes or may cause an Adverse Effect.

“Contaminants of Concern” or “COC” has the meaning as set out in section 3.2 of the CPU.

“CPU” means this Certificate of Property Use as may be altered from time to time and bearing the document number 5571-D7YQ64.

"Director" means the undersigned Director, or any other person appointed as a Director for the purpose of issuing a certificate of property use.

“EBR” means the *Environmental Bill of Rights, 1993*, S.O. 1993, c. 28.

“Grade” has the same meaning as in the Building Code.

“Licensed Professional Engineer” means a person who holds a licence, limited licence or temporary licence under the Professional Engineers Act, R.S.O. 1990, c. P.28.

“Ministry” means the ministry of the government of Ontario responsible for the administration of the Act, currently named the Ministry of the Environment, Conservation and Parks.

‘NAPL’ means non-aqueous phase liquids.

“O. Reg. 153/04” means Ontario Regulation 153/04, “Record of Site Condition – Part XV.1 of the Act” made under the Act.

“O. Reg. 347/90 means Ontario means R.R.O. 1990, Regulation 347 General - Waste Management” made under the Act.

“Owner” means the owner(s) of the Property, beginning with the person(s) to whom the CPU is issued, described in the “Owner” section on Page 1 above, and any beneficial or subsequent owner of the Property.

"OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c.O.40.

“Property” means the property that is the subject of the CPU and described in the “Site” section on page 1 above.

“Property Specific Standards” means the property specific standards established for the Contaminants of Concern set out in the Risk Assessment and in section 3.2 of the CPU and are the same standards specified in the Risk Assessment.

"Provincial Officer" means a person who is designated as a provincial officer for the purposes of the Act.

“Qualified Person” means a person who meets the qualifications prescribed in subsection 5 (2) of O. Reg. 153/04, namely a person who:

- a. Holds a licence, limited licence or temporary licence under the *Professional Engineer Act*, or

- b. Holds a certificate of registration under the *Professional Geoscientists Act*, 2000, and is a practicing member, temporary member, or limited member of the Association of Professional Geoscientists of Ontario.

"Risk Assessment" means the Risk Assessment number 1530-937J3U accepted by the Director on August 13, 2024, and set out in the following documents:

- Report entitled "Risk Assessment for 65 Heward Avenue, Toronto, Ontario - IDS#1530-937J3U" prepared by NovaTox Inc., dated November 2019;
- Report entitled "Risk Assessment for 65 Heward Avenue, Toronto, Ontario - IDS#1530-937J3U" prepared by NovaTox Inc., dated April 2021;
- Report entitled "Risk Assessment for 65 Heward Avenue, Toronto, Ontario - IDS#1530-937J3U" prepared by Novtox Inc., dated May 2022;
- Report entitled "Risk Assessment for 65 Heward Avenue, Toronto, Ontario - IDS#1530-937J3U" prepared by Novtox Inc., dated October 2022;
- Report entitled "Risk Assessment for 65 Heward Avenue, Toronto, Ontario - IDS#1530-937J3U" prepared by Novtox Inc., dated May 2023;
- Email entitled 'Re: Request for additional information for 65 Heward Avenue, Toronto [RA1281- 12e, IDS 1530-937J3U]' email prepared by NovaTox Inc., dated August 4, 2023, with the following document: o 18-425 65Heward RA5 7August2023.pdf.; and
- Email entitled "RE: Request for additional information for 65 Heward Avenue, Toronto [RA1281- 12e, IDS 1530-937J3U]" prepared by Real Estate Corp., dated on July 25, 2024, with the following document: o Risk Assessment Letter - 65 Heward Avenue - 2004 1379-8340-8909 v.4.pdf.

"Risk Management Measures" means the risk management measures specific to the Property described in the Risk Assessment and/or Part 4 of the CPU.

"Storage Garage" has the same meaning as the Building Code.

"Sub Slab Vapour Venting Layer" means an engineered venting layer and associated Venting Components above the sub-slab materials for building construction and below a Vapour Barrier, as designed by a Licenced Professional Engineer which operates in a passive manner but can be converted into an active system if necessary, providing pressure relief, collection and venting of vapours away from a building.

"Tribunal" has the same meaning as in the Act, namely the Ontario Land Tribunal.

"Vapour Barrier" means a geo-synthetic barrier (including but not limited to geomembrane or spray applied equivalent) meeting the appropriate gas permeability and chemical resistance specifications to be considered impermeable and resistant to the Contaminants of Concern as per Risk Assessment and is considered appropriate by the Licensed Professional Engineer and Qualified Person for its application.

"Venting Components" means a network of perforated piping/plenums or venting composites embedded in granular materials of sufficient permeability or other venting products with

continuous formed void space that convey vapours and direct these vapours into vent risers that terminate above the roof elevation with option of wind-driven turbines to support passive venting, or active venting if required.

“VOC” mean volatile organic compounds which include Dichloroethane, 1,1-; Dichloroethane, 1,2-; Dichloroethylene, 1,1-; Dichloroethylene, 1,2-cis-; Dichloroethylene, 1,2-trans-; Tetrachloroethylene, Trichloroethylene, and Vinyl Chloride.

“Waterloo Barrier System” means a low permeability cutoff wall for groundwater containment and control and design of sheet piling featuring joints that can be sealed as per Risk Assessment.

Part 2: Legal Authority

- 2.1 Section 19 of the Act states that a certificate of property use is binding on the executor, administrator, administrator with the will annexed, guardian of property or attorney for property of the person to whom it was directed, and on any other successor or assignee of the person to whom it was directed.
- 2.2 Subsection 132(1.1) of the Act states that the Director may include in a certificate of property use a requirement that the person to whom the certificate is issued provide financial assurance to the Crown in right of Ontario for any one or more of,
 - a. the performance of any action specified in the certificate of property use;
 - b. the provision of alternate water supplies to replace those that the Director has reasonable and probable grounds to believe are or are likely to be contaminated or otherwise interfered with by a contaminant on, in or under the property to which the certificate of property use relates; and
 - c. measures appropriate to prevent adverse effects in respect of the property to which the certificate of property use relates.
- 2.3 Section 168.6 (1) of the Act states that if a risk assessment related to the property has been accepted under clause 168.5 (1) (a), the Director may issue a certificate of property use to the owner of the property, requiring the owner to do any of the following things:
 - 1. Take any action that is specified in the certificate and that, in the Director's opinion, is necessary to prevent, eliminate or ameliorate any adverse effect that has been identified in the risk assessment, including installing any equipment, monitoring any contaminant or recording or reporting information for that purpose.
 - 2. Refrain from using the property for any use specified in the certificate or from constructing any building specified in the certificate on the property.
- 2.4 Subsection 168.6(2) of the Act states that a certificate of property use shall not require an owner of property to take any action that would have the effect of reducing the concentration of a contaminant on, in or under the property to a level below the level that is required to meet the standards specified for the contaminant in the risk assessment.
- 2.5 Subsection 168.6(3) of the Act states that the Director may, on his or her own initiative or

- on application by the owner of the property in respect of which a certificate has been issued under subsection 168.6(1),
- a. alter any terms and conditions in the certificate or impose new terms and conditions; or
 - b. revoke the certificate.
- 2.6 Subsection 168.6(4) of the Act states that if a certificate of property use contains a provision requiring the owner of property to refrain from using the property for a specified use or from constructing a specified building on the property,
- a. the owner of the property shall ensure that a copy of the provision is given to every occupant of the property;
 - b. the provision applies, with necessary modifications, to every occupant of the property who receives a copy of the provision; and
 - c. the owner of the property shall ensure that every occupant of the property complies with the provision.
- 2.7 Subsection 197(1) of the Act states that a person who has authority under the Act to make an order or decision affecting real property also has authority to make an order requiring any person with an interest in the property, before dealing with the property in any way, to give a copy of the order or decision affecting the property to every person who will acquire an interest in the property as a result of the dealing.
- 2.8 Subsection 197(2) of the Act states that a certificate setting out a requirement imposed under subsection 197(1) may be registered in the proper land registry office on the title of the real property to which the requirement relates, if the certificate is in a form approved by the Minister, is signed or authorized by a person who has authority to make orders imposing requirements under subsection 197(1) and is accompanied by a registrable description of the property.
- 2.9 Subsection 197(3) of the Act states that a requirement, imposed under subsection 197(1) that is set out in a certificate registered under subsection 197(2) is, from the time of registration, deemed to be directed to each person who subsequently acquires an interest in the real property.
- 2.10 Subsection 197(4) of the Act states that a dealing with real property by a person who is subject to a requirement imposed under subsection 197(1) or 197(3) is voidable at the instance of a person who was not given the copy of the order or decision in accordance with the requirement.

Part 3: Background

- 3.1 The Risk Assessment was undertaken for the Property on behalf of the Owner to assess the human health risks and ecological risks associated with the presence or discharge of Contaminants on, in or under the Property and to identify appropriate Risk Management

Measures to be implemented to ensure that the Property is suitable for the intended use: “industrial use” and “commercial use”, as defined in O. Reg. 153/04.

- 3.2 The Contaminants on, in or under the Property that are present above residential/ parkland/institutional/industrial/commercial/community property use within **Table 1** of the ***Soil, Ground water and Sediment Standards for Use under Part XV.1 of the Act*** for coarse textured soils published by the Ministry and dated April 15, 2011, for which there are no such standards are defined as the Contaminants of Concern. The Property Specific Standards for soil for the Contaminants of Concern are set out in Schedule ‘A’; the air trigger levels are set out in Schedule ‘B’; the sub-slab soil vapour sampling requirements are set out in Schedules ‘C’ along with COCs for groundwater monitoring program as set out in Schedule ‘D’ as attached to and forming part of the CPU with the following figures:
- Plan of Survey with the Property outlined in red; and
 - Figures 2, 1-1 to 1-8.
- 3.3 I am of the opinion, for the reasons set out in the Risk Assessment that the Risk Management Measures described therein and outlined in Part 4 of the CPU are necessary to prevent, eliminate or ameliorate an Adverse Effect on the Property.

Part 4: Director’s Requirements

Pursuant to the authority vested in me under section 168.6(1) of the Act, I hereby require the owner to do or cause to be done the following:

- 4.1 Implement, and thereafter maintain or cause to be maintained, the Risk Management Measures.
- 4.2 Without restricting the generality of the foregoing in Item 4.1, carry out or cause to be carried out the following key elements of the Risk Management Measures:
- a. The Property shall be covered by a barrier to site soils designed, installed and maintained in accordance with the Risk Assessment so as to prevent exposure to the Contaminants of Concern. The barrier to site soils shall consist of a hard cap, fill/soil cap and/or fence as specified below:
 - i. Hard caps on the Property shall have a minimum total thickness of 225 mm consisting of asphalt and/or concrete underlain by granular fill (as illustrated by figure 1-1 of the CPU).
 - ii. Fill Caps on the Property shall have a minimum depth of 0.5 m consisting of soil meeting the residential/parkland/institutional//industrial/commercial/ community property use standards within **Table 1** of the ***Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act*** for coarse textured soils published by the Ministry and dated April 15, 2011 (as illustrated by figure 1-1 of the CPU).
 - iii. Fill caps for any deep rooting plants with roots extending 0.5 m below the surface (i.e. trees and shrubs) shall consist of soil meeting the residential/parkland/institutional/industrial/commercial/community property use

- standards within **Table 1** of the ***Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act*** for coarse textured soils published by the Ministry and dated April 15, 2011 shall have a minimum depth of 1.5 m and a minimum lateral distance from the plant at least two times the root ball diameter (as illustrated by figure 1-1).
- iv. Utility trenches or corridors containing utility pipe/infrastructures below a fill cap shall include at least 0.5 m on all sides of utility pipe/infrastructure consisting of soil meeting the residential/parkland/institutional/industrial/commercial/community property use standards within **Table 1** of the ***Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act*** for coarse textured soils published by the Ministry and dated April 15, 2011 (as illustrated by figure 1-2 of the CPU).
 - v. For portion(s) of the Property, not under redevelopment a fence barrier to prevent the general public from accessing the site and a dust control plan to prevent surface soil from impacting the adjacent properties.
- b. An inspection and maintenance program shall be prepared and implemented to ensure the continuing integrity of the barriers to site soils risk management measures (including any building foundations, storage garages and fence barrier) as long as the Contaminants of Concern are present on the Property. The inspection program shall take place, at a minimum, annually (once a year). Any barrier to site soils deficiencies shall be repaired forthwith. Inspection, deficiencies and repairs shall be recorded in a logbook maintained by the Owner and made available upon request by a Provincial Officer.
- c. A soil and groundwater management plan shall be prepared for the Property and implemented during any activities potentially coming in contact with or exposing site soils or groundwater. A copy of the plan shall be kept by the Owner and made available for review by a Provincial Officer upon request. Implementation of the plan shall be overseen by a Qualified Person and shall include, but not be limited to, provisions for soils excavation, stockpiling, characterization, disposal and record keeping specified below:
- i. Dust control measures and prevention of soil tracking by vehicles and personnel from the Property, which may include wetting of soil with potable water, reduced speeds for on-site vehicles, tire washing stations and restricting working in high wind conditions, as required;
 - ii. Management of excavated materials which may include cleaning equipment, placement of materials for stockpiling on designated areas lined and covered with polyethylene sheeting, bermed and fenced to prevent access, runoff control to minimize contact and provisions for discharge to sanitary sewers or other approved treatment, as required;
 - iii. Characterization of excavated soils to determine if soils exceed the Property Specific Standards shall follow the soil sampling strategy in the Risk Assessment. Excavated soils and materials requiring off-site disposal as a waste shall be disposed of in accordance with the provisions of O. Reg. 347/90, as amended, made under the Act. Excavated soils meeting the Property Specific Standards may be placed below the barrier to site soils if deemed suitable by a Qualified Person and in accordance with the Risk Assessment. Excavated soils meeting the residential/parkland/institutional/industrial/commercial/community property use standards within **Table 1** of the ***Soil, Ground Water and Sediment Standards for Use under Part***

- XV.1 of the Act** for coarse textured soils published by the Ministry and dated April 15, 2011 may be placed within the barrier to site soils if deemed suitable by a Qualified Person and in accordance with the Risk Assessment.
- iv. Soils brought to the Property shall follow the soil sampling strategy in the Risk Assessment and only soils meeting the residential/parkland/institutional/industrial/commercial/community property use standards within **Table 1** of the **Soil, Ground Water and Sediment Standards for Use under Part XV.1** of the Act for coarse textured soils published by the Ministry and dated April 15, 2011 is to be placed on, in or under the Property.
 - v. Procedures and protocols for the management and disposal of impacted groundwater and NAPL that may be exposed during future sub-surface works or collect in trenches as per Risk Assessment.
 - vi. Record keeping including dates and duration of work, weather and site conditions, location and depth of excavation activities, dust and odour control measures, stockpile management and drainage, soil characterization results, names of the Qualified Person, contractors, haulers and receiving sites for any soil or contaminated ground water removed from the Property and any complaints received relating to site activities potentially coming in contact with or exposing site soils and ground water.
- d. A site-specific health and safety plan shall be developed for the Property and implemented during all intrusive, below-grade construction activities potentially coming in contact with or exposing site soils or groundwater and a copy shall be maintained on the Property for the duration of these intrusive activities. The Owner shall ensure that the health and safety plan take into account the presence of the Contaminants of Concern and is implemented prior to any intrusive work being done on the Property in order to protect workers from exposure to the Contaminants of Concern. The health and safety plan shall be prepared in accordance with applicable Ministry of Labour health and safety regulations, shall address any potential risks identified in the Risk Assessment, and shall include, but not be limited to,
- i. dewatering excavations of standing water in trenches, and may need the augmentation of air exchange rates within trenches and excavations, through use of ventilating fans and air monitoring programs before workers entering trenches as per Risk Assessment;
 - ii. occupational hygiene requirements;
 - iii. requirements for appropriate personal protective equipment for direct contact with site soils, groundwater and free product ('NAPL') as per Risk Assessment;
 - iv. the use of appropriate decontamination protocols;
 - v. contingency plan requirements including site contact information.
- Prior to initiation of any project (as defined in the Occupational Health and Safety Act, as amended) on the Property, the local Ministry of Labour office shall be notified of the proposed activities and that the Property contains contaminated soil, groundwater and NAPL. Implementation of the health and safety plan shall be overseen by persons appropriately qualified to review the provisions of the plan with respect to the proposed site work and conduct daily inspections. The Owner shall retain a copy of the plan, which shall be made available for review by a Provincial Officer upon request.

- e. Refrain from constructing any Building on, in or under the Property unless the Building contains a Storage Garage, as defined in Building Code, and meets the following requirements:
 - i. the Storage Garage is constructed at or below the Grade of the Building and the sealing of all sumps and penetrations into the Building, a Vapour Barrier and waterproofing (as illustrated in figures 1-3 and 1-4) as per Risk Assessment;
 - ii. The Storage Garage area covers the entire area of the Building footprint at the final Grade of the Building;
 - iii. The Storage Garage is in compliance with all applicable requirements of the Building Code, including, without limitation, the provisions governing the following:
 - 1. design of the mechanical ventilation system as set out in Division B, subsection 6.2.2.3, Ventilation of Storage and Repair Garages;
 - 2. interconnection of air duct systems as set out in Division B, subsection 6.2.3.9 (2); and,
 - 3. air leakage as set out in Division B, section 5.4.
 - iv. The mechanical ventilation system for the Storage Garage is designed to provide, a continuous supply of outdoor air at a rate of not less than 3.9 litres per second for each square metre of floor area.
- f. Refrain from constructing any Building on, in or under the Property other than a Building that meets the requirements of Item 4.2 e. of the CPU unless the Building is a slab on Grade Building and contains vapour mitigation system at or below the Grade of the Building and covers the entire Building Area and shall include the following:
 - i. Sealing of foundation penetrations and sumps, a Vapour Barrier, Sub Slab Venting Layer and Venting Components (as illustrated in figures 1-4 of the CPU) as per Risk Assessment.
 - ii. The Owner shall retain a copy of all Vapour Barriers, Sub Slab Venting Layers and Venting Components as-built drawings signed by a Licensed Professional Engineer along with the proposed testing and performance requirements as per Risk Assessment for inspection by a Provincial Officer.
 - iii. A final inspection for cracks, holes or penetrations in the below Grade walls and floors shall be conducted before any finishes are applied to the walls and floors and prior to occupancy and shall be recorded in a logbook. Any holes, cracks or penetrations shall be repaired and sealed immediately and recorded in a logbook maintained by the Owner and made available upon request by a Provincial Officer.
 - iv. An inspection and maintenance program shall be prepared and implemented to ensure the continuing integrity of the passive vapour mitigation system. In regard to the venting layer and Venting Components, inspections of the venting layer and Venting Components, where visually accessible, will be made for potential breaches. The inspection program shall include semi-annual (every six months) inspections as per the Risk Assessment and any deficiencies shall be repaired forthwith. The inspection results shall be recorded in a logbook maintained by the Owner and made available upon request by a Provincial Officer.

- g. Existing Buildings A, B, C and studios 1 and 2 (Building locations as indicated by figure 2 of the CPU) contains an active sub-slab depressurization system as per the Risk Assessment.
- h. Waterloo Barrier System was installed along the western Property line which consists of 116 pieces of sheet piling providing a vertical barrier to top of bedrock (average installation depth of 10.77 mbgs) of approximately 75 m in length (as illustrated on figures 1-5 and 1-6 of the CPU) with a groundwater pump and treat system (with unit processes as indicated by figure 1-7 of the CPU) to maintain hydraulic containment along the southwest Property boundary as per Risk Assessment with following monitoring requirements:
 - i. monthly monitoring of water levels shall be carried out at all extraction wells EW1 to EW27 and six monitoring wells (MW302S, MW606, MW401S, MW316S, MW313S and MW314S as indicated on figure 1-5 of the CPU) to ensure extraction wells are dewatered and a minimum hydraulic gradient of 3 m shall be maintained along with inspect of treatment train for leaks and to ensure the system is operating within target parameters and along with replace of filter bags and cartridges.
 - ii. site visits shall be done within seventy-two (72) hours of notification of a system shutdown and performed the required troubleshooting and maintenance/repair activities to resume pumping operations within seventy-two (72) hours.
 - iii. collect monthly water samples from groundwater treatment train for analysis of VOCs and metals to monitor for breakthrough in carbon treatment vessel and replace carbon treatment media as required.
 - iv. annual visual inspection and operation maintenance on all down-well full fluid pumps and connections.
 - v. the Owner shall maintain a copy of groundwater levels, inspections, laboratory's certificate of analyses and maintenance program and made available upon request by a Provincial Officer.
- i. A zero valent iron (ZVI) permeable reactive zone was installed along the western Property boundary within the north parcel as indicated by figure 1-8 of the CPU and as per the Risk Assessment.
- j. The air monitoring program on the Property is to commence prior to occupancy of any Building constructed after 2024 on the Property. Sub-slab soil vapour monitoring shall be done in accordance with USEPA Method TO-15 for the Contaminants of Concerns listed in Schedule 'B' of the CPU with summa canisters except for mercury shall be done in accordance to US EPA method 7470A using quartz filter or hopcalite tubes. The sub-slab soil vapour monitoring program shall be carried out as follows:
 - i. The sub-slab soil vapour monitoring shall commence prior to occupancy and carried out on a quarterly basis (every three months) for the first year, and semi-annually (every six months) for the second year and thereafter until such time as Director, upon application by the Owner, has reviewed the data available and either alters or revokes the CPU.
 - ii. Sub-slab soil vapour monitoring and sampling shall be done in accordance with the Ministry's document entitled "(Draft) Technical Guidance for Soil Vapour Intrusion Assessment" dated January 4, 2021, for the Contaminants of Concerns listed in Schedule 'B'.
 - iii. Sampling locations for the sub-slab soil vapour monitoring shall be identified

by an appropriately qualified person to be protective of human health for any persons using or occupying the buildings on the Property with the minimum number of indoor soil vapour samples per Building Area shall follow Schedule 'C'.

- iv. If the air concentration for any Contaminants of Concern exceeds Schedule 'B' for sub-slab soil vapour trigger level, the Owner shall immediately notify the Director in writing of the exceedance along with a copy of laboratory's certificate of analysis and chain of custody, field notes indicating the initial and final canister pressures, logs indicating the construction details of soil vapour probes, atmospheric pressure, weather and temperature.
- v. The Owner shall keep a copy of all sampling and monitoring data and records available for inspection by a Provincial Officer upon request.
- vii. If the sub-slab soil vapour concentration for the Contaminants of Concern exceeds Schedule 'B' for sub-slab soil vapour trigger levels, then sub-slab soil vapour monitoring shall recommence for all Contaminants of Concern within fifteen (15) days of receipt of the analytical results and be carried out as follows:
 - 1. If none of the concentrations of the Contaminants of Concern exceed Schedule 'B' (sub-slab soil vapour trigger levels) on the recommenced sub-slab soil vapour monitoring event, then the sub-slab soil vapour monitoring event shall be carried out on a quarterly basis (every three months) for a twelve (12) month period (4 additional monitoring events).
 - 2. If any of the concentrations of the Contaminants of Concern exceeds Schedule 'B' (sub-slab soil vapour trigger levels), on the recommenced sub-slab soil vapour monitoring event, then a Licensed Professional Engineer shall, within 30 days of the receipt of the analytical results,
 - i. develop and submit a detailed contingency plan (as outlined in Risk Assessment) to address the soil vapour intrusion risks in the Building to the Director.The air monitoring shall continue on a quarterly basis (every 3 months) until such time as the Director, upon application by the Owner, has reviewed the data available and either alters or revokes the CPU.
- k. The air monitoring program on the Property for existing Buildings A, B, C, studios 1 and 2 is to commence within sixty (60) days of the issuance of the CPU. Indoor air monitoring shall be done in accordance with USEPA Method TO-15 for the Contaminants of Concerns listed in Schedule 'B' of the CPU with summa canisters with an eight (8) hour sampling period except for mercury shall be done in accordance to US EPA method 7470A using quartz filter or hopcalite tubes. The indoor air monitoring program shall be carried out as follows:
 - i. The indoor air monitoring shall be carried out on a semi-annual basis (every six months) for the first year and second year and thereafter until such time as Director, upon application by the Owner, has reviewed the data available and either alters or revokes the CPU.
 - ii. Indoor air monitoring and sampling shall be done in accordance with the Ministry's document entitled "(Draft) Technical Guidance for Soil Vapour Intrusion Assessment" dated January 4, 2021, for the Contaminants of Concerns listed in Schedule 'B'.
 - iii. Sampling locations for indoor air monitoring shall be identified by an appropriately qualified person to be protective of human health for any

persons using or occupying the buildings on the Property with the minimum of 12 indoor air sampling locations for all existing Buildings as outlined in the Risk Assessment.

- iv. If the air concentration for any Contaminants of Concern exceeds Schedule 'B' for indoor air trigger level, the Owner shall immediately notify the Director in writing of the exceedance along with a copy of laboratory's certificate of analysis and chain of custody, field notes indicating the initial and final canister pressures, atmospheric pressure, weather and temperature.
- v. The Owner shall keep a copy of all sampling and monitoring data and records available for inspection by a Provincial Officer upon request.
- vii. If the indoor air concentration for the Contaminants of Concern exceeds Schedule 'B' for indoor air trigger level, then indoor air monitoring shall recommence for all Contaminants of Concern within fifteen (15) days of receipt of the analytical results and be carried out as follows:
 - 1. If none of the concentrations of the Contaminants of Concern exceed Schedule 'B' (indoor air trigger levels) on the recommenced indoor air monitoring event, then the indoor air monitoring event shall be carried out on a semi-annual basis (every six months) for a twelve (12) month period (2 additional monitoring events).
 - 2. If any of the concentrations of the Contaminants of Concern exceeds Schedule 'B' (indoor air trigger levels), on the recommenced indoor air monitoring event, then a Licensed Professional Engineer shall, within 30 days of the receipt of the analytical results, either
 - i. develop and submit a detailed contingency plan (as outlined in Risk Assessment) to address the air concentrations in the Building to the Director; or
 - ii. develop and submit a report to the Director that details these indoor air exceedances are due to background sources.The indoor air monitoring shall continue on a quarterly basis (every 3 months) until such time as the Director, upon application by the Owner, has reviewed the data available and either alters or revokes the CPU.
- I. The groundwater monitoring program for ZVI permeable reactive zone shall commence within ninety 90 days of the issuance of the CPU shall be carried out as follows:
 - i. The groundwater monitoring program shall consist of four well locations labelled as MW110, MW111, MW112 and MW319 as indicated on figure 1-8 of the CPU.
 - ii. The groundwater monitoring program shall be carried out on a semi-annual basis (every six (6) months) for monitoring of pH, dissolved oxygen, oxidation reduction potential, temperature and conductivity and shall be sampled annually (once a year) for the Contaminants of Concern as listed on Schedule 'D' of the CPU and thereafter until such time as the Director, upon application by the Owner, has reviewed the data available and either amends or revokes the CPU.
 - iii. Water from all monitoring wells shall be sampled according to Ministry's Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act (MOE, 2004b) as amended from time to time.
 - iv. The Owner shall keep a copy of all sampling data available for inspection by a Provincial Officer upon request.

- v. Should there be a reason to change a selected groundwater monitoring well or should a measured groundwater concentration indicate increasing trends over two groundwater monitoring events for any Contaminants of Concern listed in Schedule 'D', the Owner shall immediately notify the Director in writing of this increasing trend along with a copy of the laboratory's certificate of analysis, chain of custody and borehole logs indicating the well screen details.
- vi. If the groundwater concentration for the COC indicates increasing trends of any COC over two groundwater monitoring events; then groundwater monitoring for COCs shall recommence on a semi-annual (every six) basis within thirty (30) days of receipt of the analytical results and be carried out as follows:
- vii. If any of the concentrations of the Contaminants of Concern continue to indicate increasing trends of the COCs listed in Schedule 'D' on recommence groundwater monitoring at semi-annual frequency, then within 30 days of the receipt of the analytical results;
 - 1. develop and submit a contingency plan to the Director; and
 - 2. The groundwater monitoring shall continue on a semi-annual basis (every six (6) month) until such time as the Director, upon application by the Owner, has reviewed the data available and either alters or revokes the CPU.
- m. The Owner shall retain a copy of the site plan prepared and signed by a Qualified Person within ninety (90) of issuance of the CPU which will describe the Property, placement and quality of all the barriers to site soils. The site plan will include a plan and cross section drawings specifying the vertical and lateral extent of the barriers. This site plan shall be retained by the Owner for inspection upon request by a Provincial Officer. The site plan shall be revised following the completion of any alteration to the extent of the barriers to site soils.
- n. The Owner shall prepare by March 31 each year, an annual report documenting activities relating to the Risk Management Measures undertaken during the previous calendar year. A copy of this report shall be maintained on file by the Owner and shall be made available upon request by a Provincial Officer. The report shall include, but not be limited to, the following minimum information requirements:
 - i. a copy of all records related to the inspection and maintenance programs for the barrier to site soils, Storage Garage, Waterloo Barrier System and pump and treat containment system;
 - ii. a copy of all records related to the soil and groundwater management plan and the health and safety plan on the Property;
 - iii. a copy of all records for air monitoring programs including laboratory's certificate of analyses and chain of custody, and field notes indicating the initial and final canister pressures, atmospheric pressure, weather and temperature and logs indicating the construction details of soil vapour probes.
 - iv. a copy of all records related to the groundwater monitoring programs including the laboratory's certificate of analyses, chain of custody and borehole logs indicating the well construction details;
 - v. a copy of all as-builts for Vapour Barriers;
 - vi. a copy of all signed site plans including any alterations; and
 - vii. a copy of the updated financial assurance every five years from the date of issuance of the CPU if applicable.

- 4.3 Refrain from using the Property for any of the following use(s): all property uses except for following uses as defined in O.Reg. 153/04: “industrial use” and “commercial use”.
- 4.4 Refrain from constructing the following building(s): No building construction unless construction is in accordance with Item 4.2 e. or f. of the CPU.
- 4.5 The Owner shall ensure that every occupant of the Property, with the exception of recipients of recreational park permits, is given notice that the Ministry has issued this CPU and that it contains the provisions noted above in Items 4.3 and 4.4, unless noted N/A. For the purposes of this requirement, an occupant means any person with whom the Owner has a contractual relationship regarding the occupancy of all or part of the Property.

Site Changes

- 4.6 In the event of a change in the physical site conditions or receptor characteristics at the Property that may affect the Risk Management Measures and/or any underlying basis for the Risk Management Measures, forthwith notify the Director of such changes and the steps taken, to implement, maintain and operate any further Risk Management Measures as are necessary to prevent, eliminate or ameliorate any Adverse Effect that will result from the presence on, in or under the Property or the discharge of any Contaminant of Concern into the natural environment from the Property. An amendment to the CPU will be issued to address the changes set out in the notice received and any further changes that the Director considers necessary in the circumstances.

Reports

- 4.7 Retain a copy of any reports required under the CPU, the Risk Assessment and any reports referred to in the Risk Assessment (until otherwise notified by the Director) and within ten (10) days of the Director or a Provincial Officer making a request for a report, provide a copy to the Director or Provincial Officer.

Property Requirement

- 4.8 For the reasons set out in the CPU and pursuant to the authority vested in me under subsection 197(1) of the Act, I hereby order you and any other person with an interest in the Property, before dealing with the Property in any way, to give a copy of the CPU, including any amendments thereto, to every person who will acquire an interest in the Property as a result of the dealing.

Certificate of Requirement

- 4.9 Within fifteen (15) days from the date of receipt of a certificate of requirement issued under subsection 197(2) of the Act and as set out in Schedule ‘E’, register the certificate of requirement on title to the Property, in the appropriate land registry office.
- 4.10 Immediately after registration of the certificate of requirement, provide to the Director

written verification that the certificate of requirement has been registered on title to the Property.

Owner Change

- 4.11 While the CPU is in effect, the Owner shall forthwith report in writing, to the Director any changes of ownership of the Property, except that while the Property is registered under the Condominium Act, 1998, S.O.1998 c.19, no notice shall be given of changes in the ownership of individual condominium units or any appurtenant common elements on the Property.

Financial Assurance

- 4.12 Within fifteen (15) days of the date of the CPU, the Owner shall provide financial assurance to the Crown in right of Ontario in the amount of one hundred and thirty-thousand dollars (\$130,000) in a form satisfactory to the Director and in accordance with Part XII of the Act.
- 4.14 A written report reviewing the financial assurance required by the CPU shall be included in the annual report every five years as referred to as Item 4.2 n. with an updated cost estimate with respect to the matters dealt with in Item 4.12 above.

Part 5: General

- 5.1 The requirements of the CPU are severable. If any requirement of the CPU or the application of any requirement to any circumstance is held invalid, such finding does not invalidate or render unenforceable the requirement in other circumstances nor does it invalidate or render unenforceable the other requirements of the CPU.
- 5.2 An application under sub section 168.6(3) of the Act to,
a. alter any terms and conditions in the CPU or impose new terms and conditions; or
b. revoke the CPU;
shall be made in writing to the Director, with reasons for the request.
- 5.3 The Director may alter the CPU under subsections 132(2) or (3) of the Act to change a requirement as to financial assurance, including that the financial assurance may be increased or reduced or released in stages. The total financial assurance required may be reduced from time to time or released by an order issued by the Director under section 134 of the Act upon request and submission of such supporting documentation as required by the Director.
- 5.4 Subsection 186(3) of the Act provides that failure to comply with the requirements of the CPU constitutes an offence.

- 5.5 The requirements of the CPU are minimum requirements only and do not relieve the Owner from,
- a. complying with any other applicable order, statute, regulation, municipal, provincial or federal law; or
 - b. obtaining any approvals or consents not specified in the CPU.
- 5.6 Notwithstanding the issuance of the CPU, further requirements may be imposed in accordance with legislation as circumstances require. The Director shall also alter the CPU where the approval or acceptance of the Director is required in respect of a matter under the CPU and the Director either does not grant the approval or acceptance or does not grant it in a manner agreed to by the Owner.
- 5.7 In the event that, any person is, in the opinion of the Director, rendered unable to comply with any requirements in the CPU because of,
- a. natural phenomena of an inevitable or irresistible nature, or insurrections,
 - b. strikes, lockouts or other labour disturbances,
 - c. inability to obtain materials or equipment for reasons beyond your control, or
 - d. any other cause whether similar to or different from the foregoing beyond your control, the requirements shall be adjusted in a manner defined by the Director. To obtain such an adjustment, the Director must be notified immediately of any of the above occurrences, providing details that demonstrate that no practical alternatives are feasible in order to meet the requirements in question.
- 5.8 Failure to comply with a requirement of the CPU by the date specified does not absolve the Owner from compliance with the requirement. The obligation to complete the requirement shall continue each day thereafter.
- 5.9 In the event that the Owner complies with the provisions of Items 4.9 and 4.10 of the CPU regarding the registration of the certificate of requirement on title to the Property, and then creates a condominium corporation by the registration of a declaration and description with respect to the Property pursuant to the Condominium Act, 1998, S.O. 1998, c.19, as amended, and then transfers ownership of the Property to various condominium unit owners, the ongoing obligations of the Owner under this CPU can be carried out by the condominium corporation on behalf of the new Owners of the Property
- 5.10 Where there is more than one Owner, each person is jointly and severally liable to comply with any requirements of the CPU, unless otherwise indicated.

Part 6: Information regarding a Hearing before the Ontario Land Tribunal

- 6.1 Pursuant to section 139 of the Act, you may require a hearing before the Ontario Land Tribunal (the "Tribunal"), if within fifteen (15) days after service on you of a copy of the CPU, you serve written notice upon the Director and the Tribunal.

- 6.2 Pursuant to section 142 of the Act, the notice requiring the hearing must include a statement of the portions of the CPU and the grounds on which you intend to rely at the hearing. Except by leave of the Tribunal, you are not entitled to appeal a portion of the CPU, or to rely on a ground, that is not stated in the notice requiring the hearing.
- 6.3 Service of a notice requiring a hearing must be carried out in a manner set out in section 182 of the Act and Ontario Regulation 227/07: *Service of Documents*, made under the Act. The address, email address and fax numbers of the Director and the Tribunal are:
- Registrar Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, ON, M5G 1E5
Email: OLT.Registrar@ontario.ca
- and
- Jimena Caicedo
Ministry of the Environment, Conservation and Parks
5775 Yonge Street, 8th Floor
Toronto, Ontario
M2M 4J1
Fax: 416-326-5536
Email: Environment.Toronto@ontario.ca
- 6.4 Unless stayed by the Tribunal under section 143 of the Act, the CPU is effective from the date of issue.
- 6.5 If you commence an appeal before the Tribunal, under section 47 of the Environmental Bill of Rights, 1993 (the “EBR”), you must give notice to the public in the EBR registry. The notice must include a brief description of the CPU (sufficient to identify it) and a brief description of the grounds of appeal.
- The notice must be delivered to the Environmental Commissioner of Ontario who will place it on the EBR registry. The notice must be delivered to the Environmental Commissioner at 605-1075 Bay Street, Toronto, Ontario M5S 2B1 by the earlier of:
- 6.5.1 two (2) days after the day on which the appeal before the Tribunal was commenced; and
- 6.5.2 fifteen (15) days after service on you of a copy of the CPU.
- 6.6 Pursuant to subsection 47(7) of the EBR, the Tribunal may permit any person to participate in the appeal, as a party or otherwise, in order to provide fair and adequate representation of the private and public interests, including governmental interests, involved in the appeal.

6.7 For your information, under section 38 of the EBR, any person resident in Ontario with an interest in the CPU may seek leave to appeal the CPU. Under section 40 of the EBR, the application for leave to appeal must be made to the Tribunal by the earlier of:

6.7.1 fifteen (15) days after the day on which notice of the issuance of the CPU is given in the EBR registry; and

6.7.2 if you appeal, fifteen (15) days after the day on which your notice of appeal is given in the EBR registry.

6.8 The procedures and other information provided in this Part 6 are intended as a guide. The legislation should be consulted for additional details and accurate reference. Further information can be obtained from e-Laws at www.ontario.ca/laws.

Issued at Toronto this 6th day of February 2025.

“Originally signed by”

Jimena Caicedo
Director, section 168.6 of the Act

Schedule '1'

Legal Description

Surface Parcel – PT LTS 33, 34, 35, 36, 37, 38, 39, 40 & 41 & TWO FEET RESERVE, PL D260 TORONTO, BLK A PL 513E TORONTO, BLK B PL 622E TORONTO, PT LTS 4, 5, 6 & 7 & PT PRIVATE ST PL 339 TORONTO BTN LTS 4 & 5, PL 339 & PT MARSHLAND IN FRONT OF BROKEN LT 12, BROKEN FRONT CONCESSION, DESIGNATED AS PTS 1, 2, 3 & 4, 66R20332; CITY OF TORONTO. S/T EASE OVER PT MARSHLAND IN FRONT OF BROKEN LT 12, BROKEN FRONT CONCESSION, PT 4 66R20332, AS IN ES12914. S/T EASE OVER PT MARSHLAND IN FRONT OF BROKEN LT 12, BROKEN FRONT CONCESSION, PT 3 66R20332, AS IN ES13268.

Being all of PIN 21053-0074 (LT):

Subsurface Parcel – PT LTS 33, 34, 35, 36, 37, 38, 39, 40 & 41 & TWO FEET RESERVE, PL D260, TORONTO, BLK A PL 513E TORONTO, BLK B PL 622E TORONTO , PT LTS 4, 5, 6 & 7, & PT PRIVATE ST PL 339 TORONTO BTN LTS 4 & 5 PL 339, PT MARSHLAND IN FRONT OF BROKEN LT 12, BROKEN FRONT CONCESSION, DESIGNATED AS PTS 5, 6, 7 & 8, 66R20332; CITY OF TORONTO. S/T EASE OVER PT MARSHLAND IN FRONT OF BROKEN LT 12, BROKEN FRONT CONCESSION, PT 8 66R20332, AS IN ES12914. S/T EASE OVER PT MARSHLAND IN FRONT OF BROKEN LT 12, BROKEN FRONT CONCESSION, PT 6 66R20332, AS IN ES13268; SUBJECT TO AN EASEMENT IN FAVOUR OF PARTS 1, 2, 3 AND 4 PLAN 66R20332 AS IN AT4905449; CITY OF TORONTO.

Being all of PIN 21053-0075 (LT)

Schedule 'A'

Property Specific Standards (Soil) and Fill Cap Target Concentration for each Contaminant of Concern

Contaminants of Concern (COC)	Property Specific Standards for Soil (µg/g)	Property Specific Standards for Groundwater (µg/L)
Acenaphthene	10.32	18
Acenaphthylene	34.8	20.4
Acetone	3.6	NA
Ammonia	500	1,130,000
Anthracene	39.6	5.28
Antimony	27.6	5.28
Arsenic	48	94.8
Barium	276	9480
Benz(a)anthracene	52.8	1.32
Benzene	5.28	1680
Benzo(a)pyrene	73.2	1.02
Benzo(b)fluoranthene	216	1.44
Benzo(g,h,i)perylene	92.4	0.696
Benzo(k)fluoranthene	80.4	0.444
Boron (HWS)	3.36	NA
Boron (total)	50.4	3720
Cadmium	9.84	1044
Carbon Tetrachloride	1.2	NA

Contaminants of Concern (COC)	Property Specific Standards for Soil (µg/g)	Property Specific Standards for Groundwater (µg/L)
Chloride	NA	7,200,000
Chlorobenzene	NA	11.28
Chloroform	2.16	480
Chromium VI	1.2	NA
Chromium total	NA	1044
Cobalt	NA	4.68
Chrysene	39.6	1.10
Copper	636	10.44
Cyanide	8.76	63.6
Dibenzo[a,h]anthracene	264	1.56
Dichlorobenzene, 1,4-	0.12	NA
Dichloroethane, 1,1-	4.68	348
Dichloroethane, 1,2-	NA	144
Dichloroethylene, 1,1-	5.76	660
Dichloroethylene, 1,2-cis-	420	102,000
Dichloroethylene, 1,2-trans-	5.52	756
EC (mS/cm)	12	NA
Ethylbenzene	2.04	23
Fluoranthene	192	28.8
Fluorene	34.8	NA
Hexane, n-	0.192	NA

Contaminants of Concern (COC)	Property Specific Standards for Soil (µg/g)	Property Specific Standards for Groundwater (µg/L)
Indeno[1 2 3-cd]pyrene	111.6	0.72
Lead	1440	8.64
Mercury	76.8	3.96
Methyl ethyl ketone	NA	516
Methylene chloride	NA	132
Methylnaphthalenes, 1-(2)-	180	684
Molybdenum	3.84	132
Naphthalene	1800	1560
Nickel	192	91.2
Phenanthrene	180	34.8
PHC F1	2400	228,000
PHC F2	3600	4080
PHC F3	25,200	5760
PHC F4	144,000	5400
Pyrene	116	8.52
Selenium	8.04	13.2
SAR (unitless)	37.2	NA
Silver	NA	0.6
Sodium	NA	3,600,000
Styrene	1.68	43.2
Tetrachloroethane, 1,1,1,2-	0.336	2.16

Contaminants of Concern (COC)	Property Specific Standards for Soil (µg/g)	Property Specific Standards for Groundwater (µg/L)
Tetrachloroethane, 1,1,2,2-	0.0684	NA
Tetrachloroethylene	912	7440
Thallium	4.44	NA
Toluene	16.8	324
Trichloroethane, 1,1,1-	276	156
Trichloroethane, 1,1,2-	0.576	1092
Trichloroethylene	10,700	1,090,000
Uranium	NA	46.8
Vanadium	NA	960
Vinyl Chloride	13.2	119,000
Xylenes Mixture	28.8	216

NA – not applicable

Schedule 'B'

Air Trigger Levels

Contaminants of Concern (COC)		Commercial Sub-Slab Trigger Levels (µg/m³)	Commercial Indoor Air Trigger Levels (µg/m³)
Ammonia		89,300	357
Benzene		408	1.63
Chloroform		71.5	0.30
Dichloroethane, 1,1-		29,500	118
Dichloroethane, 1,2-		10,700	43
Dichloroethylene, 1,1-		12,500	50.1
Dichloroethylene, 1,2-cis		26,800	107
Dichloroethylene, 1,2-trans		10,700	42.9
Mercury		16.1	0.0644
Naphthalene		663	2.65
PHC F1	Aliphatic C6-C8	8,230,000	32,900
	Aliphatic C>8-C10	448,000	1790
	Aromatic C>8-C10	89,500	358
PHC F2	Aliphatic C>10-C12	448,000	1790
	Aliphatic C>12-C16	448,000	1790
	Aromatic C>10-C12	89,500	358
	Aromatic C>12-C16	89,500	358
Tetrachloroethylene		3450	13.8
Trichloroethane, 1,1,2-		55.7	0.223

Contaminants of Concern (COC)	Commercial Sub-Slab Trigger Levels (µg/m³)	Commercial Indoor Air Trigger Levels (µg/m³)
Trichloroethylene	100	0.872
Vinyl Chloride	102	0.406

NA – not applicable

Schedule 'C'

Sub-Slab Soil Vapour Sampling Requirements

Building Area (m²)	Density over Building Area	Minimum Number of Samples
Up to 500	one per 100 m ²	3
>500 to 2000	one additional per every 500 m ² over 500	5
>2000 to 5000	one additional per every 1000 m ² over 2000	8
>5000	one additional per every 2000 m ² over 5000	11

Schedule 'D'

Contaminants of Concern (COC) for Groundwater Monitoring Program

Dichloroethane, 1,1-; Dichloroethane, 1,2-; Dichloroethylene, 1,1-; Dichloroethylene, 1,2-cis-;
Dichloroethylene, 1,2-trans-; Tetrachloroethylene, Trichloroethylene, and Vinyl Chloride

Schedule 'E'

CERTIFICATE OF REQUIREMENT

s.197(2)

Environmental Protection Act

This is to certify that pursuant to Item 4.9 of Certificate of Property Use number 5571-D7YQ64 issued by Jimena Caicedo, Director of the Ministry of the Environment, Conservation and Parks, under sections 168.6 and 197 of the Environmental Protection Act, on February 6, 2025, being a Certificate of Property Use and order under subsection 197(1) of the Environmental Protection Act relating to the Property municipally known as 65 Heward Avenue, Toronto being all of Property Identifiers 21053-0074 (LT) and 21053-0075 (LT) (the "Property") with respect to a Risk Assessment and certain Risk Management Measures and other preventive measure requirements on the Property

HEWARD STUDIO INVESTMENTS INC.

and any other persons having an interest in the Property, are required before dealing with the Property in any way, to give a copy of the Certificate of Property Use, including any amendments thereto, to every person who will acquire an interest in the Property.

Under subsection 197(3) of the Environmental Protection Act, the requirement applies to each person who, subsequent to the registration of this certificate, acquires an interest in the Property.

CPU 5571-D7YQ64

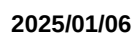


Figure 2

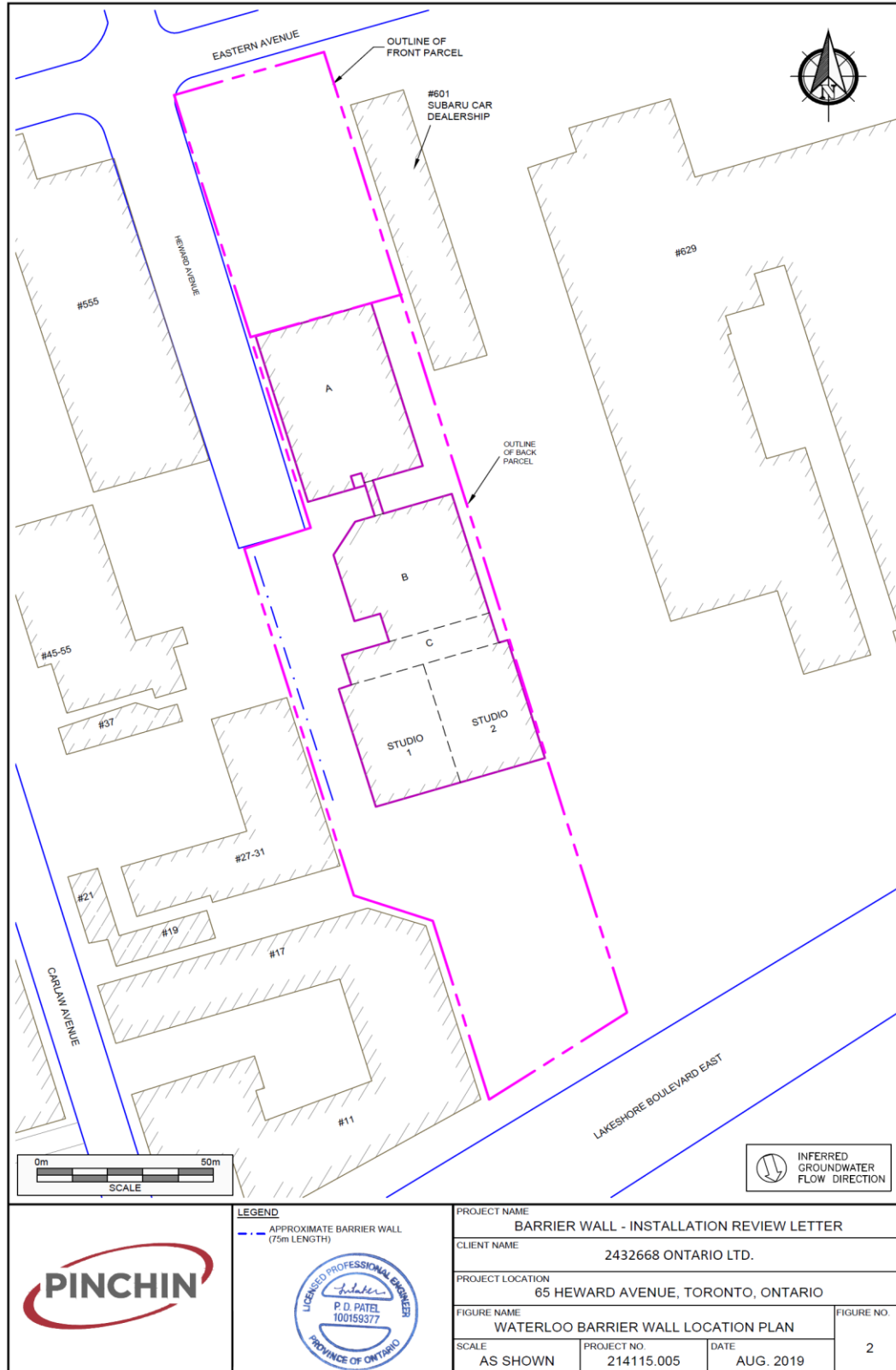


Figure 1-1

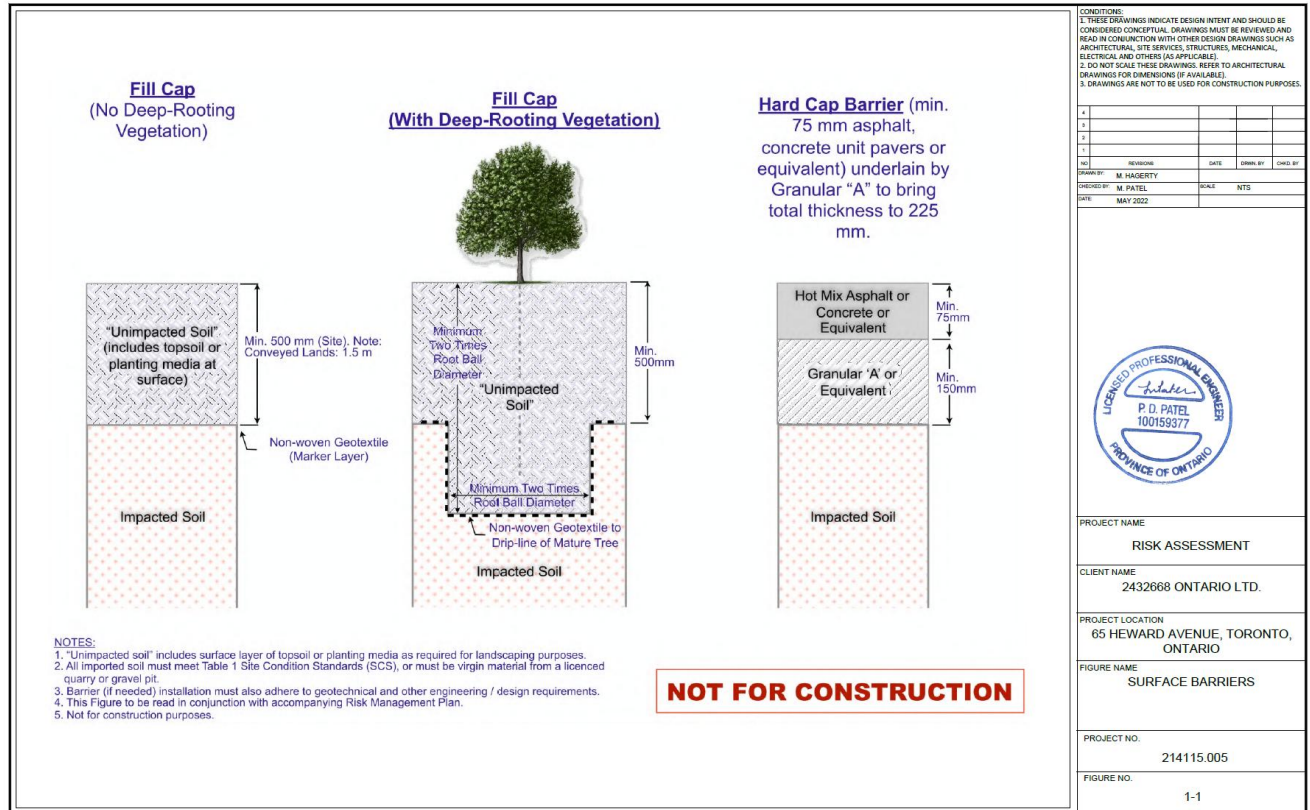


Figure 1-2

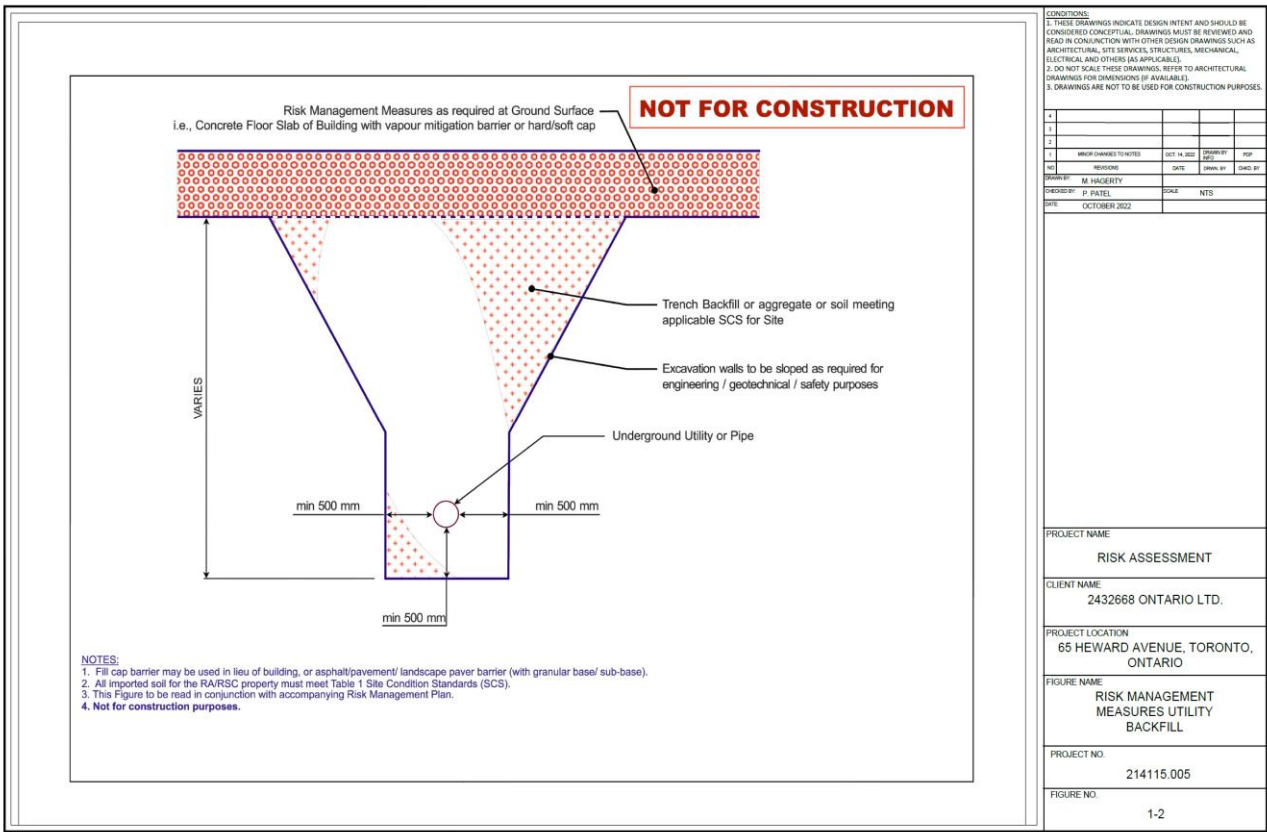


Figure I-3

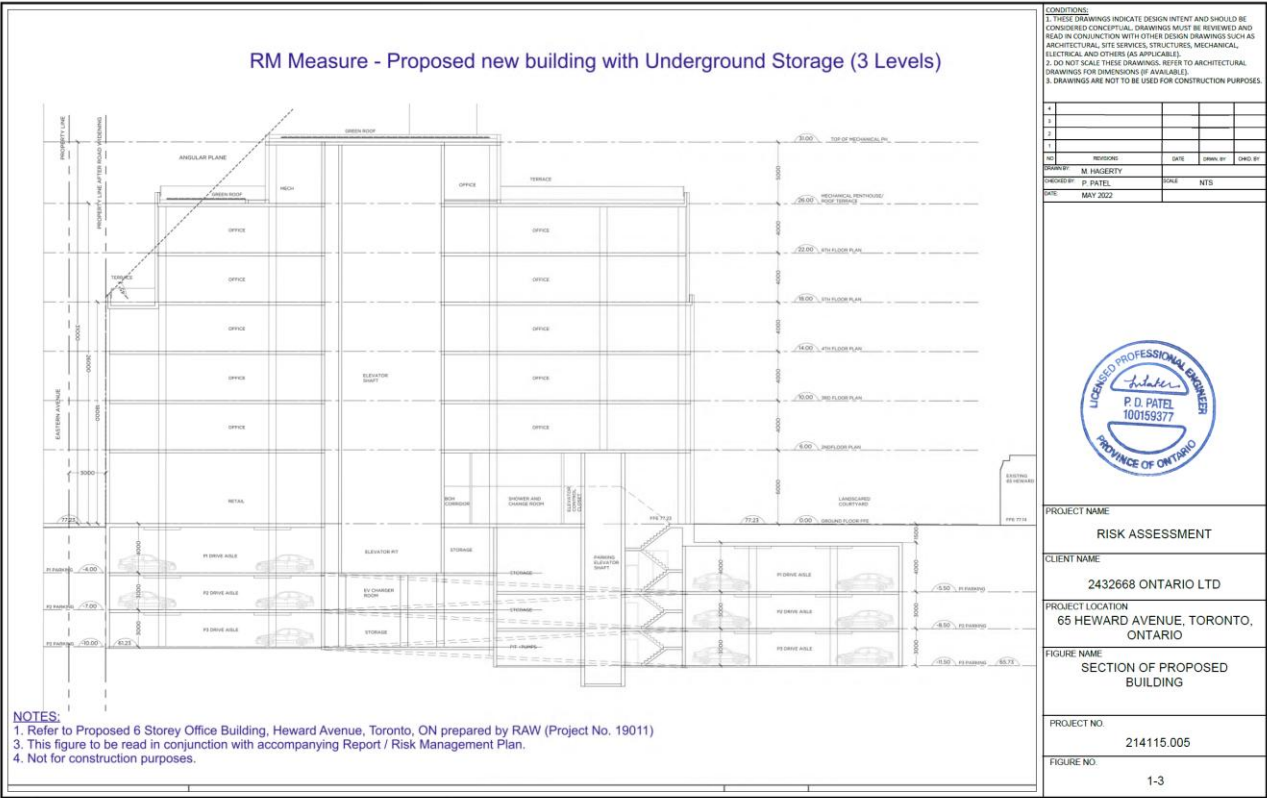


Figure 1-4

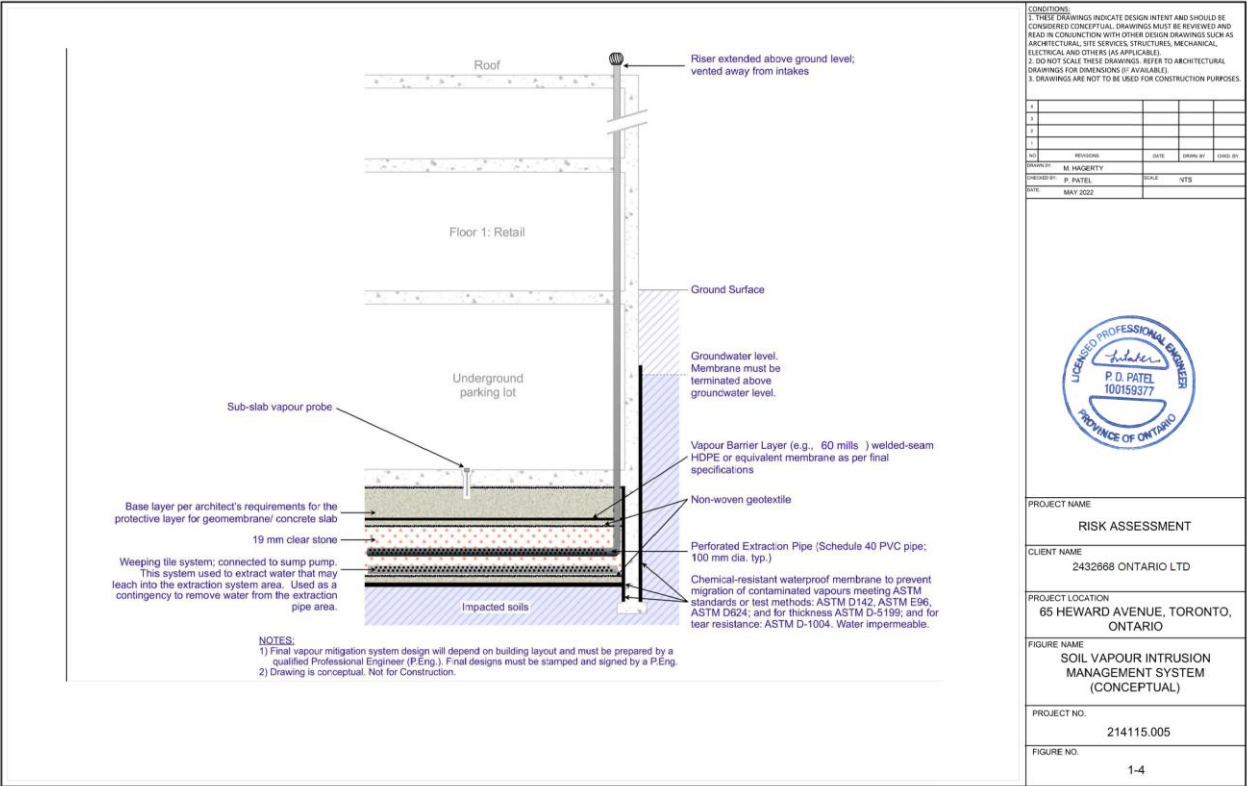


Figure I-5

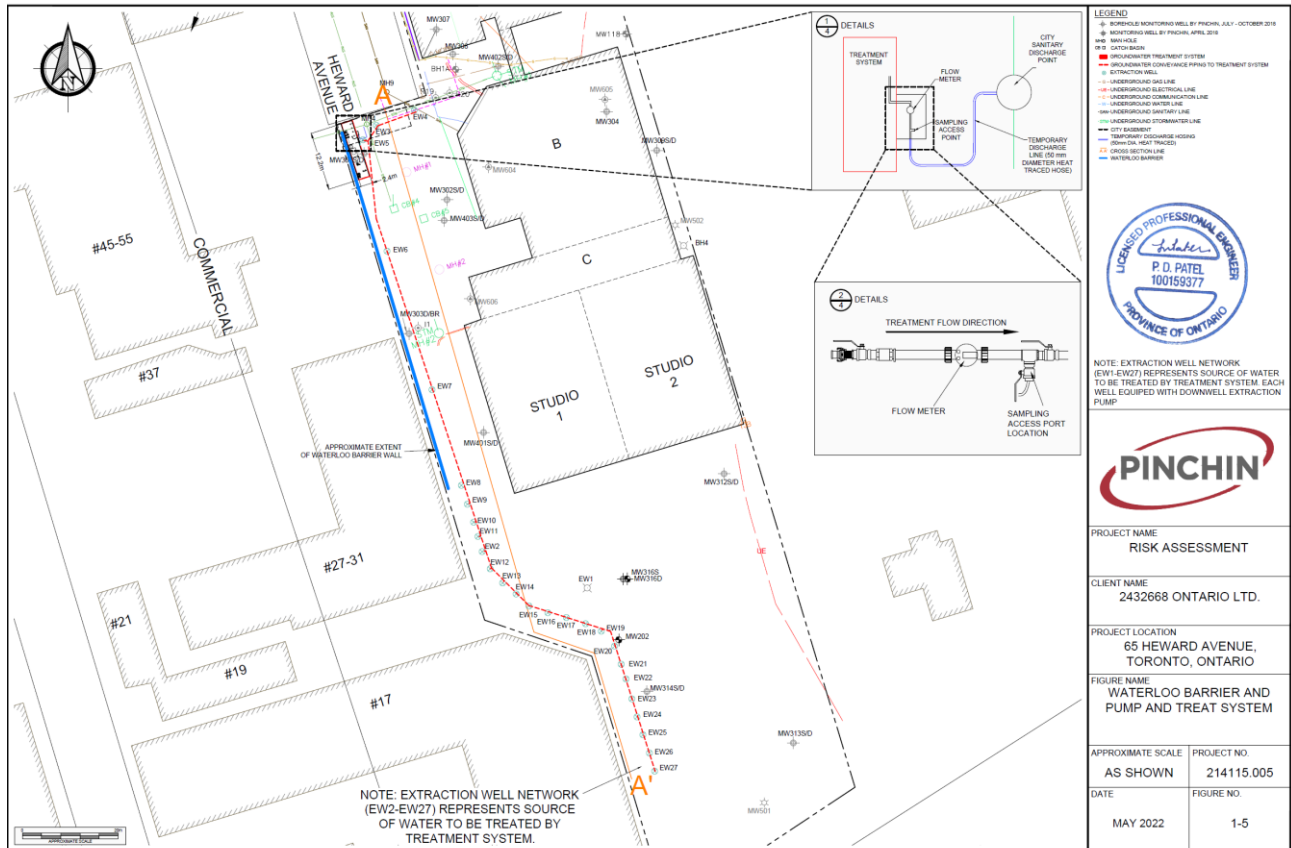


Figure 1-6

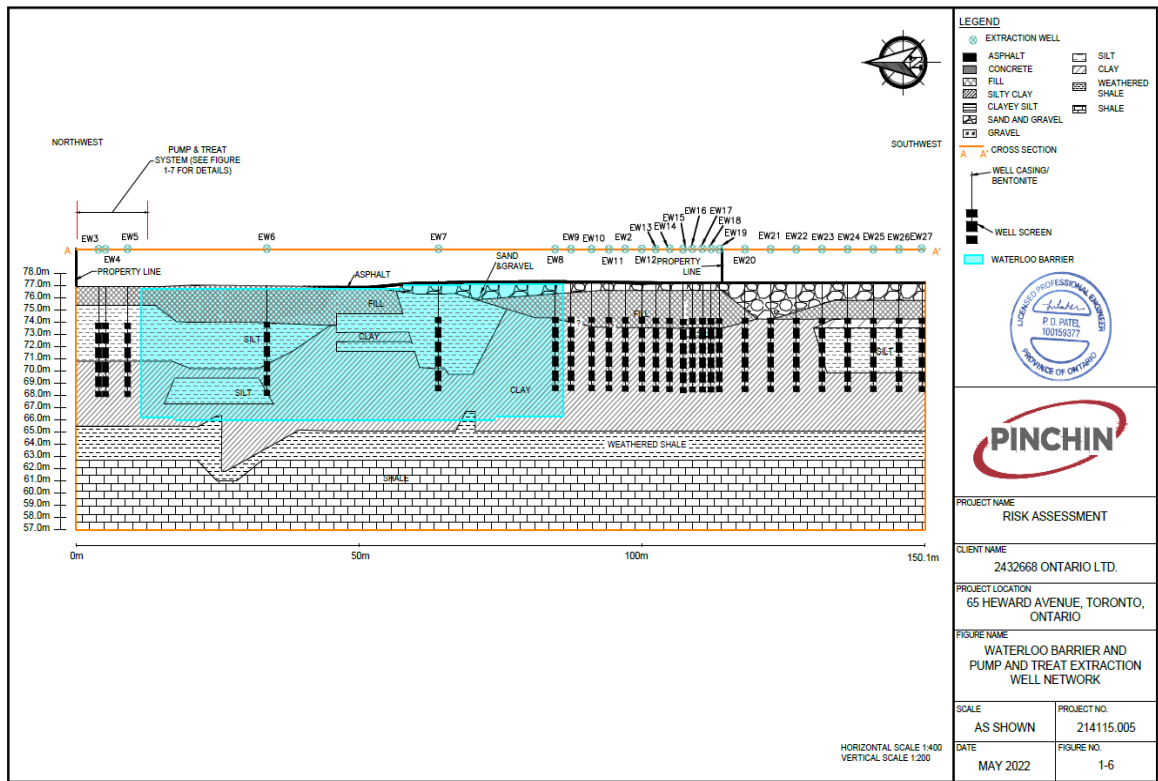


Figure 1-7

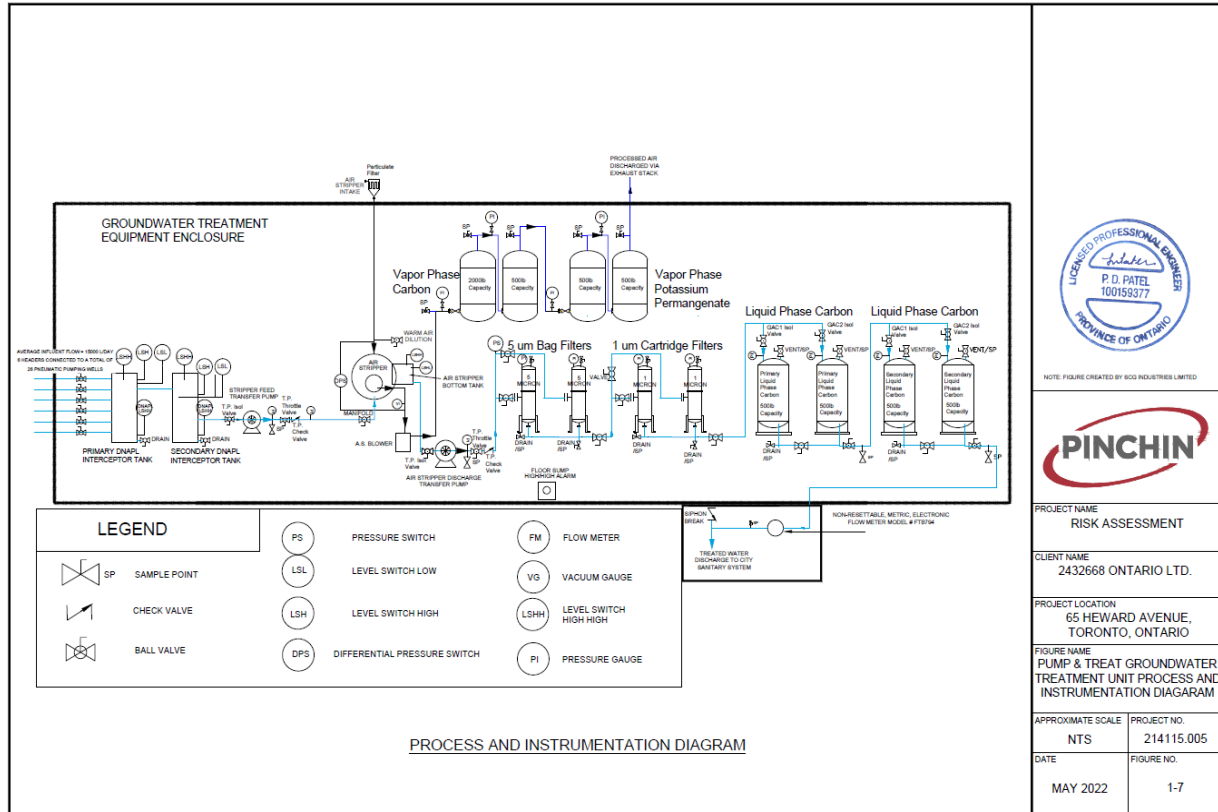


Figure 1-8

