

3P Analysis and Consulting

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Guelph, ON, Aug 31, 2011

J.P. Brown, Carbon Analyst,
e3 Solutions Inc.
Suite 703, East Tower
2700 Matheson Blvd. East
Mississauga ON L4W 4V9

Subject: Verification of 2010 GHG inventory for Menkes Union Tower, 25 York Street, Toronto, ON

Reporting Period: Jan 2010 to Dec 2010

Dear Mr. Brown,

As requested, 3P Analysis and Consulting was engaged to verify the GHG inventory for the above building and period. The intended use of the inventory and verification is two-fold:

- apply for LEED credits for this building under the Canadian Green Building Council's (CaGBC) LEED-EB Program, LEED-EB Energy and Atmosphere credit 6: Emission Reduction Reporting (EA6).
- post the inventory and verification statement on the CSA CleanStart™ registry, as required under the CaGBC LEED-EB Program

The verification was undertaken with the following objective, scope and criteria:

Fundamental	Menkes Union Tower, 25 York Street, Toronto, ON 2010/2011 GHG Inventory
Objectives	Establish a reasonable level of assurance of the GHG inventory for Menkes Union Tower, 25 York Street, Toronto, ON in order to apply for LEED credit(s).
Level of Assurance	Reasonable - as per the CSA GHG CleanStart™ Registry.
Scope	What: Verify the GHG inventory for Menkes Union Tower, 25 York Street, Toronto, ON, based on information provided in the GHG report. The verifier will also need to assess source data for energy related utility records Where: 25 York Street, Toronto, ON When: Jan 2010-Dec 2010 Who: Intended users are the Canadian Standards Association CleanStart™ registry and the Canadian Green Building Council LEED program. How: Using ISO 14064-3 by a private, independent verifier.

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Criteria	<ol style="list-style-type: none">1. The stated amount of GHG emissions in the inventory are true and correct over the period of time covered by the report.2. The inventory has been calculated in accordance with ISO 14064-1.
Materiality	There is no quantitative materiality threshold. Data management and quality control will be assessed. There should be no material discrepancies.

The verification of the GHG Assertion of **1758.8** t CO₂e emissions for the building for the reporting period was completed in conformity with the CAN/CSA-ISO 14064-3:06 standard to a reasonable level of assurance. There was no quantitative materiality threshold under the CleanStart™ registry requirements at the time of verification.

3P Analysis and Consulting performed the following:

- Review of the inventory report
- Reviewed the historical activity data (electricity, chilled water, steam, diesel and natural gas utility bills and refrigerant amounts)
- Compared the source of the emission factors with the values used in the inventory report
- Traced sample energy and greenhouse gas calculations
- Made specific inquiries to clarify details or request more information

Based on the activities undertaken, it is our opinion, to a reasonable level of assurance, that the GHG assertion of **1758.8** t CO₂e emissions for the building for the reporting period is supported by the underlying evidence, is true and correct, is free from material discrepancies, and is reported in accordance with the CleanStart™ Registry requirements.



Evan Jones, P.Eng.
3P Analysis and Consulting