

Attachment 1

Gowling Lafleur Henderson LLP | Barristers & Solicitors | Patent & Trade Mark Agents |



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September 10, 2007

ATTN: BOB LWE

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CITY OF TORONTO

BUILDING DEPARTMENT



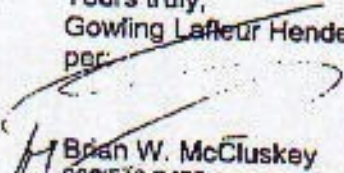
Re: Royal Bank of Canada Reference Number 27232271-001 walker
137 Lionhead Trail, Toronto, ON, M1B 2J7
DEMOLITION APPLICATION NO. 07 256544 DEM CO DM

We are solicitors for Royal Bank of Canada in connection with the above referenced mortgage sale proceedings.

This letter is intended to accompany an application for a permit to demolish the property at this address.

Royal Bank holds a first mortgage on this property. The Bank, pursuant to the provisions in its mortgage, went into possession of the premises on March 30, 2006. At the time of taking possession, the property was discovered to have significant mould contamination. An environmental assessment was done at the property and I'm enclosing a copy of the report provided by Safetech Environmental dated August 25, 2006. Repair estimates were obtained and CMHC, whom holds the mortgage insurance on this property, determined that it was more cost effective to demolish the property and sell it as vacant land rather than incur the cost of remediation and repair. It is contrary to Royal Bank policy to sell a property on an "as is" basis that has not been fully remediated where there is significant mould contamination. The concern here is that the purchaser may only do cosmetic repairs and not take the proper steps to remediate the mould contamination. The property could then be sold to an unsuspecting purchaser or rented to tenants who were not made aware of the potential serious health issues associated with toxic mould. The expectation in this instance is that the property will be purchased by a party who has the intention of building a new house thereon. Accordingly, I would appreciate it if you could have this demolition permit issued at the first possible opportunity.

Yours truly,
Gowling Lafleur Henderson LLP
per:


Brian W. McCluskey
905 540-2476 Quote file number H134368
Encl - Mould Assessment