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REPORT

Phase I Environmental Site Assessment

Vacant Lot
Ross and Anglin Ltd.

JOB NO. 1014899

JOB NO. 1014899

REPORT TO **Ross and Anglin Ltd.**
60 Saint-Joseph
Lachine, QC
H8S 2L3

FOR **Phase I Environmental Site Assessment**

ON **Vacant Lot**
2920 Sheffield Road, Ottawa, ON

07/19/2006

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Executive Summary

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Site Description and Current Operations

Jacques Whitford conducted a Phase I Environmental Site Assessment (ESA) of the vacant property located at 2920 Sheffield Road in Ottawa, Ontario, herein referred to as the "Site". The Phase I ESA was conducted for Ross & Anglin Ltd. in support of acquisition of the Site. The purpose of the Phase I ESA was to determine if evidence of potential or actual environmental contamination exists in connection with the Site, which may be present as a result of current or past activities on the Site or neighbouring properties.

The Site is currently occupied by a vacant and undeveloped field. There are no buildings currently on the Site. However, two transformers (located near the centre of the Site), a storage trailer (located on the eastern portion of the Site), and four dumpsters are located on the Site. Debris was observed throughout the Site.

Environmental Database/Records Review

No environmental concerns were identified through the database review.

Historical Records Review

Based on the historical information gathered during the Phase I ESA, the Site has always been vacant. The current owner of the Site is Pehamplin Laverpeur Realty Ltd.

No environmental concerns related to historical activities on the Site or adjoining properties were identified.

Site Visit/Interviews

An aboveground storage tank (AST) was observed adjacent to the Site at 2900 Sheffield Road. The AST appears to be in poor condition, and all pipes are disconnected as the AST is not currently in use. No staining was observed below or around the AST, but the ground was wet following a recent rain event. It is unknown if this AST has just been abandoned off-site or if it was used at its present location.

Besides the debris and wastes being dumped on the Site, no other environmental concerns were identified during the Site visit.

Hazardous/Regulated Materials

No environmental concerns related to the storage or handling of hazardous or regulated materials on the Site were identified.

Other Environmental Considerations

An AST was observed on the property located directly north of the Site. Its contents are unknown. No staining was observed below or around the AST, however, the AST is currently in poor condition as dents and rust were observed on its exterior during the site visit. Environmental impacts due to this AST are anticipated on the Site.

Conclusions and Recommendations

The Phase I ESA has revealed evidence of potential environmental contamination associated with the Site. More work is recommended to address the following potential environmental concerns:

- the Site appears to have been used as a dump site for domestic and other wastes. All debris observed on-site should be removed for appropriate disposal.

Conclusions and Recommendations (continued)

- an abandoned aboveground storage tank (AST) is located off the western corner of the Site.

A Phase II ESA, consisting of at least soil sampling and laboratory analysis, is recommended to assess the presence or absence of impacts associated with the debris and AST. Monitoring wells should be installed for groundwater sampling and analysis if impacted soil is observed during drilling of the boreholes.

Please note that our conclusions and recommendations may be amended based on information from the MOE that has not yet been received. Jacques Whitford will forward this information upon receipt.

The statements made in this Executive Summary are subject to the same limitations included in the Closure (Section 7.0) and are to be read in conjunction with the remainder of this report.

Detail Report

1.0 General Information

Client Information:
Ross and Anglin Ltd.
Glenn Kavanagh
60 Saint-Joseph
Lachine, QC H8S 2L3

Project Information:
Sheffield & Walkley
1014899

Site Information:
Vacant Lot
2920 Sheffield Road
Ottawa, ON
Site Access Contact: n/a

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E-mail Address:
Site Visit Date: 06/30/2006
Report Date: 07/19/2006
Site Assessor: Sarah R. Montesano - Junior Engineer
Report Prepared By: Sarah R. Montesano - Junior Engineer
Senior Reviewer: Jane A. Yaraskavitch, M.Eng., P.Eng. - Senior Project Manager

Site Assessor:

Sarah R. Montesano - Junior Engineer

Report Prepared By:

Sarah R. Montesano - Junior Engineer

Senior Reviewer:

Jane A. Yaraskavitch, M.Eng., P.Eng. - Senior Project Manager

2.0 Introduction

2.1 Objectives

Jacques Whitford conducted a Phase I Environmental Site Assessment (ESA) of the vacant property located at 2920 Sheffiled in Ottawa, Ontario, herein referred to as the "Site". The Phase I ESA was conducted for Ross and Anglin Ltd. in support of acquisition of the Site. The purpose of the Phase I ESA was to assess if evidence of potential or actual environmental contamination exists in connection with the Site, which may be present as a result of current or past activities on the Site or neighbouring properties.

A site plan is included in Appendix A and selected photographs of the Site are included in Appendix B.

2.2 Scope of Work and Purpose

The Phase I ESA carried out by Jacques Whitford on this property was conducted in general accordance with Jacques Whitford Proposal Number 1014815 dated June 29, 2006, and the Canadian Standards Association's (CSA) Phase I Environmental Site Assessment Standard Z768-01 (updated April 2003) and consisted of the following:

- Records review including, but not limited to, publicly available city directories, aerial photographs, fire insurance plans, geological and topographic maps
- Provincial Government Regulatory Search
- Review of available environmental databases and records
- Review of previous environmental reports and existing title searches, if made available
- Interviews with persons having knowledge of the Site
- A site visit
- Evaluation of information and preparation of the report provided herein

A Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water or building materials. For this Phase I ESA, no enhancements to the CSA standard were made.

This assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems, which may exist for the Site.

The assessment of the Site for the potential presence of hazardous building materials was not conducted because the Site is un-developed, however this is conducted based on the age of the building and components, and a non-intrusive visual review of the Site. No sampling of materials was conducted. A Phase I ESA does not constitute a Hazardous Materials Survey or Designated Substances Survey.

The assessment of the Site for microbial contamination and moisture damage was not made during the Site visit as there are no on-site buildings or structures. Normally, this assessment is conducted visual only. No sampling or intrusive investigation was conducted.

The professional qualifications of the project team are provided in Appendix C.

The Site visit was conducted by Sarah Montesano, Junior Engineer, and Adam Leakey, Summer Student, of Jacques Whitford, on June 30, 2006. The Site and readily visible and publicly accessible portions of adjoining and neighbouring properties were observed for the presence of potential sources of environmental contamination. Jacques Whitford was not accompanied during the Site visit.

Interviews were not conducted, as no persons knowledgeable of the historic Site operations were available.

2.3 Regulatory Framework

In Ontario, the roles and powers of the Ministry of Environment (MOE) when dealing with contaminated sites are outlined primarily in the Environmental Protection Act (R.S.O. 1990). The MOE has a mandate to address conditions where there is an adverse effect, or the likelihood of an adverse effect, associated with the presence or discharge of a contaminant. Ontario Regulation 153/04 – Records of Site Conditions, effective October 1, 2004, provides advice and information to property owners and consultants to use when assessing the environmental condition of a property, when determining whether or not restoration is required, and in determining the kind of restoration needed to allow continued use or reuse of the site. The regulation includes generic numerical standards for soil and groundwater quality for specific land and groundwater uses. A Phase I ESA is an initial step in the site assessment process, which may lead to the requirement for restoration work if actual or potential sources of environmental contamination are identified.

A Phase I ESA involves a review of any site buildings for the potential presence of hazardous materials related to building components and materials. Specific federal or provincial regulations, guidelines or codes of practice exist for these individual hazardous materials. Where required, this documentation was utilized to determine appropriate conclusions and formulate appropriate recommendations.

3.0 Site Description

3.1 Property Information

The Site is currently, and has always been, occupied by a vacant field with an approximate area of 4,000 square metres. The Site is located northwest of the interesection of Sheffield Road and Walkley Road in Ottawa, Ontario.

Current Site Owner:	Pehamplin Laverpeur Realty Ltd.
Legal Description:	Not provided
Property Area:	4,000 square metres

Utility Providers:	
Electric:	Hydro Ottawa
Gas:	Enbridge
Water:	Municipal
Storm and Sanitary Sewers:	Municipal

3.2 On-Site Buildings and Structures

There are currently no buildings on the Site. However, at the time of the site visit, a storage trailer, four dumpsters, several vehicles, various types of debris, and two transformers were observed on the Site.

3.3 Physical Setting Sources

3.3.1 Surficial Geology

Based on the Geological Survey of Canada website, "The Urban Geology of the National Capital Region", the native surficial soils of the Site consist of offshore marine sediments. The standard penetration resistance of offshore marine sediments varies considerably, as they are unlike typical clays which are composed of clay minerals. This characteristic accounts for the potential instability of these sensitive marine clays. The characteristic permeability of these soils is moderate. A site-specific determination would be required in order to obtain detailed soil profile and permeability information.

3.3.2 Surface Water Drainage

The surfaces of the Site consists of gravel and uncultivated vegetation. Stormwater is anticipated to drain by infiltration and/or overland flow towards Sheffield Road. The site visit conducted on June 30, 2006, confirms that surface water at the Site drains to the east towards Sheffield Road. The catch basin located on Sheffield Road is assumed to be connected to the municipal stormwater sewer system.

3.3.3 Topography and Regional Drainage

Based on the Geological Survey of Canada Topographic Map 31G/5, regional surface drainage (anticipated shallow groundwater flow direction) appears to be to the northeast towards the intersection of Ramsay Creek and Greens Creek, approximately 600 metres from the Site.

It should be noted that the direction of the shallow groundwater flow in limited areas can also be influenced by the presence of underground utility corridors and is not necessarily a reflection of regional or local groundwater flow patterns and will not necessarily mimic the profile of the Site or local topography.

3.3.4 Bedrock Geology

Based on the Geological Survey of Canada website, "The Urban Geology of the National Capital Region", bedrock in the area of the Site consists of Paleozoic shale of the Carlsbad Formation. According to the above mentioned website, depth to bedrock ranges between 10 and 15 metres below grade.

4.0 Summary of Records Reviewed

The applicable search distance for the records review included the Site, properties immediately adjoining the Site and other neighbouring properties where activities considered to be potential sources of environmental contamination were apparent. Information sources obtained and reviewed as part of the records review are listed below.

Any previous environmental reports provided to Jacques Whitford are described below. In addition, available environmental databases and records were searched to determine if the Site, adjacent or neighbouring properties are listed. The databases and search results are presented below.

SOURCE	INFORMATION/CONTACT
Aerial Photographs	1997, 2002, and 2005
Fire Insurance Plans	No fire insurance plans were available for the Site.
City Directories	1959, 1964, 1969, 1974, 1979, 1984, 1990, 1997, 2001-2002 and 2006-2007.
Previous Environmental Reports	No previous environmental reports were provided for the Site.
Company Records	No company records were provided for the Site.
Geological and Geotechnical Reports	No geotechnical reports were provided for the Site.
Regulatory Infractions	A request was made to the Ontario Ministry of Environment (MOE) through the Freedom of Information and Privacy Protection Office for a search of their records regarding charges and/or convictions of owners or tenants of the Site or violations of applicable regulations issued against the Site. A reply from the MOE had not been received at the time of the issuance of this report. A copy of the request is included in Appendix D.
Reportable Spill Occurrences	A request was made to the Ontario Ministry of Environment (MOE) through the Freedom of Information and Privacy Protection Office for a search of their records regarding reportable spills occurring at or near the Site. A reply from the MOE had not been received at the time of the issuance of this report. A copy of the request is included in Appendix D. A search conducted by EcoLog ERIS of the Occurrence Reporting Information System provincial database indicated that no spills were reported in the immediate vicinity of the Site.
Contaminated Sites	A search of the MOE's Brownfield Environmental Site Registry indicated that a Record of Site Condition (RSC) has not been filed for the Site or the adjoining properties based on an on-line search performed on June 30, 2006. A search conducted by EcoLog ERIS of the MOE's RSC database from 1997 to 2001 indicates that the Site and properties within a quarter kilometer radius do not have

4.0 Summary of Records Reviewed (continued)

SOURCE	INFORMATION/CONTACT
Contaminated Sites	a RSC submitted/acknowledged or responded to by the MOE.
Hazardous Waste Generator Registration	A search conducted by EcoLog ERIS of the Ontario Regulation 347 Waste Generators Summary, dated between 1986 and 2004, indicates that 21 hazardous waste generators are located within a 1/4 km radius of the Site. Of these, three generators are/were located directly north of the Site at 2900 Sheffield Road. A.J. LaPlante Enterprises and Eurotec Manufacturing Ltd. generated waste petroleum distillates and emulsified oils from 1993 to 1998 and 1994 and 2001, respectively. However, based on the anticipated shallow groundwater flow direction (northeasterly), it is unlikley that these wastes have adversely impacted the Site.
PCB Storage Sites	A search conducted by EcoLog ERIS of the Ontario Inventory of PCB Storage Sites, dated April 2003, indicates that the Site and neighbouring properties are not registered as PCB storage sites.
Active and Former Landfill Sites	A search of the Ontario Waste Disposal Site Inventory, dated June 1991, indicates that there are no active or former landfill sites located within a one km radius of the Site. A search conducted by EcoLog ERIS of the Waste Disposal Sites Inventory dated between 1970 and 2002 indicates that there are two waste disposal sites located within a 1/4 km radius of the Site. However, these sites consist of a multi-material recycling facility and a transfer station located at 2811 Sheffield Road. It is unlikely that these facilities have adversely impacted the Site.
Underground & Aboveground Storage Tanks	No on-Site above or underground storage tanks (ASTs and USTs) were identified in the database searches.
Other Available Information	A seach conducted by EcoLog ERIS of the Ontario Inventory of Coal Gasification Plants, dated 1988, indicates that there are no former coal gas plants located within a one km radius of the Site.

5.0 Site Visit Findings

5.1 Current Site Operations

The Site is currently occupied by a vacant and undeveloped field. However, two transformers (located near the centre of the Site), a storage trailer (located on the eastern portion of the Site), and four dumpsters located throughout the Site were observed on-site during the site visit. In addition, various types of debris have been dumped on the Site (i.e., wood, mattress, tires, furniture, metal, glass, empty paint cans).

5.2 Historical Land Use

Historical land use for the Site was determined through historical records listed in Section 4.0. A summary of the historical information is presented below.

The Site has always been vacant and undeveloped. The general area of the Site was vacant prior to its development in the early 1970s.

5.3 Waste Generation

5.3.1 Solid and Liquid Wastes

No wastewater discharges were identified to be produced on the Site at the time of the site visit.

No hazardous waste generation or storage was identified to be conducted on the Site.

Non-hazardous solid waste was observed to be stored on-site during the time of the Site visit within four dumpsters. In addition, other debris was observed scattered throughout the Site.

5.3.2 Drains and Sumps

No drains or sumps were identified to be present on the Site.

5.3.3 Air Discharges and Odours

No sources of air emissions that are suspected to result in residual contamination to the property were identified to be present on the Site. Further, no strong, pungent, or unusual odours were identified during the site visit.

5.4 Fuel, Chemical, and Waste Storage

5.4.1 Underground Storage Tanks (USTs)

No chemical or fuel storage USTs were identified to be present on the Site. Further, no vent or fill pipes indicating the potential presence of an abandoned or decommissioned UST were observed.

5.4.2 Aboveground Storage Tanks (ASTs)

No chemical or fuel storage ASTs were identified to be present on the Site.

5.4 Fuel, Chemical, and Waste Storage (continued)

5.4.3 Other Storage Containers

No chemical storage was observed on-site, with the exception of four empty 20 L pails of fire resistive paint located on the east side of the Site.

5.5 Building Systems/Equipment

5.5.1 Heating and Cooling Systems

No heating or cooling systems are present on the Site, as the Site is undeveloped.

5.5.2 Hydraulic Equipment

Hydraulic equipment are not present on the Site, as the Site is undeveloped.

5.6 Exterior Site Observations

5.6.1 Surface Features

No stained surficial materials or stressed vegetation was observed on the Site. No watercourses, ditches, pits or lagoons were identified to be present on the Site and the standing water observed on-site is assumed to be due to the frequent rainfall experienced in the area of the Site. Vegetation is un-cultivated, and ranges from grasses and shrubs to trees.

No evidence of spills was observed at the Site during the site visit, and no previous spills were reported.

Debris was observed to be scattered around the Site. Wooden planks and skids, metal scraps, gravel, tires, mattress, couches, glass, four empty paint buckets, plastic debris, and other domestic wastes were observed to be on-site during the Site visit.

5.6.2 Fill Materials

No evidence of imported fill materials was observed on-site, with the exception of the pile of gravel located in the southeast corner of the Site. The Site generally appears to be at grade with the adjacent roadways and adjoining properties. Therefore, it is unlikely that significant quantities of fill materials were brought onto the Site.

5.6.3 Wells

No abandoned or existing wells (water, oil, gas or disposal) were identified to be present on the Site.

5.7 Hazardous Building Materials

5.7.1 Asbestos-Containing Materials (ACMs)

The inhalation of asbestos fibres can cause serious diseases of the lungs and other organs that may not appear until years after the exposure has occurred.

5.7 Hazardous Building Materials (continued)

5.7.1 Asbestos-Containing Materials (ACMs) (continued)

The common use of friable asbestos-containing materials (ACMs) in construction generally ceased voluntarily in the mid 1970s. The exception to this is vermiculite. Vermiculite is a naturally occurring clay mineral which has been used in residential and commercial buildings as insulation and as an additive in a variety of building products. In March 2004, Health Canada issued a bulletin noting the potential contamination of vermiculite with asbestos and thus an increased risk of releasing asbestos fibres with its disturbance. Due to the extremely high potential for fibre release during disturbance and the non-homogeneous nature of vermiculite, any vermiculite or product that contains vermiculite should be considered as suspect asbestos until sampled following approved methodology. If sampling indicates that asbestos is present in any concentration the product be considered as asbestos-containing and dealt with accordingly. In addition, other ACMs are still known to be present in non-friable building materials currently used in the construction of buildings.

Friable ACMs (crumbles easily by hand pressure) are a potential health concern as asbestos fibres can be easily exposed and become airborne. Further, non-friable ACMs can be considered friable if disturbed. However, if identified to be present, friable ACMs can remain in a building provided that they are in good condition or encapsulated, and a management plan is implemented. If friable asbestos is present in a supply or return air plenum it should be removed. The investigation and management of asbestos-containing materials is governed by provincial regulations.

As the Site is undeveloped, no suspected ACMs were identified on the Site during the site visit.

5.7.2 Polychlorinated Biphenyls (PCBs)

From the 1930s to the 1970s, PCBs were widely used in a number of industrial materials, including sealing and caulking compounds, inks and paint additives. They were also used to make coolants and lubricants for certain kinds of electrical equipment, including transformers and capacitors. PCBs are an environmental concern as they do not readily degrade and have been identified to bioaccumulate. In Canada, the federal Environmental Contaminants Act (1976), prohibited the use of PCBs in heat transfer and electrical equipment installed after September 1, 1977, and in transformers and capacitors installed after July 1, 1980. In addition, the storage and disposal of PCB waste materials is regulated.

Two transformers were observed to be located on-site in the central portion of the Site. The transformers were likely installed at approximately the same time as the construction of 2900 Sheffield Road (approximately early 1990s) and therefore are unlikely to contain PCBs.

5.7.3 Lead-Based Materials

In 1976, the lead content in interior paint was limited to 0.5% by weight under the federal Hazardous Products Act. All consumer paints produced and imported into Canada are virtually lead free as of 1991. In 2005 production of surface coating products was limited when dry to 0.06% lead, however lead based paint remains defined as 0.5% lead. Exception to the 0.06% lead are permitted in certain circumstances but must be clearly labeled in accordance with the legislation. Lead is also associated with plumbing solder and old pipes. Lead based water supply pipes were used more than 50 years ago. Between 1930 and 1986, most buildings used copper pipe with lead-solder joints. In Canada the use of lead in solder, faucets, piping and pipe fittings has been limited. Manufacturers were permitted to sell their existing stock into the late 1980s. Other lead-based products include wall shielding (x-ray rooms). Lead occurs naturally in the environment and has many industrial uses. Lead, particularly lead dust, can be hazardous to human health depending on the amount and type of exposure.

As the Site is undeveloped, no suspected ACMs were identified on the Site during the site visit.

5.7 Hazardous Building Materials (continued)

5.7.4 Urea Formaldehyde Foam Insulation (UFFI)

During the 1970s, when concerns over energy efficiency led to efforts to improve home insulation in Canada, UFFI became an insulation product for existing houses. Most installations occurred between 1977 and its ban in Canada in 1980 under the federal Hazardous Products Act. In the insulation process, a slight excess of formaldehyde was often added to ensure complete "curing" with the urea to produce the urea-formaldehyde foam. This excess was given off during the curing, almost entirely within a day or two of injection. UFFI can begin to deteriorate if exposed to water and moisture. This will also result in formaldehyde gas emission.

As the Site is undeveloped, no UFFI was identified on the Site.

5.7.5 Ozone-Depleting Substances (ODSs)

In 1998, the federal government filed the Ozone-depleting Substances Regulations. The Regulations combine and replace the Ozone-depleting Substances Regulations (SOR/95-576), the Ozone-depleting Substances Products Regulations (SOR/95-584) and the Chlorofluorocarbon Regulations, 1989 (SOR/90-127).

The Regulations reflect Canada's commitment to meet its requirements under the Montreal Protocol on Substances that Deplete the Ozone Layer (Montreal Protocol). The Montreal Protocol is an international agreement signed by over 180 countries to control the production and exchange of certain ozone-depleting substances. The Regulations are intended to further reduce emissions of ozone-depleting substances.

These regulations were amended in 2001, 2002, and 2004.

As the Site is undeveloped, no equipment containing ozone-depleting substances (ODSs) was identified on the Site.

5.8 Special Attention Items

5.8.1 Radon Gas

Radon gas is a product of the decay series that begins with uranium. Radon is produced directly from radium which is an intermediary in the radioactive decay series. Radon is found to be associated with uranium rich black shale and/or granite bedrock. Radon emits alpha particles and produces several solid radioactive products called radon daughters. Harmful levels of radon and radon daughters can accumulate in confined air spaces, such as basements and crawl spaces.

Based on the geology of the area and the bedrock type (shale), radon may be present at the Site. However, based on the likely construction of a future building on the Site (i.e., no basement levels, concrete slab-on-grade floor, and commercial ventilation equipment), radon gas accumulation is not expected to be a significant environmental concern at the Site.

5.8.2 Microbial Contamination (Mold) and Indoor Air Quality

The growth of mold in indoor environments is typically due to a moisture problem related to building envelope or mechanical system deficiencies or design, and can produce adverse health effects. There is no practical way to eliminate all mold and mold spores in the indoor environment. The way to control mold is to control moisture.

No visual evidence of suspected indoor mold growth was observed on the Site, at the time of the Site visit, as no buildings were present.

5.8 Special Attention Items (continued)

5.8.3 Electromagnetic Frequencies (EMFs)

Electrical currents induce electromagnetic fields. Common household current is alternating current, which reverses its direction (its charge) then switches back. This cycle creates electric and magnetic fields at the same frequency. No scientific data supports definitive answers to questions about the existence or non-existence of health risks related to electromagnetic fields.

No high-voltage transmission lines or electrical substations, which could generate significant electromagnetic fields, were identified on or adjacent to the Site.

5.8.4 Noise and Vibration

The effects of noise and vibration on human health vary according to the susceptibility of the individual exposed, the nature of the noise/vibration and whether exposure occurs in the working environment or in the home.

No major or persistent sources of noise and vibration were identified to be present on the Site at the time of the site visit.

5.9 Adjoining Property Information

The current activities on neighbouring properties observed at the time of the site visit and a summary of historic information gathered through the records review are presented in the following sections.

DIRECTION FROM SITE: East

Occupant(s) Name:	N/A
Address:	N/A
Relation To Property:	Neighbouring
Current Use:	Undeveloped
Across What:	Sheffield Road extension

Potential Environmental Concerns:
No potential environmental concerns related to current or historical activities on this property were identified.

Historical Activities:
vacant

DIRECTION FROM SITE: North

Occupant(s) Name:	G&L Insulation/Metal Supermarkets/Pyron Fire Protection
Address:	2900 Sheffield Road
Relation To Property:	Adjoining
Current Use:	Commercial/Industrial

Potential Environmental Concerns:
No potential environmental concerns related to current or historical activities on this property were identified.

5.9 Adjoining Property Information (continued)

DIRECTION FROM SITE: North continued

Historical Activities:
This property has been used for commercial and light industrial purposes since approximately the early 1990s.

DIRECTION FROM SITE: South

Occupant(s) Name:	N/A
Address:	N/A
Relation To Property:	Adjoining
Current Use:	Undeveloped

Potential Environmental Concerns:
No potential environmental concerns related to current or historical activities on this property were identified.

Historical Activities:
vacant (south) and City of Ottawa sewer access shaft (southeast)

DIRECTION FROM SITE: West

Occupant(s) Name:	N/A
Address:	N/A
Relation To Property:	Adjoining
Current Use:	Undeveloped

Potential Environmental Concerns:
No potential environmental concerns related to current or historical activities on this property were identified, with the exception of an abandoned aboveground storage tank (AST) in poor condition (dents and rust) located off the western corner of the Site. The tank contents are unknown. No staining was observed on the soil or vegetation below or around the AST, but the ground was wet from a recent rain event. It is unknown if the AST was just abandoned here as waste or was used to refuel vehicles from this location.

Historical Activities:
vacant and railroad tracks

5.10 Client-Specific Items

No specific client requests were made with respect to this Phase I ESA.

6.0 Conclusions and Recommendations

The Phase I ESA has revealed evidence of potential environmental contamination associated with the Site. More work is recommended to address the following potential environmental concerns:

- the Site appears to have been used as a dump site for domestic and other wastes. All debris observed on-site should be removed for appropriate disposal.

- an abandoned aboveground storage tank (AST) is located off the western corner of the Site.

A Phase II ESA, consisting of at least soil sampling and laboratory analysis, is recommended to assess the presence or absence of impacts associated with the debris and AST. Monitoring wells should be installed for groundwater sampling and analysis if impacted soil is observed during drilling of the boreholes.

Please note that our conclusions and recommendations may be amended based on information from the MOE that has not yet been received. Jacques Whitford will forward this information upon receipt.

7.0 Closure

This report has been prepared for the sole benefit of Ross and Anglin Ltd. The report may not be used by any other person or entity without the express written consent of Ross and Anglin Ltd. and Jacques Whitford. All parties are subject to the same limit of liability as agreed to in the Jacques Whitford Limited Standard Terms and Conditions. Any use which a third party makes of this report, or any reliance on decisions made based on it, are the responsibility of such third parties. Jacques Whitford accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken based on this report.

Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, Jacques Whitford in certain instances has been required to assume that the information provided is accurate.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgement of Jacques Whitford based on the data obtained during the assessment. Due to the nature of assessment and the limited data available, Jacques Whitford cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Since the purpose of a Phase I ESA is to identify evidence of potential or actual contamination, the identification of site conditions which may pose a non-environmental risk to buildings or people on the Site is beyond the scope of this assessment. (Examples include but are not limited to underground mine workings, volcanic or earthquake activities, severe weather, and/or flood plains in the area.) Jacques Whitford accepts no responsibility for damages, if any, suffered as a result of any non-environmental risk.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

This report was prepared by Sarah Montesano and reviewed by Jane Yaraskavitch.