

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
VACANT PARCEL OF LAND
406 – 408 BANK STREET
OTTAWA, ONTARIO**



Prepared for:
Galaxy Camera
c/o Gary R. Stunden & Associates Incorporation
95 Beech Street, Suite 210
Ottawa, ON K1S 3J7

Pinchin Environmental Project #31629

October 24, 2005

EXECUTIVE SUMMARY

Pinchin Environmental Ltd. (“Pinchin”) was retained by Galaxy Camera c/o Gary R. Stunden & Associates Incorporated (the “Client”) to complete a Phase I Environmental Site Assessment (“ESA”) of a vacant property located at 406 – 408 Bank Street in Ottawa, Ontario (the “Site”). It is Pinchin’s understanding that this Phase I ESA has been undertaken on behalf of the Client for the potential purchase of the Site.

The Phase I ESA was completed in general accordance with CSA Standard Z768-01 as applicable to local conditions, information and database resources.

The ~ 0.02 hectare (0.06 acre) rectangular-shaped property is a vacant parcel of land, free of any standing structures or buildings, with the exception of a metal waste bin in the central portion of the Site. The Site was previously occupied by two buildings, reportedly demolished in March/April 2005, following a fire at the Site. The Site is covered by sandy materials, with no vegetation or tree cover. However, it should be noted that remaining floor and concrete slab areas from the former on-Site buildings were noted along the south portion of the Site. The Site is bound on the north and west by commercial buildings, and along the east and south by a metal fence. Prior to current vacant use, the Site appears to have been occupied by a commercial building (restaurant, retail, etc.) on the north portion and by a multi-tenant residential building on the south portion, from the late 1890s until the early 2000s.

The Site is located at the northwest corner of the intersection of Bank Street and Florence Street, and is located within an urban area consisting of a mixture of residential (dwellings, multi-tenant buildings) and commercial (offices, restaurants, retail) land uses. The surrounding properties have been listed as residential and commercial land uses since the late 1890s along Bank Street. The surrounding streets have consisted of residential land use since the late 1890s, with commercial land use beginning in the 1940s.

Conclusions

Based on the Phase I ESA findings conducted at the Site, the following potential environmental concerns were identified:

- Waste materials and residual waste, associated with the fire and demolition of the former on-Site buildings, may be present at the Site;
- An automotive repair shop, with one associated underground storage tank (“UST”), was located adjacent to the west Site perimeter during the 1950s; and
- Evidence of an abandoned UST (i.e., fill/vent pipes) was observed just northwest of the Site, adjacent to the west elevation of the office building.

Based on the above-mentioned concerns, the following environmental work is recommended:

- A Phase II ESA should be conducted at the Site in order to confirm or deny the presence of contamination resulting from the on- and off-Site potential environmental concerns at the Site.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.

TABLE OF CONTENTS

	PAGE
1.0 INTRODUCTION.....	1
1.1 Scope of Work	1
1.2 Methodology	1
1.2.1 Records Review	1
1.2.2 Site Visit	2
2.0 SITE DESCRIPTION.....	3
2.1 Site Details and Location.....	3
2.2 On-Site Buildings and Structures.....	3
2.3 Topographic, Geologic and Hydrogeologic Setting	3
3.0 FINDINGS - RECORDS REVIEW	5
3.1 Aerial Photographs	5
3.2 Company Records.....	5
3.3 Fire Insurance Plans.....	6
3.4 City Directories	7
3.5 Previous Environmental Reports	9
3.6 Historical Summary.....	9
4.0 REGULATORY INFORMATION AND CORRESPONDENCE	11
4.1 Ministry of the Environment	11
4.2 Technical Standards and Safety Authority	11
4.3 Local and Municipal Government	11
4.4 Ecolog Environmental Risk Information Services Ltd.	12
5.0 ACTIVITIES ON ADJACENT PROPERTIES.....	15
6.0 FINDINGS - SITE VISIT.....	16
6.1 Site Interviews	16
6.2 Current Site Operations.....	16
6.3 Chemical Use and Storage	16
6.3.1 General.....	16
6.3.2 Hydraulics.....	16
6.3.3 Storage Tanks	16
6.4 Waste Generation and Storage.....	16
6.4.1 Spills and Staining	16
6.4.2 Solids	16
6.4.3 Wastewater.....	17
6.4.4 Pits, Sumps, and Lagoons	17
6.4.5 Air Emissions.....	17
6.5 Other	17
6.5.1 Unidentified Substances	17
6.5.2 Fill Materials.....	17

6.6	Designated Substances and Hazardous Materials	17
6.6.1	Polychlorinated Biphenyls	17
6.6.2	Asbestos-Containing Materials	17
6.6.3	Urea Formaldehyde Foam Insulation (“UFFI”).....	18
6.6.4	Lead-Based Paint	18
6.6.5	Other Designated Substances.....	18
6.7	Special Attention Items	18
6.7.1	Radon	18
6.7.2	Ozone-Depleting Substances	19
6.8	Exterior Site Observations	19
6.8.1	Wells	19
6.8.2	Watercourses, Ditches, or Standing Water	19
6.8.3	Stressed Vegetation.....	19
7.0	CONCLUSIONS	20
8.0	STANDARD LIMITATIONS	21
9.0	CLOSURE	22
10.0	REFERENCES	23

APPENDICES

Appendix A	Key Map
Appendix B	Site Plan
Appendix C	Photographs
Appendix D	Correspondence with Regulatory Agencies
Appendix E	Ecolog Environmental Risk Information Services Ltd.

1.0 INTRODUCTION

Pinchin Environmental Ltd. (“Pinchin”) was retained by Galaxy Camera c/o Gary R. Stunden & Associates Incorporated (the “Client”) to complete a Phase I Environmental Site Assessment (“ESA”) of a vacant property located at 406 – 408 Bank Street in Ottawa, Ontario (the “Site”). It is Pinchin’s understanding that this Phase I ESA has been undertaken on behalf of the Client for the potential purchase of the Site.

1.1 Scope of Work

The Phase I ESA was completed in general accordance with CSA Standard Z768-01 as applicable to local conditions, information and database resources. In particular, the scope of work included the following where applicable and available:

- Records review, including historical information, of the Site and immediately adjacent properties;
- Site visit and walk-through of any On-Site buildings, as applicable;
- Interviews with persons associated or familiar with the Site;
- Review of potential Designated Substances within On-Site buildings. ‘Designated Substances’ refer to chemicals or processes subject to specific Ontario Ministry of Labour regulation;
- Provision of a reasonable conclusion regarding the environmental liabilities of the Site; and
- Development of recommendations for follow-up investigations, as required.

An inspection of the roof structures was not completed as part of this Phase I ESA. In addition, the scope of work did not include a health and safety, engineering or structural evaluation of the Site. The scope of a Phase I ESA does not include sampling or testing of any kind including that of air, soil, groundwater, surface water or building materials.

1.2 Methodology

1.2.1 Records Review

The Records Review included the use of the following resources, where applicable and available:

- city directories;
- aerial photographs;
- prior Phase I ESA and/or other environmental reports;
- geological data and topographical maps for the regional area;
- company records;

- fire insurance plans and other Property use records;
- relevant regulatory information;
- MOE Freedom of Information request documentation; and
- Ecolog ERIS Environmental Risk Information databases for the Site and surrounding properties within a 250 m radius, including Waste Disposal Site Inventory, Ontario Regulation 347 Waste Receivers Summary, Inventory of PCB Storage Sites, and Ontario Regulation 347 Waste Generators Summary.

1.2.2 Site Visit

Mrs. Lysa S. Drewniak, of Pinchin conducted a Site visit on October 3, 2005. Pinchin was unaccompanied at the time of the Site visit. However, a telephone interview was conducted with Mr. Gary Shaker, the real estate representative for the purchase of the Site, who provided relevant information concerning the Site and adjacent property located west of the Site, through discussions with the current owner of both properties (the “Site representative”). It should be noted that the fence and commercial buildings surrounding the Site did not allow for access on to the Site at the time of the Site visit. However, due to the fence construction and vacancy of the Site, observations were made possible from the sidewalk along the east and south Site perimeters.

The Site visit involved examination of the interior and exterior Site conditions and observations of adjacent properties from the Site and publicly accessible areas to identify obvious physical signs of actual or potential contamination. This included an examination for areas of stained soil, signs of underground and aboveground storage tanks, drums, pails of liquids, containers with potentially hazardous materials, waste disposal areas and areas with obvious evidence of potential geological or groundwater concerns.

2.0 SITE DESCRIPTION

2.1 Site Details and Location

The Site is situated in an urban area, on the northwest corner of the intersection of Bank Street and Florence Street, in Ottawa, Ontario (see Appendix A and B, and Photographs 1 and 2 of Appendix C). The Site is set in an area of residential and commercial land uses. The following table summarizes the Site description:

Summary of Site Information	
Current Site Owner	Mr. Jimmy Leung
Legal Description	Not provided
Number of Buildings on Site	None
Approximate Site Area	~ 0.02 hectare (0.06 acre)
Utilities	Utility services are available at the Site (i.e., hydro, municipal water and sewer, natural gas, etc.), however, the Site is vacant and free of any standing structures or buildings.

2.2 On-Site Buildings and Structures

The rectangular-shaped property is a vacant parcel of land, free of any standing structures or buildings, with the exception of a metal waste bin in the central portion of the Site. The Site was previously occupied by two buildings, reportedly demolished in March/April 2005, following a fire at the Site. The Site is covered by sandy materials, with no vegetation or tree cover. However, it should be noted that remaining floor and concrete slab areas from the former on-Site buildings were noted along the south portion of the Site. The Site is bound on the north and west by commercial buildings, and along the east and south by a metal fence.

2.3 Topographic, Geologic and Hydrogeologic Setting

The topographic map indicates that the elevation at the Site is approximately 120 m mean above sea level (“*Fugawi Canadian Maps*”, DVD Data, Northport Systems Inc., 2003). Local shallow groundwater flow would likely be to the north toward the Ottawa River, which is located approximately 1.1 km north of the Site. It should be noted, however, that the direction of groundwater flow can be influenced by the presence of underground utilities and underground building structures. Specifically, the gravel pack used around utilities, such as storm sewers, can act as interceptors and redirect groundwater flow along the direction of the pipe. If a more accurate description of groundwater flow and quality is required, a subsurface investigation would be required.

The soils in the area are mapped as the Billings Formation, consisting of dark brown to black shale, with laminations of calcareous siltstone (*“Paleozoic Geology of the Ottawa Area, Southern Ontario”*, Ontario Geological Survey, Map P.2716, 1981). The surficial geology is comprised of Champlain Sea Sediments, which is comprised of clay and silt underlying erosional terraces (*“Surficial Geology – Ottawa, Ontario-Quebec”*, Map 1506A, 1982).

3.0 FINDINGS - RECORDS REVIEW

3.1 Aerial Photographs

The following aerial photographs, obtained from the National Air Photo Library, were examined during the historical review:

YEAR OF PHOTOGRAPH	PHOTOGRAPH ID NUMBER	COMMENTS
1959	A16941-11	The Site and surrounding properties appear to be developed as residential and commercial development, however, accurate details could not be determined based on the scale of the aerial photograph. Roads appear to be developed according to current configuration.
1963	VRR2430-403	<p>The Site appears to be occupied by two attached commercial buildings.</p> <p>The surrounding properties appear to be developed according to similar configuration, with commercial buildings located north, east, south, and west of the Site. The property further west of the Site appears to be vacant, and not developed in relation to current multi-tenant office land use. A small structure and open parking area, similar in configuration to a retail fuel outlet, is noted further north of the Site. This property is located ~ 75 m north and inferred to be hydraulically downgradient to the Site. Residential dwellings are noted further west, along Florence Street.</p>
1978	A24951-89	<p>The Site appears to be similar in configuration to the 1963 aerial photograph.</p> <p>The surrounding properties appear to be similar in configuration to the 1963 aerial photograph, with a multi-tenant office building noted to have been constructed further west of the Site. The retail fuel outlet, previously identified further north of the Site, appears to have been demolished, with the area being developed for parking. The surrounding properties appear to be similar in configuration to current development.</p>
1985	A26641-138	The Site and surrounding properties appear to be similar in configuration to the 1978 aerial photograph.
1994	A28147-102	The Site and surrounding properties appear to be similar in configuration to the 1978 and 1985 aerial photographs.
2002	A31838-28	The Site and surrounding properties appear to be similar in configuration to the 1978, 1985, and 1994 aerial photographs.

3.2 Company Records

No company records were available as information sources.

3.3 Fire Insurance Plans

The National Archives of Canada was consulted to obtain Fire Insurance Plans (“FIPs”) of the Site and/or Site area. The following information was noted on the FIP obtained for the year 1956:

- The Site is occupied by two buildings, which appear to occupy nearly 100 % of the Site perimeter. The north portion of the Site is occupied by a commercial building noted to be a restaurant and a store (406 ½ Bank Street) and the south portion of the Site is occupied by a multi-tenant residential building noted to be ‘Clarendon Apartments’ (406 – 408 Bank Street/ 5 Florence Street).

The surrounding properties appear to be developed with mixed residential and commercial buildings. A description of the surrounding properties is summarised in following table:

	NORTH	SOUTH	EAST	WEST
OPERATION OR ACTIVITY	Commercial buildings, noted to be occupied by stores. A retail fuel outlet, with two associated underground storage tanks (“USTs”), is located at 394 Bank Street, further north of the Site.	Florence Street, followed by a commercial building (W.A. Rankin Ltd., H.W. Store Warehouse), and then by an apartment building (Troy Apartments). A retail fuel outlet, with four associated USTs, is located at 448 Bank Street, further south of the Site.	Bank Street, followed by commercial buildings (Colonial Furniture Co., and Rialto Theatre, stores), and then by residential dwellings.	A commercial building (garage and repairs), with one associated UST, followed by a vacant property and multi-tenant residential buildings.
ITEMS OF POTENTIAL ENVIRONMENTAL CONCERN	None observed as the retail fuel outlet property is located approximately 75 m north and inferred to be hydraulically downgradient to the Site.	None observed as this retail fuel outlet is located over 100 m south and inferred to be located at a significant distance away from the Site.	None observed.	An automotive repair shop, with one associated UST, is located adjacent to the west Site perimeter.

In addition, a request was submitted to the Insurer's Advisory Search Organization ("IAO") Inc. for a search of their Environmental Services Heirs 1 files to obtain FIPs of the Site and/or Site area. A response was received from IAO, dated October 14, 2005, indicating that additional FIPs were located for the Site for the years 1912, 1915, 1922, and 1955. Pinchin has requested a copy of the additional FIPs for the Site. The following information was noted on the additional FIPs:

- The 1912, 1915, and 1922 FIPs note the Site to be occupied by a commercial building noted to be 'Paints and Oils' on the north portion, vacant land on the central portion, and one building (or two attached buildings) noted to be stores on the south portion. The Site and surrounding properties appear to be developed as residential and commercial ('Paints and Wallpaper', 'Salvation Army', 'Furniture Store, etc.). A retail fuel outlet and associated UST is noted at 394 Bank Street. The retail fuel outlet property is located approximately 75 m north and inferred to be hydraulically downgradient to the Site. It should be noted that the adjacent property located west of the Site is occupied by a residential dwelling. No potential issues of environmental concerns are noted on the 1912 FIP; and
- The development noted on the 1955 FIP appears to be similar in configuration to the 1956 FIP. It should be noted that tenants occupying the on-Site buildings could not be confirmed due to the clarity of the FIP. In addition, the adjacent property located west of the Site is noted to be occupied by 'Mainville'. This building is similar in configuration to the one noted in the 1956 FIP, however, no UST is noted to be present. No USTs appeared on any of the surrounding properties, including the retail fuel outlet located further north of the Site, as such, USTs may not have been included on the 1955 FIP.

3.4 City Directories

The National Library of Canada was consulted to obtain city directory information concerning the Site and/or Site area. The city directories were reviewed for the years: 1890, 1892, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, and 2000.

The Site was occupied as being occupied by a commercial building (painter, Briket Hardware, Acton Real Estate, St. James Fish & Chips, Gaetan's Bar-B-Q, shoe store, Capital Restaurant, Paris Tailors, Ging Sing Restaurant, etc.) and a multi-tenant residential building from 1892 until 2000. Based on the city directories reviewed, Pinchin could not confirm that the Site was occupied by the same two buildings from the late 1800s until 2000.

The surrounding properties have been listed as residential and commercial land uses since the late 1890s along Bank Street. The surrounding streets have consisted of residential land use since the late 1890s, with commercial land use beginning in the 1940s. The following tenants were noted to have been located within a significant distance of the Site:

- The property located at 426 Gladstone Avenue was listed as an automotive repair shop from 1985 until 2000, and as a retail fuel outlet from in 1975. This property is located approximately 130 m southwest and is inferred to be hydraulically transgradient to the Site. As such, this property is not likely to pose a significant environmental concern at the Site;
- The property located at 448/450 Bank Street was listed as a retail fuel outlet from 1930 until 2000. This property is located approximately over 100 m south and inferred to be located at a significant distance away from the Site. As such, this property is not likely to pose a significant environmental concern at the Site;
- The property located at 417 Gladstone Avenue was listed as an automotive repair shop from 1985 until 1995. This property is located approximately over 120 m southwest and is inferred to be hydraulically transgradient to the Site. As such, this property is not likely to pose a significant environmental concern at the Site;
- The property located at 406 Gladstone Avenue was listed as a dry cleaning facility (Spic & Span Cleaners) in 1985. This property is located approximately 110 m southwest and is inferred to be hydraulically transgradient to the Site. As such, this property is not likely to pose a significant environmental concern at the Site;
- The property located at 365 Bank Street was listed as Mayer's Printing from 1980 until 1985. This property is located approximately 100 m northeast and is inferred to be hydraulically down/transgradient to the Site. As such, this property is not likely to pose a significant environmental concern at the Site;
- The property located at 344 O'Connor Street was listed as a retail fuel outlet from 1970 until 1975. This property is located approximately 180 m southeast and is inferred to be hydraulically transgradient to the Site. As such, this property is not likely to pose a significant environmental concern at the Site;
- The property located at 390 McLeod Street was listed as a retail fuel outlet from 1950 until 1975. This property is located approximately 120 m south and inferred to be located at a significant distance away from the Site. As such, this property is not likely to pose a significant environmental concern at the Site;
- The property located at 386/388 Bank Street was listed as a retail fuel outlet from 1950 until 1970. This property is located approximately 100 m north and is inferred to be hydraulically downgradient to the Site. As such, this property is not likely to pose a significant environmental concern at the Site;
- The property located at 396 Bank Street was listed as a retail fuel outlet in 1950. This property is located approximately 75 m north and is inferred to be hydraulically

downgradient to the Site. As such, this property is not likely to pose a significant environmental concern at the Site;

- The property located at 443 Bank Street was listed as a dry cleaning facility from 1950 until 1960. This property is located approximately 80 m southeast and is inferred to be hydraulically transgradient to the Site. As such, this property is not likely to pose a significant environmental concern at the Site;
- The property located at 384 Gilmour Street was listed as an automotive repair shop from 1940 until 1950. This property is located approximately over 200 m northeast and is inferred to be hydraulically down/transgradient to the Site. As such, this property is not likely to pose a significant environmental concern at the Site;
- The property located at 7 Florence Street was listed as Budget Motor Sales in 1950. This property is located adjacent to the west Site perimeter. Given the potential automotive repair and associated fuel storage that may be associated with automotive sale activities, this property may pose a potential environmental concern at the Site; and
- Additional surrounding properties, including printers, automotive repair shops, etc., are listed prior to the 1950s in the city directories reviewed. However, based on their distances away from the Site and that they are inferred to be hydraulically down/transgradient to the Site, they are not likely to pose a significant environmental concern at the Site.

3.5 Previous Environmental Reports

No previous environmental reports were provided for Pinchin's review.

3.6 Historical Summary

Prior to current vacant land use, the Site appears to have been occupied by a commercial building (restaurant, retail, etc.) on the north portion and by a multi-tenant residential building on the south portion from the late 1890s until the early 2000s. The Site was previously occupied by two buildings, reportedly demolished in March/April 2005, following a fire at the Site. The surrounding properties have been listed as residential and commercial land uses since the late 1890s along Bank Street. The surrounding streets have consisted of residential land use since the late 1890s, with commercial land use beginning in the 1940s. The following significant environmental concerns were noted during the historical review:

- Waste materials and residual waste, associated with the fire and demolition of the former on-Site buildings, may be present at the Site; and
- An automotive repair shop, with one associated underground storage tank ("UST"), was located adjacent to the west Site perimeter during the 1950s.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Ministry of the Environment

A Ministry of the Environment (“MOE”) Freedom of Information (“FOI”) request was submitted to the MOE for a search of the Ministry’s environmental files. MOE files may include waste generator details, spills, investigations, persecutions, orders, and other environmental concerns investigated at the Site. At the time of writing this report, no response had been received from the MOE. When a response is received it will be reviewed and if any significant issues are identified a copy will be provided to the Client for inclusion in the report. A copy of the request is provided within Appendix D.

The Site and surrounding area within 1.0 km are not listed in the “*Inventory of Industrial Sites Producing and Using Coal Tar and Related Tars*” (MOE 1988) or “*Inventory of Coal Gasification Plant Wastes Sites*” (MOE 1987).

4.2 Technical Standards and Safety Authority

Inquiries were made with the Fuels Safety Branch of the Technical Standards and Safety Authority (“TSSA”). The TSSA verbally indicated that their files did not contain any of evidence of underground storage tanks (“USTs”), fuel spills or contamination records at the Site or surrounding properties.

4.3 Local and Municipal Government

Inquiries were made to the City of Ottawa to conduct a search within their Historical Land Use Inventory (“HLUI”) and environmental (i.e., violations, sewer-use infractions, spills or leaks, waste disposal sites, etc.) databases for information concerning the Site and Site area. The HLUI database contains information concerning land uses within the City of Ottawa that may have the potential to impact soil and/or groundwater. At the time of writing this report, no response had been received from the City of Ottawa. When a response is received it will be reviewed and if any significant issues are identified a copy will be provided to the Client for inclusion in the report. A copy of the request is provided within Appendix D.

In addition, Pinchin reviewed the “*Mapping and Assessment of Former Industrial Sites*” report that was prepared by Intera for the City of Ottawa. The Intera report consists of a study that lists former industrial sites that may have potentially impacted the soil and/or groundwater at that location. The sites identified within the study are categorized as either Group I, Group II, or Group III. Low priority sites are identified as Group III as it is unlikely that significant waste quantities remain present at the site today, and therefore potential for environmental impact is low. Medium priority sites are identified as Group II as it is likely to have waste quantities remaining at the site today, however, the sites’ location with respect to surface waste is such that significant environmental impacts are not likely to occur. High priority sites are identified as

Group I as there is documentation demonstrating that wastes are present at the sites and that the potential for environmental impact is high.

The 1988 Intera report was consulted and the following Group III sites were noted:

Company Name Address	Period of Operation	Industrial Classification	Size of Operation	Location/distance from Site
Beach Motors 474 Bank Street	1930s	Electrical and electronic products industries -other electrical products -battery industry	Small	~ 200 m south and inferred to be hydraulically upgradient to the Site
Progressive Printers 430 Gladstone Avenue	1927 – 1950s	Printing, publishing and allied industries -commercial printing industries -platemaking, typesetting and bindery -combined publishing and printing industry	Medium-low	~ 200 m southwest and inferred to be hydraulically transgradient to the Site

The above-mentioned properties are located at a significant distance from the Site, and as stated previously, low priority sites are identified as Group III as it is unlikely that significant waste quantities remain present at the properties today. As such, the potential for environmental impact at the Site, based on these former industrial properties, is low.

4.4 Ecolog Environmental Risk Information Services Ltd.

Ecolog Environmental Risk Information Services Ltd. (“Ecolog”) was obtained to conduct a search of regulatory databases for the Site and a 250 m radius of the Site area. A copy of the Ecolog ERIS report is provided within Appendix E. The following databases were searched:

Waste Generators Summary 1986 – 2002

Ecolog conducted a search of the MOE database for waste generators. The Site was not registered with the MOE as a waste generator, however, the surrounding properties were registered as follows:

Company Name Address	Waste Generator Number	Waste Description	Waste Code
Party World 420 Bank Street	ON8790621	None listed	n/a
Ashley Reproductions Inc. 386 Bank Street	ON1078600	Photoprocessing wastes	264
C.C.B. Electric Works Limited 378 Bank Street	ON0968600	Petroleum distillates	213
Canadian Union of Postal Workers 377 Bank Street	ON1763400	Photoprocessing wastes	264
Gladstone (out of business) 430 Gladstone Avenue	ON1517000	Petroleum distillates Oil skimmings and sludges	213 251
Tommy & Lefebvre Inc. 464 Bank Street	ON1144000	Petroleum distillates	213
Canadian Medical Laboratories 340 McLeod Street	ON0245155	Pathological wastes	312
Kopp Laboratories (out of business) 340 McLeod Street	ON0390105	Pathological wastes	312
Toth Equity Limited 340 McLeod Street	ON8496209	None listed	n/a
CML Healthcare Inc. 340 McLeod Street	ON0245155	Pathological wastes	312
Dynacare Laboratory 381 Kent Street	ON0245632	Inorganic laboratory chemicals Organic laboratory chemicals Pathological wastes	148 263 312
Carlton Place IDA Drugmart 381 Kent Street	ON1565721	Pharmaceuticals Pathological wastes	261 312
Hulse Playfair & McGarry Inc. 315 McLeod Street	ONF022600	Pathological wastes	312
Craig Office Products 329 Waverley Street	ON0961400	Petroleum distillates	213
Aubut & Nadeau Services Inc. 35 Maclaren Street	ON1785700	Photoprocessing wastes	264
Wallace Kearney McGill Advertising 412 Maclaren Street	ON1318700	Photoprocessing wastes	264

Company Name Address	Waste Generator Number	Waste Description	Waste Code
Canvet Publications 359 Kent Street	ON0507900	Photoprocessing wastes	264
Dominion Command Royal Canadian Legion 359 Kent Street	ON1762300	Petroleum distillates Photoprocessing wastes	213 264

The Site is located in an area of mixed residential and commercial land uses, with surrounding properties registered with the MOE as waste generators. As such, there is a low potential for soil and/or groundwater impacts at the Site.

Waste Receivers Summary 1986 - 2002

Ecolog conducted a search of the MOE database for waste receivers. The Site and surrounding properties were not registered with the MOE as waste receivers.

Waste Disposal Sites 1970 – 2002

Ecolog conducted a search of the MOE database for active and closed waste disposal sites. No waste disposal sites were noted within 250 m of the Site.

Inventory of PCB Storage Sites 1986 - 2003

Ecolog conducted a search of the MOE database for PCB storage sites. The Site and surrounding properties were not registered with the MOE as PCB storage sites.

5.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site appears to be set in an urban area, consisting of residential and commercial land uses. A description of the adjacent properties is summarized in the following table:

	NORTH	SOUTH	EAST	WEST
OPERATION OR ACTIVITY	An office building (Doyle Salowski) followed by an additional commercial building (James Street Feed Co.), and then by James Street (refer to Photograph 3, Appendix C). Evidence of an abandoned UST (i.e., fill/vent pipes) was observed just northwest of the Site, adjacent to the west elevation of the office building (refer to Photograph 4, Appendix C). The fill pipe was observed to have been filled with cement.	Florence Street, followed by a multi-tenant commercial building (Quick Messenger Service, Subway Restaurant), and then by additional commercial buildings (Farrah's Hair Studio, Beaded Dream, etc.) (refer to Photograph 5, Appendix C).	Bank Street, followed by a commercial building (Staples Business Depot) and then by a parking lot (refer to Photograph 6, Appendix C).	A commercial building (Vogue Zone Inc. and offices), followed by a laneway and then by a multi-tenant office building and residential buildings (refer to Photograph 7, Appendix C).
TOPOGRAPHY	Generally level	Generally level	Generally level	Generally level
VISIBLE EMISSIONS	None Observed	None Observed	None Observed	None Observed
ITEMS OF POTENTIAL ENVIRONMENTAL CONCERN	None Observed	None Observed	None Observed	None Observed

Based on observation made during the Site visit, the following potential environmental concern was noted:

- Evidence of an abandoned UST (i.e., fill/vent pipes) was observed just northwest of the Site, adjacent to the west elevation of the office building.

6.0 FINDINGS - SITE VISIT

6.1 Site Interviews

Pinchin was unaccompanied at the time of the Site visit, however, the Client advised Pinchin that the Site was formerly occupied by a commercial building (restaurant) and a multi-tenant residential building. The Site representative advised Pinchin that the Site was previously occupied by two buildings, demolished in March/April 2005, following a fire at the Site.

6.2 Current Site Operations

The Site is currently a vacant property, free of any standing structures or buildings.

6.3 Chemical Use and Storage

6.3.1 General

Chemicals were not observed at the Site at the time of the Site visit.

6.3.2 Hydraulics

Hydraulically-operated equipment was not observed at the Site at the time of the Site visit.

6.3.3 Storage Tanks

No evidence of aboveground storage tanks (“ASTs”) or underground storage tanks (“USTs”) were observed at the Site at the time of the Site visit. The Site representative advised Pinchin that no ASTs or USTs were present at the Site. However, based on the previous multi-tenant residential and commercial land uses of the Site, AST(s) or UST(s) may have been historically present at the Site. For instance, historical AST(s) or UST(s) may have been present to store some form of heating oil (i.e., Bunker C, furnace oil, etc.) that was used to heat the buildings.

6.4 Waste Generation and Storage

6.4.1 Spills and Staining

No evidence of significant spills or staining was noted at the Site at the time of the Site visit.

6.4.2 Solids

Solid waste generated from the previous demolition/construction at the Site is placed within a waste bin located on the central portion of the Site. Regular waste generation was not observed at the Site at the time of the Site visit.

6.4.3 Wastewater

Wastewater discharges were not observed at the Site at the time of the Site visit.

6.4.4 Pits, Sumps, and Lagoons

No pits, sumps or lagoons were observed on the Site at the time of the Site visit.

6.4.5 Air Emissions

No sources of air emissions were observed at the Site at the time of the Site visit.

6.5 Other

6.5.1 Unidentified Substances

No unidentified substances were observed at the Site at the time of the Site visit.

6.5.2 Fill Materials

No evidence of the use of fill materials was observed on the Site at the time of the Site visit, with the exception of sandy materials, likely from the recent demolition of the former on-Site buildings and/or future development of the Site.

6.6 Designated Substances and Hazardous Materials

6.6.1 Polychlorinated Biphenyls

The use of polychlorinated biphenyls (“PCBs”) as dielectric fluids in electrical equipment such as transformers, fluorescent lamp ballasts and capacitors was common up to about 1980. The Federal Chlorobiphenyls Regulation, SOR/91-152, prohibits the use of PCBs in the above electrical equipment installed after July 1, 1980.

Electrical equipment, potentially containing PCBs, was not observed at the Site at the time of the Site visit.

6.6.2 Asbestos-Containing Materials

Asbestos-containing materials (“ACMs”) are commonly found in building construction materials (particularly in older buildings constructed prior to 1985). Friable asbestos (friable is defined as able to powder or crumble using hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and mechanical insulation until the early 1980s. The application of friable asbestos was banned by Ont. Reg. 654/85 (currently R.R.O. 1990, Reg. 838), which came into effect March 1985. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until the mid-1980s.

Evidence of potential non-friable or friable ACMs was not observed at the Site at the time of the Site visit.

6.6.3 Urea Formaldehyde Foam Insulation (“UFFI”)

UFFI is composed of a mixture of urea-formaldehyde resin, a foaming agent, and compressed air. It was commonly injected in exterior wood frame walls in order to insulate difficult to reach cavities from 1975 until its ban in Canada in December 1980.

No evidence of UFFI was observed on the Site at the time of the Site visit.

6.6.4 Lead-Based Paint

Although lead-based paints were banned from uses on exterior, or interior surfaces of buildings, furniture or household products in the 1970s, various commercial paints are still known to contain lead in concentrations greater than the 0.5 percent weight to weight of lead (e.g., road paint).

No lead-based paints were observed at the Site at the time of the Site visit.

6.6.5 Other Designated Substances

No evidence of other designated substances was seen or would be expected at the Site at the time of the Site visit.

6.7 Special Attention Items

6.7.1 Radon

Radon gas is a product of the natural decay series that begins with uranium. Radon is produced directly from radium, which can be commonly found in geological units that contain black shale and/or granite. Radon gas can migrate through the ground and enter buildings through porous concrete or fractures. Radon tends to accumulate in poorly ventilated basements.

Radon gas is not expected to be a concern in buildings constructed in this region.

6.7.2 Ozone-Depleting Substances

Phase-out schedules exist at both the provincial and federal levels for eliminating the production and use of ozone-depleting substances (“ODSs”) in Canada. The Federal Ozone-Depleting Substances Regulation No. 1 includes a timetable for the reduced supply of specific ODSs, including the common refrigerants CFC-11 and CFC-12.

No sources of ODSs were observed at the Site at the time of the Site visit.

6.8 Exterior Site Observations

6.8.1 Wells

No wells were observed at the Site at the time of the Site visit.

6.8.2 Watercourses, Ditches, or Standing Water

No watercourses, ditches or standing water were observed at the Site at the time of the Site visit.

6.8.3 Stressed Vegetation

No vegetation was observed at the Site at the time of the Site visit.

7.0 CONCLUSIONS

Based on the Phase I ESA findings conducted at the Site, the following potential environmental concerns were identified:

- Waste materials and residual waste, associated with the fire and demolition of the former on-Site buildings, may be present at the Site;
- An automotive repair shop, with one associated underground storage tank (“UST”), was located adjacent to the west Site perimeter during the 1950s; and
- Evidence of an abandoned UST (i.e., fill/vent pipes) was observed just northwest of the Site, adjacent to the west elevation of the office building.

Based on the above-mentioned concerns, the following environmental work is recommended:

- A Phase II ESA should be conducted at the Site in order to confirm or deny the presence of contamination resulting from the on- and off-Site potential environmental concerns at the Site.

8.0 STANDARD LIMITATIONS

This Phase I ESA was performed in order to identify recognized environmental conditions at the Site located at 406 – 408 Bank Street, Ottawa, Ontario, Canada at the time of the Site visit. The term recognized environmental condition means the presence or likely presence of any hazardous substance on a property under conditions that indicate an existing release, past release, or a material threat of a release of a hazardous substance into structures on the Site or into the ground, groundwater, or surface water of the Site. No ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions on the property. This ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions on the property, while acknowledging reasonable limits on time and cost.

Pinchin warrants that this Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific client requests, as applicable to this Site. This report was prepared for the exclusive use of Galaxy Camera and Gary R. Stunden & Associates Incorporated. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third parties. If additional parties require reliance on this report, written authorization from Pinchin will be required. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed.

The information provided in this report is based upon analysis of available documents, records and drawings and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

9.0 CLOSURE

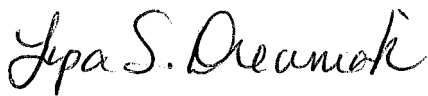
The conclusions and recommendations represent the best judgement of the assessor based on the Site conditions observed on October 3, 2005 and current environmental standards.

This report has been issued without having received all regulatory requests from area municipalities and the Ontario Ministry of the Environment. Our conclusions and recommendations may be amended based on information obtained from these regulatory agencies.

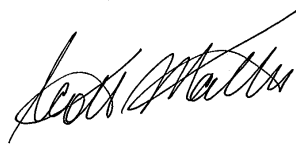
We trust that the information provided in this report meets your current requirements. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

PINCHIN ENVIRONMENTAL LTD.



Lysa S. Drewniak, B.A.
Project Manager
Environmental Management Group



Scott Mather, P.Eng.
Operations Manager
Environmental Management Group



For Larry Backman, B.Sc.S.
Vice President
National Accounts

10.0 REFERENCES

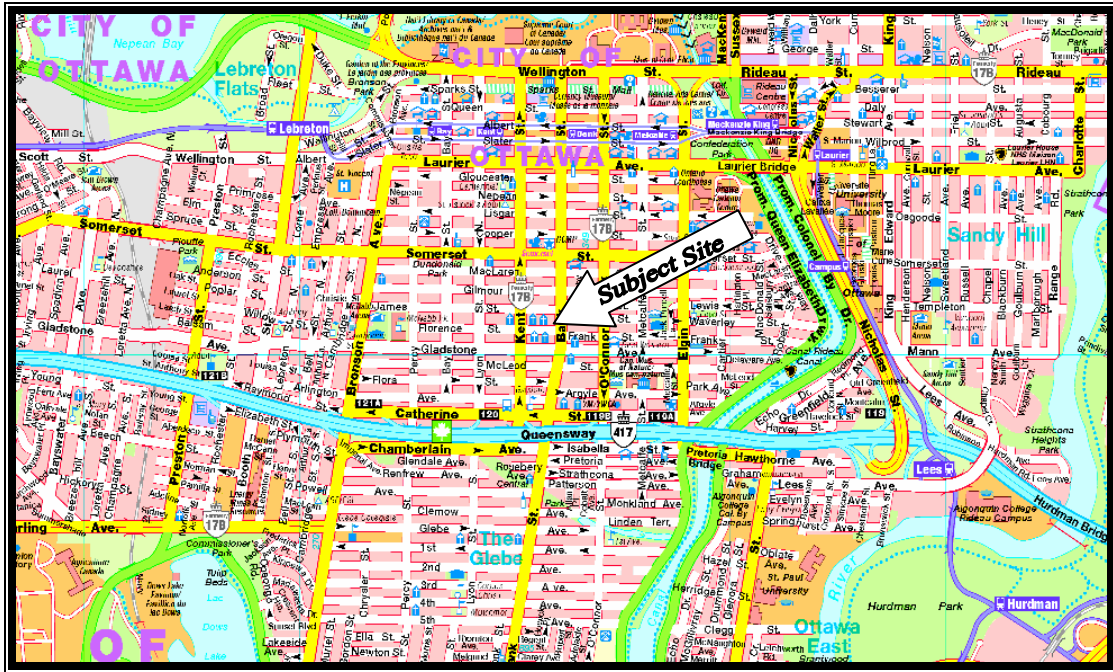
The following persons or organizations provided information used in this report:

1. National Air Photo Library, Ottawa
2. National Library of Canada, Ottawa
3. National Archives of Canada, Ottawa
4. Insurer's Advisory Search Organization Inc.
5. Ontario Ministry of the Environment
6. Technical Standards and Safety Administration, Fuels Safety Branch
7. Local and Municipal Government
8. Ecolog Environmental Risk Information Services Ltd.
9. On-Site personnel

APPENDIX A

KEY MAP

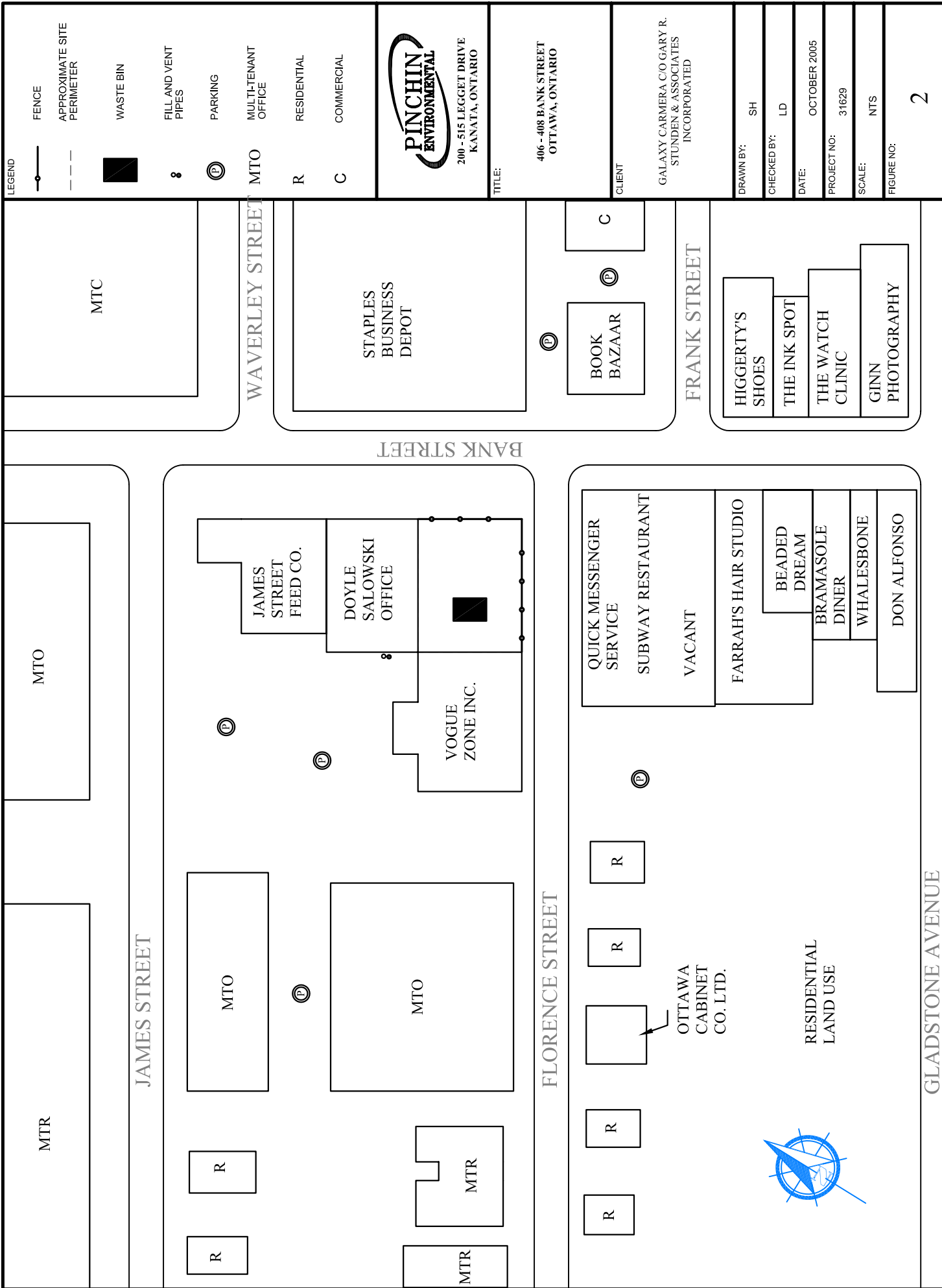
Figure 1- Key Map



406-408 Bank Street, Ottawa, Ontario
Pinchin Project No.: 31329

APPENDIX B

SITE PLAN



LEGEND

- FENCE
- APPROXIMATE SITE PERIMETER
- WASTE BIN
- FILL AND VENT PIPES
- PARKING
- MTO
- RESIDENTIAL
- COMMERCIAL



TITLE:

406 - 408 BANK STREET
OTTAWA, ONTARIO

CLIENT

GALAXY CARMERA C/O GARY R.
STUNDEN & ASSOCIATES
INCORPORATED

DRAWN BY: SH

CHECKED BY: LD

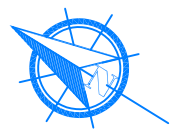
DATE: OCTOBER 2005

PROJECT NO: 31629

SCALE: NTS

FIGURE NO:

2



GLADSTONE AVENUE

APPENDIX C
PHOTOGRAPHS



Photograph 1 – The Site (view from southwest elevation).



Photograph 2 – The Site (view from southeast elevation).



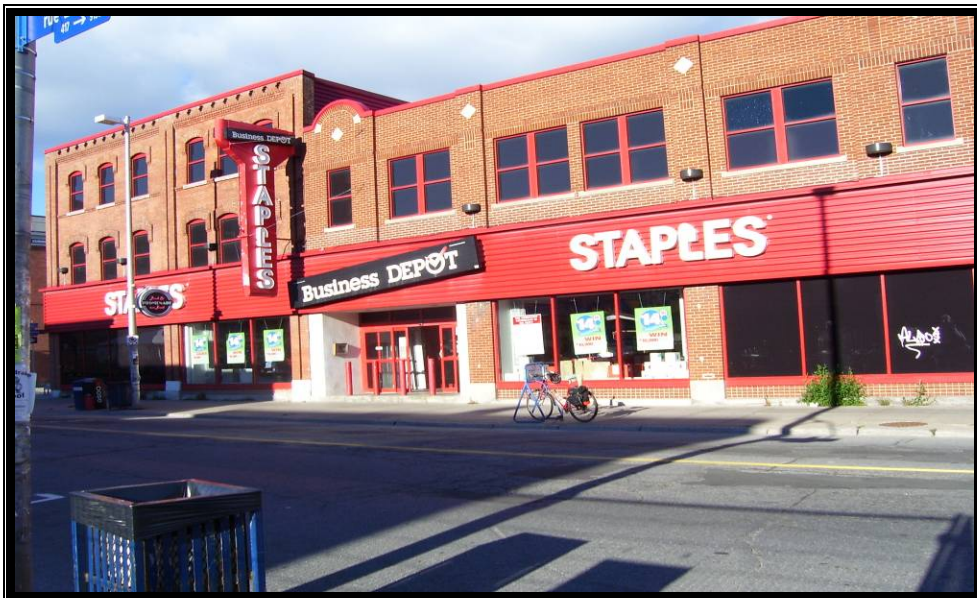
Photograph 3 – Adjacent properties located north of the Site.



Photograph 4 – Evidence of an abandoned underground storage tank (“UST”), observed just northwest of the Site.



Photograph 5 – Surrounding properties located south of the Site.



Photograph 6 – Surrounding properties located east of the Site.



Photograph 7 – Adjacent property located west of the Site.

APPENDIX D

CORRESPONDENCE WITH REGULATORY AGENCIES

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on the completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Kristen Leitch Pinchin Environmental 515 Legget Dr, Suite 200 Kanata, Ontario K2K 3G4 For questions or concerns please contact: ldrewniak@pinchin.com			FOI Request No.	FOI Co-ordinator Review date
			Date Request Received	Fee Paid ACCT-CHQ-VISA-MC- CASH
			Response Due Date	
Telephone/Fax Nos. Tel: (613) 592-3387 Fax (613) 592-5897	Your Project/Reference No. 31629	Signature of Requester <i>K Leitch</i>	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/>	

Request Parameters	
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)	
406-408 Bank Street in Ottawa, Ontario Canada	
Present Property Owner(s) and Date(s) of Ownership	
Jimmy Leung	
Previous Property Owner(s) and Date(s) of Ownership	
Present/Previous Tenant(s), (if applicable)	
Vacant property	

Search Parameters	Specify Year(s) Requested
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.	
Environmental concerns (General correspondence, occurrence reports, abatement)	ALL
Orders	ALL
Spills	ALL
Investigations/prosecutions ▶ Owner/tenant information must be provided	ALL
Waste Generator number/classes	ALL

Certificates of Approval ▶ Proponent information must be provided

1985 and prior records are searched manually. **Search fees in excess of \$300.00** could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). **If supporting documents are also required, mark SD box and specify type e.g. maps, plans, hydrogeological reports, etc.**

	SD	Specify Year(s) Requested
air – emissions		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		
waste water - industrial discharge		
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		
waste systems		
- haulers: sewage, non-hazardous & hazardous waste		
- mobile waste processing units		
- PCB destruction		
pesticides - licenses		

sent Oct. 7/05



October 7, 2005

City of Ottawa
110 Laurier Street West
Ottawa, ON K1P 1J1

VIA FAX 560-6006

Attention: Emily Caldwell, Student Planner

Dear Ms. Caldwell:

**RE: Phase I Environmental Site Assessment
406-408 Bank Street
Ottawa, Ontario
Pinchin Project No.: 31629**

Pinchin Environmental Ltd. ("Pinchin") was retained by Galaxy Camera and Gary Stunden & Associates Inc. to conduct a Phase I Environmental Site Assessment ("Phase I ESA") of the property at 406-408 Bank Street in Ottawa, Ontario, Canada (hereafter referred to as the "Site") which is currently occupied by a commercial building. It is Pinchin's understanding that this Phase I ESA has been undertaken on behalf of the Client for the potential purchase of the Site.

We would appreciate any information you may have, regarding any environmental records, for this property. Such records would include violations, sewer-use infractions, spills or leaks, waste disposal sites, etc. In addition, please search the HLUI database for historical land use in the Site area. The consent form, HLUI disclaimer form, and the Request for Information form are attached. We thank you for your co-operation in this matter and look forward to your reply.

In addition, we would greatly appreciate if you could quote the above noted Pinchin Project Number in your response. If you should require further information, please do not hesitate to email Lysa Drewniak at ldrewniak@pinchin.com or call her at (613) 592-3387, Ext. 229.

Yours truly,

PINCHIN ENVIRONMENTAL LTD.

A handwritten signature in cursive script, appearing to read "K. Leitch".

Kristen Leitch
*Administrative Assistant
Environmental Management Group*

DISCLAIMER

For use with HLUI Database

THE CITY OF OTTAWA ("the City") is the owner of the HISTORICAL LAND USE INVENTORY ("HLUI"), a database of information on the type and location of land uses within the geographic area of Ottawa, which had or have the potential to cause contamination in soil, groundwater or surface water.

The City, in providing information from the HLUI, to Pinchin Environmental ("the Requester") does so only under the following conditions and understanding:

1. This is a free service offered by the City.
2. The information which is contained in the HLUI may contain erroneous information given that such records and sources of information may be flawed. Changes in municipal addresses over time may have introduced error or omissions in the HLUI and reserve the right to change and update the HLUI without further notice. The City does not, however, make any commitment to update the HLUI. Accordingly, all information from the HLUI is provided "as is".
3. City staff will perform a search of the HLUI based on the information given by the Requester. City staff will make every effort to be accurate, however, the City does not provide an assurance, guarantee, warranty, representation (express or implied), as to the availability, accuracy, completeness or currency of information which will be provided to the Requester. The HLUI in no way confirms the presence or absence of contamination or pollution of any kind. The information to be provided by the City to the Requester is provided on the assumption that no person shall rely on it without undertaking independent verification of it for any purpose whatsoever and all liability to any such person is denied.
4. The City, its employees, servants, agents, boards, officials or contractors take no responsibility for any actions, claims, losses, liability, judgments, demands, expenses, costs, damages or harm suffered by any person whatsoever including negligence in compiling or disseminating information in the HLUI.
5. Possession of information provided by the City to the Requester does not carry the right of publication either in whole or in part. Copyright is reserved to the City.
6. Any use of the information providing form the HLUI which a third party makes, or any reliance on or decisions to be based on it, are the responsibility of such third parties. The City, its employees, servants, agents, boards, officials or contractors accept no responsibility for any damages, if any, suffered by a third party as a result of decisions made as a result of an information search of the HLUI.
7. Any use of this service by the Requester indicates an acknowledgement, acceptance and limits of this disclaimer.

Signed: K. Leitch
Per K. LEITCH
(Please print name)

Dated: October 7, 2005

Company: Pinchin Environmental

CONFIDENTIAL

File No.: 31629
Deadline for Response: _____

Request for Information

(Informal Request)*

1. REQUESTER INFORMATION

- a) Name of Requester: PINCHIN ENVIRONMENTAL - KRISTEN LEITCH
- b) Address of Requester: 515 LEGGET DRIVE, STE 200 KANATA, ON
- c) Telephone Number: (613) 592-3387
- d) Site Address: Lot: 406-408 Concession: _____
Street: BANK STREET City/Town: OTTAWA, ON
Postal Code: _____
- e) Legal Plan Attached: Yes () No ()
- f) Site Owner: JIMMY LEUNG
- g) Adjacent Property Owners: _____

- h) Date of Ownership: _____
- i) Previous Owner(s): _____

- i) Type of Site: () vacant land, () residential, () commercial, () other (specify) _____
- j) Requester's Relationship to Site: ADMIN. ASST. ENV. MGMT. GRP.
- k) Date of Previous Request: _____
- l) Date of Previous ESA: _____
- m) Information Requested: SEE ATTACHED LETTER.

2. CONFIDENTIALITY

- a) Consent Required: () Owner () Tenant () Purchaser () Legal*
- b) Consent Obtained: () Owner () Tenant () Purchaser () Legal*

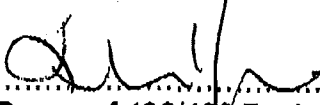
* (Consent letters must contain the information required, give authorization to requestor, and be dated and signed.)

** (If formal MFIPPA request, please forward to Corporate Access and Privacy Coordinator, Clerk's Department)

September 29, 2005

To Whom It May Concern:

We give authority to Gary Stunden & Associates Incorporated and any inspection forces to complete exploratory investigations on site. These include Pinchin Environmental to complete a phase 1 environmental assessment within the next few weeks. A team will also complete a soils investigation to assess the subgrade soils investigations. Utility locations have been called in to locate the major utilities including gas, hydro, Rogers, bell etc.

 Jimmy Leung 9/29/05 Date
Owner of 406/408 Bank Street

This signature provides authority to various forces to explore the site. The site will be left in the same state as prior to the investigations.

APPENDIX E

ECOLOG ENVIRONMENTAL RISK INFORMATION SERVICES LTD.

Lysa S. Drewniak
Pinchin Environmental Ltd.
515 Leggett Dr.
Suite 200
Kanata, ON
K2K 3G4

October 12, 2005

Dear Lysa S. Drewniak:

Enclosed is your EcoLog ERIS Report for the site "Vacant property", located at 406-408 Bank St, in Ottawa, ON. The site location was placed according to the information provided by the order form and site inquiries of the surrounding area.

Locations on the Site Diagram can be matched to specific records in the Detail Report via the Map Keys (i.e., GEN-1). Within the Detail Report, you will notice that many of the Map Keys are identified as "n/a". These records have incomplete addresses and therefore cannot be located on the map; however, they are located within Ottawa and may be relevant to your site or the surrounding area.

If you have any questions regarding the enclosed report, please do not hesitate to contact me at the phone number below. Thank you for your interest in EcoLog ERIS.

Sincerely,



Mark Mattei
(416) 510-5204 ext.5

Site: Vacant property
406-408 Bank St
Ottawa ON

Client: Lysa S. Drewniak
Pinchin Environmental Ltd.
515 Leggett Dr.
Suite 200
Kanata ON K2K 3G4

ERIS Project #: 20051004014

Date: October 12, 2005

ECOLOG ERIS INC. DISCLAIMER

The information contained in this report has been produced by EcoLog Environmental Risk Information Services Ltd. using various sources of information, including information provided by Federal and Provincial government departments. Although EcoLog ERIS has endeavoured to present you with information that is accurate, EcoLog ERIS disclaims, except as set out below, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. Liability on the part of EcoLog ERIS is limited to the monetary value paid for this report. The report applies only to the address specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. This report is solely intended to be used to focus further investigation and is not intended to replace a full Phase 1 Environmental Site Assessment. No page of this report should be used without this cover page, this disclaimer and the project property identifier.

COPYRIGHT NOTICE

The contents of this Service are protected by copyright. Copyright in the Service is owned by EcoLog ERIS Ltd. Copyright in data obtained from private sources is owned by EcoLog ERIS or its licensors. The Service and its contents may not be copied or reproduced in whole or in any substantial part without prior written consent of EcoLog ERIS.

Table of Contents

Order Number: 20051004014
Site Name: Vacant property
Site Address: 406-408 Bank St Ottawa, ON

	<u>Section</u>	<u>Page</u>
Report Outline	i	
Database Descriptions	ii	
Locator Diagram	iii	
Statistical Profile	iv	
Site Profile	v	
Detail Report	vi	
Ontario Regulation 347 Waste Generators Summary		1

EcoLog Environmental Risk Information Services Ltd

EcoLog Environmental Risk Information Services Ltd (EcoLog ERIS) is an environmental database and information service company. Our clients include consulting and engineering firms, banks, law firms, real estate firms and other organizations concerned with environmental information concerning property and due diligence investigations.

EcoLog ERIS specializes in providing environmental and historical information compiled from government and private source records. To assist in meeting the Canadian Standards Association (CSA) Standard Z768-01 Phase 1 Environmental Site Assessment, EcoLog ERIS will provide you with the government and/or private records available on our system that pertain to your project property and neighbouring properties. However, reports other than the “Complete Report” may not satisfy the CSA Standard Z768-01 given that the information pertains to only a portion of the subject area (i.e. site only) or is generated from only a portion of the entire set of records (i.e. selecting 10 databases). Descriptions and features of the report include:

1. Databases Information

The first section briefly describes the databases searched for your report. It provides details about the sources of the information and the years included for each database.

2. Site Diagram

The records that were found within a specified distance from the project property (the primary search radius) have been plotted on a diagram to provide you with a visual representation of the information available. Unless otherwise stated the primary search radius will be a 1/4 kilometer around the project property and is referred to as the buffer zone. Sites will be plotted on the diagram if there is sufficient information from the database source to determine accurate geographic coordinates. Each plotted site is marked with an acronym identifying the database in which the record was found (i.e., WDS for Waste Disposal Sites). These are referred to as “Map Keys”. A variety of problems are inherent when attempting to associate various government or private source records with locations. **EcoLog ERIS has attempted to make the best fit possible between the available data and their positions on the site diagram.**

3. Tabular Report

The first table is a **Statistical Profile**, which outlines the number of records from each database that fall within various distances from your site. The second table describes the records that relate directly to the property that is being researched and is called the **Site Profile**. The rest of the report, the **Detail Report**, presents information, by database, for the records found within the buffer zone. Listed at the end of each database are the sites that could not be plotted on the locator diagram because of insufficient address information. These records will not have map keys. They have been included because they may be found to be relevant during a more detailed investigation.

Ontario Database Information

EcoLog Environmental Risk Information Services Ltd can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to EcoLog ERIS at the time of update.

Federal Government Source Databases:

Diagram Identifier:

Environmental Effects Monitoring 1992-2002

EEM

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Environmental Issues Inventory System 1992-2001

EIIS

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Federal Convictions 1988-Jan 2002

FCON

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Contaminated Sites on Federal Land June 2000-Sept 2002

FCS

The Treasury Board of Canada Secretariat maintains an inventory of all known contaminated sites held by various Federal departments and agencies. This inventory does not include properties owned by Crown corporations, but does contain non-federal sites for which the Government of Canada has accepted some or all financial responsibility. All sites have been classified through a system developed by the Canadian Council of Ministers of the Environment. The database provides information on company name, location, site ID #, property use, classification, current status, contaminant type and plan of action for site remediation.

Fisheries & Oceans Fuel Tanks 1964-Sept 2003

FOFT

Fisheries & Oceans Canada maintains an inventory of all aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Indian & Northern Affairs Fuel Tanks 1950-Aug 2003

IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of all aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

National Analysis of Trends in Emergencies System (NATES) 1974-1994

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

National Defence & Canadian Forces Fuel Tanks Up to May 2001

NDFT

The Department of National Defence and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. Please note that due to the September 2001 terrorist attack, new National Security protocols have prohibited any release of updates to this database.

National Defence & Canadian Forces Spills March 1999-Feb 2005

NDSP

The Department of National Defence and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

National Defence & Canadian Forces Waste Disposal Sites 2001, 2003

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

National Environmental Emergencies System (NEES) 1974-2003

NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for all previous Environment Canada spill datasets. NEES is composed of the historic datasets – or Trends – which dates from approximately 1974 to present. **NEES Trends** is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

National PCB Inventory 1988-1998

NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites.

National Pollutant Release Inventory 1993-2003

NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers of 178 specified substances.

Parks Canada Fuel Storage Tanks 1920-Jan 2005

PCFT

Canadian Heritage maintains an inventory of all known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Transport Canada Fuel Storage Tanks 1970- May 2003

TCFT

Within the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Provincial Government Source Databases:

Abandoned Aggregate Inventory Up to Sept 2002

AAGR

The MAAP Program maintains a database of all abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.

Aggregate Inventory Up to Feb 2002

AGR

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. Please note that the database is only referenced by lot\concession and city/town location. The databases provides information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.

Abandoned Mines Information System 1800- Jan 2003

AMIS

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Certificates of Approval 1985-Sept 2002

CA

This database contains the following types of approvals: Certificates of Approval (Air) issued under Section 9 of the Ontario EPA; Certificates of Approval (Industrial Wastewater) issued under Section 53 of the Ontario Water Resources Act ("OWRA"); and Certificates of Approval (Municipal/Provincial Sewage and Waterworks) issued under Sections 52 and 53 of the OWRA.

Coal Gasification Plants 1988

COAL

This inventory of all known and historical coal gasification plants was collected by the Ministry of Environment. It identifies sites that produced and continue to produce or use coal tar and other related tars. This information is effective to 1988, but the program has since been discontinued.

Compliance and Convictions 1989-2002

CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Drill Holes 1886-1997**DRL**

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Environmental Registry 1994-July 2003**EBR**

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, licence, or certificate of approval to release substances into the air or water; these are notified on the registry.

Ontario Regulation 347 Waste Generators Summary 1986-2003**GEN**

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Mineral Occurrences 1846-June 2000**MNR**

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the planimetric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Non-Compliance Reports 1992(water only), 1994-1998**NCPL**

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Ontario Oil and Gas Wells (1999-Oct 2004; 1800-May 2004 available for 14 select counties)**OOGW**

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. As the OGSR Library is currently assessing the reliability and accuracy of the 20,000+ wells in their database, only select information is available for wells drilled or capped previous to April 2003. As such, complete data from 1800-May 2004 is only available for the counties of Brant, Bruce, Dufferin, Elgin, Essex, Kent, Huron, Oxford, Perth, Norfolk, Waterloo and Wellington; as well as Lake Erie and Lake St. Clair. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, well cap date, licence no., status, depth and the primary target (rock unit) of the well being drilled.

Ontario Inventory of PCB Storage Sites 1987-April 2003

OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Ministry Orders 1995-1996

ORD

Control Orders/Documents are enforcement actions issued by the Ministry of the Environment to deal with environmental violations. They clarify and allocate individual/joint liability when issuing clean-up orders for contaminated sites.

Occurrence Reporting Information System 1988-2002

ORIS

This database identifies sources, effects/actions and approximate locations of spills and occurrences within Ontario. The locations identified on the locator diagram refer to the facility responsible for the spill. The actual location of the spill can be derived from the descriptions provided in the detailed report.

Pesticide Register 1988-Aug 2003

PES

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

Private Fuel Storage Tanks 1989-1996

PST

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Ontario Regulation 347 Waste Receivers Summary 1986-2003

REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address. This information is a summary of all years from 1986 including the most currently available data.

Record of Site Condition 1997-Sept 2001

RSC

The Record of Site Condition (RSC) provides a summary of the final environmental condition of a site, once an environmental site assessment and/or restoration approach has been undertaken. The database provides information on the site restoration approach used (Background, Generic, Site Specific Risk Assessment), location of contaminated site, whether contamination extends past 1.5m from the surface thereby requiring "stratified restoration", soil type, and the date when RSC was submitted/acknowledged/ responded to by the Ministry of the Environment. A site restoration approach involves the use of soil and groundwater quality criteria, which have been developed to provide protection against adverse effects to human/ecological health and the natural environment. These criteria may be applied to agricultural, residential/parkland, industrial/commercial land uses; as well as potable (source of drinking water) and nonpotable groundwater use.

Wastewater Discharger Registration Database 1990-1998

SRDS

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Waste Disposal Sites - MOE CA Inventory 1970-Sept 2002

WDS

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Waste Disposal Sites - MOE 1991 Historical Approval Inventory Up to Oct 1990

WDSH

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Water Well Information System 1955-2000

WWIS

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. Geographic coordinates are reliable according to the given percentage. Wells that are identified with lot and concession only are available upon request and would be provided as a separate report.

Private Source Databases:

Anderson's Waste Disposal Sites 1930-2004

ANDR

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the *Ontario MOE Waste Disposal Site Inventory*, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. *Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.*

Automobile Wrecking & Supplies 2001-June 2005

AUWR

This database provides an inventory of all known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Chemical Register 1992, 1999-June 2005

CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

ERIS Historical Searches March 1999-June 2005

EHS

EcoLog ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Canadian Mine Locations 1998-2004

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Oil and Gas Wells Oct 2001-May 2005

OGW

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickles' database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Canadian Pulp and Paper 1999, 2002, 2004

PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Retail Fuel Storage Tanks 1989-June 2005

RST

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of licensed retail fuel outlets. The MCCR no longer collects this information. Current information is now collected from private sources. This database includes an inventory of retail fuel outlet locations that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Scott's Manufacturing Directory 1992-2003

SCT

Scott's Directories is a data bank containing information on over 70,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

Anderson's Storage Tanks 1915-1953

TANK

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. *Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.*



Environmental Risk Information Services Ltd.

12 Concorde Pl, Suite 800 North York, ON M3C 4J2
416-510-5204

Project Property: Vacant property
406-408 Bank St
Ottawa, ON

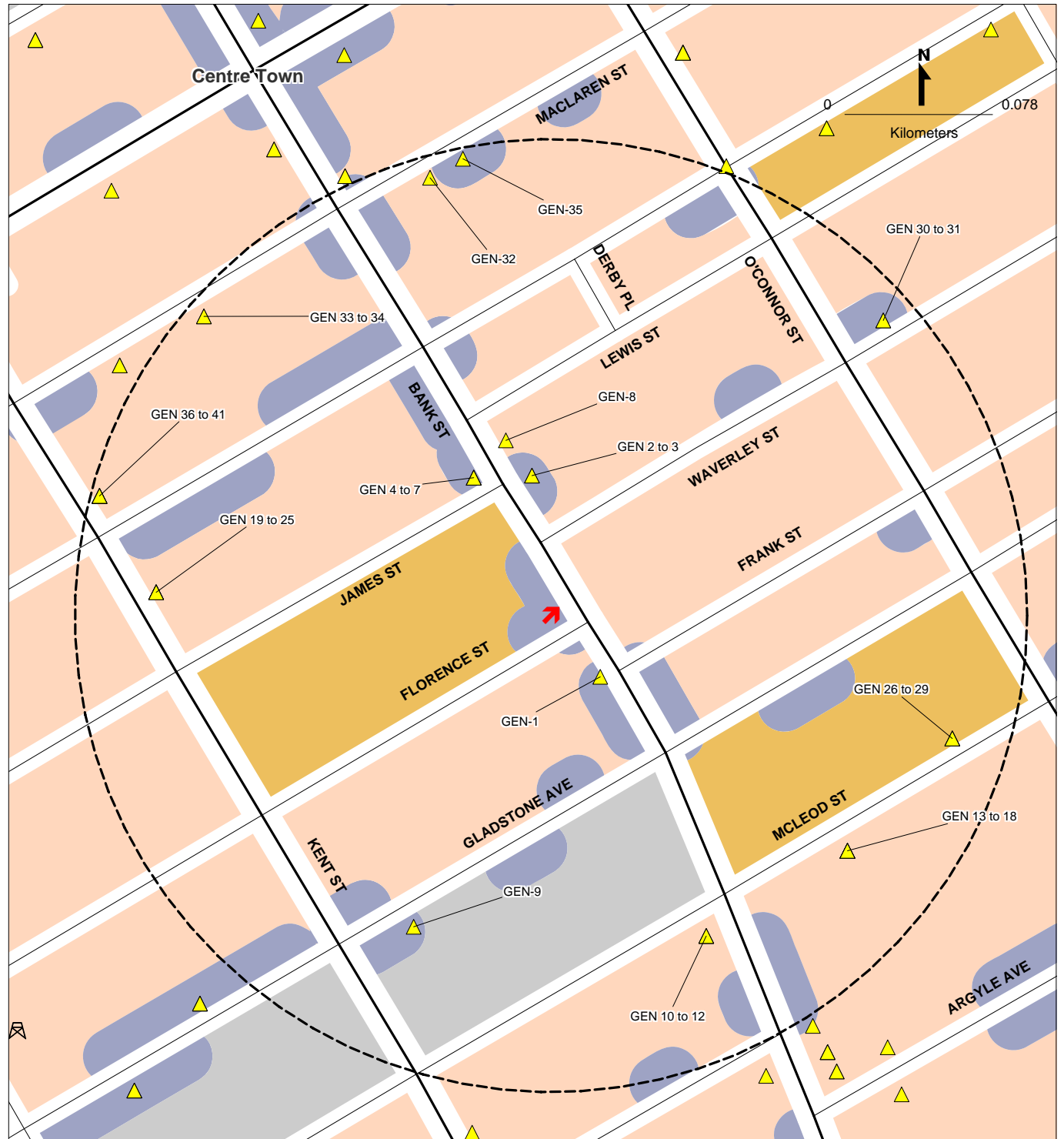
ERIS Project #: 20051004014

Date: OCT-13-2005

LEGEND

	Project Property	Landuse Classifications	
	Database Location		Open Area
Points of Interest			Residential
	Chimney		Commercial
	Silo		Resource and Industrial
Pipe & Transmission Lines			Government and Institutional
	Pipeline		Parks and Recreational
	Transmission Line		Waterbody
	Transmission Tower	Recreation	
	Transformer Station		Golf Course/Driving Range
Rail			Park/Sports Field
	Railway - Main		Other Recreation Area
	Railway - Sidetrack		Sports/Race Track
	Railway - Abandoned		Cemetery
	Bridge		Campground
	Tunnel	Vegetation	
Transportation - Other			Wooded Area
	Embankment		Orchard
	Trail		Vineyard
	Runway	Industrial Resources	
Hydrographic Features			Conveyor
	Permanent Waterway		Crane: Moveable
	Intermittent Waterway		Crane: Stationary
	Open Reservoir		Tank
	Dyke/Levee		Rock Cut
	Dam		Auto Wrecker
	Breakwall		Lumber Yard
	Wetland		Pit

SITE DIAGRAM



This diagram is to be used solely for relative street location purposes. It may not accurately portray street or site positions.

Statistical Profile

Order Number: 20051004014
 Site Name: Vacant property
 Site Address: 406-408 Bank St Ottawa, ON

Number of Mappable Records Surrounding the Site

Database	Within 0.25km Buffer	0.25km to 2.00km	Total				
AAGR	0	0	0	OGW	0	0	0
AGR	0	0	0	OOGW	0	0	0
AMIS	0	0	0	OPCB	*	0	25
ANDR	0	10	10	ORD		0	0
AUWR	0	0	0	ORIS		4	175
CA	13	249	262	PAP		0	0
CHEM	0	2	2	PCFT		0	0
COAL	0	3	3	PES		0	31
CONV	0	0	0	PST		0	11
DRL	0	0	0	REC	*	0	6
EBR	0	13	13	RSC		1	4
EEM	0	0	0	RST		5	53
EHS	3	107	110	SCT		8	227
EIIS	0	0	0	SRDS		0	0
FCON	0	0	0	TANK		0	0
FCS	0	1	1	TCFT		0	0
FOFT	0	0	0	WDS	*	0	0
GEN	*	41	1183	WDSH	*	0	7
IAFT	0	0	0	WWIS		0	7
MINE	0	0	0				
MNR	0	5	5	TOTAL		75	2,146
NATE	0	0	0				2,221
NCPL	0	0	0				
NDFT	0	0	0				
NDSP	0	3	3				
NDWD	0	0	0				
NEES	0	0	0				
NPCB	0	51	51				
NPRI	0	14	14				

The databases chosen by the client as per the submitted order form are denoted by an "*" in the above table. Counts have been provided for the remaining databases for cursory examination only. These records have not been examined or verified, therefore, they are subject to change.

Site Report

Order Number: 20051004014

Site Name: Vacant property

Site Address 406-408 Bank St Ottawa, ON

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

A search has been conducted for this site (address) and company name. No records were found, within the database(s) selected, that meet either of these criteria.

Detail Report

Order Number: 20051004014

Site Name: Vacant property

Site Address: 406-408 Bank St Ottawa ON

If information is required for sites located beyond the selected buffer area, please contact your ERIS representative.

Ontario Regulation 347 Waste Generators Summary

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-1	party world	420 bank st OTTAWA K2P 1Y8		Generator #: ON8790621 Approval Yrs: 03		
GEN-2	ASHLEY REPRODUCTIONS INC.	386 BANK STREET OTTAWA K2P 1Y4	2819	OTHER COMM. PRINTING Generator #: ON1078600 Approval Yrs: 88,89,90	264	PHOTOPROCESSING WASTES
GEN-3	ASHLEY REPRODUCTIONS INC. 03-350	386 BANK STREET OTTAWA K2P 1Y4	2819	OTHER COMM. PRINTING Generator #: ON1078600 Approval Yrs: 92,93,94,95,96,97,98	264	PHOTOPROCESSING WASTES
GEN-4	C.C.B. ELECTRIC WKS. LIMITED	378 BANK STREET OTTAWA K2P 1Y4	0000	*** NOT DEFINED *** Generator #: ON0968600 Approval Yrs: 86,87,88,89,90	213	PETROLEUM DISTILLATES
GEN-5	C.C.B. ELECTRIC WKS. LIMITED	378 BANK STREET OTTAWA K2P 1Y4	9941	ELECTRIC MOTOR REPAI Generator #: ON0968600 Approval Yrs: 92,93,97,98	213	PETROLEUM DISTILLATES
GEN-6	C.C.B. ELECTRIC WORKS LIMITED	378 BANK STREET OTTAWA K2P 1Y4	9941	ELECTRIC MOTOR REPAIR Generator #: ON0968600 Approval Yrs: 99,00,01	213	PETROLEUM DISTILLATES
GEN-7	C.C.B. ELECTRIC WKS. LIMITED 07-123	378 BANK STREET OTTAWA K2P 1Y4	9941	ELECTRIC MOTOR REPAI Generator #: ON0968600 Approval Yrs: 94,95,96	213	PETROLEUM DISTILLATES
GEN-8	CANADIAN UNION OF POSTAL WORKERS	377 BANK STREET OTTAWA K2P 1Y3	2819	OTHER COMM. PRINTING Generator #: ON1763400 Approval Yrs: 93,94,95,96,97,98,99,00,0 1	264	PHOTOPROCESSING WASTES

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-9	GLADSTONE (OUT OF BUS) 17-619	430 GLADSTONE AVENUE OTTAWA K2P 0Z1	2819	OTHER COMM. PRINTING	213	PETROLEUM DISTILLATES
					264	PHOTOPROCESSING WASTES
GEN-10	TOMMY & LEFEBVRE INCORPORATED	464 BANK STREET OTTAWA K2P 1Z3	6541	SPORTING GOODS STORE	213	PETROLEUM DISTILLATES
					251	OIL SKIMMINGS & SLUDGES
GEN-11	TOMMY & LEFEBVRE INC.	464 BANK ST. OTTAWA K2P 1Z3	6541	SPORTING GOODS STORE	213	PETROLEUM DISTILLATES
GEN-12	TOMMY & LEFEBVRE INC. 37-488	464 BANK ST. OTTAWA K2P 1Z3	6541	SPORTING GOODS STORE	213	PETROLEUM DISTILLATES
GEN-13	CANADIAN MEDICAL LABORATORIES	340 MCLEOD STREET, LOWER LEVEL OTTAWA K2D 1A4	8681	MEDICAL LABORATORIES	312	PATHOLOGICAL WASTES
GEN-14	KOPP LABORATORIES LIM (OUT OF BUSINESS)	340 MCLEOD, SUITE B2 OTTAWA K2P 1A4	8681	MEDICAL LABORATORIES	312	PATHOLOGICAL WASTES
GEN-15	Toth Equity Limited	340 McLeod St. Ottawa K2P 1A4	531120	Lessors - Non-Res. Buildings (exc. Mini-Ware)		
GEN-16	CML HEALTHCARE INC.	340 MCLEOD STREET, LOWER LEVEL OTTAWA	621510	Medical & Diagnostic Laboratories	312	PATHOLOGICAL WASTES

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-17	KOPP LABORATORIES LIMITED 23-100	340 MCLEOD, SUITE B2 OTTAWA K2P 1A4	8681	MEDICAL LABORATORIES	312	PATHOLOGICAL WASTES
					Generator #: ON0390105	Approval Yrs: 94,95
GEN-18	KOPP LABORATORIES LIMITED	340 MCLEOD, SUITE B2 OTTAWA K2P 1A4	8681	MEDICAL LABORATORIES	312	PATHOLOGICAL WASTES
					Generator #: ON0390105	Approval Yrs: 86,87,88,89,90
GEN-19	DYNACARE LABORATORIES	381 KENT STREET SUITE 208 OTTAWA K2P 2A8	8681	MEDICAL LABORATORIES	148	INORGANIC LABORATORY CHEMICALS
					263	ORGANIC LABORATORY CHEMICALS
					312	PATHOLOGICAL WASTES
GEN-20	DYNACARE LABORATORIES LIMITED	381 KENT STREET SUITE 208 OTTAWA K2P 2A8	8681	MEDICAL LABORATORIES	148	INORGANIC LABORATORY CHEMICALS
					263	ORGANIC LABORATORY CHEMICALS
					312	PATHOLOGICAL WASTES
GEN-21	DOUGLASS LABORATORY SERVICES LTD.	381 KENT STREET OTTAWA K2P 2A8	8681	MEDICAL LABORATORIES	148	INORGANIC LABORATORY CHEMICALS
					263	ORGANIC LABORATORY CHEMICALS
					312	PATHOLOGICAL WASTES
GEN-22	DOUGLASS (SEE&USE ON0245632) 13-100	381 KENT STREET C/O 1385 BANK ST., SUITE 205 OTTAWA K2P 2A8	8681	MEDICAL LABORATORIES	148	INORGANIC LABORATORY CHEMICALS
					263	ORGANIC LABORATORY CHEMICALS
					312	PATHOLOGICAL WASTES
GEN-23	DOUGLASS LABORATORY SERVICES LTD.	381 KENT STREET OTTAWA K2P 2A8	8681	MEDICAL LABORATORIES	148	INORGANIC LABORATORY CHEMICALS
					263	ORGANIC LABORATORY CHEMICALS
					312	PATHOLOGICAL WASTES

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-24	DYNACARE LABORATORIES 13-100	381 KENT ST. SUITE 208 C/O 1095 CARLING AVE. SUITE 500 OTTAWA K2P 2A8	8681	MEDICAL LABORATORIES	148	INORGANIC LABORATORY CHEMICALS
					263	ORGANIC LABORATORY CHEMICALS
					312	PATHOLOGICAL WASTES
				Generator #: ON0245632		
				Approval Yrs: 94,95,96		
GEN-25	CARLETON PLACE IDA DRUGMART	381 KENT STREET OTTAWA K2P 2A8	6031	PHARMACIES	261	PHARMACEUTICALS
					312	PATHOLOGICAL WASTES
				Generator #: ON1565721		
				Approval Yrs: 00,01		
GEN-26	HULSE AND PLAYFAIR LIMITED	315 MCLEOD STREET OTTAWA K2P 1A2	9731	FUNERAL HOMES	312	PATHOLOGICAL WASTES
				Generator #: ONF022600		
				Approval Yrs: 88,89,90		
GEN-27	HULSE, PLAYFAIR & MCGARRY INC.	315 MCLEOD STREET OTTAWA K2P 1A2			312	PATHOLOGICAL WASTES
				Generator #: ONF022600		
				Approval Yrs: 02,03		
GEN-28	HULSE AND PLAYFAIR LIMITED	315 MCLEOD STREET OTTAWA K2P 1A2	9731	FUNERAL HOMES	312	PATHOLOGICAL WASTES
				Generator #: ONF022600		
				Approval Yrs: 92,93,97,98,99,00,01		
GEN-29	HULSE AND PLAYFAIR LIMITED 44-226	315 MCLEOD STREET OTTAWA K2P 1A2	9731	FUNERAL HOMES	312	PATHOLOGICAL WASTES
				Generator #: ONF022600		
				Approval Yrs: 94,95,96		
GEN-30	CRAIG OFFICE PRODUCTS CORPORATION	329 WAVERLEY STREET OTTAWA K2P 0V9	0000	*** NOT DEFINED ***	213	PETROLEUM DISTILLATES
				Generator #: ON0961400		
				Approval Yrs: 86,87,88,89,90		
GEN-31	CRAIG OFFICE PRODUCTS CORPORATION 11-330	329 WAVERLEY STREET OTTAWA K2P 0V9	3362	ELECT. OFFICE, ETC.	213	PETROLEUM DISTILLATES
				Generator #: ON0961400		
				Approval Yrs: 92,93,94,95,96,97,98		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-32	AUBUT & NADEAU SERVICES INC.	356 MCLAREN STREET OTTAWA K2P 0M6	6571	CAMERA/PHOTO. SUPPLY	264	PHOTOPROCESSING WASTES
			Generator #:	ON1785700		
			Approval Yrs:	93,95,96,97,98,99,00,01		
GEN-33	WALLACE KEARNEY MCGILL ADVERTISING	412 MACLAREN ST. OTTAWA K2P 0M8	7741	ADVERTISING AGENCIES	264	PHOTOPROCESSING WASTES
			Generator #:	ON1318700		
			Approval Yrs:	92,93,97,98		
GEN-34	WALLACE KEARNEY MCGILL ADVERTISING41-370	412 MACLAREN ST. OTTAWA K2P 0M8	7741	ADVERTISING AGENCIES	264	PHOTOPROCESSING WASTES
			Generator #:	ON1318700		
			Approval Yrs:	94,95,96		
GEN-35	AUBUT & NADEAU SERVICES INC.	342 MCLAREN STREET OTTAWA K2P 0M6	6571	CAMERA/PHOTO. SUPPLY	264	PHOTOPROCESSING WASTES
			Generator #:	ON1785700		
			Approval Yrs:	94		
GEN-36	CANVET PUBLICATIONS LTD.	359 KENT STREET, SUITE 504 OTTAWA K2P 0R6	2841	NEWSPAPER, ETC. IND.	264	PHOTOPROCESSING WASTES
			Generator #:	ON0507900		
			Approval Yrs:	86,87		
GEN-37	DOMINION COMMAND ROYAL CANADIAN LEGION	359 KENT STREET OTTAWA K2P 0R7	9861	CIVIC/FRAT. ORGAN.	213	PETROLEUM DISTILLATES
			Generator #:	ON1762300		
			Approval Yrs:	94		
GEN-38	DOMINION COMMAND ROYAL CANADIAN LEGION	359 KENT STREET PRINT SHOP OTTAWA K2P 0R7	9861	CIVIC/FRAT. ORGAN.	213	PETROLEUM DISTILLATES
			Generator #:	ON1762300	264	PHOTOPROCESSING WASTES
			Approval Yrs:	93,95,96,97,98,99,00,01		
GEN-39	CANVET PUBLICATIONS LTD. 08-145	359 KENT STREET, SUITE 504 OTTAWA K2P 0R6	2841	NEWSPAPER, ETC. IND.	264	PHOTOPROCESSING WASTES
			Generator #:	ON0507900		
			Approval Yrs:	92,93,94,95,96,97,98		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-40	CANVET PUBLICATIONS LTD.	354 KENT STREET, SUITE 504 OTTAWA K2P 0R6	2841	NEWSPAPER, ETC. IND.	264	PHOTOPROCESSING WASTES
			Generator #:	ON0507900		
			Approval Yrs:	88,89		
GEN-41	CANVET PUBLICATIONS LTD.	359 KENT STREET SUITE 504 OTTAWA	2841	NEWSPAPER, ETC. IND.	264	PHOTOPROCESSING WASTES
			Generator #:	ON0507900		
			Approval Yrs:	99,00,01		
