

Golder Associates Ltd.

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Kanata, Ontario, Canada K2K 2A9
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October 10, 2006

06-1122-238 (2000)

Morguard Investments Limited
55 City Centre Drive, Suite 800
Mississauga, Ontario
L5B 1M3

Attention: Ms. Susanne Poltrok

**RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE
280 SLATER STREET, 333 LAURIER AVENUE, 132-138 AND 148 BANK
STREET, OTTAWA, ONTARIO**

Further to your request, Golder Associates Ltd. (Golder Associates) is pleased to provide this Phase I Environmental Site Assessment (ESA) Update of the property located at 280 Slater Street, 333 Laurier Avenue, 132-138 and 148 Bank Street, Ottawa, Ontario (i.e., the subject property).

As per our proposal dated August 15, 2006 addressed to Morguard Investments Limited (Morguard), activities carried out in association with this Phase I ESA Update consisted of the following:

- a review of previous environmental reports associated with the subject property, as provided by Morguard;
- submission of a request for a records review to selected regulatory agencies, a review of fire insurance plans and a title search review;
- a visual site reconnaissance of the subject property in order to review issues of potential environmental concern identified in the previous environmental reports and current site conditions;
- a non intrusive visual reconnaissance (during the Phase I ESA Update site reconnaissance) for suspect asbestos-containing materials (ACM) and potential mould growth including sampling and analysis where necessary; and,
- preparation of this letter report.



The purpose of the work was to provide an update of previous reports conducted at the subject property and to identify possible ACM and mould occurrences not documented in the previous environmental reports. This letter should be read in conjunction with the previous environmental reports.

OVERVIEW OF PREVIOUS ENVIRONMENTAL REPORTS

“Phase II Environmental Site Assessment, Standard Life Centre, 333 Laurier Avenue and 280 Street, Ottawa, Ontario” prepared by Jacques Whitford Environmental Ltd. for Northam Realty Advisors Ltd., dated June 12, 2003. Based upon our review of this report, the following were of note:

- The Phase II ESA included the installation of three boreholes/monitoring wells on the subject property. The boreholes were located in the parking lot to the east of the office towers. The boreholes were completed into the underlying bedrock.
- The purpose of the wells was to address the former dry cleaning operations on the subject property.
- The laboratory analytical program included three soil samples and three groundwater samples each of the monitoring wells and were analysed for volatile organic compounds (VOCs).
- The analytical results did not identify any dry cleaning related impacts.
- The Phase II ESA drilling logs also indicated the presence of waste containing fill beneath the parking area of the subject property.

Based on Golder Associates’ review of the aforementioned report, the following is noted:

- The soil vapour readings taken during drilling identified the presence of elevated combustible vapours in the explosive range. The presence of elevated combustible vapours is an indication of potential fuel impacts. Testing for fuel related compounds, specifically petroleum hydrocarbons, was not included in the scope of the Phase II ESA. The potential presence of fuel related impacts has not been addressed and is an issue of potential environmental concern.
- Waste containing fill was identified on the subject property, the Phase II ESA did not address fill quality. The presence of waste containing fill is an issue of potential environmental concern.

“Phase I Environmental Site Assessment, 280 Slater Street/333 Laurier Avenue, 132-138 and 142 Bank Street, Ottawa, Ontario” prepared by Briggs Canada Limited (Briggs) for Northam Realty Advisors Ltd c/o Halcrow Yolles, dated June, 2006. Based upon our review of this report, the following were of note:

- The Phase I ESA included a review of the previous Phase II ESA for the subject property, described above. The Briggs Canada Ltd. Phase I ESA agreed with the findings of the Phase II ESA.
- The Phase I ESA indicated that the subject property was developed in the late 1990s with the current office towers. The buildings fronting Bank Street are considered as heritage buildings and were likely constructed around the turn of the century. Historical use of the subject property included small commercial operations. Historical operations of concern that were identified in the Phase I ESA included a former dry cleaner and a metal products manufacturing company.
- The Phase I ESA did not identify any concerns with the surrounding properties, however, identified the presence of a retail fuel outlet adjacent to the subject property, south of the 148 Bank Street property, a dry cleaner 30 metres south of the subject property and a dry cleaner to the west at 300 Slater Street.
- The Phase I ESA concluded that based on the age of the office towers (early 1990s) no ACMs, lead paint, or PCBs are suspected to be present, however, indicated that ACMs (friable and non-friable) are an issue of potential environmental concern for the older Bank Street building.
- Three diesel above ground storage tanks (AST) were observed and additional tenant owned tanks were noted but not observed.
- Briggs identified car washing operations in the parking garage and made recommendations for the installation of an oil/water interceptor if not already present.
- The Phase I ESA identified a concern with the previous use of the subject property by an industrial property (Metal Cornice Works Inc.) and a dry cleaner, however, concluded that the work carried out in the Phase II ESA and the excavation of a four storey parking garage on the site has sufficiently addressed these issues. Additionally, they identified an issue with ACMs, PCBs and lead based paints in the older Bank Street building.

Based on Golder Associates' review of the aforementioned report, the following issues are noted:

- Golder Associates is in agreement that the previous land use is an issue of potential environmental concern, however, does not believe that the Phase II ESA has sufficiently addressed the formerly adjacent retail fuel outlet.

- The Phase I ESA did not include a review of the 1988 Intera report entitled *Mapping and Assessment of Former Industrial Sites, City of Ottawa*. This report describes an inventory and assessment study of former industrial sites that were active in the former (prior to the 2001 amalgamation) City of Ottawa from 1850 to 1984 that likely produced or handled hazardous wastes and materials. This document is typically reviewed for Phase I ESAs within the City of Ottawa. A review of this document is discussed in the historical review section of this letter.

“Physical Condition Assessment, 280 Slater Street, Ottawa, Ontario” prepared by Halcrow Yolles for Northam Realty Advisors Ltd, dated June, 2006. This report provides the findings of the property condition assessment carried out for the subject property and does not contain any environmental information of note.

AUGUST 2006 REQUEST FOR RECORDS REVIEW

As part of this Phase I ESA Update, Golder Associates submitted a request for a review of environmental records pertaining to the subject property and provision of an associated written response to the Technical Standards and Safety Authority (TSSA), the Ontario Ministry of the Environment (MOE) and the City of Ottawa (City).

On August 18, 2006 Mr. Prem Lal of the TSSA indicated that the TSSA had no registrations for USTs for the subject property, currently or historically.

A response was received from the City on September 18, 2006. A review of the City’s Historical Land Use Inventory (HLUI) identified sixteen activities of potential environmental concern on the subject property. Based on Golder Associates review of the HLUI information, several of these activities have a potential to have impacted the subject property. These activities include a dry cleaner, vehicle servicing garage and several manufacturing operations.

At the time of preparation of this Phase I ESA Update report a response had not been received from the MOE. Once the response is received, a copy will be forwarded to Morguard and should be appended to Attachment A of this report.

HISTORICAL DOCUMENT REVIEW

A review of the 1963 fire insurance plans for the subject property identified a dry cleaner south of the subject property, across Laurier Avenue. No other issues of concern were identified on the fire insurance plans reviewed.

A review of the title search indicated that the subject property was owned by a variety of private owners, banks, trust companies, numbered companies, a theatre and a furniture company. No specific issues of potential environmental concern were identified.

A review of the 1988 Intera report entitled *Mapping and Assessment of Former Industrial Sites, City of Ottawa* identified that the subject property was the site of a former industrial site (J.R. Douglas Sheet Metal Products Ltd., 260 Slater Street) and that three former industrial sites are located within 200 metres of the site (northeast). The presence of a former industrial site on the subject property is an issue of potential environmental concern.

AUGUST 2006 SUBJECT PROPERTY RECONNAISSANCE

On August 17, 2006 Golder Associates conducted a visual walk-through reconnaissance of the property located at 280 Slater Street, 333 Laurier Avenue, 132-138 and 148 Bank Street, Ottawa, Ontario and a visual reconnaissance of the surrounding lands. Golder Associates was accompanied on the reconnaissance visit by the building operations manager for Standard Life Realty Advisors (hereafter known as the "Subject property representative"). A photographic record of the reconnaissance is provided as Attachment B.

The following are of note based on the August 2006 reconnaissance visit:

- The subject property is fully developed with two eighteen storey 374,000 sq.ft. office towers with four storeys of underground parking. The subject property also includes a paved parking lot east of 280 Slater Street and includes a three storey heritage building with a single basement floor in the northeast corner of the subject property. A small bricked courtyard with a restaurant is located at 148 Bank Street, south of the heritage building.
- The office towers are mainly used for office space with ground floor retail use. The heritage building is occupied by three retail tenants on the ground floor with the upper two storeys being vacant.
- The office tower was reportedly built in the early 1990s and the older heritage section was originally constructed in the late 1800s. The restaurant at 148 Bank Street was erected in the 1990s.
- The office towers occupy the western half of the subject property and extend from Slater Street to Laurier Avenue. The parking lot access is off of Slater Street and the heritage building and courtyard are accessed off Bank Street.
- The three monitoring wells installed as part of the Phase II ESA were observed in the parking area of the subject property, however, were not accessed as part of the Phase I ESA Update.

- The two office towers are climate controlled by gas-fired boilers and chiller units located in the mechanical penthouses. The chillers are charged with R-123 and R-22 for the 333 Laurier Avenue and 280 Slater Street, respectively.
- Based on the year of construction of the office towers (1990s) it is not expected that ACMs, lead based paints, UFFI or PCBs are present in the office towers. Based on the year of construction of the three storey heritage building (late 1800s) there is the potential presence of ACMs, UFFI, PCBs containing equipment and lead based paints. Friable ACMs were observed in the boiler room of the heritage building (138 Bank Street). These ACMs were in poor condition. Non-friable ACMs were observed such as transite tile in the boiler room and floor tiles throughout the upper two floors of the heritage building (132-138 Bank Street). The condition of the non-friable material was generally moderate to good.
- A sprinkler pipe burst on the seventeenth floor several years ago. The subject property representative indicated that the pipe was repaired and the area of damaged drywall was replaced. No evidence of mould growth was noted in the area of water damage. No other areas of water damage or mould growth were noted in the subject property building.
- Potential vent/fill pipes were noted in the basement wall of 136 and 138 Bank Street on the Bank Street side. No evidence of these pipes was visible on the building exterior. On August 25, 2006 Golder carried out a limit geophysical survey on the exterior of the 136 and 138 Bank Street building in order to identify the extent of the buried pipes and to identify the potential presence of a buried tank. Based on the findings of the survey, it was determined that the pipes terminate approximately 0.5 metres from the building foundation wall and that there was no evidence of buried objects beyond the pipe terminations. In addition, City of Ottawa contractors completing infrastructure work in the Bank Street right-of-way indicated that several old abandoned natural gas lines were removed from the area in front of the subject property buildings.
- Seven ASTs were observed in the office towers, as follows:
 - Two (2) diesel AST are located in the P4 basement level of the office towers;
 - Three (3) tenant owned fuel oil ASTs were located in the P4 basement level of the office towers;
 - One (1) diesel AST was located in the backup generator room of 280 Slater Street; and,
 - One (1) tenant owned fuel oil AST was located in the generator located on the rooftop of 280 Slater Street.

Secondary containment in the form of concrete curbing was present for the office tower ASTs and full containment was present around each tenant owned AST with the exception of the built in roof mounted generator tank on the rooftop.

No odours or staining was noted in any of the AST locations at the time of the subject property reconnaissance.

- Chemical use at the subject property included janitorial supplies, lubricants, paint, fuels and water system treatment chemical. It is unlikely that the presence of these materials (in the current volumes) are an issue of potential environmental concern.
- Wastes generated at the subject property include general office wastes and recyclables which are stored in dumpsters to the east of the 333 Laurier Avenue office tower. Waste from the Bank Street building is stored in dumpsters at the rear of the heritage building. No obvious issues of potential environmental concern were noted with regard to the waste storage at the subject property at the time of the reconnaissance.
- The surrounding land use is as follows:
 - North – Slater Street followed by office towers with ground floor commercial. An active dry cleaner (currently drop-off) is located on the north side of Slater Street opposite 280 Slater Street.
 - East – Bank Street followed by older commercial buildings.
 - South – Laurier Avenue followed by a parking lot (former dry cleaner) and office tower. An office tower is located south of the Bank Street building and courtyard (former retail fuel outlet).
 - West – An office tower is located adjacent to the site.

With the exception of the dry cleaner on the north side of Slater Street, the current surrounding land use is not a concern, however, a former retail fuel outlet was located adjacent to the subject property, south of 148 Bank Street and a dry cleaner was located on south of the subject property, opposite 333 Laurier. In addition, three historical industrial operations were located northeast of the subject property, across Bank Street and Slater Street. The historical surrounding land use is an issue of potential environmental concern.

SAMPLING PROGRAM

As part of the Phase I ESA update, Morguard requested that Golder Associates complete a limited ACM and mould sampling program at the Bank Street building. As result Golder Associates collected nine samples of suspected ACM and one sample of suspected mould growth at the time of the Phase I ESA Update subject property reconnaissance. Materials sampled included the following materials:

- Boiler insulation, basement of 138 Bank Street;
- Transite tile, basement of 138 Bank Street;

- Mortar cement, exterior 132 Bank Street;
- Wall plaster, 2nd floor 134 Bank Street;
- Ceiling tile, main floor, 132 Bank Street;
- Ceiling tile, 2nd Floor 132 Bank Street;
- Wall plaster, basement 132 Bank Street;
- Drywall stipple coating, basement 132 Bank Street;
- Drywall joint compound, 2nd floor 134 Bank Street; and,
- Discoloured drywall, 2nd floor 132 Bank Street (mould).

Of the above nine samples ACM samples, only the boiler insulation and transite tile in the basement of 138 Bank Street contained any detectable asbestos fibres. In addition to the above materials, several areas of vinyl floor tiles were observed throughout the building. The material was considered as asbestos containing based on the age of the building. The sample results of the suspected mould did not contain detectable mould however did contain low levels of bacteria. A copy of the asbestos and mould laboratory results are included in Attachment C.

SUMMARY OF FINDINGS

Based on the findings from this Phase I ESA Update the following is noted:

- The subject property was occupied at one time by an industrial property (sheet metal manufacturing), garage and a dry cleaning operation. The presence of these historical operations is an issue of potential environmental concern, however, with the excavation of the current underground parking at the site of the former industrial property (i.e. potential impacts removed) and the lack of dry cleaning compounds in groundwater from the previous Phase II ESA, the potential for unidentified issues related to these two properties is reduced.
- A former retail fuel outlet was located adjacent to the site, south of 148 Bank Street. Additionally, the previous Phase II ESA identified the potential presence of combustible vapours in the soil on the subject property. Based on the observations of the previous Phase II ESA, the historical presence of a retail fuel outlet adjacent to the subject property is an issue of potential environmental concern.
- Friable ACMs in poor condition were identified in the boiler room of 138 Bank Street.
- Fill beneath the parking lot was identified to contain waste material, likely associated with the former buildings on the site. The presence of waste containing fill is an issue of potential environmental concern.

STUDY LIMITATIONS

This report was prepared for the exclusive use of Morguard Investments Limited. This report is based on data and information collected during the Phase I Environmental Site Assessment Update of the property conducted by Golder Associates Ltd., and is based solely on site conditions encountered at the time of the site visit on August 17, 2006.

In evaluating the property, Golder Associates Ltd. has relied in good faith on information provided by others. We accept no responsibility for any deficiency, misstatements or inaccuracies contained in this report as a result of omission, misinterpretations or fraudulent acts of the persons interviewed. Golder Associates Ltd. accepts no responsibility for any reduction in property value, either real or perceived, as a result of the reporting of factual information herein.

It should be noted that the results of an investigation of this nature should in no way be construed as a warranty that the site is free from any and all contamination from past or current practices. No sampling of soil, groundwater, air emissions or gas was conducted.

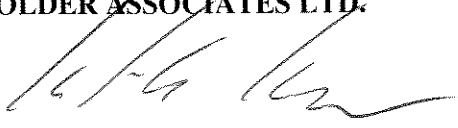
If new information is discovered during future work, including excavations, borings or other studies, Golder Associates should be requested to re-evaluate the conclusions presented in this report and to provide amendments as required.

CLOSURE

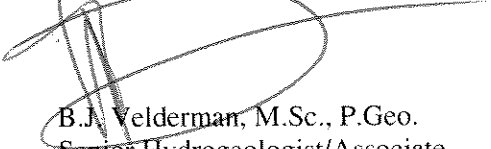
We trust the above meets with your current requirements. In the meantime, should you have any comments, questions, or require additional information, please do not hesitate to contact this office.

Yours truly,

GOLDER ASSOCIATES LTD.



Keith Holmes, M.Sc.
Environmental Scientist



B.J. Velderman, M.Sc., P.Geo.
Senior Hydrogeologist/Associate

KPH/BJV/em

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Attachments:

- Attachment A - Agency Requests
- Attachment B - Photographs
- Attachment C - Asbestos and Mould Laboratory Results

ATTACHMENT A
AGENCY REQUESTS

Attn: Ruth Holmes

Job no. 06-1122-238

PURCHASER Bank, Deter & Janice

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
R020547	deed	Mar 21 1863	Estato of Nicholas Spinks	Mary Wright
CR7424	deed	Aug 7 1872	Mary Wright	Thomas Taylor
CR10285	deed	May 6 1874	Thomas Taylor	William F. Holland
CR26665	deed	May 6 1887	Charlitta Holland (Widow of William Holland)	John Hanbury
CR44381	deed	Sept 25 1895	John Hanbury	Margaret Graham
CR64825	deed	July 5 1902	Margaret Graham	Rosalinda Kennedy
CR72242	deed	Dec 15 1904	Rosalinda Kennedy	Thomas B. MacFarlane
CR190995	deed	Jan 14 1928	Thomas B. MacFarlane	T O MacFarlane Ad.

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
CR 237019	Deed	Dec 18 1941	T.O. MacFarlane Hd.	Miss MacFarlane, Mabel Mildred Smith, Stockton, Frederick & Sidney MacFarlane
CR 623818	Deed	Dec 21 1972	Estate of Sydney MacFarlane (1/4 interest)	Frederick MacFarlane
CR 623819	Deed	Dec 21 1972	Mabel Stockton	Frederick MacFarlane
NS 173772	Deed	Dec 22 1982	Estate of Miss Wallace (MacFarlane) (1/4)	MacFarlane Properties Limited
NS 176334	Deed	Jan 19 1983	Estate of Frederick MacFarlane (1/2 interest)	Frederick M. MacFarlane & Marguerite Beaven
NS 451270	Deed	Aug 11 1988	Frederick M. MacFarlane Marguerite Beaven, Estate of Mildred Smith & Argynance Properties Limited	Royal Trust Corporation of Canada
OC 291781	Deed	July 14 2003	Royal Trust Corporation of Canada (all parcels)	280 Slater (Canada I.V.) Holdings Limited (Current Owner - all parcels)

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
R020547	Deed	Mar 21 1863	Estate of Nicholas Sparks	Mary Wright
CR7286	Deed	Jan 28 1872	Mary Wright	John Palen
CR10987	Deed	Mar 14 1874	John Palen	Hannett P. Hill
CR11028	Deed	Mar 25 1874	Hannett P. Hill	William Z. Holland
CR11699	Deed	Jan 26 1875	William Z. Holland	Allison W. Holland
CR23732	Deed	June 1 1885	Allison Holland	Adelia Grant
CR39446	Deed	July 4 1893	Adelia Grant	Richard Blomsted
CR54832	Deed	June 26 1899	Richard Blomsted	Elizabeth Prana

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
CR 61176	Deed	June 5 1901	Elyzabeth Hara	Thomas S. McFarlane
V See Pages 1 & 2			Instrument no. CR 190995	to OC 291781 inclusive for the subsequent owners of this chain of title.
PO 20546	Deed	March 1863	Estate of Nicholas Sprake	Enoch Walkley
CR 17493	Will	March 1879	Estate of Enoch Walkley	Luis Evans Maria Evans
CR 33557	Deed	Oct 22 1890	Luis Evans Maria Evans	S. Jane Ugler
CR 54862	Deed	June 20 1900	S. Jane Ugler	John McFarlane
CR 115385	Deed	Sept 30 1912	Estate of John McFarlane	George McFarlane

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ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
CR 152770	Deed	June 24 1920	Estate of George McFarlane	William S. Edge
CR 158540	Deed	May 31 1921	William S. Edge	Peerless Realty Ltd.
CR 176850	Deed	Dec 5 1924	Peerless Realty Ltd.	Crane Limited
CR 280064	Deed	Oct 22 1949	Crane Limited	National System of Banking Limited
NS 53111	Deed	Oct 15 1990	National System of Banking Limited	Royal Trust Corporation of Canada
* See no. DC 291 781 on page 2.				
R0 20546	Deed	Mar 31 1863	Estate of Nicholas Sparks	Ernest Ankley

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ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
CR 17493	Will	Mar 1879	Estate of Erach Walkley	Joia Evans Mavis Evans
CR 33353	Deed	Oct 22 1990	Joia Evans	William C. Cousens
CR 179606	Deed	June 23 1925	Estate of William C. Cousens	Cousens Realty Ltd.
CR 252243	Deed	Apr 27 1945	Cousens Realty Ltd.	Jumon Interests Limited
CR 258199	Deed	Apr 26 1946	Jumon Interests Limited	Malling Theatres Limited (Cont)
CR 269272	Deed	Oct 2 1948	Malling Theatres Limited	Odeon Theatres (Ontario) Limited
CR 382970	Deed	Jan 14 1959	Odeon Theatres (Ontario) Limited	Odeon Theatres (Canada) Limited
CR 419557	Deed	Feb 28 1961	Odeon Theatres (Canada) Limited	Adams Furniture Co. Limited

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
NS17859	Deed	Dec 22 1989	Paul Teyanawaka & Cynthia Blumertal Coburn Empire Holdings page 2.	Royal Trust Corporation of Canada.
V see no.	DE 219	781 on		
RO 20547	Deed	Mar 21 1863	Estate of Nicholas Sparks	Mary Bright
CR 32689	Deed	May 28 1870	Mary Bright	Elizabeth S. Rancher
CR 83112	Deed	Oct 14 1907	Elizabeth S. Rancher	William W. Anglic
CR 104918	Deed	May 13 1911	William W. Anglic	Elizabeth C. Hare
CR 137680	Deed	Dec 19 1916	Elizabeth C. Hare	Samuel W. Hare

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
CR 186123	Trone - closure	Nov 29 1926	Supreme Court of Ontario	Ellen R. Argyle
CR 191296	Deed	Mar 30 1928	Ellen R. Argyle	James Bonophas Mary Bonophas
CR 259139	Deed	June 5 1946	Mary Bonophas	Marion Bourie
CR 277894	Deed	June 21 1949	Marion Bourie	Agnes Abrahams
CR 296541	Deed	Nov 19 1951	Agnes Abrahams	Bertrude Autherland
CR 450151	Deed	Oct 1 1962	Bertrude Autherland	Carl A. Frederer
CR 476447	Deed	May 1 1964	Carl A. Frederer	Bertrude Autherland
CR 492864	Deed	May 5 1965	Bertrude Autherland	Emile David

ENVIRONMENTAL SEARCH

INSTRUMENT #	TYPE	DATE	VENDOR	PURCHASER
CR 587290	Deed	Feb 17 1971	Emile David	Joseph Alounchany
CR 612007	Deed	June 7 1972	Joseph Alounchany	Joseph & Amiri Alounchany & Joseph Pette
CR 648894	Deed	Mar 1 1974	Joseph Pette	Joseph Alounchany Amiri Alounchany
NS 18240	Deed	Dec 29 1989	Joseph Alounchany Amiri Alounchany	Royal Trust Corporation of Canada
OC 29781	Deed	July 14 2003	Royal Trust Corporation of Canada	280 Stata (Canada FD Holdings Limited (Current owner)
V Legal Description Street, Part of Lots 31, 32, 33, 34 & 35, North side of Laurier Street, Plan 3922, City of Ottawa, being Part 1, 2, 3 & 4 on Plan 4R-18326 PIN 04114 - 0042				280 Stata (Canada FD Holdings Limited (Current owner) 5. South side of Stata Street, Part of Lots 31, 32, 33, 34 & 35, North side of Laurier Street, Plan 3922, City of Ottawa, being Part 1, 2, 3 & 4 on Plan 4R-18326 PIN 04114 - 0042 Aug 23/06

any questions please contact our office.

KPH

N:\Active\2006\1122 - Environmental\06-1122-238 Morguard Ph 1 ESA Updates - 155 Queen and 280 Slater\T1000 - 155
Queen Phase I ESA Update\Fax-005 - City Request.doc

Hard copy to follow by mail Yes, No

File No.: _____
Deadline for Response: _____

Phase 1-Environmental Site Assessment

Request for Information

(Informal Request)*

1. REQUESTER INFORMATION

- a) Name of Requester: Keith Holmes, Golder Associates
b) Address of Requester: 32 Steacie Drive, Kanata
c) Telephone Number: 613 592-9600
d) Site Address: Lot- see attached Concession: _____
Street: 155 Queen 280 Slater City/Town: Ottawa
Postal Code: 333 Laurier
e) Legal Plan Attached: Yes () No ()
f) Site Owner: Standard Life
g) Adjacent Property Owners: _____
h) Date of Ownership: _____
Previous Owner(s): _____
i) Type of Site: () vacant land, () residential, () commercial, () other(specify) _____
j) Requester's Relationship to Site: consultant
k) Date of Previous Request: _____
l) Date of Previous ESA: _____
m) Information Requested: HLUL

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)

DISCLAIMER

THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON ("the Region") 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-Carleton, which had or have the potential to cause contamination in soil, groundwater or surface water.

The Region, in providing information from the HLUI, to Goldier Associates ("the Requester") does so only under the following conditions and understanding:

1. This is a free service offered by the Region.
2. The information which is contained in the HLUI has been compiled from publicly available records and other sources of information. 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 in such records and sources of information. The Region is not responsible for any errors or omissions in the HLUI and reserves the right to change and update the HLUI without further notice. The Region does not, however, make any commitment to update the HLUI. Accordingly, all information from the HLUI is provided "as is".
3. Regional staff will perform a search of the HLUI based on the information given by the Requester. Regional staff will make every effort to be accurate, however, the Region 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 Region 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 Region, 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 Region to the Requester does not carry the right of publication either in whole or in part. Copyright is reserved to the Region.
6. Any use of the information provided from the HLUI which a third party makes, or any reliance on or decisions to be based on it, are the responsibilities of such third parties. The Region, 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: _____

Per: Ker P. Hobbes

(Please print name)

Title: Consultant

Company: Goldier Associates

Dated: _____

22/08/06

This form has been prepared by Golder Associates, for client use, with regard to submissions to the City of Ottawa ("City") for environmental related information on the property noted below. It will be used by Golder Associates, who have been retained to carry out a Phase I Environmental Site Assessment.

This form is to be completed by the property owner/agent and forwarded to Golder Associates Ltd. who will then append it with a request for information to the City. The intent of the form is to notify the City that Golder Associates Ltd. is authorised to access the requested environmental information.

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Property Location Information:

Civic Address 280 Slater Ave, 333 Laurier Avenue West
And 155 Queen Street

Legal Description 280 Slater & 333 Laurier:
Lots 33, 34, 35 and part of lots 31 and 32 (south side of Slater Street) and part of
lots 31, 32, 33, 34 and 35 (north side of Slater Street) – Registered Plan No.
3922, City of Ottawa.

155 Queen Street:
All of Lots 12 and 13 South side of Sparks Street numbering eastward and Part
of Lots 12 and 13 north side of Queen Street, numbering eastward, - Plan 3922,
City of Ottawa, Regional Municipality of Ottawa Carleton, now City of Ottawa
designated as parts 1 and 3 on Plan 5R-9095, land registry office for the Registry
Division of Ottawa – Carleton (No. 5).

Property Contact Information:

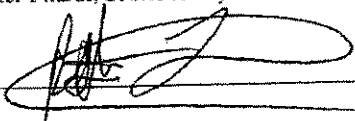
Owner Northam Realty Advisors Limited

Phone Number 416-977-7151

Fax Number 416-977-5698

Owner Representative Peter Filardi, Senior Analyst

**Owner Representative
Signature**



A handwritten signature in black ink, appearing to read 'Peter Filardi', is written over a horizontal line. The signature is stylized and somewhat cursive.

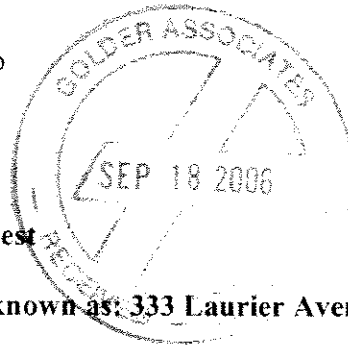
Date August 21, 2006

September 13, 2006

Keith Holmes
32 Steacie Drive
Kanata (Ottawa), Ontario
K2K 2A9

Dear Mr. Holmes,

Re: Information Request
155 Queen Street
280 Slater Street (also known as: 333 Laurier Avenue, 132-138 and 148 Bank Street)
Ottawa, Ontario



The Planning and Growth Management Department has the following information in response to your request for information regarding the subject properties.

1. No information was returned on the subject properties from Departmental circulation.
2. Search of Historical Land Use Inventory

This will acknowledge receipt of the signed Disclaimer regarding your request for information from the City's Historical Land Use Inventory (HLUI) database for the subject properties.

Enclosed is a copy of entries from the HLUI database that apply to the subject properties. In addition to these entries, two site maps have been included to show the location of the subject sites.

- There are six outstanding activities associated with the subject property located at 155(156) Queen Street, Activity Numbers: 1035, 4500, 2410, 5613, 3310, and 2907.
- There are sixteen outstanding activities associated with the subject property located at 280 Slater Street (also known as 333 Laurier Avenue, 132-138 and 148 Bank Street), Activity Numbers: 913, 1057, 1376, 2242, 2245, 2248, 2250, 2253, 2254, 2256, 2797, 3677, 4548, 4953, 4520 and 4522.

*Shaping our future together
Ensemble, formons notre avenir*

City of Ottawa
Planning and Growth Management
Department
Planning and Infrastructure Approvals
Branch
110 Laurier Avenue West, 4th Floor
Ottawa, ON K1P 1J1
Tel: (613) 560-2424 ext. 14743
Fax: (613) 560-6006
www.ottawa.ca

Ville d'Ottawa
Service de l'urbanisme et de l'aménagement
Direction de l'approbation des demandes
d'aménagement et d'infrastructure
110, avenue Laurier Ouest, 4e étage
Ottawa (Ontario) K1P 1J1
Tél.: (613) 560-2424 ext. 14743
Téléco: (613) 560-6006
www.ottawa.ca

- Please note that Activity Numbers 1035, 3310, 4500, 5613, 2907, 1057, 2242, 2245, 2248, 2253, 2254, 2256, 4520 and 4522 have a PIN Certainty of "2". This identifier acknowledges that there is some uncertainty about the exact location of the land use activity and that the activity may or may not have been located on the subject property. All database entries with a PIN Certainty of "2" require independent verification as to their precise location.

Please note as per the Disclaimer that the information contained in the HLUI has been compiled from publicly available records and other sources of information. The HLUI may contain erroneous information given that such records as sources of information may be flawed. For instance, changes in municipal address over time may have introduced error in such records and sources of information. Accordingly, all information from the HLUI is provided "as is".

Furthermore, the HLUI and this search of the HLUI in no way confirm the presence or absence of contamination or pollution of any kind. This information is provided on the assumption that no person would rely on it without undertaking independent verification of it for any purpose whatsoever and all liability to such person is denied by the city.

Please note that in responding to your request, the City of Ottawa does not guarantee or comment on the environmental condition of the subject property as the City does not have the necessary data to make such a comment. You may also wish to contact the Ministry of Environment for additional information.

If you have any further questions or comments, please contact Kimberley Dandy at 580-2424 x. 14743.

Regards,

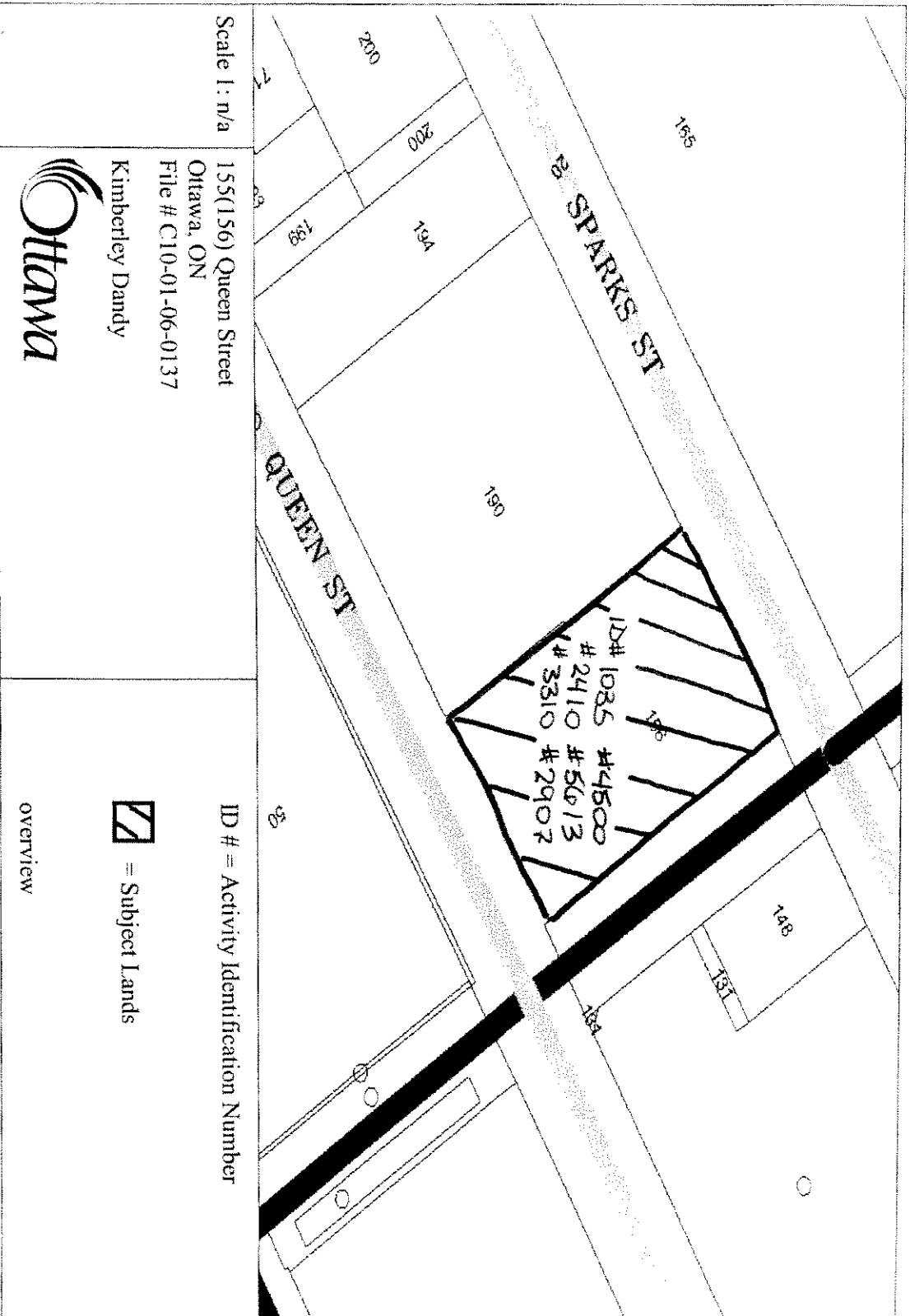


Don Herweyer,
Program Manager
Planning and Growth Management Department

DH/SR

Attach. 24

cc: File no. C10-01-06-0137



Scale 1 : n/a

155(156) Queen Street
 Ottawa, ON
 File # C10-01-06-0137

Kimberley Dandy



ID # = Activity Identification Number



= Subject Lands

overview

Activity 4500

Name U.K. Government

Street Number 167

Street Name QUEEN

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 2

Type Of Facility Printers - Dept. of Mines & Resources

Storage Tanks 1 UST - gasoline

Comments1 FIP 1901 - vacant lot FIP 1912 - Public Works Dept. - carpentry & machine shops M. 1920 - lists as Public Works Dept. FI

Comments2 FIP 1922 - lists offices, no printing, no tank FIP 1963 - no tank FIP 1963.

Comments3 M. 1964 - shows this building to be part of Zellers, which abuts from the south (from Sparks St.)

Comments4

References1 M. 1920, M. 1948, M. 1964; FIP 1901-35-228, vol 2; FIP 1912-35-228, vol 1; FIP 1922-35-228, vol 1; FIP 1948-109-228; FIP 1963-109-22

References2

References3

References4

Activity 2410

Name Coles National Manufacturing Co.

Street Number 160

Street Name SPARKS

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 1

Type Of Facility Manufacturers of tent/ awnings/ window shades

Storage Tanks

Comments1 F also camp furniture

Comments2

Comments3

Comments4

References1 M.1900, M.1910, M.1920, M.1930, M.1940, M.1950

References2

References3

References4

Activity 5613

Name Department of Public Works

Street Number no# west side at corner of Queen

Street Name O'CONNOR

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 2

Type Of Facility Photographic Services

Storage Tanks

Comments1 Located in the Hunter Building

Comments2

Comments3

Comments4

References1 M.1900, M.1910, M.1920, M.1930, M.1940, M.1950

References2

References3

References4

Activity 3310

Name J.A. Moran, Reinhardt & Co.

Street Number 181

Street Name QUEEN

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 2

Type Of Facility Bottler & brewers

Storage Tanks

Comments1

Comments2

Comments3

Comments4

References1 M.1900, M.1910, M.1920, M.1930, M.1940, M.1950

References2

References3

References4

Activity 2907

Name Auto Servicecenter

Street Number 179

Street Name QUEEN

Street Suffix ST

Direction Modifier E

Municipality OTTAWA

Pin Certainty 2

Type Of Facility Parking Lot & Gasoline Service Station

Storage Tanks

Comments1 Taxi in 1950

Comments2

Comments3

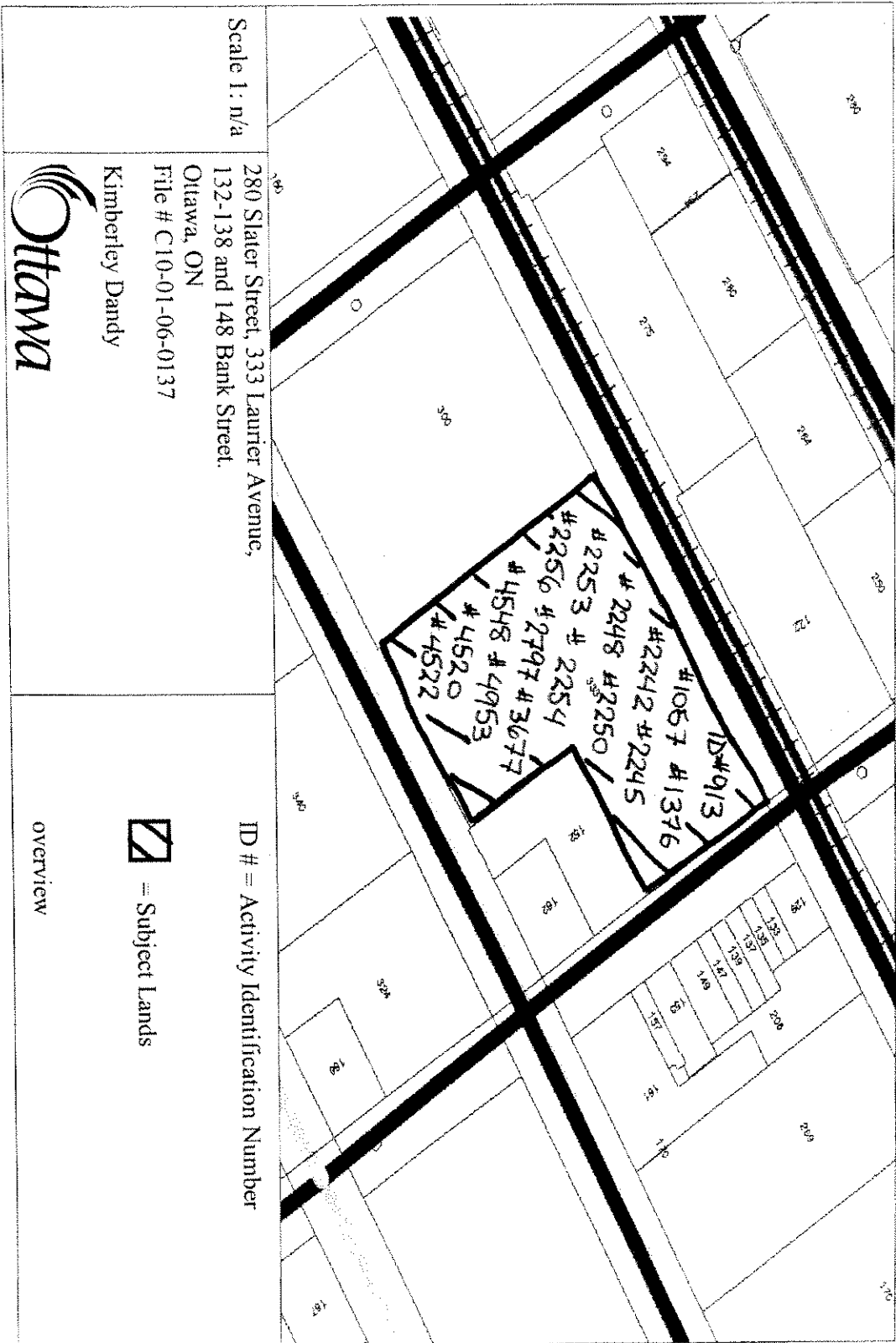
Comments4

References1 M. 1900, M. 1910, M. 1920, M. 1930, M. 1940, M. 1950

References2

References3

References4



Scale 1: n/a

280 Slater Street, 333 Laurier Avenue,
132-138 and 148 Bank Street.

Ottawa, ON

File # C10-01-06-0137

Kimberley Dandy



ID # = Activity Identification Number



= Subject Lands

overview

Activity 913

Name Sanitary Wardrobe Cleaners and Dyers

Street Number 144

Street Name BANK

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 1

Type Of Facility cleaners and Dyers

Storage Tanks

Comments1 Company listed at #138 Bank St. in 1930

Comments2

Comments3

Comments4

References1 M. 1900, M. 1910, M. 1920, M. 1930, M. 1940, M. 1950

References2

References3

References4

Activity 1057

Name Motor Service Co.

Street Number 331

Street Name LAURIER

Street Suffix AVE

Direction Modifier W

Municipality OTTAWA

Pin Certainty 2

Type Of Facility Auto Garage

Storage Tanks

Comments1

Comments2

Comments3

Comments4

References1 M.1900, M.1910, M.1920, M.1930, M.1940, M.1950, M.1960, M.1970, M.1980

References2

References3

References4

Activity 1376

Name Technipphoto Ltd.

Street Number 234

Street Name SLATER

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 1

Type Of Facility Photo finishing lab.

Storage Tanks

Comments1 Second floor location.

Comments2

Comments3

Comments4

References1 M.1960, M.1970, M.1980

References2

References3

References4

Activity 2242

Name Sproule & O'Connor

Street Number 134

Street Name BANK

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 2

Type Of Facility Photography

Storage Tanks

Comments1 Also residence

Comments2

Comments3

Comments4

References1 M.1900, M.1910, M.1920, M.1930, M.1940, M.1950

References2

References3

References4

Activity 2245

Name Wadsworth & Sheppard

Street Number 136

Street Name BANK

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 2

Type Of Facility Sheet metal workers & roofers

Storage Tanks

Comments1 1950 - paints & varnish store @ 136 - 138 Bank

Comments2

Comments3

Comments4

References1 M.1900, M.1910, M.1920, M.1930, M.1940, m.1950

References2

References3

References4

Activity 2248

Name King Manufacturing Co.

Street Number 138

Street Name BANK

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 2

Type Of Facility Manufacturer of vapour baths/cabinets

Storage Tanks

Comments1

Comments2

Comments3

Comments4

References1 M. 1900, M. 1910, M. 1920, M. 1930, M. 1940, M. 1950

References2

References3

References4

Activity 2250

Name Ottawa Paint Works

Street Number 138

Street Name BANK

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 1

Type Of Facility Importers & manufacture of paints etc.

Storage Tanks

Comments1 1930 - cleaner & dyer

Comments2

Comments3

Comments4

References1 M.1900, M.1910, M.1920, M.1930, M.1940, M.1950

References2

References3

References4

Activity 2253

Name Dominion Paving Works

Street Number 140

Street Name BANK

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 2

Type Of Facility Electrical fixtures

Storage Tanks

Comments1 1907 - address listed @ 117 Bank

Comments2

Comments3

Comments4

References1 M.1900, M.1910, M.1920, M.1930, M.1940, M.1950, Ottawa The Beautiful: Esdale & Martin, 1907.

References2

References3

References4

Activity 2254

Name Claimont Silk Skirt & Waist Co.

Street Number 148

Street Name BANK

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 2

Type Of Facility Clothing manufacturer

Storage Tanks

Comments1 1910- listed @ 148 - 150 Bank

Comments2

Comments3

Comments4

References1 M. 1900, M. 1910, M. 1920, M. 1930, M. 1940, M. 1950

References2

References3

References4

Activity 2256

Name Gordon Walker Laboratory Co.

Street Number 154 1/2

Street Name BANK

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 2

Type Of Facility Dairy

Storage Tanks

Comments1

Comments2

Comments3

Comments4

References1 M.1900, M.1910, M.1920, M.1930, M.1940, M.1950

References2

References3

References4

Activity 2797

Name Ernest Brockington

Street Number 246-248

Street Name SLATER

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 1

Type Of Facility Garage

Storage Tanks

Comments1

Comments2

Comments3

Comments4

References1 M.1900, M.1910, M.1920, M.1930, M.1940, M.1950.

References2

References3

References4

Activity 3677

Name Sherwin - Williams Co. of Canada Ltd.

Street Number 132

Street Name BANK

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 1

Type Of Facility Wholesale/retail paint & supplies

Storage Tanks

Comments1 paints, varnish, lacquers, lead, oils

Comments2

Comments3

Comments4

References1 M.1900, M.1910, M.1920, M.1930, M.1940, M.1950

References2

References3

References4

Activity 4548

Name Ferguson & Devin Vulcanizers

Street Number 236-248

Street Name SLATER

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 1

Type Of Facility Auto tire & vulcanizing

Storage Tanks

Comments1

Comments2

Comments3

Comments4

References1 M.1900, M.1910, M.1920, M.1930, M.1940, M.1950, FIP1901-41-242,vol1; FIP1912-41-242,vol1; FIP1922-41-242,vol1

References2

References3

References4

Activity 4953

Name Snapshot 1 Hour Photo Lab Ltd

Street Number 280

Street Name SLATER

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 1

Type Of Facility Photo Finishing

Storage Tanks

Comments1

Comments2

Comments3

Comments4

References1 SC98

References2

References3

References4

Activity 4520

Name Myers Motors Ltd.

Street Number 252

Street Name SLATER

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 2

Type Of Facility Auto sales & service

Storage Tanks

Comments1 This property runs the length of the block FIP1963 - parking lot

Comments2

Comments3

Comments4

References1 M.1920, M.1948, M.1963; FIP1901-41-242, vol2; FIP1912-41-242, vol1; FIP1922-41-242, vol1; FIP1948-111-242; FIP1963-111-22

References2

References3

References4

Activity 4522

Name McFarlane Douglas Co. Ltd.

Street Number 250-262

Street Name SLATER

Street Suffix ST

Direction Modifier

Municipality OTTAWA

Pin Certainty 2

Type Of Facility Metal cornice works, tar and gravel roofing

Storage Tanks

Comments1

Comments2

Comments3

Comments4

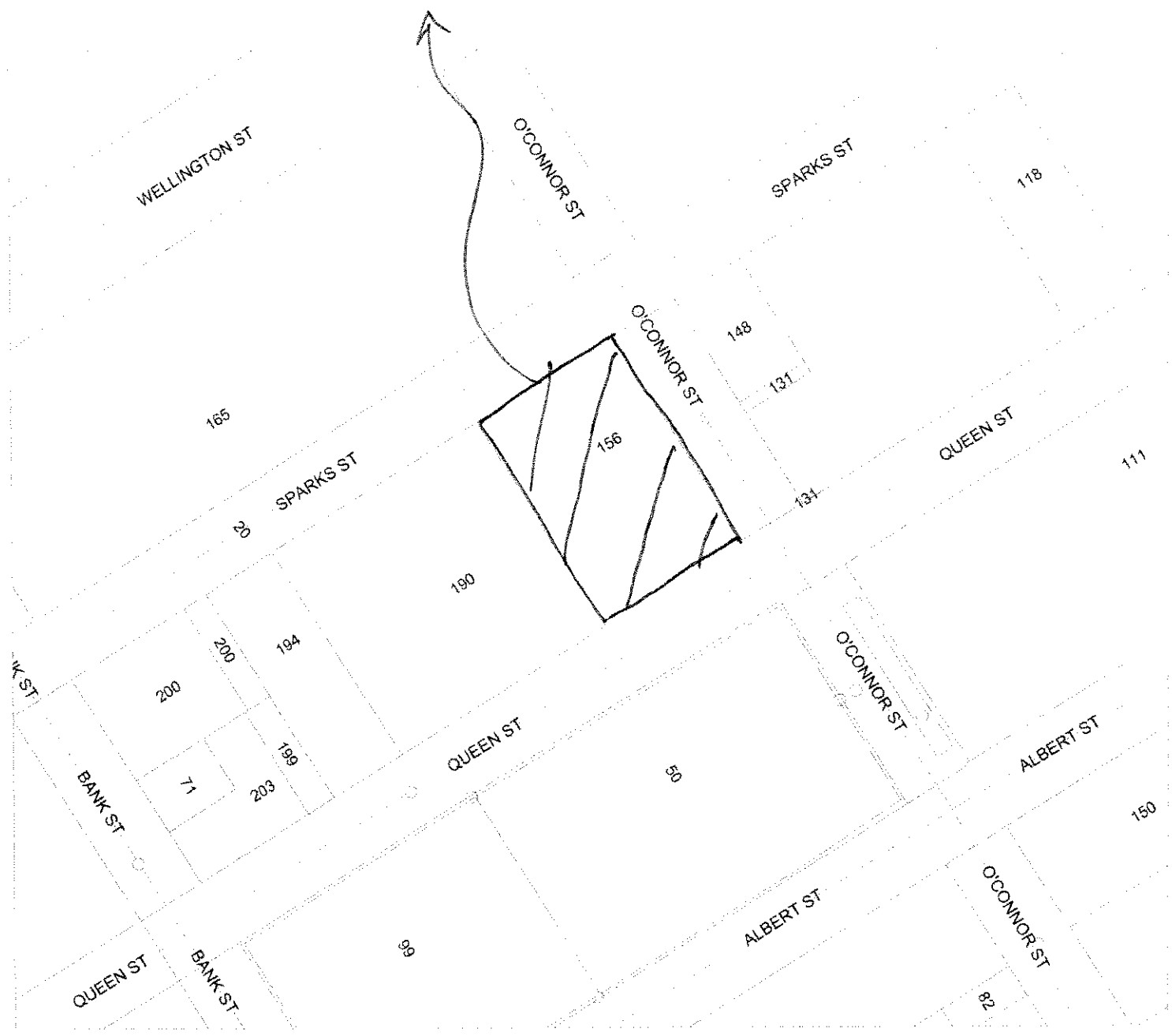
References1 M.1900-N.1963, S.1958, S.1961, S.1964-1965; FIP1901-41-242.vol2; FIP1912-41-242.vol1; FIP1922-41-242.vol1; FIP1948-111

References2 42; FIP1963-111-242

References3

References4

site: 155 Queen Street
(AKA: 156 Queen St.)



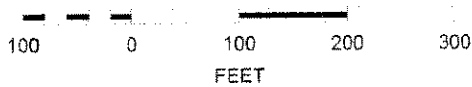
SCALE 1 : 1,438



Site: - 280 Slater St.
- 333 Laurier Ave.
- 132-138 and 148 Bank Street



SCALE 1 : 2,032



ATTACHMENT B
PHOTOGRAPHS

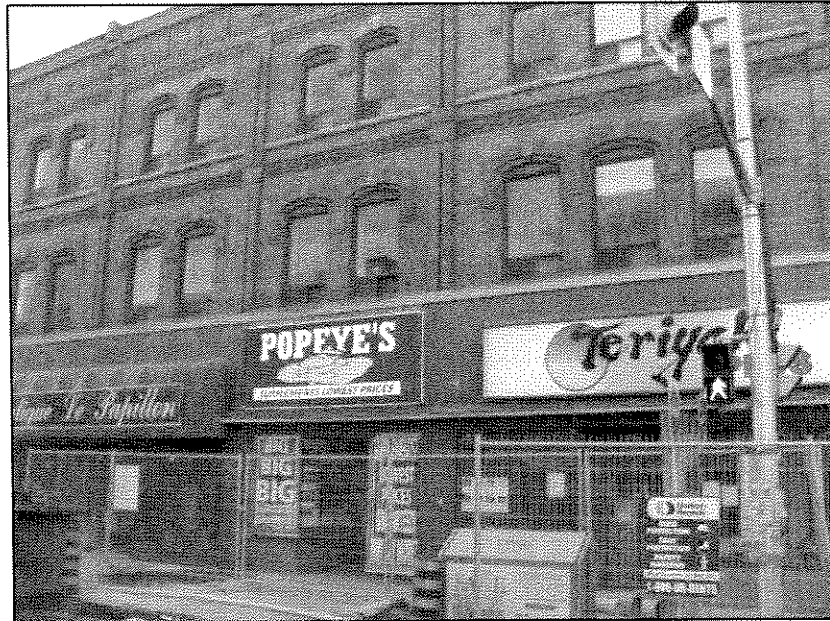


Photo 1 - View of 132-138 Bank Street heritage building from Bank Street..



Photo 2 - 333 Laurier Avenue office tower, from Laurier Avenue.



Photo 3 - View of the courtyard property at 148 Bank Street



Photo 4 - View to the east of 280 Slater Street, showing the parking area, the Bank Street heritage building and courtyard. The property to the right of the courtyard is the location of the former retail fuel outlet.



Photo 5 - Office tower to the right is the site of the former retail fuel outlet. Parking garage entrance for 333 Laurier visible to the left.



Photo 6 - Friable asbestos boiler insulation, basement 138 Bank Street.

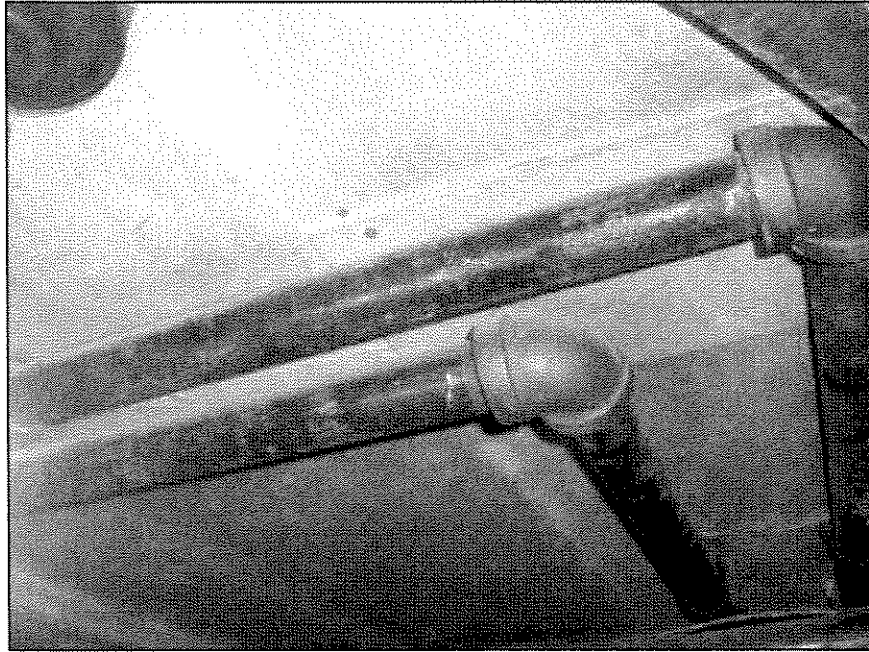


Photo 7 - Asbestos containing transite tile, basement 138 Bank Street.



Photo 8 - Vent fill pipes in the basement wall of 136 Bank Street.

ATTACHMENT C
LABORATORY SAMPLE RESULTS

PARACEL Laboratories Ltd.

Environmental & Indoor Air Quality

300-2319 St. Laurent Blvd.
Ottawa, ON K1G 4J8
Phone: (613) 731-9577
Fax: (613) 731-9064
Toll Free: 1-800-749-1947
Email: microlab@paracellabs.com

Golder Associates Ltd.
32 Steacie Drive
Kanata, ON
K2K 2A9

August 21, 2006

ATTN: Mr. Keith Holmes
Tel: 613-592-9600
Fax: 613-592-9601

Re: Project: 06-1122-238

Paracel Ref No.: 6330081

Dear Mr. Holmes,

Please find attached the final assessment of samples received August 18, 2006. While Paracel provides information on the molds recovered, interpretation of the results is the responsibility of the client.

No fungal propagules were recovered from the samples submitted.

Some bacteria are known to accumulate endotoxins.

If you have any questions or comments regarding the enclosed information, please feel free to contact us anytime.

Sincerely,

Heather S.H. McGregor, B.Sc.
Laboratory Director - Microbiology

NOTE:

The toxigenic characteristics of the fungi recovered are summarized from the following:

- 1) Frisvad, J. C., and O. Filtenborg (1989). Terverticillate Penicillia: Chemotaxonomy and Mycotoxin Production. *Mycologia*, 81: 837-861.
- 2) Kitzman, S., Morey, P., Ahearn, D., Crow, S., Miller, J.D., Jarvis, B., Light, E., Yang, C., Burge, H., Dearborn, D., Esswein, E., Horn, E., Schreiber, J., Recer, G., Llewellyn, G., Price, D., Pryce, S., Chamorro, A., d'Halewyn, M.-A., Favata, E., Ammann, H., and T. Allen, ed. (2000). *Guideline on Assessment and Remediation of Fungi in Indoor Environments*. New York City Department of Health, Bureau of Environmental & Occupational Disease Epidemiology, New York.
- 3) Tobin, R. S., Baranowski, E., Gilman, A. P., Kuiper-Goodman, T., Miller, J.D., and M. Giddings (1987). Significance of Fungi in Indoor Air: Report of a Working Group. *Canadian Journal of Public Health*. 78: S1-S32.
- 4) Nielson, K.F., Gravesen, S., Nielsen, P.A., Andersen, B., Thrane, U., and J.C. Frisvad (1999). *Production of Mycotoxins on artificially and naturally infested building materials*. *Mycopathologia* 145(1): 43-56.
- 5) Taylor, A. (1986). *Some aspects of Chemistry and Biology of the Genus Hypocrea and its Anamorphs Trichoderma and Gliocladium*. *Proceedings NS Institute of Sciences* 36: 27-58.

Any use of these test results implies your agreement that our total liability in connection with this work, however arising, shall be limited to the amount paid by you for this work, and that our employees or agents shall not under any circumstances be liable to you in connection with this work. This report may not be reproduced, except in full, without the written approval of the laboratory. This report is valid only with an authorized signature. All samples and related slides/extracts are stored for three months from the time the final analytical report was issued, unless otherwise requested in writing by the client.

PARACEL Laboratories Ltd.

Environmental & Indoor Air Quality

300-2319 St. Laurent Blvd.
Ottawa, ON K1G 4J8
Phone: (613) 731-9577
Fax: (613) 731-9064
Toll Free: 1-800-749-1947
Email: microlab@paracellabs.com

To: Golder Associates Ltd.
32 Steacie Drive
Kanata, ON
K2K 2A9

Attn: Mr. Keith Holmes
Tel: 613-592-9600
Fax: 613-592-9601
E-mail: kholmes@golder.com

Project: 06-1122-238
Paracel Ref No: 6330081

Sample Date: August 17, 2006
Report Date: August 21, 2006

Microscopic - Bulk

Sample I.D.	*Background Debris	Microscopic Examination	**Relative Amount
1 SA-10	moderate	bacteria	low

*** Background debris rating:**

Low = occupying < 10% of microscopic field
Moderate = 11%-30% of microscopic field
High = > 31% of microscopic field

**** Relative amount:**

Trace = 2 propagules or less on entire slide
Low = < 10 of noted per mm² of slide surface
Moderate = 11-100 of noted per mm² of slide surface
High = > 101 of noted per mm² of slide surface

ND - No fungal propagules detected.



Pinnacle Environmental Consultants, Inc.

Facsimile Memo

Date: 8-21-06

To: Keith Holmes

Fax #:

From: Jim Jones

Total Pages (including cover): 5

Message:

Thanks Keith,

(Please call (513) 533-1823 in case of any transmission error)

**Pinnacle Environmental Consultants, Inc. * 2088 Ross Avenue
Cincinnati, Ohio 45212 * (513) 533-1823**

Pinnacle Env. Consultants, Inc.

2088 Ross Avenue
Cincinnati, Ohio 45212
(513) 533-1823

Client: Golder Associates Ltd.
Client Address: 32 Steacie Dr., Ottawa ON
Job Name: Morguard/Phase I(ESA/Ottawa
Job Number: / PO Number: 06-1122-238 / Same
Date Analyzed: 8/21/2006

PLM Test Report

Analytical method: Polarized light microscopy using dispersion staining (EPA/600/R-93/116)

Page: 1 of 1

Sample I.D. Number	Laboratory I.D. Number	Sample Color	Type of Asbestos	Percentage of Asbestos	Other Fibers	Percentage of Other Fibers	Matrix
SA-1	06B-10628	GREY	CHRY	10-15	CELL	<1	BINDER
SA-2	06B-10629	LT. GREY	CHRY	50-75	CELL	1-5	BINDER
SA-3	06B-10630	WHT/LT. GRY	ND	--	CELL	<1	BINDER
SA-4	06B-10631	WHITE	ND	--	CELL	<1	BINDER
SA-5	06B-10632	WHT/LT. GRY	ND	--	CELL/FBGL	15-25/5-10	BINDER
SA-6	06B-10633	WHT/LT. GRY	ND	--	CELL/FBGL	15-25/15-25	BINDER
SA-7	06B-10634	GREY	ND	--	CELL	<1	BINDER
SA-8	06B-10635	WHITE	ND	--	CELL	<1	BINDER
SA-9	06B-10636	WHITE	ND	--	CELL	<1	BINDER

Abbreviations: ND=None Detected, SA-Stopped Analysis, NR- Not Received. Asbestos Type: ACTN-Acclinolite, AMOS-Amosite, ANTH-Anthophyllite, CHRY-Chrysotile, CROC-Crocidolite, TREM-Tremolite. Other Fibers: CELL-Cellulose, FBGL-Fiberglass/Mineral wool, OTHR-Other. Matrix: BIND-Binder (unidentified non-fibrous).

NOTE: PLM should not be used to demonstrate the absence of asbestos in floor tiles.

All samples will be held for sixty (60) days then disposed of unless otherwise requested.

** Denotes that the asbestos content was verified with point counting (EPA/600/R-93/116).

This report relates only to items tested and makes no statement as to the location the samples were collected from, or the contents of surrounding materials.

Multi-layered material which have distinct and separable layers shall be reported separately.

This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

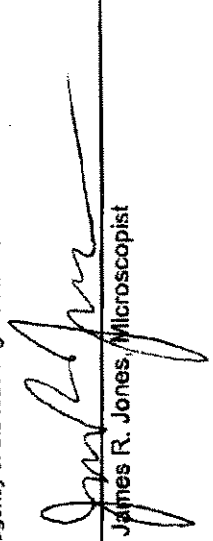
This report may not be reproduced except in full, without the written approval of this lab.

Turnaround Time: Rush

NVLAP Lab Code: 200614-0

Revised 06/30/04

Analyst Signature:


James R. Jones, Microscopist

1/2

Golder Associates Ltd.
 32 Steacie Drive
 Ottawa, ON, Canada T2P 3T1
 Telephone: (613) 592-9600
 Fax: (613) 592-9601



CHAIN OF CUSTODY

Date: 17/Aug/06 Golder Job #: 06-1122-238
 Purchase Order: _____
 Client: Marguard
 Job Description: Marguard / Phase I ESA / Ottawa

To: Pinnacle Environmental Consultants, Inc
 2088 Ross Avenue
 Cincinnati, Ohio
 USA 45212
 (513) 533-1823
 (Fax) 533-1859

Attention: Mr. James Jones

Number of Samples: 9 Sample Type: Bulk Asbestos Content
 Asbestos Wipe

Attention: Keith Holmes

Point Count Analysis: (Y) (N)

Result Turn-around Time: 3 day - Normal Fax Results: Telephone Results:
 24 hr - Rush Send Original By Mail:
 Same day - Emergency email kholmes@golder.com

SAMPLE COLLECTION DATA

Sample #	Sample Location / Description	Collected by
SA-1	Transite tile / Basement 138	KPH
SA-2	Boiler insulation / Basement 138	↓
SA-3	Mortar / exterior 132	
SA-4	wall plaster / 2 nd Floor 134	
SA-5	ceiling tile / main floor 132	
SA-6	ceiling tile / 2 nd Floor 132	

Courier:	Date: <u>17/08/06</u>	Received by: <u>Jim Jones</u>	Date: <u>8-21-06</u>
Sender Signature: <u>[Signature]</u>	Receiver Signature: <u>[Signature]</u>		
Way Bill #:			

Lab No.: 06B 10628-10636



Pinnacle Environmental Consultants, Inc.

Ph: 513-533-1823 / Fax: 513-533-1859

Analysis Request Form

Submission Date: 8-21-06 Time: 1:00 PM

Submitted By: UPS

Analysis Requested:

a) Air - PCM b) Bulk - PLM c) Other: _____

Turnaround Time:

Normal
(3-5 days)

Rush
(24 hours)

~~Emergency Rush
(1/2 hour per sample)~~

Total Number of Samples: 9

Condition of Samples Upon Receipt:
(Good) (Poor) - (Accept) (Reject)

Project Name/No.: 06-1122-238

Sample I.D.: SA 1-9

Bill To: Golden / PCH 06-1122-238
32 Steacie Dr.

Report To: Keith Phone: _____ Fax: _____

Chain of Custody

Relinquished By:	Date/Time:	Received By:	Date/Time:
	<u>8-21-06/2:00 PM</u>		<u>8-21-06/1:00 PM</u>

Lab Number: 06B 10628-10636