



O'CONNOR ASSOCIATES ENVIRONMENTAL INC.

2150 WINSTON PARK DRIVE, SUITE 200 WEST OAKVILLE, ONTARIO L6H 5V1 TEL: (905) 829-3330 • FAX: (905) 829-3404

file GAF-C-412

February 14, 2000

10-3520.1

O & Y Properties Inc.
1 First Canadian Place
Suite 3300, P.O. Box 72
Toronto, ON
M5X 1B1

FILE COPY

Attention: Jan Sucharda

Dear Mr. Sucharda:

Re: Place de Ville II
Tower C and Podium Building
Sparks Street, Kent Street, Queen Street, Lyon Street
Ottawa, Ontario

Under the authorization of O & Y Properties Inc., O'Connor Associates Environmental Inc. updated our Phase I environmental site assessment (ESA) of the above referenced property. The original ESA was submitted in October 1994. The current scope of work consisted of a site reconnaissance visit to determine if the status of the subject property and surrounding properties had changed significantly with respect to environmental conditions. Note that this update does not include the Marriott Hotel (formerly the Radisson Hotel) that had been part of our previous ESA.

In our 1994 Phase I ESA report we identified a few environmental concerns including the storage of diesel and fuel oil in above-ground tanks in the parking garage, the possible presence of PCBs in some lighting ballasts, and an ongoing asbestos abatement program.

We revisited the property on February 10, 2000 and found no significant or substantial change in the facility or the neighbouring properties. No additional environmentally-related issues were identified beyond those noted in our report dated October 1994. All fuel storage areas were clean and in good order. All PCB-containing lighting ballasts, save possibly those on the commercial level, were reportedly replaced. A review of the asbestos abatement program for the building will be conducted independently by others and was therefore excluded from our current assessment.

We hereby confirm that O & Y Properties Inc. and its partners and lenders may utilize this letter for the assessment of environmental risk pertaining to the current purchase/sale/financing of the properties. It is incumbent on O & Y Properties Inc. and its partners and lenders to be aware of and understand our scope of work, as well as the limitations of the assessment, as identified in our Phase I ESA report of October 1994.

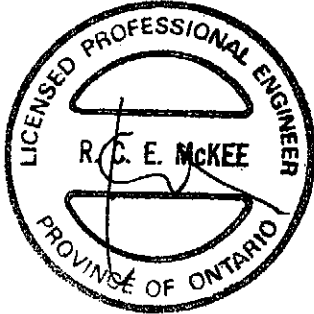
O & Y Properties Inc.
February 14, 2000
Page 2

10-3520.1

We trust that the foregoing information is satisfactory for your present requirements. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours very truly,

O'CONNOR ASSOCIATES ENVIRONMENTAL INC.



Ron McKee, P.Eng.

G. Mark Richardson, Ph.D.

GMR:bn

Distribution: (1) Addressee
(1) Ian Donnelly, O & Y Properties, Ottawa

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**ENVIRONMENTAL DUE DILIGENCE ASSESSMENT
PLACE DE VILLE II
SPARKS STREET, KENT STREET,
QUEEN STREET, LYON STREET
OTTAWA, ONTARIO**

10-3520

Submitted to:

**Camdev Properties Inc.
Metropolitan Life
Ontario Municipal Employees Retirement Board
The Canada Life Assurance Company
Sun Life Insurance Company**

Submitted by:

O'Connor Associates Environmental Inc.

October 1994



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O'CONNOR ASSOCIATES





O'CONNOR ASSOCIATES ENVIRONMENTAL INC.

2150 WINSTON PARK DRIVE, SUITE 200 WEST OAKVILLE ONTARIO L6H 5V1 TEL: (905) 829-3330 • FAX: (905) 829-3404

October 21, 1994

10-3520

Camdev Properties Inc.
40 King Street West
Suite 2700
TORONTO, ON
M5H 3Y2

Metropolitan Life
One University Avenue
Suite 1910
TORONTO, ON
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Sun Life Insurance Company
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Attention: Randall B. Northey

Attention: Phil McIlveen

Attention: Greg Sooley

The Canada Life Assurance Company
330 University Avenue
TORONTO, ON
M5G 1R8

Ontario Municipal Employees Retirement Board
1 University Avenue
Suite 1000
TORONTO, ON
M5J 2P1

Attention: Angela Lam

Attention: Lynn M. Burgess

Dear Sir:

Re: Place De Ville II
Sparks Street, Kent Street, Queen Street, Lyon Street
Ottawa, Ontario

Further to your request, enclosed is our environmental due diligence assessment report for the above referenced property.

Should you have any questions with respect to the assessment report, please contact the undersigned.

Respectfully submitted,

O'CONNOR ASSOCIATES ENVIRONMENTAL INC.



R.C.E. McKee, P.Eng.

RCEM:bn⁰⁰²

Distribution: (1) Addressee

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EXECUTIVE SUMMARY

O'Connor Associates Environmental Inc. (OAEI) was authorized to conduct an Environmental Due Diligence Assessment at the Place de Ville II complex, bounded by Sparks Street, Kent Street, Queen Street and Lyon Street, Ottawa, Ontario.

The purpose of the assessment was to identify areas of possible surface or subsurface contamination arising from past or present site activities that may result in potential environmental risks. The assessment consisted of a review of available records and a non-intrusive reconnaissance of the property. In addition, on-site personnel were interviewed regarding past and present on-site activities.

Information for the assessment was obtained from land title records, insurance underwriters' records, municipal plans, aerial photographs and government records, publications and maps.

(A) SITE HISTORY

The subject property was developed prior to 1945 as a commercial property typical of a downtown core. The site was redeveloped as an office and hotel complex in the early 1970s.

(B) ON-SITE ISSUES

An automobile service station occupied the western portion of the site from about 1956 to the early 1970s. The available information and our site reconnaissance did not indicate there had been any heavy industrial use, landfilling, or hazardous materials spills at the site. Large quantities of hazardous materials are not used at the site and current waste disposal practices were in accordance with municipal standards, based on interviews with personnel familiar with the site.

No underground storage tanks (USTs) are located on the site. However, there are six aboveground storage tanks (ASTs) on the property for the storage of diesel fuel. One of the ASTs was accidentally overfilled, causing a small amount of product to spill into the containment area beneath the tank.



According to the site manager, some electrical components (fluorescent light ballasts) at the site may contain polychlorinated biphenyls (PCBs) based on their date of manufacture, but most with PCB-laden oil have been removed. Components discovered to contain PCBs are removed in small volumes and disposed according to the appropriate protocols for such materials. No other components at the property were observed or suspected of containing PCBs.

The site manager reported that an asbestos abatement program undertaken by Pinchin and Associates Ltd. was ongoing at the site in conjunction with a renovation program. Asbestos containing material (ACM) removed from the site comprised thermal system insulation and spray-on fire-proofing applied to structural metal surfaces.

No environmental issues were identified with the retail level tenants.

(C) OFFSITE ISSUES

Neighbouring and nearby properties comprised roadways, commercial and institutional (government) developments. No sites within a 500 m radius of the subject property were observed or suspected to contain underground storage tanks (USTs). There was no evidence that neighbouring properties had been used for heavy industrial purposes or as a landfill. There was an automobile service station on the property to the south (now Place de Ville I) between about 1956 and the early 1970s.

(D) REGULATORY ISSUES

The Ontario Ministry of Environment and Energy (MOEE) was requested to forward any available records and reports on file related to this site. The former petroleum handling and storage facilities on the neighbouring property and on the subject property were removed before provincial records were maintained, therefore the Fuels Safety Program (FSP) of the Ministry of Consumer and Commercial Relations was not contacted.



(E) CONCLUSIONS AND RECOMMENDATIONS

The subject property has been developed since at least 1945. The site has been a multi-storey office/hotel development since the early 1970s. There was no evidence of serious environmental concerns at the property.

Some concern was associated with the current asbestos abatement action at the site. Pending a review of the abatement program and completion records, there remains some potential exposure to risk.

The presence of components at the site that contain PCB represents an environmental hazard. However, the on-site PCB storage facility was properly labelled, secured, and proper handling procedures were in place and therefore the level of risk is not significant.

The storage of up to 6780 L of diesel fuel in on-site ASTs represents an environmental hazard at the site. However, the tanks have been installed in concrete floored and diked storage areas and proper handling procedures were in place. Though handling accidents have been documented, they have been small and limited in impact. The on-going risk associated with the handling and storage of these materials is not significant.

Previous site developments include an automobile service station that was removed from the site when the existing structures were built. In addition, soil and rock beneath the service station were removed to a depth of approximately 12 m to 15 m to facilitate construction of the underground parking garage. Therefore, the risk associated with possible contamination derived from the former service station is not significant.

At the time of our reconnaissance, neighbouring properties were roadways and institutional/commercial lands that do not pose any significant environmental risks.



Recommendations are made with respect to the asbestos abatement action and the handling of petroleum products at the subject property. The procedures employed during the asbestos abatement program by Pinchin and Associates Ltd., including airborne asbestos measurement data, should be made available for review. In addition, it should be confirmed that the ACM consultant's procedures and disposal records are in compliance with the applicable regulatory agency guidelines.

The ACM operations and maintenance program established both for the on-going abatement action, and for any ACM that may remain on the site upon completion of abatement activities, should be obtained for review.

Appropriate petroleum handling and storage procedures and protocols should be reviewed with on-site personnel to further limit the potential for accidental releases of products at the site.



1.0 INTRODUCTION

On 94/09/01, O'Connor Associates Environmental Inc. (OAEI) was authorized to conduct an Environmental Due Diligence Assessment of the Place de Ville II complex, bounded by Sparks Street, Kent Street, Queen Street and Lyon Street, Ottawa, Ontario. This report presents the results of the assessment.

2.0 SCOPE OF WORK

2.1 Prior, Present and Adjacent Land Uses

- *Discuss past uses of the property, including whether the past uses involved substantial amounts of hazardous substances, a landfill, a lagoon or other activity that may have had a negative environmental impact on the site.*

The subject property is legally described as:

Part 1 and 3 on Reference Plan 4R-7067, City of Ottawa, Regional Municipality of Ottawa-Carleton.

The subject property and neighbouring lands have been developed since at least 1945 as office, commercial, retail and institutional properties. A service station was on-site from about 1956 to the early 1970s when the existing on-site structures were built.

No other former land uses identified involved substantial amounts of hazardous substances, landfilling, or any other activity that may have had a significant adverse affect on the subject property.

Land title records indicated that the property has been owned by CAMDEV Properties Inc. since 1991. The record of leasehold and ownership of the property is as follows. Records prior to 1914 were not searched.



1991 - present

CAMDEV Properties Inc.

1914 - 1991

Various individual, family, commercial and institutional owners and tenants.

- *Discuss present use of the property, including a tenant list of commercial entities.*

At the time of our site visit the property was developed with a 29 storey office tower known as Place de Ville II (Tower C), a four storey office building known as the Podium, and a hotel (Radisson Hotel). The ground floor was occupied by various retail and service tenants. In addition, there was an underground automobile parking garage that comprised 745 stalls on four levels.

- *Discuss past and present use of adjacent properties, specifically addressing any activities that may have a negative environmental impact on the subject property, i.e. adjacent to a landfill, any industrial facility, property undergoing remedial action or other property reasonably suspected to be contaminated.*

The subject property was bounded by; (a) Sparks Street immediately north and office buildings about 40 m to the north, (b) Kent Street immediately east and office buildings about 40 m to the east (c) Queen Street immediately south and office buildings about 40 m to the south, and (d) Lyon Street immediately west and office buildings about 40 m to the west. The subject property occupied the city block defined by the above referenced streets. The commercial tenants of nearby buildings included restaurants, taverns, banks, various retail shops, government and other services and offices.

Based on observations made during the neighbourhood reconnaissance and a review of historical aerial photographs, there was no evidence of the adjacent properties having been used for environmentally significant activities such as landfilling, heavy industry industrial purposes, nor were there any areas undergoing remediation.



Since at least 1945, developments on adjacent and nearby properties, have included commercial, residential and institutional land uses, characteristic of the downtown core. There was an automobile service station at the southwest corner of the intersection of Queen Street and Kent Street, from about 1956 until the early 1970s when it was removed for redevelopment (Place de Ville I complex).

- *Indicate sources used in determining prior and present on-site and adjacent land uses.*

Information for the assessment was obtained from a review of available background information including land title records (1925 to 1994), aerial photographs (1945, 1964, 1975 and 1984) municipal plans and insurance underwriters' reports (1963 and 1991).

The MOEE has been requested to forward any records and reports related to this site that were not immediately available. On 94/10/05, the MOEE informed OAEI in writing that an extension until 94/10/20 was required. MOEE records were not yet available on the date of this report.

OAEI personnel also conducted a walk-over site reconnaissance on 94/09/12 with the site manager, Mr. R. Cathcart of CAMDEV Properties Inc.

The aerial photographs are reproduced in Appendix A. Photographs taken during the site reconnaissance are reproduced in Appendix B. Copies of records obtained and responses from regulatory agencies are presented in Appendix C.

2.2 Acreage

- *Indicate the size of the property in hectares and acres, and whether the acreage comprises commercial or mixed use land.*

The subject property comprised approximately 0.9 ha (2.3 acres) of commercial lands.

2.3 Underground Storage Tanks (USTs)



- *Discuss whether there are any USTs present on the property, indicating present use and age, if any USTs have been found to be leaking, previous integrity testing, any closed-in-place or abandoned USTs, including any regulatory oversight and data from any leaking, abandoned or closed-in-place USTs.*

USTs were not observed on the property.

- *Discuss whether any USTs have been removed from the property, including any regulatory oversight and data.*

Fire insurance records available to date indicated that USTs were installed on the property but were removed in the early 1970s when the existing structures were built.

- *Discuss whether USTs on the property are in compliance with federal, provincial and municipal regulations.*

There were no USTs on the subject property.

- *Discuss whether any USTs are located or likely located on adjacent property and whether such USTs are known to have leaked and/or been remediated, including any regulatory oversight and data.*

USTs were not observed on publicly accessible areas of the adjacent properties and none were identified in the records available to date.

- *Discuss any USTs located within one half kilometre of the property, including the gradient and level of the water table between the UST location and the property, the capacity and contents of such USTs and whether such USTs are known to have leaked and/or been remediated.*

There were no USTs observed or suspected to exist within 500 m of the subject property.



2.4 Petroleum and Hazardous Materials Storage

- *Discuss whether there is any storage of petroleum or hazardous substances (including lubricants, fuel, solvents, paints, cleaners, chemicals, and wastes containing any of these substances) in drums or other containers, including the amount stored and where and how such substances have been stored (i.e., indoors, outdoors, on pavement or unpaved ground, and whether curbed).*

According to the site manager, the above ground petroleum storage tanks (ASTs) observed on-site were used to store a reserve fuel supply for heating, ventilation and the generation of electricity, in the event of a natural gas or electrical power interruption. All tanks were stored indoors in diked, concrete floored storage areas. The following tank inventory was observed:

TANK	CAPACITY	PRODUCT	CONSTRUCTION	LOCATION
1	1130 L	diesel	steel	parking garage
2	1130 L	diesel	steel	parking garage
3	1130 L	diesel	steel	parking garage
4	1130 L	diesel	steel	parking garage
5	1130 L	diesel	steel	parking garage
6	1130 L	diesel	steel	parking garage

In addition, various commercial cleaners were stored in locked maintenance rooms in the basement of each building. The cleaners were stored in their original plastic packaging consisting of 200 L drums and 20 L pails.



2.5 Spills and Releases

- *Discuss whether any spills or releases have occurred or are suspected as having occurred on the property, including the size, location, nature and date of any spills or releases of materials containing petroleum or hazardous substances (including fuels) and whether/how any spills or releases were investigated or remediated with any regulatory oversight of the remediation conducted.*

Evidence of surface spillage was observed beneath one of the diesel ASTs. According to the property manager, a small amount of diesel fuel had spilled onto the concrete floor as a result of accidental overfilling in August 1994. The spill had been promptly contained and cleaned-up with a granular absorbent. The concrete floor was in good condition, suggesting the spilled product had not entered the subsurface. No evidence of spillage was observed in the remainder of the buildings.

The MOEE was requested to forward any information related to the subject site. Any pertinent information will be forwarded when it becomes available.

2.6 Surface Waters

- *Discuss any surface water areas (including ponds, lagoons, surface impoundments and water courses) currently or formerly on the property and whether such surface water areas have been effectively lined, receive non-hazardous process waste water, non-contact cooling waters, rainwater from industrial areas, or process waste water containing hazardous constituents.*

There were no surface water bodies or water courses on the site at the time of our reconnaissance. Former water bodies were not identified in the historical aerial photographs. According to the available information, there have not been any bodies of water on the site.



- *Discuss whether the property is located adjacent to, upgradient of, or on a watershed area near a reservoir serving as a source of potable water.*

The subject property was within the Ottawa River drainage basin, approximately 0.6 km south of the Ottawa River. The property was approximately 1.2 km west of the Rideau Canal, which flowed north, 1.1 km to the Ottawa River. The municipal drinking water supply for the Regional Municipality of Ottawa-Carleton was obtained from the Ottawa River.

- *Discuss surface drainage patterns and any known or potential problems, including compliance with Federal, Provincial and local regulations.*

Local surface waters drained radially from the property to offsite catch basins. Catch basins in the parking garage discharged to the local storm sewer. Regional drainage was towards the Ottawa River to the north. There are no suspected regulatory compliance issues with respect to site surface drainage; MOEE reports are forthcoming.

2.7 Groundwater

- *Discuss the relevant geological information of the property including soil characterization, site hydrogeology and methodology used to determine.*

Available geological maps indicated that the native subsoil in the vicinity of the site consisted of sandy silt till. This till was indicated to overlie relatively flat-lying Middle Ordovician limestone, dolostone and sandstone bedrock at a depth of about 2 m.

Shallow groundwater flow in the immediate vicinity of the site was likely to the north, based on topographic and surface drainage features. Regional drainage was to the north.



- *Discuss whether the property is located in an area which draws its drinking water from underground wells; if not identify drinking water sources and distance from the property.*

A municipal distribution system supplied potable water to the area from the Ottawa River. According to MOEE water well records there were no water wells within 500 m of the site that had a historical domestic use.

- *Discuss any groundwater contamination problems in the vicinity.*

There were no known groundwater contamination problems in the vicinity of the subject property. MOEE information is forthcoming.

- *Discuss any wells located on the property including their uses and any recent test data.*

A review of MOEE water well records and our site reconnaissance indicated there were no active water wells on the subject property.

2.8 Fill and Land Disposal

- *Discuss whether any fill material may have been deposited on the property, including possible origin and possible contamination associated with any fill material.*

Fill material was not suspected to have been deposited in substantial quantities on the property. The site was completely occupied by multi-storey buildings and a four level basement parking garage that, according to the site manager, extended approximately 12 m to 15 m into the underlying bedrock.



- *Discuss whether there has been any on-site waste disposal of construction or demolition material, including any possible contamination associated with this material.*

No significant waste disposal was suspected to have occurred on-site. Refer to section above.

- *Discuss whether there has been any on-site disposal of other wastes (i.e. sludge, manufacturing byproducts, or other wastes suspected to contain petroleum or hazardous substances).*

No on-site waste disposal was observed during our site reconnaissance or suspected to have occurred in the past based on the records reviewed.

2.9 Enforcement and Litigation

- *Discuss whether the property has ever been cited for any environmental regulatory violations, include name of citations received, whether any citations received were for non-recurring environmental regulatory violations and whether the violations have been corrected.*

No environmental limitations were registered with the land title records. The MOEE has been requested to forward any available records and reports related to this site. The MOEE informed OAEI that records would be available by 94/10/20, but none had been received as of the date of this report.

- *Discuss whether the property is or has been subject to a control, administrative or judicial action or order.*

The property manager was not aware of any control, administrative, or judicial actions or orders against the site.



- *Discuss whether there has been any oral or written inquiries from regulatory authorities regarding environmental contamination, mandatory investigation or remediation of the property or expected upon sale or closure of the property.*

The property manager informed OAEI that he was not aware of any inquiries from regulatory agencies regarding environmental contamination, mandatory investigation, or remediation of the property.

- *Discuss whether the property is listed with the Ministry of Environment and Energy or any provincial agency list of properties slated for evaluation and/or remediation.*

A response to our request for information was expected by 94/10/20.

- *Discuss any known claims by neighbours, environmental groups or others concerning alleged environmental contamination.*

According to the property manager, there were no known claims concerning alleged environmental contamination.

- *Discuss any known oral or written threats of suit or commenced suits that have been communicated to the borrower or property manager.*

According to the property manager, no threats of suits or commenced suits have been communicated to the borrower or property manager. MOEE information is forthcoming.

2.10 Contamination

- *Discuss any areas with visible signs of potential contamination, i.e. distressed vegetation, stained soils, etc.*

There was a small area of staining on the concrete floor beneath one of the diesel



fuel ASTs. The stain resulted from a past accidental overflow of the AST. The buildings occupied the entire site; thus, no vegetation or soil was visible. No other visible signs of potential contamination were observed.

- *Discuss any known contamination of the property in either the soil, surface water or groundwater not previously discussed.*

All issues were previously discussed.

- *Discuss any areas of contaminated soil that may have been paved or covered by the footprint of a building.*

The entire site was covered by the footprint of the underground parkade. No evidence of underlying contaminated soil was discovered during our site assessment and given that the on-site structures were founded on bedrock, the presence of substantial amounts of subsoils was unlikely.

- *Discuss the existence of polychlorinated biphenyls (PCBs) in either minor or significant electrical components, if there is no information regarding PCBs, whether the property contains components built before 1980.*

According to the site manager, some fluorescent lighting ballasts that contain PCB were in use at the property. We understood that these components were being removed during on-going maintenance. A room for the storage of the components was observed in the underground parking garage. The room was locked and appropriately labelled with warning signs and emergency telephone numbers. The room was used to temporarily store equipment containing PCB prior to subsequent removal offsite by a licensed contractor. Proper PCB handling procedures and safety precautions were in place. No other on-site components containing PCBs were observed or suspected.



- *Discuss whether there has been any PCB testing, spills or remediation on the property, including data and any regulatory oversight of the remediation conducted.*

The site manager was not aware of any PCB testing, spills or remediation having occurred at the property.

- *Discuss whether there has been any testing for radon gas, and if so, whether the levels shown are within the Federal and Provincial guidelines.*

The site manager was not aware, nor did the available information document, any testing for radon gas at the property.

- *Discuss whether the property is located in a high risk or low risk area for radon gas.*

The site was in an area of low risk of impact by radon gas, based on the geological information available.

2.11 Asbestos

- *Discuss whether sampling or other relevant information shows that asbestos is not present.*

At the time of our visit an abatement program for asbestos containing materials (ACM) was in progress under the direction of a certified asbestos abatement consultant, Pinchin and Associates Ltd. It was reported by the property manager that 75% of the abatement program had been completed. Some ACM was inaccessible and could not be readily removed from the site.

We understand that an appropriate operations and maintenance program was in place at the site but was not reviewed. In addition, the removal and disposal policies and procedures employed by Pinchin and Associates Ltd. during the



abatement action were not reviewed by OAEI. This information should be made available for review to establish that the abatement action was undertaken and completed according to the applicable regulatory agency guidelines and protocols.

- *Discuss whether asbestos is known to be present but is limited to non-friable materials such as floor tile, vinyl flooring or hardboard.*

The ACM removed from the site comprised thermal system insulation and spray-on fire-proofing applied to structural metal surfaces.

- *Discuss whether any known or suspect asbestos containing materials are in friable condition.*

The spray-on fire-proofing material was not observed but was reported to be in friable condition.

- *Provide an estimate of the quantities of known or suspected asbestos.*

According to the site manager, some ACM was relatively inaccessible and may remain on the site upon completion of the abatement action. An estimate of the quantity of this material was not available.

2.12 Indoor Air Quality

- *If the property is industrial, discuss whether there has been exposure to toxic air contaminants.*

The property was not used for industrial purposes.



- *Discuss the condition of the heating, ventilating and air conditioning system (i.e., are vents blocked, are ventilating fans not operating, are the air ducts too narrow, are there too few air vents).*

The heating, ventilating and air conditioning systems were in good working condition and were reportedly inspected by a qualified contractor on a scheduled basis.

- *Discuss any known written complaints or suits filed by employees or residents of the property concerning indoor air contaminants.*

The site manager was not aware of any written complaints or suits.

- *Discuss whether there are any known air quality problems.*

There were no known air quality problems and no concerns were discovered by OAEI during the site reconnaissance.

2.13 Other

- *Discuss whether medical waste is generated and if so, discuss compliance with provincial regulations.*

Medical waste was not generated on-site.

- *Discuss any other waste discharges (other than purely domestic waste) that may be regulated by Federal, Provincial or local regulatory agencies.*

There were no waste discharges identified, other than domestic waste, associated with the subject property.



- *Discuss whether present or past waste collection or disposal is a source of environmental concern.*

Domestic wastes were disposed according to the municipal standards and no evidence was discovered that would suggest past practices did not conform to similar standards.

- *Discuss the existence of past or present, active or abandoned, septic systems and whether they are residential or commercial.*

The subject property and surrounding area were developed prior to 1945 and have been serviced by the municipal sewage disposal system since that time. There was no visual evidence of an abandoned septic system on the site.

- *Discuss whether the facility emits substantial amounts of air pollutants.*

The facility did not emit substantial amounts of air pollutants.

- *Discuss whether the facility is a hazardous waste treatment, storage or disposal facility and whether it is in compliance with applicable Federal, Provincial and local regulations.*

The facility was not a hazardous waste treatment, storage, or disposal facility.

- *Discuss whether the property contains any sensitive ecological areas as defined by the respective Province, or local authorities.*

The site did not include any sensitive ecological areas as defined by any government agencies.

- *Discuss whether the property is located within one half kilometre of a MOEE listed site including possible impact on the subject property.*

Our neighbourhood reconnaissance revealed no evidence of such a site. MOEE information is forthcoming.



- *Discuss whether the property has any other sources of environmental concerns, i.e. waste pits, boilers, incinerators, etc.*

Previously discussed.

- *Discuss whether potential sources of explosive gas exist on the property including landfills, oil or gas deposits.*

No known landfill or naturally occurring, or other, sources of explosive gas were known to exist under the property.

- *Identify materials which must be disposed of as a hazardous substance if removed from the property.*

Small amounts of lighting ballasts that contain PCB would have to be disposed as hazardous waste if removed from the property. We understood that these materials were removed and being disposed during on-going maintenance activities. In addition, we understood that some ACM may remain on the site upon completion of the abatement action.

3.0 CONCLUSIONS

3.1 General

The following conclusions are based on our observations and information collected during the course of the assessment.

The subject property has been developed since at least 1945. The site has been a multi-storey office/hotel development since the early 1970s. There was no evidence of serious environmental concerns at the property. However, some concern was associated with the following issues.

1. Some concern was associated with the current asbestos abatement action at the site. Pending a review of the abatement program and completion records, there remains some potential exposure to risk.



2. The presence of components that contain PCB represents an environmental hazard. However, the on-site PCB storage facility was properly labelled, secured, and proper handling procedures were in place and therefore the level of risk is not significant.
3. The storage of up to 6780 L of diesel fuel in on-site ASTs represents an environmental hazard at the site. However, the tanks have been installed in concrete-floored and diked storage areas and proper handling procedures were in place. Though handling accidents have been documented, they have been small and limited in impact. The on-going risk associated with the handling and storage of these materials is not significant.
4. Previous site developments include an automobile service station that was removed from the site when the existing structures were built. In addition, soil and rock beneath the service station were removed to a depth of approximately 12 m to 15 m to facilitate construction of the underground parking garage. Therefore, the risk associated with possible contamination derived from the former service station is not significant.
5. The former existence of an automobile service station at the neighbouring property to the south (now the Place de Ville I complex) does not represent a significant environmental risk to the subject property.
6. At the time of our reconnaissance, neighbouring properties were roadways and institutional/commercial lands that did not pose significant environmental risks.

3.2 Recommendations

1. The procedures employed during the asbestos abatement program by Pinchin and Associates Ltd., including airborne asbestos measurement data, should be made available for review. In addition, it should be confirmed that the ACM consultant's procedures and disposal records are in compliance with the applicable regulatory agency guidelines.



2. The ACM operations and maintenance program established for both the on-going abatement action, and for any ACM that may remain on the site upon completion of abatement activities, should be obtained for review.
3. Appropriate petroleum handling and storage procedures and protocols should be reviewed with on-site personnel to further limit the potential for accidental releases of products at the site.

4.0 CLOSURE

This report was prepared in accordance with generally accepted environmental engineering practices. Information presented herein was obtained while conducting a site assessment at the site designated as Place de Ville II, bounded by Sparks Street, Kent Street, Queen Street and Lyon Street, Ottawa, Ontario.

Although the conditions described herein are based on office research and observations made during a single site visit, the reported information is believed to provide a reasonable representation of the general environmental conditions at the site. The findings outlined herein do not preclude the existence of subsurface contamination in areas of the site that were not specifically investigated. The environmental investigation was also limited to a study of those contaminants specifically addressed in this report.

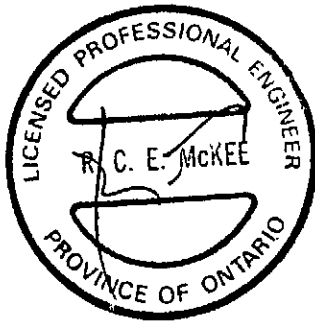


10-3520

Should any questions arise, please contact the undersigned.

Yours very truly,

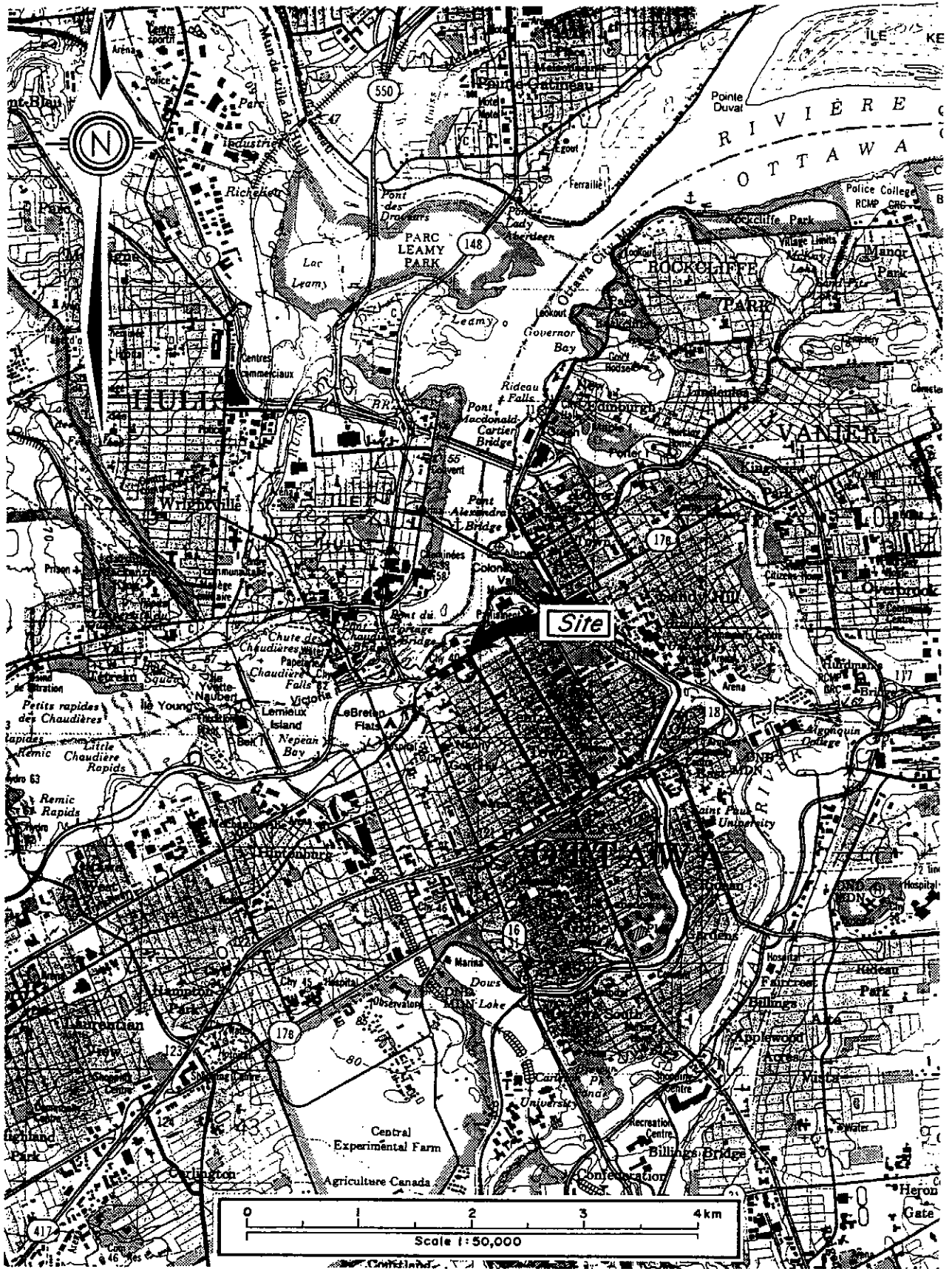
O'CONNOR ASSOCIATES ENVIRONMENTAL INC.



R. C. E. McKee, P.Eng.

RCEM:bn⁰⁰²

Distribution: (1) Addressee



Site Location and Regional Topography

O'CONNOR ASSOCIATES

JOB NO.: 10-3520

DATE: 94/09/21

DRAWN BY: JPL

DWG. NO.: 1.1

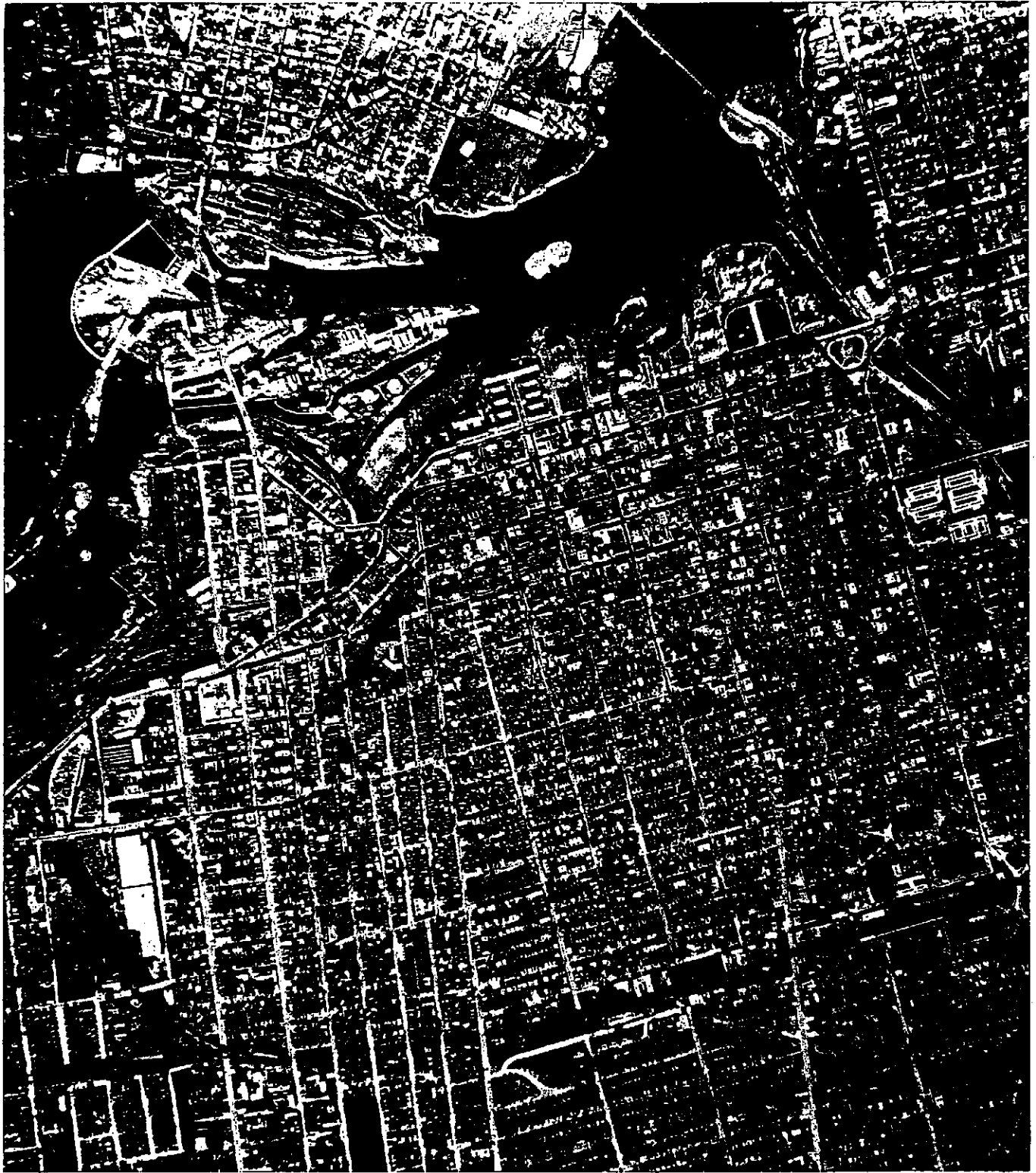


Aerial Photograph

1945

O'CONNOR ASSOCIATES





Aerial Photograph

1945

O'CONNOR ASSOCIATES





Aerial Photograph

1964

O'CONNOR ASSOCIATES



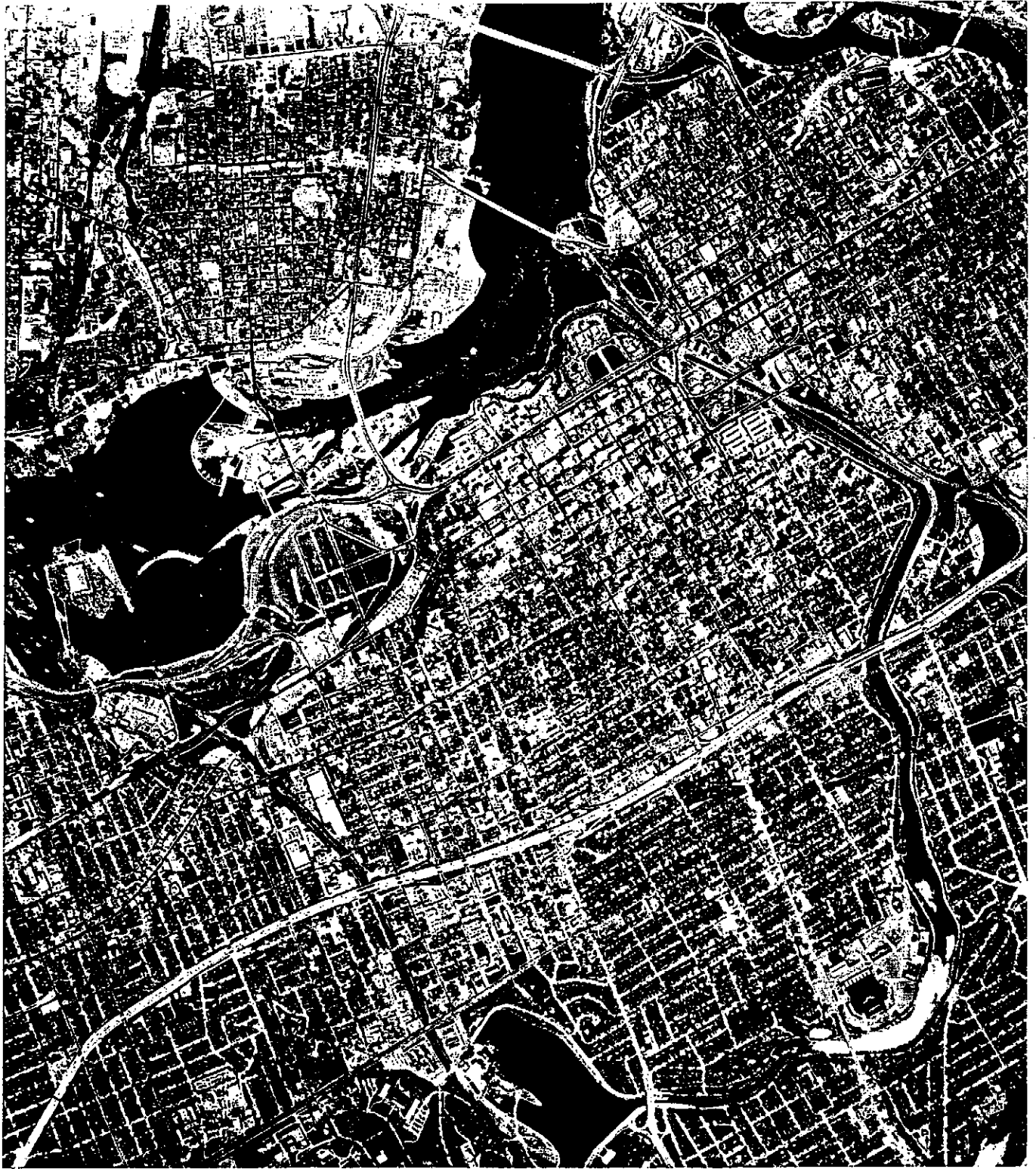


Aerial Photograph

1975

O'CONNOR ASSOCIATES





Aerial Photograph

1975

O'CONNOR ASSOCIATES





Aerial Photograph

1984

O'CONNOR ASSOCIATES





Aerial Photograph

1984

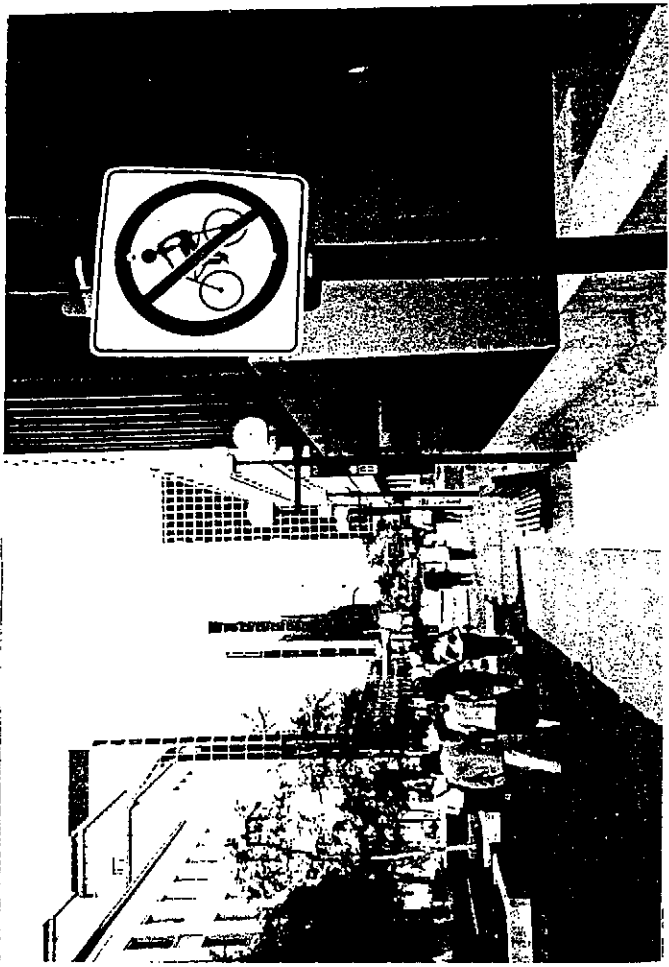
O'CONNOR ASSOCIATES



PHOTOGRAPHIC LEGEND

1. View looking east along Sparks Street (south property line of subject property).
2. View looking north across Queen Street to subject property from south side of Queen Street.
3. View looking south on Kent Street along east property line of subject property.
4. View looking west on Queen Street along south property line of subject property. Note Radisson Hotel in foreground, Podium in mid ground and office tower in background.
5. Entrance to underground parking garage of subject property, looking west from Kent Street.
6. Diesel storage tank, 1130 L capacity.
7. Diesel storage tanks, (2), 1130 L capacity each. Note tank in foreground is stained from accidental overfilling.
8. Diesel storage tanks, (3), 1130 L capacity each.
9. Emergency back up generator.
10. Ventilation system.
11. Cooling towers located on roof of Podium. Note office tower (part of subject site) in background.
12. Roof of office tower showing part of ventilation system.
13. Office tower, 16th floor, asbestos abatement program in progress.
14. PCB storage facility in underground parking garage.
15. PCB storage facility, note proper identification and warning signs.
16. Ontario Hydro vault.

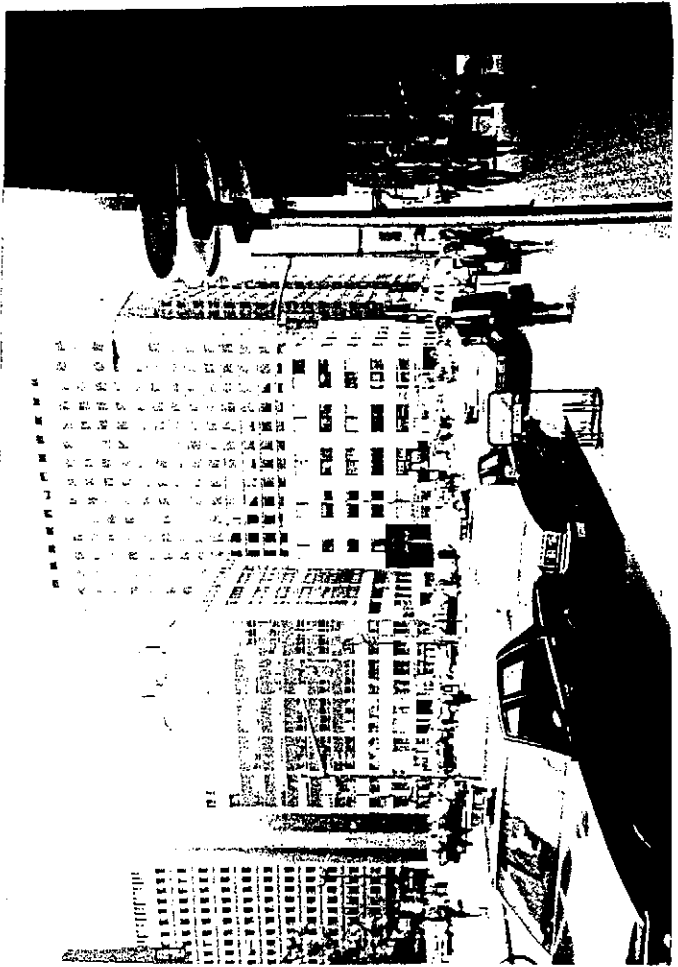




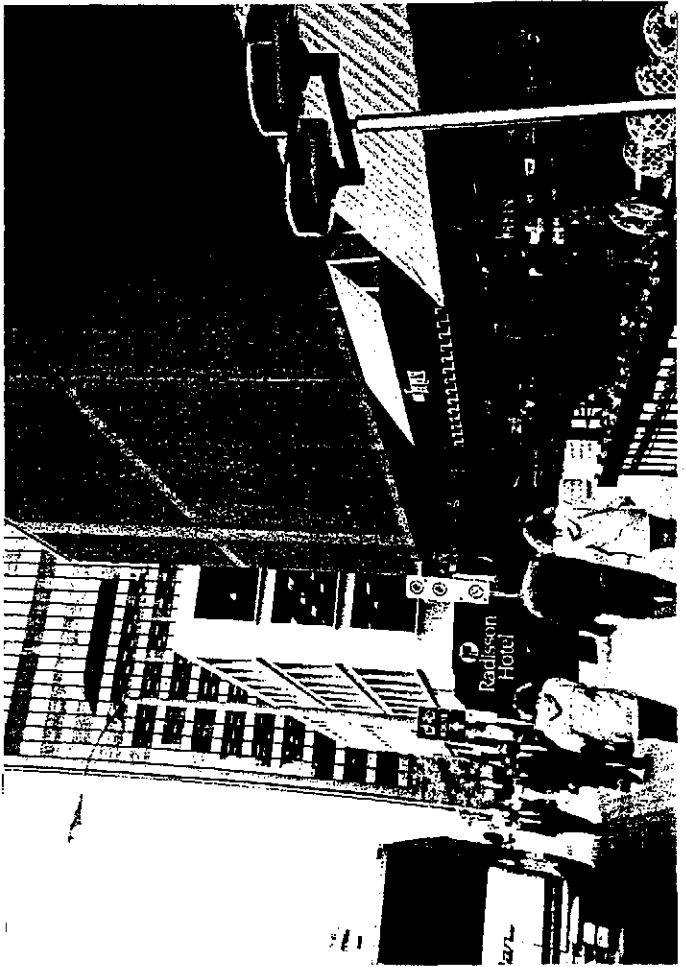
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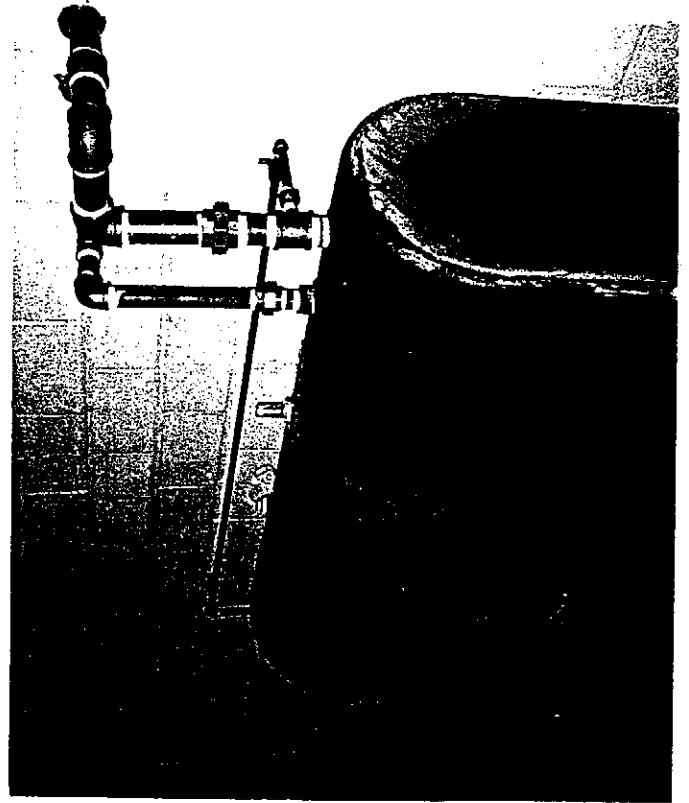


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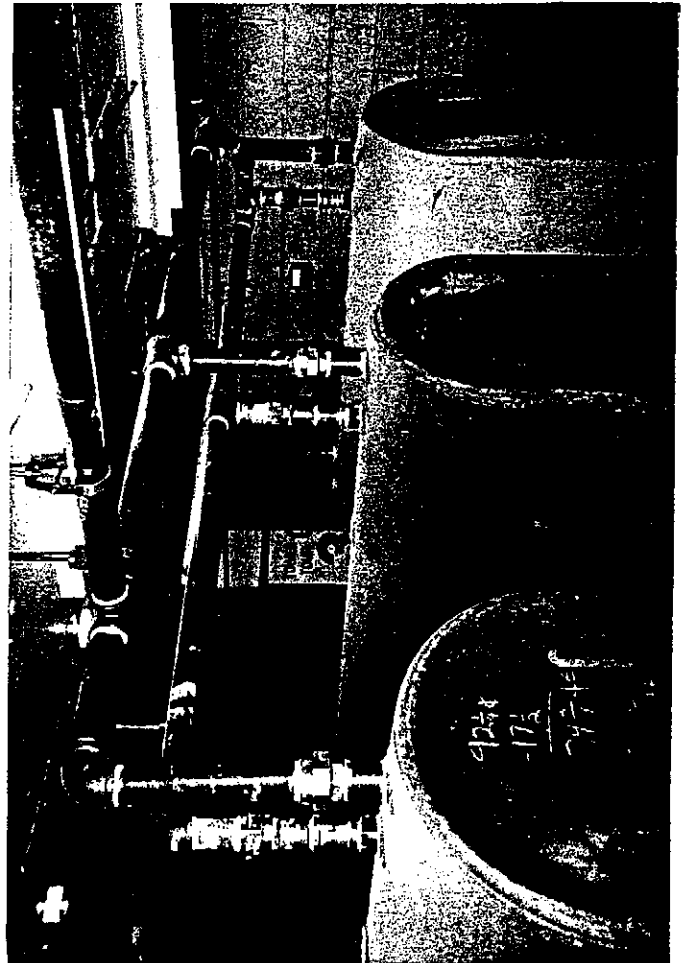


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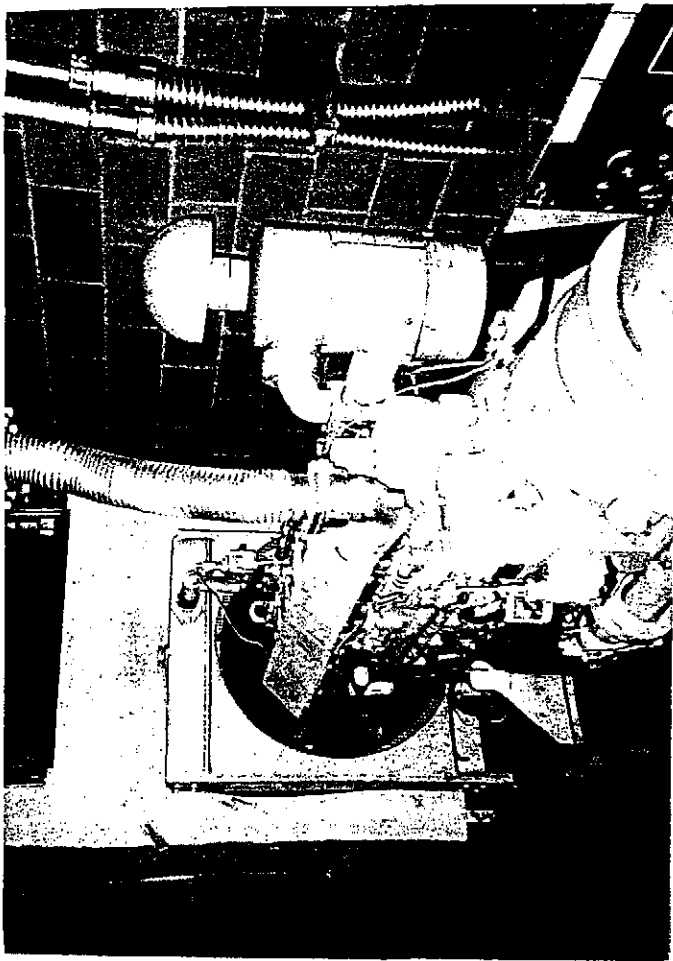


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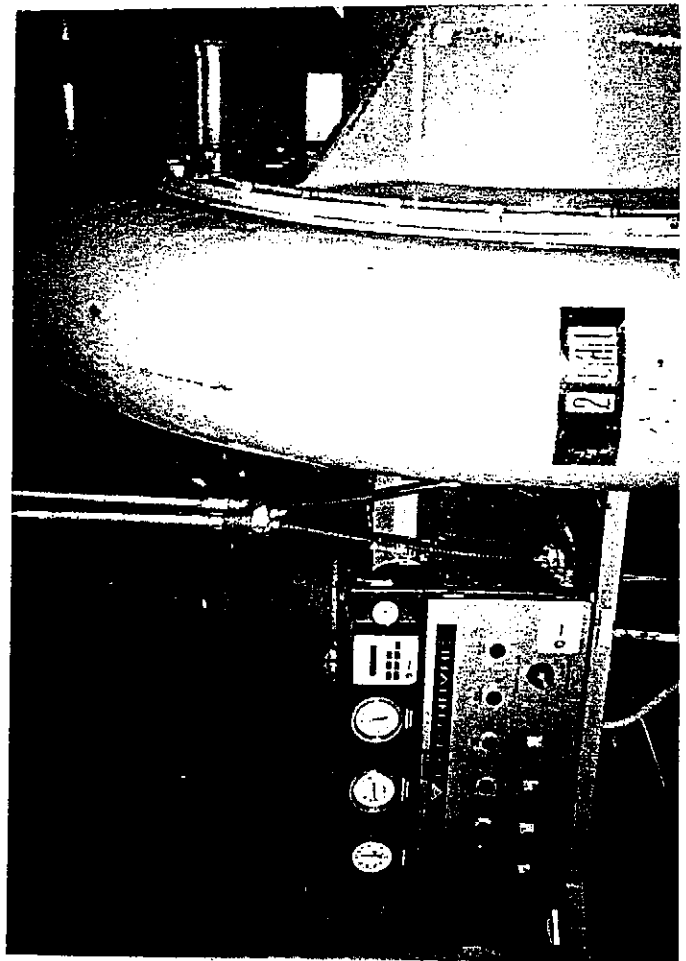


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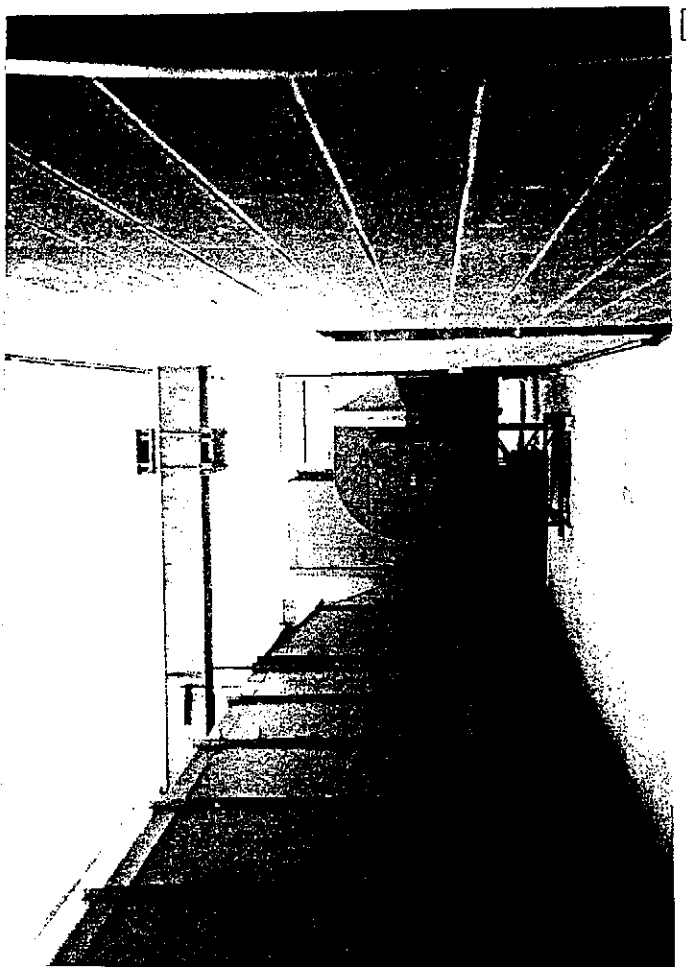
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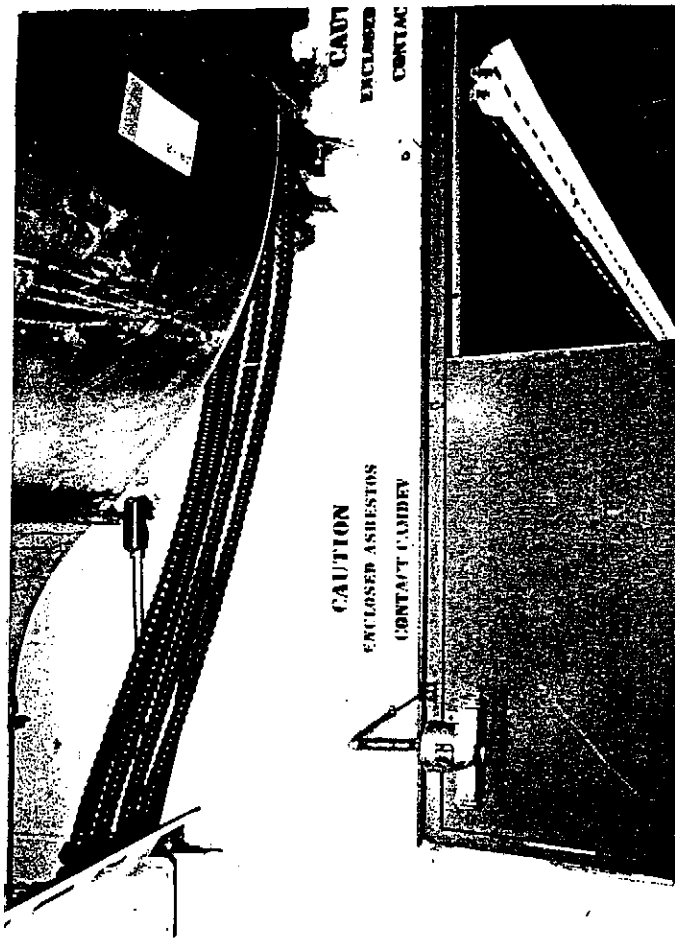
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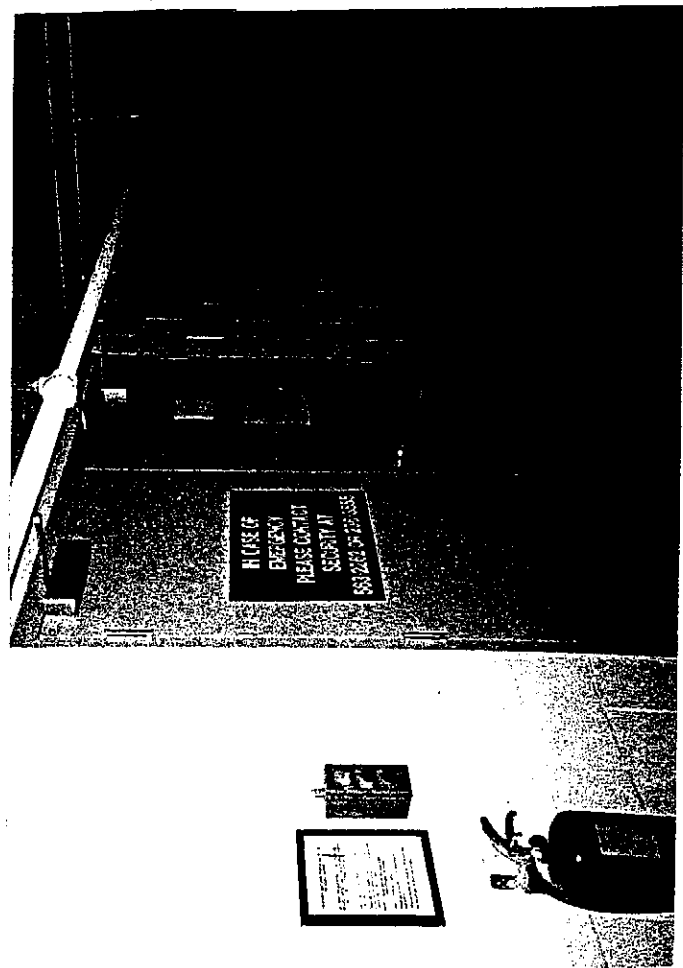
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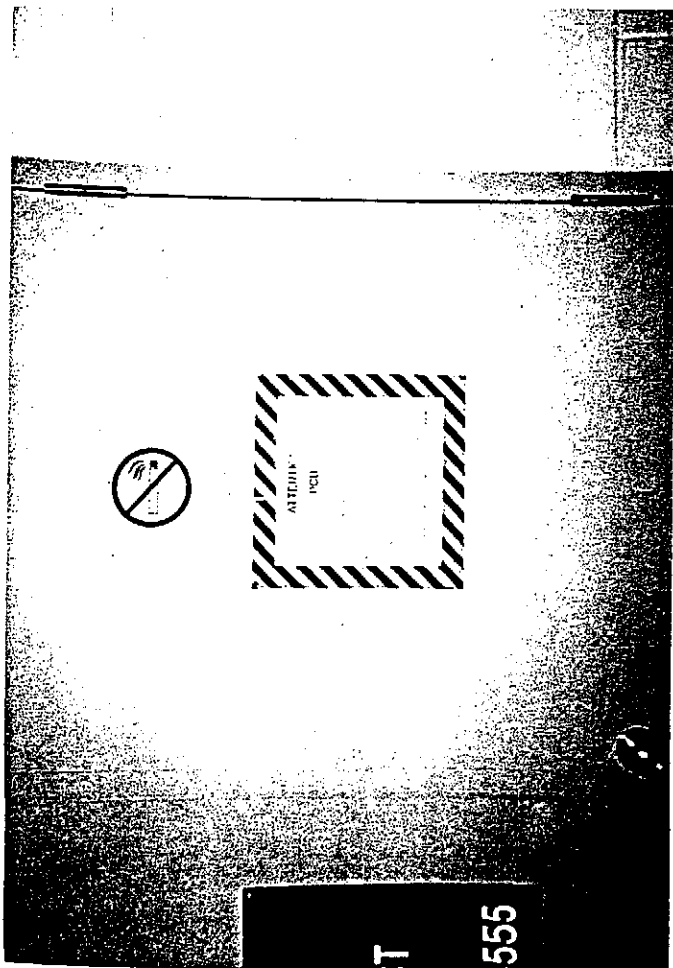
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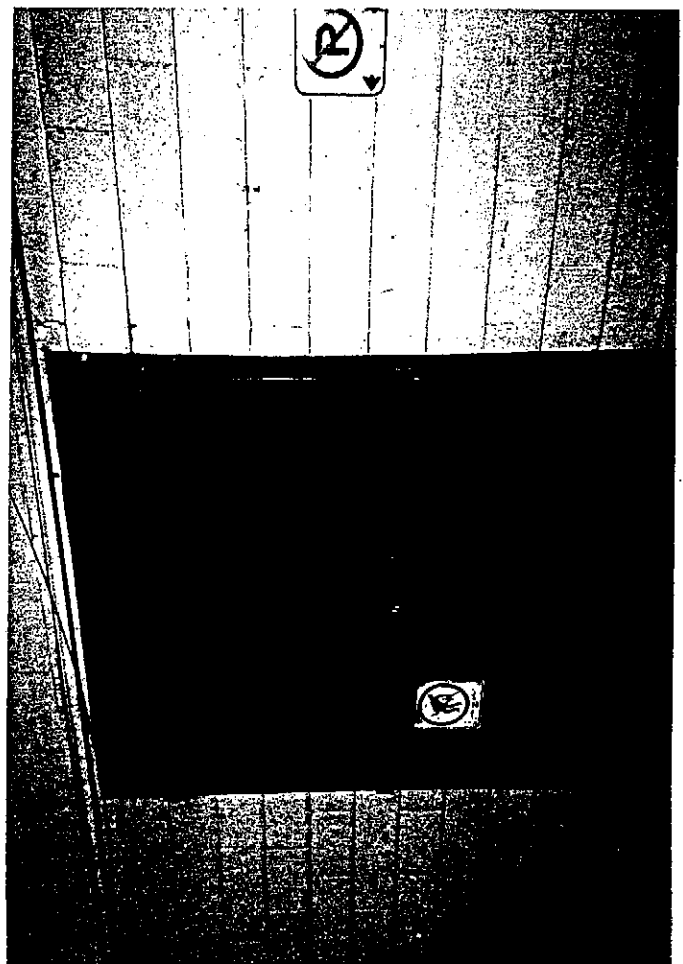
13



14



15



16

Ministry of
Environment
and EnergyMinistère de
l'Environnement
et de l'Énergie135 St. Clair Avenue West
Suite 100
Toronto ON M4V 1P5
Tel. (416) 314-4075135, avenue St. Clair ouest
Bureau 100
Toronto ON M4V 1P5
Fax (416) 314-4285

October 5, 1994

Ms. Bev Noel
O'Connor Associates
2150 Winston Park Drive
Suite 200 West
Oakville, Ontario
L6H 5V1

Dear Ms. Noel:

Re:

**Freedom of Information and
Protection of Privacy Request
Our File #SER940399**

This letter is further to your request for information under the Freedom of Information and Protection of Privacy Act regarding all environmental incidents relating to six locations in Ottawa, Ontario.

In accordance with Section 27(1)(a) of the Act, the Ministry requires an extension to October 20, 1994, in order to complete the processing of your request. The reason is that the search requires a review of a large number of records that may be responsive to this request.

You may request a review of the Ministry's decision by contacting the Information and Privacy Commissioner, 80 Bloor Street West, 17th Floor, Toronto, M5S 2V1. Please note that you have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact me.

Yours truly,


Fred Ruiter
Co-ordinator

cc: D. Goodberry

RECEIVED	
O'Connor Associates Oakville, Ontario	
94 / 10 / 07	
Proj. No.	10-3517
Distrib.	BAN / PJM
	10-3518 10-3519
	10-3520

10-3522



10-3520

IAO ENVIRONMENTAL SERVICES

Historical Environmental Information Report (HEIRS) I

For: O'CONNOR ASSOCIATES
 2150 Winston Park Drive, Ste. 200 W.
 Oakville, Ontario L6H 5V1

Date: 21 September 1994

Attention: Bev Noel

Regarding: 100 Kent Street; Ottawa, Ontario

As requested in your fax, we have searched our records concerning the above site and the following information as listed below is appended hereto:

<u>Information</u>	<u>Date(s)</u>
CUA plan(s)	1963
Property underwriter's report(s)	1991
Property underwriter's plan(s)	No Records Found

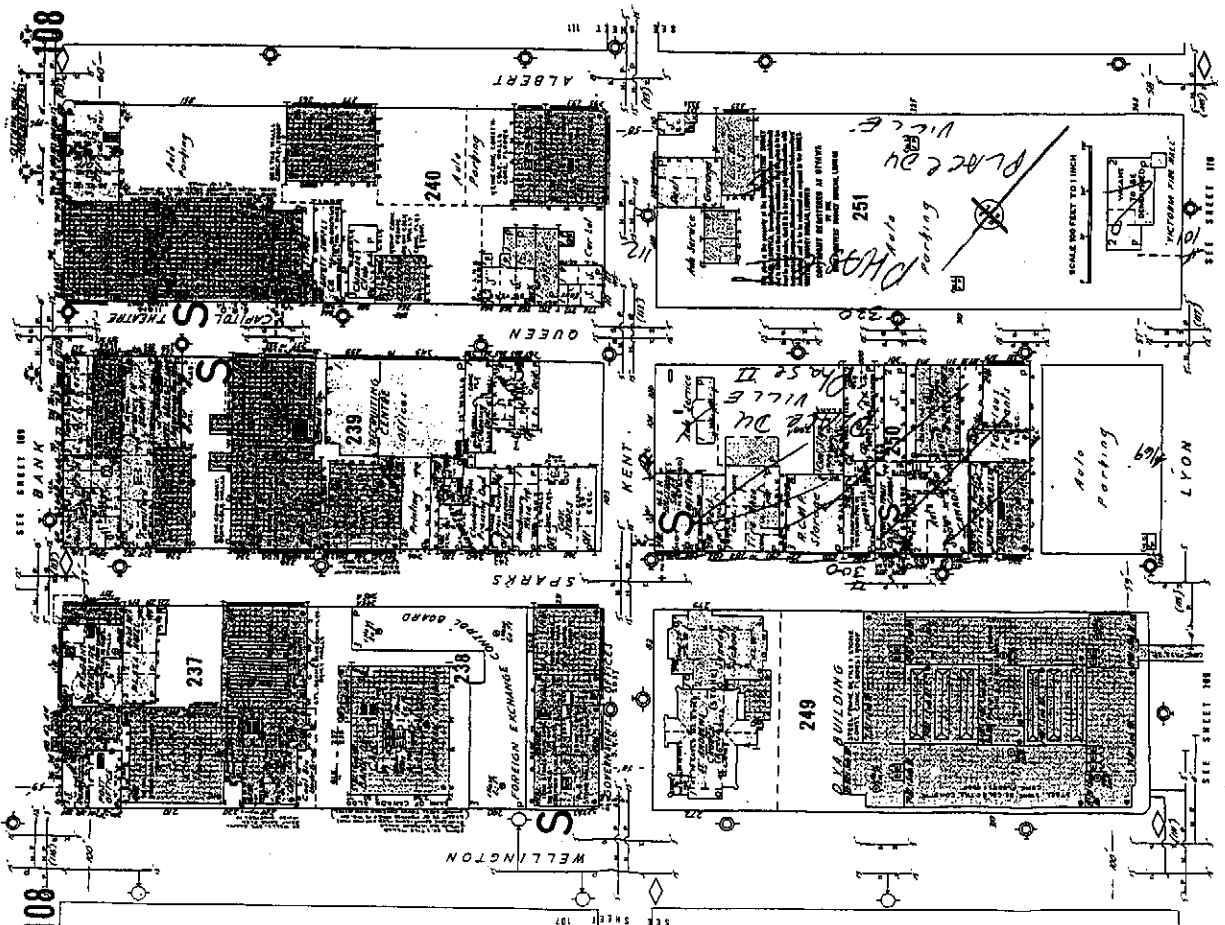
Our invoice of \$110.00 for the information provided will follow. Please remit your payment to us care of the undersigned.

Thank you for employing the services of the IAO.

Elizabeth M. Trolio, B.A.
 Environmental Services

:ems

Reference should be made to the reverse side hereof, and to the Request for Services for the 'Terms and Conditions' which relate to the information provided herein.



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INSURERS' ADVISORY ORGANIZATION

CONFIDENTIAL
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NOT FOR GENERAL DISTRIBUTION
FIRE RATE CALCULATION DETAIL

REFERENCE NUMBER: 064586
BUILDING NUMBER: 1

NAME OF RISK: CAMPEAU CORPORATION
STREET: 100 KENT STREET
CITY, PROVINCE: OTTAWA, ONTARIO
POSTAL CODE: K1P 5R7

SURVEYED BY: F K HUNT
RATED BY: F K HUNT

DATE: 26-AUG-91
DATE: 13-SEP-91

----- CODING -----

INDUSTRY 701 TERRITORY 63 CONSTRUCTION 1
PROTECTION 2 COMBUSTIBILITY M3

----- BRIEF DESCRIPTION -----

THIS IS A 27 STOREY & BST PRECAST CONC SLAB
AND GLASS ON REINFORCED CONC FRAME BLDG
WITH POURED CONC FLRS & ROOF. OCCUPIED AS A
HOTEL AND RESTAURANTS WITH APPROVED
EXTINGUISHING SYSTEMS. EXP:MODERATE.
MUNICIPAL PROTECTION STD FOR FUS CLASS 3.
PRIVATE PROTECTION STD. HOUSEKEEPING IS
GOOD. CIRCUIT BREAKERS ARE USED.

----- COMMENTS -----

THS BASEMENT AND FIRST FLR ARE SPRINKLERED.

THIS RISK IS AVERAGE IN CLASS.
DESIRABLE IMPROVEMENTS: NONE.

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- - - - - BASIC CONSTRUCTION - - - - -

ITEM 211 MASONRY WALLS:
 CONC FRAME C-1
 TYPE W-1 THICKNESS 200MM 100% OF 0 PTS 0

ITEM 221 MASONRY & FIRE RESISTIVE FLOORS & ROOF:
 POURED CONC FLRS & ROOF
 TYPE D-1 HOURS 3.00 LISTED? U 100% OF 0 PTS 0

TOTAL BASIC CONSTRUCTION CHARGES 0
 SCHEDULE BASE 150
 BUILDING BASE 150

ITEM 230 COMBUSTIBILITY MODIFIER:
 BUILDING BASE X .001 X MODIFIER .7
 BASIC BUILDING RATE .105

- - - - - SECONDARY CONSTRUCTION - - - - -

ITEM 300 HEIGHT:
 NUMBER OF STOREYS: 27 AND BASEMENTS: YES
 COMBUSTIBLE STOREYS WITHOUT GRADE ACCESS: 0 0%

ITEM 310 VERTICAL OPENINGS:
 1ST-BST OPEN
 TYPE V-4 HOURS .00 COMB CL M3 CONS CL 1 20%
 1ST-2ND
 TYPE V-3 HOURS .75 COMB CL M3 CONS CL 1 5%
 2ND-TH
 TYPE V-3 HOURS .75 COMB CL M3 CONS CL 1 3%

ITEM 320 AREA:
 BLDG DIMENSIONS (M):
 43 X 49 X X
 AREA (SQ M): GRADE 2107 TOTAL 63176
 EFFECTIVE 2107 22%

ITEM 330 ROOF SURFACE:
 APPROVED 100% OF 0% 0%

ITEM 380 BUILDING CONDITION:
 GOOD C-. 0%
 BUILT IN: 1960'S
 AIR CONDITIONING: 100% CENTRAL
 BASEMENT: PARTLY FINISHED
 ELEVATORS: 5 PASSENGER
 TOTAL SECONDARY CONSTRUCTION CHARGES 50%

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----- OCCUPANCY -----

ITEM 417 OCCUPANCY CHARGE:
 MAJOR CHARGE 75% PLUS 20% OF 162% 107%

ITEM 721 COMMON HAZARDS:
 ITEM 721-1A1 HOT WATER BOILER 0%
 NET OCCUPANCY CHARGE 107%

ITEM 418 OCC'Y MODIFICATION:
 L1, L2 AREA 0% FACTOR 1.0
 TOTAL OCCUPANCY CHARGE 107%

----- EXPOSURE -----

ITEM 832 COMMUNICATIONS CHARGE:
 SPRINKLERED MALL 5%
 TOTAL EXPOSURE CHARGES 5%
 UNPROTECTED BUILDING RATE .275

----- MUNICIPAL PROTECTION -----

ITEM 920 MUNICIPAL PROTECTION:
 DISTANCE OF HYDRANTS: STANDARD
 ACCESSIBILITY: GOOD
 DISTANCE TO FIREHALL: STANDARD
 CONGESTED AREA: NO
 F.U.S. PROT CLASS 03 REVISED CLASS 03 FACTOR .44
 PROTECTED BUILDING RATE .121

----- BUILDING ADJUSTMENT FACTOR -----

ITEM 1000 BUILDING ADJUSTMENT FACTOR:
 PROTECTION CLASS 03 FACTOR .59
 GROSS BUILDING RATE .071

----- INTERNAL PROTECTION -----

ITEM 1111 MANUAL FIRE FIGHTING EQUIPMENT:
 PORTABLE EXTINGUISHERS CREDIT 3%
 STANDPIPE AND HOSE CREDIT 5%
 FINAL BUILDING RATE .066
 E. C. EXTRA .02

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- - - - OCCUPANCY AND CONTENTS - - - -

RADISSON HOTEL

ITEM 524-2B3 HOTEL 75%
LOCATION: 100 AREA: 63176(SQ M) 10.0% OF TOTAL
MAJOR OCC'Y 75% HAZARDS 0% SEP'T .00 NET 75%

COMB CL M3 SUSC CL S3 IND CODE 701
SUSC .280 HAZARD 1.00 CONTENTS ADJ .45
GROSS BLDG .071 GROSS CONT .197 INT PROT .90
CONTENTS RATE .177
E. C. EXTRA .02

LA RONDE

ITEM 521-2C RESTAURANT 63%
ITEM 730-5B2C1 REG CKNG-APPRVD EXT SYS
BASIC 60% SEP'T .00 PROT .3 18%
LOCATION: AREA: (SQ M) .0% OF TOTAL
OCC'Y 63% HAZARDS 18% SEP'T .00 NET 81%

COMB CL M3 SUSC CL S4 IND CODE 581
SUSC .420 HAZARD 1.18 CONTENTS ADJ .66
GROSS BLDG .071 GROSS CONT .398 INT PROT .90
CONTENTS RATE .358
E. C. EXTRA .02

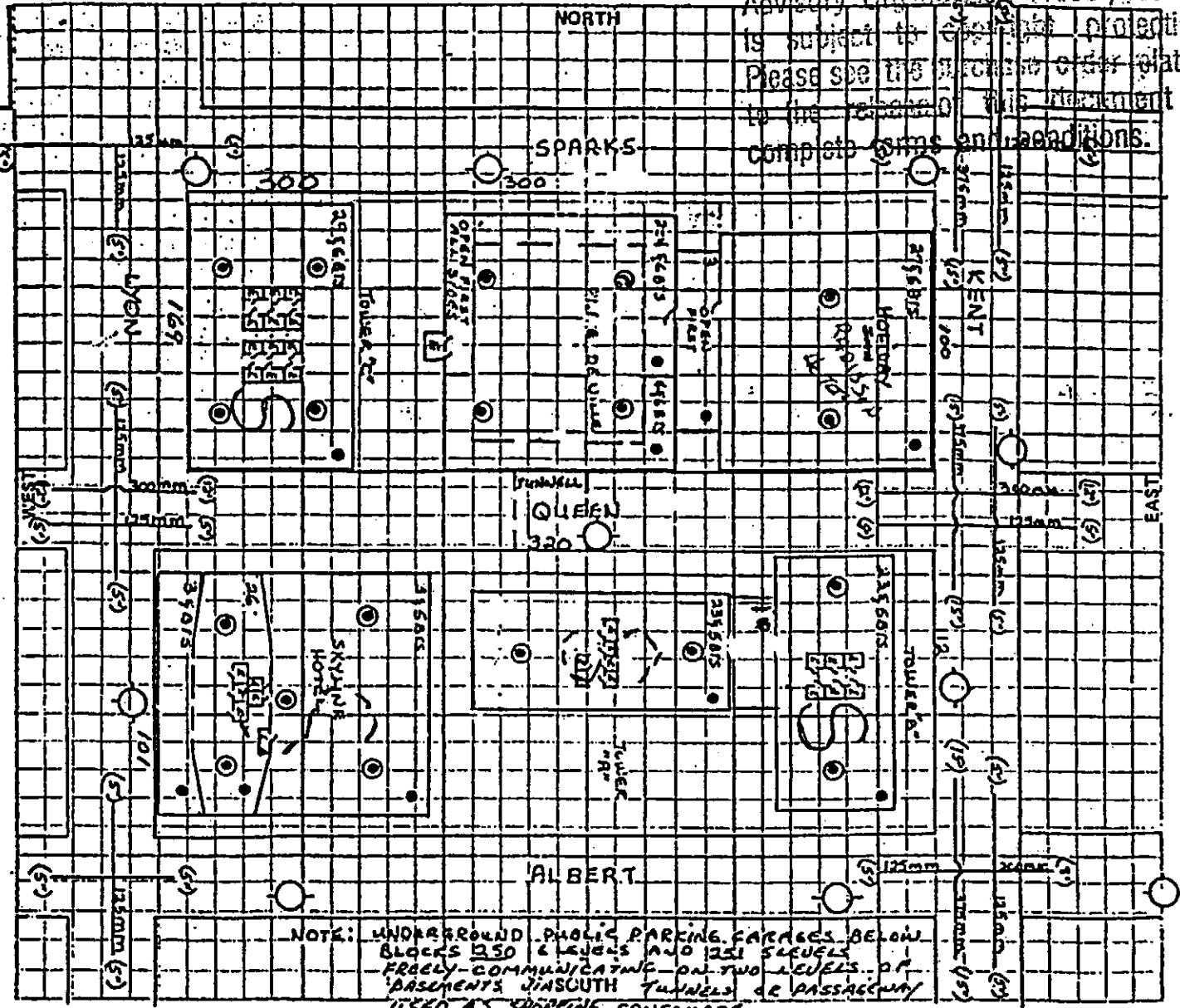
CAFE TOULOUSE

ITEM 521-2C RESTAURANT 63%
ITEM 730-5B2C1 REG CKNG-APPRVD EXT SYS
BASIC 60% SEP'T .00 PROT .3 18%
LOCATION: AREA: (SQ M) .0% OF TOTAL
OCC'Y 63% HAZARDS 18% SEP'T .00 NET 81%

COMB CL M3 SUSC CL S4 IND CODE 581
SUSC .420 HAZARD 1.18 CONTENTS ADJ .66
GROSS BLDG .071 GROSS CONT .398 INT PROT .90
CONTENTS RATE .358
E. C. EXTRA .02

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EXPOSURE - (SECTION VIII)

WALL OF BUILDING BEING RATED					BETWEEN BLDGS.		FACING WALL OF EXPOSURE						
Direction	Bldg.	Comb. & Non-Comb	Masonry Up	Masonry Sp	Distance	Party Wall	Bldg.	Masonry Sp	Masonry Up	Non-Comb.	Comb.	Occ'y Haz.	Length/Height
NORTH	ACROSS SPARKS		✓ FIRE RESIST.		70'				✓	FIRE RESISTIVE		L2	2240'
SOUTH	ACROSS ALBERT		✓ FIRE RESIST.						✓	"	"	L2	
EAST	ACROSS KENT		✓ FIRE RESIST.						✓	"	"	L2	
WEST	ACROSS LYAN		✓ FIRE RESIST.						✓	"	"	L2	

Requested by: General Accident

Sig. Of Insp. C. J. Flynn

Report Date: Aug 25/82
(Dt. Request Recd. In

Dt. North (Inspected) 1 (Written Up)
Revised By: F. K. Hunt
Dt. 11-2-1982

10-3520

PCL 3-2 Sec 3922

formerly being composed of Lots 4, 5, 6, 7, 8,
9, and 10 and part of Lots 3 and 11, South Side
Sparks Street and numbering westward.

and

part of Lots 3, 4, 5, 6, 7, 8, 9, 10, and 11

North of Queen Street, numbering westward.

all according to Plan 3922

being designated as Parts 1 & 3 on 4R-7067.

- Lot 4 - Plan 3922 South Side Sparks

CR 90257 B+S - Executors: William D Morris
May 20/1909 (Deed) David & Albert McLaren
s/t Union Realty Co'y Ltd.

260090 Grant - Liquidators of Union Realty Co'y
July 29, 1946 s/t Melrose Interests Limited.

272782 Grant Melrose Interests Limited
Sept. 1, 1948. s/t George Frisby

523084 Grant George H. Frisby
March 31, 1967 s/t Mervin Greenberg Limited
"In Trust"

538870 Grant Mervin Greenberg Limited
Feb. 27, 1968. s/t Campeau Construction
Company Limited.

538871 Grant Mervin Greenberg Limited
Feb 27, 1968. s/t Campeau Construction
Company Limited.

~~TRANSFER~~ Transfers - Campeau Corporation
~~NOT AGRAN~~ s/t Campeau Properties Inc.

10-3520

600854 Grant Campeau Corporation Limited
Oct 29 1971 s/t Metropolitan Life Insurance Co.

616118 Grant: Metropolitan Life Insurance Life
Aug 10 1972 s/t Montreal Trust Company

N 319463 Grant Montreal Trust Company
20/12/85 s/t. Campeau Corp.

744014 Transfer Campeau Corporation
21 Oct 1991 s/t Camdev Properties Inc.

Backtitle for Lot 5 Plan 3922 South Sparks
also includes:

125741 B+S Graham Bras.
(May 14 1914) (Deed) s/t Janet A. Hall

750324 Grant Estate of Janet A. Hall
Dec. 1944 s/t Coverhill Learmont +
Co. Limited.

510872 Grant Coverhill Learmont + Co Limited
~~April 13 1968~~ s/t Campeau Construction
Company Limited

600854 (same as for Lot 4)

616118 (" " " ")

N 319463 (" " " ")

744014 (" " " ")

10-3520

Lot 6 Plan 3922 South Side Sparks

CR 59215 B+S John F. Kirdal
Apr 6 1909 s/t Graham Bros

CR 125741 B+S Graham Bros
May 14 1914 s/t Janet Hall
(E 1/2 of Lot 6)

CR 206314 Grant Royal Trust Co (Executors)
? 1931 s/t William Graham
(undivided 1/2 interest in
west 1/2 of Lot 6)

250324 Grant Estate of Janet Hall
Dec 24 1944 s/t Coverhill Learmont &
Co Limited.
(E 1/2 of Lot 6)

258315 Grant - Executors of William Graham
May 1 1946 s/t Myer Dover & George Erskine
(W 1/2 of Lot 6)

265310 Grant Myer Dover & George Erskine
June 3 1947 s/t Ottawa T Company
of Canada Limited
(W 1/2 1/2 Lot 6)

539716 Grant Airway Surgical Appliance
Mar 19 1963 s/t Campeau Construction
Company Limited.
(W 1/2 Lot 6)

540872 Grant Coverhill Learmont & Co Limited
Apr 18 1968 s/t Campeau Construction
Company Limited.
(E 1/2 of Lot 6)

10-3520

Lot 6 Plan 3922 (South Side Sparks) continued:

600854 Grant - Campeau Corporation Limited
 Oct 29/71 s/t Metropolitan Life Insurance
 Company
 (whole lot)



616118 Grant Metropolitan Life Insurance Co
 Aug 10/72 s/t Montreal Trust Company
 (whole lot)



N 319463 Grant Montreal Trust Company
 20/12/85 s/t Campeau Corp
 (all of lot 6)

744014 Grant Campeau Corporation
 21 Oct 1991 s/t Camdev Properties Inc
 (land titles)

Backtitle for Lot 7, Plan 3922 (South Side Spark

117371 B & S Russell Motor Car Co'y Ltd
 Jan 21 1913 s/t John & William Graham
 trading as Graham Bros
 (part of Lot 7)



148654 Grant Warren Y. Sapper
 Nov. 20 1919 s/t Dunlop Tire and Rubber
 Goods Co. Ltd
 (part of Lot 7)

10-3500 (Part of Lot 7, Plan 3922 - South Side Spaul)

208310 Grant. Executors of John Graham
Dec 23, 1931 s/t William Graham

(Part of Lot 7).



249425 Grant. Dunlop Tire and Rubber Goods
Oct 18, 1938 Company Limited

s/t Morris Zogerman
(part of lot 7)



258315 Grant. Executor of William Graham
May 1, 1946 s/t Myer Dover

+ George P. Erskine
(Part of Lot 7)



264122 Grant. Morris Zogerman
April 1, 1947 s/t Paul Cardinal



265310 Grant. Myer H. Dover
June 3, 1947 + George P. Erskine

s/t Ottawa Trus
Company of Canada
Limited.

(Part of lot)



539716 Grant. Airway Surgical Appliance
March 18, 1968 Industries Ltd

s/t Campeau Construction
Company Limited

(Part of Lot 7)

10-3520 (Part of Lot 7, Plan 3922)

546011 Grant Paul Cardinal &
July 31, 1968 s/t Campeau Corporation
Limited.

(part)

600854 Grant Campeau Corporation Limited
Oct 29/71 s/t Metropolitan Life Insurance
Company
(all of Lot 7)

616118 Grant. Metropolitan Life Insurance
Aug 10/72 Company
s/t Montreal Trust Company
(All of Lot 7)

N 319463 Grant Montreal Trust Company
20/12/85 s/t Campeau Corp.
(All of Lot 7)

744014 Grant Campeau Corporation
21 Oct 1991 s/t Camdex Properties Inc
(Land titles)

Lot 8 Plan 3922 (South Side Sparks)
Backtitle.

CR 93929 B&S Lorenzo A. Lataur.
Dec 30, 1909 s/t Hugh Munro
& John McIntosh
(All of Lot 8)

225161 Grant Hugh Munro
July 4, 1938 s/t Grace M. Hays.

10-3520

258532 Grant - trustees of John McIntosh
 May 8, 1956 + Grace M Hope,
 s/t Service Supplies Limited
 (all of Lot 8)



536719 Grant Service Supplies Limited
 Dec 29 1967 s/t Campeau Construction
 Company Limited
 (all of Lot 8)



600854 Grant Campeau Corporation Ltd
 Oct 29, 1971 s/t Metropolitan Life
 Insurance Company



616118 Grant Metropolitan Life Insurance
 Aug 10, 1972 Company.
 s/t Montreal Trust Company.



N319463 Grant Montreal Trust Company
 20/12/85 s/t Campeau Corp.

744014 Grant Campeau Corporation
 21 Oct 1991 s/t Camdev Properties Inc
 (Land Titles)

10-3520

Backtitle for Lot 9 Sec 3920

CR7771 Deed. Alex Workman &
 Oct. 21, 1970. E. Griffin
 s/t Corporation of Ottawa
 (All of Lot 9)



551458 Grant. - The Corporation of
 Nov 21, 1968 the City of Ottawa
 s/t Campeau Corporation
 Limited.
 (all of Lot 9)

(all of Lot 9)

600854 Grant Campeau Corporation Ltd
 Oct 29, 1971 s/t Metropolitan
 Life Insurance Company
 (all of Lot 9)



616118 Grant. Metropolitan Life Insurance
 Aug 10/92. Company.
 s/t Montreal Trust Company.



N319463 Grant Montreal Trust Company
 20/12/85. s/t Campeau Corporation



744014 Grant. Campeau Corporation
 21 Oct. 1981 s/t Camdev Properties Inc
 (Landtitles)

10-3520 - Lot 10, Plan 3922 (South Side Sparks)
 (Backtitle)
 + Part of Lot 11

CR 11506 B+S. Jas D. + Esther Slater
 Dec. 11, 1874 s/t The Corporation
 of Ottawa.

551458 - Grant The Corporation of the
 Nov 21, 1968. City of Ottawa.
 s/t Campeau Corporation
 Limited

600854 Grant. Campeau Corporation Limited
 Oct 29/71 s/t Metropolitan Life Insurance
 Company.

616118 Grant. Metropolitan Life Insurance Co.
 Aug 10/72. s/t. Montreal Trust Company.

N 319463 Grant. Montreal Trust Company
 20/12/85. s/t Campeau Corporation.

744014 Grant Campeau Corporation
 21 Oct 1991 s/t Campeau Properties Inc
 (Landtitles)

Plan 3922

10-3520 - Part of Lot 3¹ South Side Spaulds

CR 90287 B+S. - William D. Morris
 May 20, 1909 David & Albert McLaren
 s/t Union Realty Co. Ltd.

260090 Grant. - Liquidators of the
 July 29, 1946 Union Realty Company
 Limited
 s/t Melrose Interests
 Limited. (All of Lot 3)

275550 Grant. Melrose Interests Limited
 Oct 2, 1949 s/t Emmanuel M. Glatt.
 (part of Lot 3)

278088 Grant. Melrose Interests Limited
 July 15, 1948 s/t George Erskine
 Myer Dover.
 (part of Lot 3)

381857 Grant George D. Erskine
 12 Dec 1958 s/t Myer Dover

389432 Grant Myer Dover.
 June 12, 1959 s/t Emmanuel M. Glatt

531624 Grant Emmanuel M. Glatt
 Sept 22, 1967 s/t. Mervin Greenberg
 Limited in trust

538971 Grant Mervin Greenberg
 Feb 27, 1968 Limited in trust
 s/t. Campeau Construction
 Company Limited

10-3520

600854 Grant
Oct. 29/71

Campeau Corporation
Limited
s/t Campeau Corporation
Limited



611978 Grant
June 9, 1972

Campeau Corporation Limited
s/t Metropolitan Life Insurance
Company



616118 Grant
Aug 10, 1972

Metropolitan Life Insurance Co
s/t Montreal Trust Company



N319463 Grant
20/12/85

Montreal Trust Company
s/t Campeau Corporation

744014 Grant
21 Oct., 1991
(Land titles)

Campeau Corporation
s/t Camdev Properties Inc

10-3520

Backtitle for Lot 3 Plan 3922
North side of Queen Street.

102504 B+S. Henry Bate
March 3, 1911 s/t. Henry + I. Bate
Realty Corporation Ltd.



194249 Grant Henry N. Bate Realty
Oct 17, 1925 Corporation Ltd.
s/t. McColl Frotencac Oil
Co Ltd.



29278 Grant - McIrose Interests Limited
Sept. 1, 1948 s/t George Frisby

(see abstract for Lot 4 Plan 3922 S.S. Sparks)



(have the same documentation from
this point forward.)

Backtitle for Lot 4 Plan 3922 North Side Queen.
Same as Lot 4 - S.S. Sparks (Plan 3922)

Backtitle for Lot 5 Plan 3922 North Side Queen

90287 B+S William D. Morris
May 20, 1909 David & Albert MacLaren
s/t Union Realty Co Ltd.

760040 Grant - Liquidators of Union Realty
July 29, 1946 Co Ltd.
s/t McIrose Interests Limited

A

10-3520

(Backtitle for Lot 5 Plan 3922 North Side
of Queen)273227 Grant
Sept 28, 1948Melrose Interests Limited
s/t Emmanuel M. Glatf.
(whole lot)531624 Grant
Sept 20, 1967Emmanuel M. Glatf.
s/t Mervin Greenberg Limited
"In Trust"
(whole lot)538871 Grant
Feb 27, 1968Mervin Greenberg Limited
s/t Campeau Construction
Company Limited
(whole lot)600854 Grant
Oct. 29, 1971Campeau Corporation Ltd.
s/t Metropolitan Life Insurance
Company
↓ (whole lot except S 8')611978 Grant
June 9, 1972Campeau Corporation Limited
s/t Metropolitan Life Insurance
Company
(S 8' of Lot 5)616118 Grant
Aug 10, 1972Metropolitan Life Insurance Co.
s/t Montreal Trust CompanyN 319463 Grant
20/12/85Montreal Trust Company
s/t Campeau Corporation1744014 Transfer
21 Oct 1991Campeau Corporation
s/t Camdev Properties Inc.

10-3500

Backtitle for Lot 6, Plan 3922 North Side
of Queen.

See Lot 6 Plan 3922 South Side Sparks

Backtitle for Lot 7, Plan 3922 (North Side
of Queen)

See Lot 7 Plan 3922 South Side Sparks

Backtitle for Lot 8, Plan 3922 (North
Side of Queen)

CR 59357 Deed. John H. Lamb; Catherine
Nov 22, 1960 Rodren, Mary A. Porter
Hettie & Thomas Gallagher
& ?
s/t James B Lamb
William A Lamb

221870 Grant. Executors of James B. Lamb
July 5, 1937 s/t William A Lamb
s/t Walter P. Lamb.

384239 Grant. Walter P. Lamb
Feb 16, 1959 s/t Mark Levin

502142 Grant. Mark Levin
Nov 4, 1965 s/t The Corporation of
the City of Ottawa

551458 Grant. The Corporation of the City
Nov 21, 1968 of Ottawa
s/t Campeau Corporation Limited

10-3520

Backtitle for Lot 8 Plan 3922 North Side of Queen
continued.

600854 Grant Campeau Corporation Limited
(Oct. 29, 1971) s/t Metropolitan Life Insurance
Company



61978 Grant Campeau Corporation Limited
(June 9, 1972) s/t Metropolitan Life Insurance
Company
(South 8' of Lot 8)



616118 Grant Metropolitan Life Insurance
Aug 10, 1972 Company
s/t Montreal Trust Company



N 319463 Grant Montreal Trust Company
20/12/85 s/t Campeau Corporation



744014 Transfer Campeau Corporation
21 Oct. 1991 s/t Camdex Properties Inc.

Backtitle for Lot 9 Plan 3922 North Side of Queen

↳ See Lot 9 Plan 3922 South Side Sparks

Backtitle for Lot 10 Plan 3922 North Side of Queen

↳ See Lot 10 Plan 3922 South Side Sparks

Backtitle for Lot 11 Plan 3922 North Side of Queen

↳ See Lot 10 + 11 Plan 3922 South Side Sparks

10-3520

Backtitle for Lot 6, Plan 3922 (North Side
of Queen.)

See Lot 6 Plan 3922 South Side Sparks

Backtitle for Lot 7, Plan 3922 (North Side
of Queen)

See Lot 7 Plan 3922 South Side Sparks

Backtitle for Lot 8, Plan 3922 (North
Side of Queen)

CR 59357 Deed John H. Lamb; Catherine
Nov. 22, 1960 Rodren, Mary A. Porter
Hettie & Thomas Gallagher
s/ James B Lamb
William A Lamb

221870 Grant Executors of James B. Lamb
July 5, 1937 s/ William A Lamb
s/ Walter P. Lamb

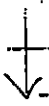
384239 Grant Walter P. Lamb
Feb 16, 1959 s/ Mark Levin

502142 Grant Mark Levin
Nov 4, 1965 s/ The Corporation of
the City of Ottawa

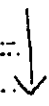
551458 Grant The Corporation of the City
Nov. 21, 1968 of Ottawa
s/ Campeau Corporation Limited

10-3520
Backtitle for Lot 8 Plan 3922 North Side of Queen
... continued.

600854 Grant Campeau Corporation Limited
(Oct 29, 1971) s/t Metropolitan Life Insurance
Company



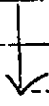
611978 Grant Campeau Corporation Limited
(June 9, 1972) s/t Metropolitan Life Insurance
Company
(South 8' of Lot 8)



616118 Grant Metropolitan Life Insurance
Aug 10, 1970 Company
s/t Montreal Trust Company



N 319463 Grant Montreal Trust Company
20/12/85 s/t Campeau Corporation



744014 Transfer Campeau Corporation
21 Oct, 1991 s/t Camdeu Properties Inc

Backtitle for Lot 9 Plan 3922 North Side of Queen

↳ See Lot 9 Plan 3922 South Side Sparks

Backtitle for Lot 10 Plan 3922 North Side of Queen

↳ See Lot 10 Plan 3922 South Side Sparks

Backtitle for Lot 11 Plan 3922 North Side of Queen

↳ See Lot 10 + 11 Plan 3922 South Side Sparks