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3430 South Service Road
Burlington, ON
L7N 3T9

Bur/Bus: (905) 631-8684
Telec/Fax: (905) 631-8960

www.jacqueswhitford.com

FINAL

Phase I Environmental Site Assessment

7564 Poplar Sideroad
Collingwood, ON

HOME HARDWARE STORES LIMITED

PROJECT NO. 1023051

Jacques Whitford

An Environment
of Exceptional
Solutions

Des solutions
exceptionnelles
Un environnement
de qualité

PROJECT NO. 1023051

REPORT TO	**Home Hardware Stores Limited** **34 Henry Street West** **St. Jacobs, ON N0B 2N0**
FOR	**Phase I Environmental Site Assessment**
ON	**7564 Poplar Sideroad, Collingwood, ON**

03/29/2007

Jacques Whitford Limited
3430 South Service Road
Burlington, ON
L7N 3T9

Phone: (905) 631-8684
Fax: (905) 631-8960

www.jacqueswhitford.com

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Executive Summary

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Site Description and Current Operations

Jacques Whitford Limited (Jacques Whitford) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 7564 Poplar Sideroad in Collingwood, Ontario, herein referred to as the "Site". The Phase I ESA was conducted for Home Hardware Stores Limited (Home Hardware) in support of the acquisition of the Site. The purpose of the Phase I ESA was to determine if evidence of potential or actual environmental contamination exists in connection with the Site, which may be present as a result of current or past activities on the Site or neighbouring properties.

The Site is located on the north side of Poplar Sideroad, approximately 100 m east of Hurontario Street (The King's Highway No. 124) and is currently occupied by a two storey, single family home, owned and occupied by Ms. Marjorie Miles. The property consists of an area of approximately 0.8 hectares (2.0 acres).

Environmental Database/Records Review

No environmental concerns were identified through the database review.

Historical Records Review

Based on the historical information gathered during the Phase I ESA, the Site was has been occupied by a residential dwelling since at least the early 1900s.

Site Visit/Interviews

No environmental concerns were identified during the Site visit or through interviews with persons associated with the Site.

Hazardous/Regulated Materials

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

Based on the age of the Site building, asbestos-containing materials (ACMs), polychlorinated biphenyls (PCBs), lead-based materials, and urea formaldehyde foam insulation (UFFI) may be present. Non-friable ACMs that were observed at the Site consisted of stucco, observed on the ceiling areas on the second floor of the building.

Other Environmental Considerations

No other environmental concerns were identified with respect to the Site.

Conclusions and Recommendations

Based on a review of the information gathered, the Phase I ESA has revealed no evidence of environmental contamination associated with the Site. No further environmental work is warranted at this time.

A request to the MOE was made for any records for the Site. A reply from the MOE has not been received at the time of the issuance of this report. Jacques Whitford will respond in writing to Home Hardware upon receipt of the requested information from the MOE.

Conclusions and Recommendations (continued)

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

Detail Report

1.0 General Information

Client Information:
Home Hardware Stores Limited
Ms. Evelyn Metzger
34 Henry Street West
St. Jacobs, ON N0B 2N0

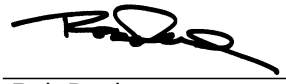
Project Information:
1023051 - Home Hardware - 7564 Poplar Sideroad
1023051

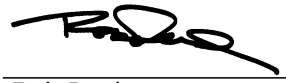
Site Information:

7564 Poplar Sideroad
Collingwood, ON

Consultant Information:
Jacques Whitford Limited
3430 South Service Road
Burlington, ON L7N 3T9

Phone: (905) 631-8684 **Fax:** (905) 631-8960
E-mail Address: rdaciw@jacqueswhitford.com
Site Visit Date: 03/9/2007
Report Date: 03/29/2007
Site Assessor: Rob Daciw
Report Preparer: Rob Daciw
Senior Reviewer: Rob Daciw

Site Assessor:  *On Behalf Of Ola Folami - Environmental Assessor*
Rob Daciw
Senior Project Manager

Report Preparer:  *On Behalf Of Ola Folami - Environmental Assessor*
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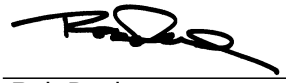
Senior Project Manager

Senior Reviewer: 
Rob Daciw
Senior Project Manager

2.0 Introduction

2.1 Objectives

Jacques Whitford Limited (Jacques Whitford) conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 7564 Poplar Sideroad in Collingwood, Ontario, herein referred to as the "Site". The Phase I ESA was conducted for Home Hardware Stores Limited (Home Hardware) in support of the acquisition of the Site. The purpose of the Phase I ESA was to assess if evidence of potential or actual environmental contamination exists in connection with the Site, which may be present as a result of current or past activities on the Site or neighbouring properties.

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

2.2 Scope of Work and Purpose

The Phase I ESA carried out by Jacques Whitford on this property was conducted in general accordance with the Canadian Standards Association's Phase I Environmental Site Assessment Standard Z768-01 (CSA standard), and consisted of the following:

- Records review including, but not limited to, publicly available city directories, aerial photographs, fire insurance plans, geological and topographic maps;
- Request to CGI Environmental Services (CGI) for any fire insurance records for the Site;
- Request to the Ontario Ministry of the Environment (MOE) for any records of the Site;
- Request to the Technical Standards and Safety Authority (TSSA) for any records of the Site;
- Review of available environmental databases and records;
- Review of previous environmental reports, if made available;
- Interviews with persons associated with the Site;
- A site visit; and
- Evaluation of information and preparation of the report provided herein

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

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

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

The assessment of the Site for microbial contamination and moisture damage was made during the walk through of the building(s). This assessment was visual only and not every area was assessed. No sampling or intrusive investigation was conducted.

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

The Site visit was conducted by Ola Folami, B.A.Sc., of Jacques Whitford, on March 9, 2007. The Site and readily visible and publicly accessible portions of adjoining and neighbouring properties were observed for the presence of potential sources of environmental contamination; however, the Site was snow-covered at the time of the Site visit. In addition, Jacques Whitford was not able to inspect the shed located on the northeast portion of the Site due to the presence of large quantities of snow against the door. Jacques Whitford was accompanied by Ms. Cheryl Morrison of Coldwell Banker Trinity Realty Inc. during the Site visit.

Interviews were carried out to obtain or confirm information on the historic operations and activities on the Site. Ms. Marjorie Miles, the current Site owner and Ms. Morrison were interviewed during the course of the Site visit.

2.3 Regulatory Framework

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

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

3.0 Site Description

3.1 Property Information

The Site is located on the north side of Poplar Sideroad, approximately 100 m east of Hurontario Street (The King's Highway No. 124) and is currently occupied by a two storey, single family residential dwelling, owned and occupied by Ms. Marjorie Miles. The property consists of an area of approximately 0.8 hectares (2.0 acres).

Current Site Owner:	Ms. Marjorie Miles
Legal Description:	Not available
Property Area:	Approximately 0.8 hectares (2 acres)
Utility Providers:	
Electric:	COLLUS Power
Gas:	Collingwood Utilities
Water:	On-site private well
Storm and Sanitary Sewers:	On-site septic system

3.2 On-Site Buildings and Structures

The Site building consists of a brick-faced, two-storey residential dwelling. Three storage sheds are located north, northeast and immediately north of the building. The sheds are used for storage of miscellanous household materials such as furniture, tools etc. The following is a summary of the Site building information.

Building ID:	7564 Poplar Sideroad
No. of Levels	2
Basement:	Yes
Area:	Approximately 204 sq.m. (2,200 sq.ft.)
Year Built:	Approximately 100 years old
Building Use:	Residential - Single family residential dwelling.
General Construction:	Wood structure on concrete foundation with a brick-faced exterior and a sloped, shingled roof. The sheds are constructed of wood panels with shingled roofs.

3.3 Physical Setting Sources

3.3.1 Surficial Geology

Based on an available surficial geology map, the native surficial soils of the Site may consist of either glaciolacustrine deposits of sand, gravelly sand, and gravel or undifferentiated predominantly sandy silt to silt till.

Jacques Whitford reviewed a previous Phase I ESA report on the property to the west of the Site that was provided by Home Hardware. The report was prepared by Shaheen and Peaker Limited (Shaheen and Peaker) in December 2003. The Shaheen and Peaker Phase I ESA indicated that the subsurface soil profile at the west adjoining property was clayey silt beneath approximately 300 mm of topsoil.

3.3.2 Surface Water Drainage

The surfaces of the Site consist of a landscaped areas and trees. Stormwater is anticipated to drain by infiltration and/or overland flow to ditches observed along Poplar Sideroad.

3.3 Physical Setting Sources (continued)

3.3.3 Topography and Regional Drainage

The Site is generally flat with an overall slope towards the northeast.

Based on an available topographic map and the observed site topography, regional surface drainage (anticipated shallow groundwater flow direction) appears to be to the north/northeast towards the Pretty River, which is located approximately 1 km east of the Site. A creek or drainage ditch, which leads to the Pretty River, is visible on the topographic map approximately 150 m north of the Site.

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

3.3.4 Bedrock Geology

Based on an available bedrock geology map, bedrock in the area of the Site consists of Upper Ordovician Formation primarily consisting of shale, limestone, dolostone, and siltstone of the Georgian Bay Formation.

4.0 Summary of Records Reviewed

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

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

SOURCE	INFORMATION/CONTACT
Aerial Photographs	1965, 1969, 1973, 1976, 1982 and 1995 - Jacques Whitford Aerial Photograph Collection
Fire Insurance Plans	None Available - Metropolitan Toronto Reference Library, CGI
City Directories	None Available - Metropolitan Toronto Reference Library
Previous Environmental Reports	"Phase I Environmental Site Assessment - 869 Hurontario Street, Collingwood, ON" dated December 16, 2003, prepared by Shaheen and Peaker for Home Hardware. This Phase I ESA was conducted on the west adjoining property. A review of the report indicated that the west adjoining property had historically been used for agricultural purposes. The Phase I ESA did not reveal any significant environmental concerns and no further investigation was recommended. Further review of an EcoLog ERIS report (dated November 28, 2003), included in the aforementioned Phase I ESA report, indicated that a drinking water well was present at the Site. No additional records of environmental significance to the Site were noted in the report.
Company Records	None available
Geological and Geotechnical Reports	None available
Regulatory Infractions	A request was made to the MOE through the Freedom of Information and Privacy Protection Office for a search of their records regarding charges and/or convictions of owners or tenants of the Site or violations of applicable environmental regulations issued against the Site. A reply from the MOE has not been received at the time of the issuance of this report.
Reportable Spill Occurrences	A request was made to the MOE's Spill Action Centre through the Freedom of Information and Privacy Protection Office for a search of their records of reportable spill occurrences at or near the Site. A reply from the MOE has not been received at the time of the issuance of this report.

4.0 Summary of Records Reviewed (continued)

SOURCE	INFORMATION/CONTACT
Reportable Spill Occurrences	Jacques Whitford will respond in writing to Home Hardware upon reply from the MOE. A copy of the request is provided in Appendix D.
Contaminated Sites	A search of Coal Gasification Plant Waste Sites in Ontario dated April 1987, indicated that the Site and other properties within 1 km of the Site are not listed as former coal gasification plant waste sites. A search of the MOE's Brownfields Environmental Site Registry indicated that a Record of Site Condition (RSC) has not been filed for the Site or adjoining properties based on an on-line search performed March 1, 2007.
Hazardous Waste Generator Registration	A search of the on-line MOE's Hazardous Waste information Network (HWIN) conducted on March 1, 2007 indicates the present occupant of the Site, Ms. Miles is not listed as a generator of registrable wastes for this property. A search of the 2002 MOE Regulation 347 Public Information Dataset indicates that no generators were listed for either Poplar Sideroad or Hurontario Street in Collingwood.
PCB Storage Sites	A search of the Ontario Inventory of PCB Storage Sites, dated April 2000, indicates that the Site and neighbouring properties are not listed as PCB storage facilities.
Landfill Records	A search of the Ontario Waste Disposal Site Inventory, dated June 1991, indicates that no landfills were located within a one kilometre radius of the Site.
Underground & Aboveground Storage Tanks	A request to the TSSA was made for a search of their records regarding tank installations or fueling facilities that are or were present on the Site. A reply from the TSSA has not yet been received. Jacques Whitford will respond in writing to Home Hardware upon reply from the TSSA.
Water Well Records	"Quaternary Geology of Ontario, Southern Sheet", Ministry of Northern Development and Mines, Map 2556, 1991 "Bedrock Geology of Ontario, Southern Sheet", Map 2544, Ministry of Northern Development and Mines, Ontario Geological Survey, 1991 Natural Resources Canada, "Collingwood" 1:50,000 Topographic Map, 41A/08 dated 1993 (based on 1989 aerial photography)

4.0 Summary of Records Reviewed (continued)

SOURCE	INFORMATION/CONTACT
CGI Environmental Services	A request was made to CGI for any fire insurance plans, inspection reports, or site plans that may be available for the Site. A response from CGI indicated that no records were found for the Site.

5.0 Site Visit Findings

5.1 Current Site Operations

The Site is currently used as a single family residential dwelling.

No evidence of dry cleaning operations was observed on the Site or on neighbouring properties, and no other Site tenant activities that would be considered a potential environmental concern were identified to be present.

5.2 Historical Land Use

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

Period/Date: Prior to the early 1900s
Land Use: Agricultural/Residential

Jacques Whitford was informed by the site representative that the residential dwelling was present at the Site since at least the early 1900s.

Period/Date: Early 1900s to the present
Land Use: Residential

In the mid 1960s, a pond is present at the northwest corner of the Site. From the early 1970s, the pond on the Site is no longer present and a residential dwelling is located on the Site.

5.3 Waste Generation

5.3.1 Solid and Liquid Wastes

No hazardous waste generation or storage was identified to be conducted on the Site. Non-hazardous solid waste, including recyclable waste (i.e., cardboard) is removed from the Site by the Town of Collingwood once a week.

A septic tile bed is located south of the residential dwelling.

5.3.2 Drains and Sumps

Wastewater discharges from the Site include typical wastewater generated from washrooms and kitchen sinks. No potential sources of contamination relating to wastewater discharges and no staining or residues were observed during the site visit.

5.3.3 Air Discharges and Odours

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

5.4 Fuel, Chemical, and Waste Storage

5.4.1 Underground Storage Tanks (USTs)

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

5.4.2 Aboveground Storage Tanks (ASTs)

No chemical or fuel storage ASTs were identified to be present on the Site. Jacques Whitford was informed by the site representative that the building was formerly heated with the aid of a wood stove.

5.4.3 Other Storage Containers

No chemical storage other than a small quantity of cleaning chemicals was observed stored on Site.

5.5 Building Systems/Equipment

5.5.1 Heating and Cooling Systems

The residential building is provided with heating via one natural gas-fired furnace while cooling is provided via an exterior air-conditioning unit located on the building exterior. One natural gas-fired hot water tank (approximately 150 litres) is also present within the basement to provide the on-site domestic hot water supply.

5.5.2 Hydraulic Equipment

No hydraulic equipment related to building systems was identified to be present in the Site building.

5.6 Exterior Site Observations

5.6.1 Surface Features

No stained surficial materials or stressed vegetation was observed on the Site. No watercourses, pits or lagoons were identified to be present on the Site and no standing water was observed. A ditch was observed on the north and south sides of Poplar Side Road.

5.6.2 Fill Materials

No evidence of imported fill materials was observed. The Site generally appears to be at grade with the adjacent roadways and adjoining properties. Therefore, it is unlikely that significant quantities of fill materials were brought onto the Site.

5.6.3 Wells

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

5.7 Hazardous Building Materials

5.7.1 Asbestos-Containing Materials (ACMs)

The inhalation of asbestos fibres can cause serious diseases of the lungs and other organs that may not appear until years after the exposure has occurred. The common use of ACMs in construction generally ceased voluntarily in the mid-1970s. The exception to this is vermiculite. Vermiculite is a naturally occurring clay mineral which has been used in residential and commercial buildings as insulation and as an additive in a variety of building products. In March 2004, Health Canada issued a bulletin noting the potential contamination of vermiculite with asbestos and thus an increased risk of releasing asbestos fibres with its disturbance. Due to the extremely high potential for fibre release during disturbance and the non-homogeneous nature of vermiculite, any vermiculite or product that contains vermiculite should be considered as asbestos-containing until sampled following approved methodology. If sampling indicates that asbestos is present in any concentration, the product should be considered as asbestos-containing and dealt with accordingly. In addition, asbestos is still known to be present in non-friable materials currently used in the construction of buildings.

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

Based on the age of the site building, it is possible that friable and non-friable ACMs are present. However, no friable ACMs (including spray-on insulation) were observed on the Site at the time of the site visit. Suspect non-friable ACMs (i.e., stucco, joint compound) were observed on the Site at the time of the site visit. The non-friable ACMs appeared to be in good condition.

5.7.2 Polychlorinated Biphenyls (PCBs)

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

The Site building utilizes fluorescent light fixtures. Jacques Whitford was informed that original fluorescent light fixtures have likely been removed during renovation activities conducted subsequent to original construction. Therefore, PCB-containing ballasts may be present in any remaining original fluorescent light fixtures.

5.7.3 Lead-Based Materials

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

5.7 Hazardous Building Materials (continued)

5.7.3 Lead-Based Materials (continued)

exposure.

Based on the age of the Site building, lead-based products may be present.

5.7.4 Urea Formaldehyde Foam Insulation (UFFI)

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

Based on the age of the Site building, it is possible that UFFI may be present on Site. No evidence of the application of UFFI was observed during the Site visit.

5.7.5 Ozone-Depleting Substances (ODSs)

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

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

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

Sources of ODSs present on the Site are limited to minor quantities of refrigerant present in a refrigerator observed within a storage shed located immediately north of the building.

5.8 Special Attention Items

5.8.1 Radon Gas

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

Based on the geology of the area, radon gas accumulation is not expected to be a significant environmental concern at the Site.

5.8.2 Microbial Contamination (Mold) and Indoor Air Quality

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

5.8 Special Attention Items (continued)

5.8.2 Microbial Contamination (Mold) and Indoor Air Quality (continued)

to eliminate all mold and mold spores in the indoor environment. The way to control mold is to control moisture.

No visual evidence of suspected mold growth was observed in the accessed areas of the Site building at the time of the Site visit.

5.8.3 Electromagnetic Frequencies (EMFs)

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

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

5.8.4 Noise and Vibration

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

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

5.9 Adjoining Property Information

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

DIRECTION FROM SITE: East

Occupant(s) Name: N/A
Address: N/A
Relation To Property: Adjoining
Current Use: Agricultural
Across What: Property line

Potential Environmental Concerns:
No current or historical activities, operations or tenants on the adjoining properties located to the east were identified that would be considered a potential environmental concern to the Site.

Historical Activities:
Prior to the mid 1960s to the present - Undeveloped/Agricultural

DIRECTION FROM SITE: North

Occupant(s) Name: N/A

5.0 Site Visit Findings (continued)

5.9 Adjoining Property Information (continued)

DIRECTION FROM SITE: North

Address: N/A
Relation To Property: Adjoining
Current Use: Undeveloped
Across What: Property line

Potential Environmental Concerns:
No current or historical activities, operations or tenants on the adjoining properties located to the north were identified that would be considered a potential environmental concern to the Site.

Historical Activities:
Prior to the mid 1960s till the present - Undeveloped/Agricultural

DIRECTION FROM SITE: South

Occupant(s) Name: N/A
Address: N/A
Relation To Property: Neighbouring
Current Use: Agricultural
Across What: Poplar Side Road

Potential Environmental Concerns:
No current or historical activities, operations or tenants on the neighbouring properties located to the south were identified that would be considered a potential environmental concern to the Site.

Historical Activities:
Prior to the mid 1960s to the present - Undeveloped/Agricultural

DIRECTION FROM SITE: West

Occupant(s) Name: N/A
Address: 869 Hurontario Street
Relation To Property: Adjoining
Current Use: Undeveloped
Across What: Property line

Potential Environmental Concerns:
No current or historical activities, operations or tenants on the adjoining properties located to the west were identified that would be considered a potential environmental concern to the Site.

Historical Activities:
Prior to the mid 1960s to the present - Undeveloped/Agricultural

5.10 Client-Specific Items

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

6.0 Conclusions and Recommendations

Based on a review of the information gathered, the Phase I ESA has revealed no evidence of environmental contamination associated with the Site. No further environmental work is warranted at this time.

A request to the MOE was made for any records for the Site. A reply from the MOE has not been received at the time of the issuance of this report. Jacques Whitford will respond in writing to Home Hardware upon receipt of the requested information from the MOE.

7.0 Closure

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

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

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

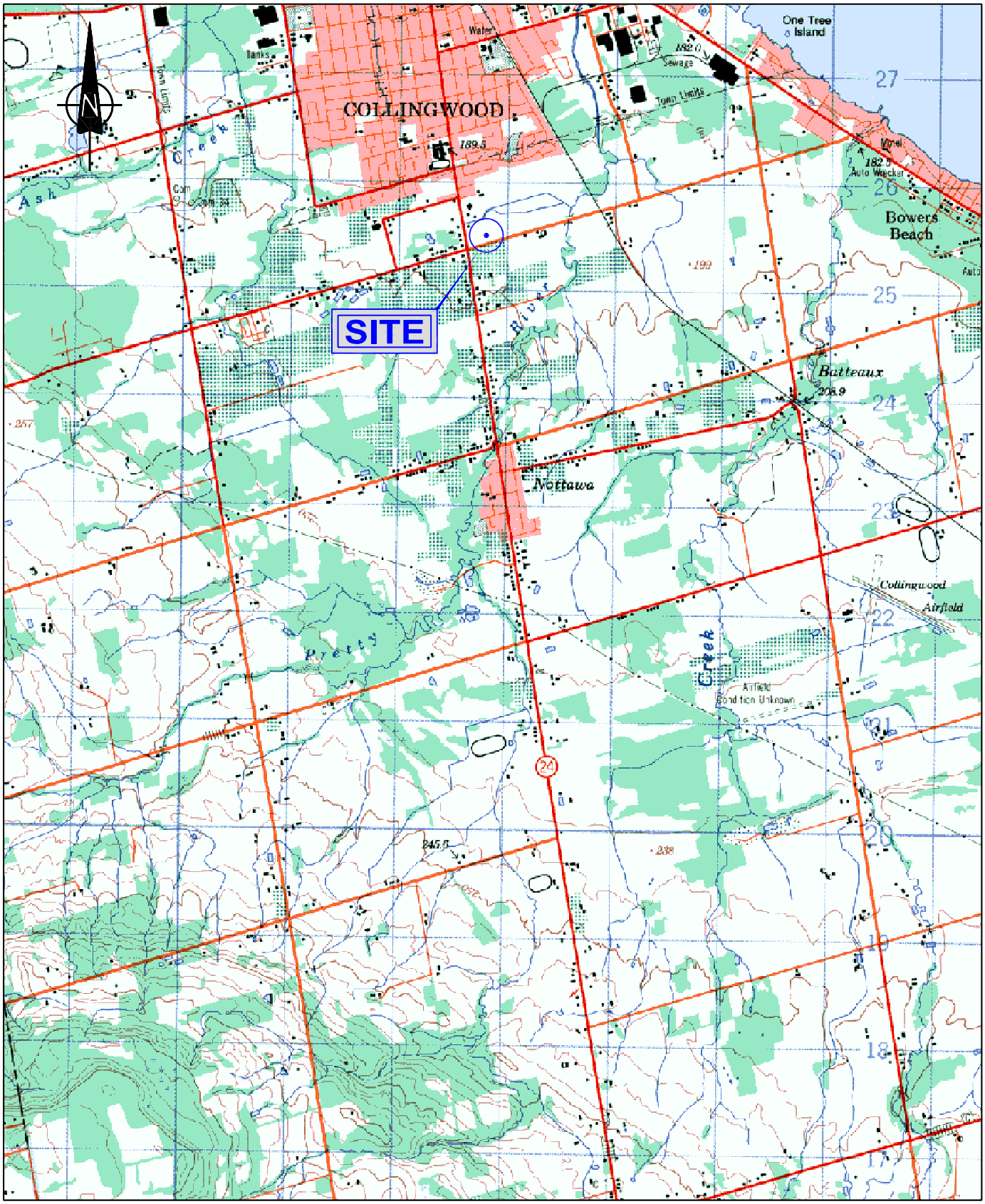
Since the purpose of a Phase I ESA is to identify evidence of potential or actual contamination, the identification of site conditions which may pose a non-environmental risk to buildings or people on the Site is beyond the scope of this assessment. (Examples include but are not limited to underground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

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

This report was prepared by Mr. Ola Folami, B.A.Sc. and reviewed by Mr. Rob Daciw, P.Geo.

Appendix A

Site Plans



NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A JACQUES WHITFORD LIMITED PROJECT AND MUST NOT BE USED FOR OTHER PURPOSES.

0 1km 2km 3km

SCALE 1:50000

SITE LOCATION AND REGIONAL TOPO MAP

7564 POPLAR SIDEROAD, COLLINGWOOD, ONTARIO

Client: HOME HARDWARE STORES LIMITED

Scale:	Job No.:	Dwg. No.:
1 : 50000	1023051	1

Date:	Dwn. By:	Appd. By:
07/03/28	HZ	OF

Jacques Whitford

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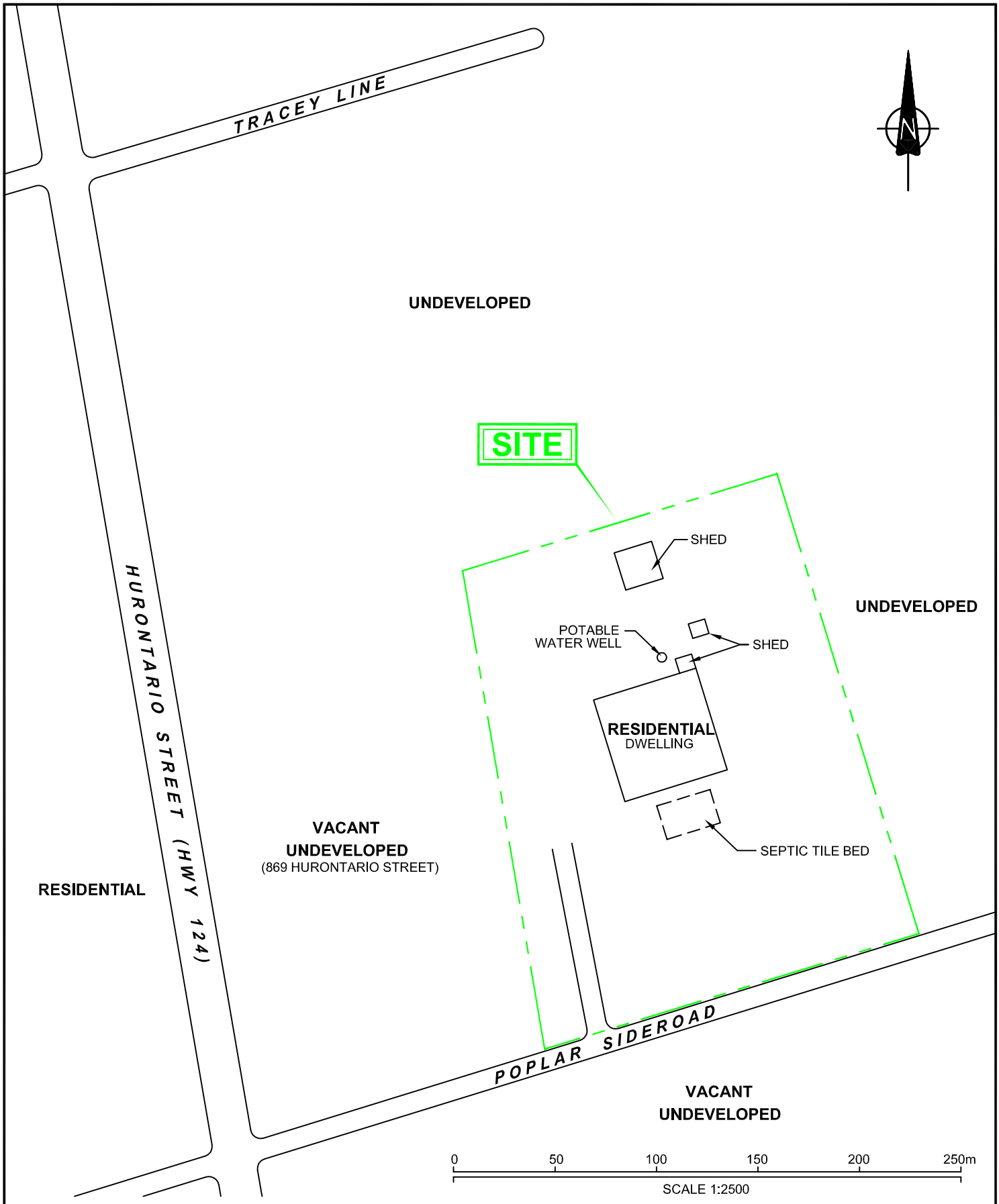

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A JACQUES WHITFORD LIMITED PROJECT AND MUST NOT BE USED FOR OTHER PURPOSES.

SITE PLAN SHOWING SITE FEATURES AND NEIGHBOURING LAND USES

7564 POPLAR SIDEROAD, COLLINGWOOD, ONTARIO

Client: HOME HARDWARE STORES LIMITED

Scale:	Job No.:	Dwg. No.:
1 : 2500	1023051	2

Date:	Dwn. By:	Appd. By:
07/03/28	HZ	OF

T:\CMIC JOBS\1020XXX\1023051\1023051PH1-01.dwg PRINTED: Mar 28, 2007

Appendix B

Photographs

Photograph 1 - View of the residential dwelling at the Site.

Photograph 2 - View of the storage shed located at the northeast corner of the building.

Photograph 3 - View of the storage shed located north of the building.

Photograph 4 - View of the neighboring property to the south, across Poplar Side Road.

Photograph 5 - View of the adjoining property to the west.

Appendix C

Assessor Qualifications

Robert Daciw, P. Geo., B.Sc. (Hons.)

Team Leader, Real Estate Services (Burlington)

PROFILE

Since obtaining an undergraduate degree from the University of Waterloo in 1989, Mr. Daciw has attained varied experience in environmental consulting as well as business management, manufacturing and production. Mr. Daciw has been involved in several hundred environmental projects across Canada, the United States and Mexico that include a wide spectrum of commercial, residential and industrial properties and land uses. Clients include such companies as Magna International, G.E. Capital, TransCanada Pipelines, PetroCanada and legal and banking institutions. He has experience in Phase I and Phase II site assessments; hydrogeological investigations; Certificate of Approvals; environmental management systems; compliance audits; health and safety issues; asbestos sampling; pre-demolition audits; site remediation; soil, sediment, benthic and groundwater sampling; the design of specialized sampling equipment; and historical reviews.

EDUCATION

University of Waterloo, Waterloo, Ontario, 1989
Hons. B.Sc. (Geology)

PROFESSIONAL COURSES AND DESIGNATIONS

- Professional Geoscientist – Association of Professional Geoscientists of Ontario
- Environmental Management Systems (EMS), Standards, Practices and Aspects course
- Environmental Auditing, Legislation, Regulations and Other Canadian Requirements course
- WHMIS, First Aid and C.P.R. Training

CAREER SUMMARY

Sept 2004 - Present	**Jacques Whitford Limited, Toronto, ON** Team Leader, Senior Project Manager
March –Sept. 2004	**DJA Environmental Consultants Inc., Burlington, ON** Senior Project Manager
2000 - 2004	**Unified Pump Technologies Inc., Mississauga, ON** Owner and Product Developer
2000 – 2002	**Beak International Incorporated, Brampton, ON** Senior Auditor / Site Assessor
1999 - 2000	**AGRA Earth & Environmental Limited, Toronto, ON** Senior Auditor / Site Assessor
1993 – 1999	**Waterra Pumps Limited, Mississauga, ON** Geoscientist and Product Developer
1990 – 1993	**Beak Consultants Limited, Brampton, ON** Field Technician / Site Assessor

MEMBERSHIPS/ASSOCIATIONS

- Association of Professional Geoscientists of Ontario (Membership Number 1308)
- National Association of Industrial and Office Properties

RELEVANT EXPERIENCE

ENVIRONMENTAL SITE ASSESSMENTS / INVESTIGATIONS / REMEDIATION

Remediation and Delineation
Toronto Transit Commission.

Managed the remediation and delineation of contamination at an industrial site for the redevelopment of a bus garage.
Role: Senior Project Manager

Due Diligence, Property Condition Assessment, Phase I and Phase II Environmental Site Assessment
RBC Financial CMBS Group

On-going management of Due Diligence Phase I and Phase II Environmental Site Assessments and Property Condition Assessments.
Role: Client Liaison / Project Manager

Environmental Subsurface Investigation
Environmental subsurface investigation and remediation of fuel oil contamination from leaking underground storage tank in Hamilton, Ontario.

Role: Project Manager

Environmental and Compliance Audit
Procor Limited

Environmental and Compliance Audit of railcar washing facility in Red Deer, Alberta. Dealt with regulatory agencies and prepared technical hydrogeological reports for the evaluation, characterization and approval of industrial facility.
Role: Project Manager

Evaluation of Spill
CP Rail

Evaluated proprietary remedial technologies at a diesel spill in northern Ontario.
Role: Field Manager

Emergency Response
Sunoco Canada

Conducted emergency response and clean up for a gasoline tanker spill on Highway 400
Role: Project Manager

Hydrogeological Investigations and Field Operations
Various

•Planned and managed hydrogeological investigations and supervised numerous field operations.

ENVIRONMENTAL AUDITING / ENVIRONMENTAL MANAGEMENT SYSTEMS

Phase I Environmental Site Assessments
Royal Bank, Merril Lynch and other financial clients.

Phase I Environmental Site Assessments of large multi-site real estate portfolios -
Role: Senior Auditor

Environmental and Compliance Audit
Praxair

Environmental and Compliance Audit of compressed gas plant in Montreal, PQ
Role: Lead Auditor

Auditing
Magna International

Lead Auditor, Environmental and Compliance Audits of automotive manufacturing plants in the United States and Mexico
Role: Lead Auditor

Auditing
Magna International

Environmental and Compliance Audits of horse race tracks in the United States.
Role: Lead Auditor

Environmental Due Diligence and Compliance Audits
Westmont Hospitality

Environmental Due Diligence and Compliance Audits of hotel portfolio.
Role: Senior Auditor

Environmental and Compliance Audits
Lantic Sugar

Environmental and Compliance Audits of sugar packaging facility.
Role: Lead Auditor

Environmental and Compliance Audits
Alcatel Wire

Environmental and Compliance Audit of copper wire manufacturing facility in Montreal.
Role: Lead Auditor

Compliance Review
TransCanada Pipelines

Documentation and Compliance review of waste haulers.
Role: Senior Auditor

Environmental and Compliance Audits
Westinghouse

Environmental and Compliance Audits of transformer winding and service facilities.
Role: Lead Auditor

Management System Design
Fifth Wheel Corporation

Environmental Management System.
Role: Co-Author

Environmental Management System
Toromont

Environmental Management System.
Role: Senior Reviewer

STORAGE TANK MANAGEMENT

Sampling and Variance Application

Confirmatory sampling program and variance application for underground fuel tanks in large apartment complex, Toronto, Ontario.
Role: Project Manager

Site Cleanup and Remediation

Multiple site cleanups and remediation of soils resulting from leaking underground storage tanks.
Role: Project Manager

ENVIRONMENTAL EQUIPMENT AND TECHNOLOGIES

Sampling Equipment and Techniques

Designed specialized environmental sampling equipment and techniques including soil gas probes and systems, groundwater filters, sludge and sediment sampling systems, chemical transfer sampling system and an odour sampling device for an air quality survey.

Design of Pumping Systems

Designed, manufactured, tested and implemented groundwater pumping systems including inertial pumping systems, kinetic pumps, submersible pumping systems, inertial actuators and bailers.

Ola Folami, B.A.Sc.

Environmental Engineer

EDUCATION

University of Ottawa, Ottawa ON, 1998
Bachelor of Chemical Engineering (B.A.Sc.) (Minor in Environmental Engineering)

CAREER SUMMARY

2006 – Present	**Jacques Whitford Limited, Burlington ON** Environmental Engineer
2005 - 2006	**Terrapex Environmental, Toronto ON** Project Scientist
2004 - 2005	**Greenbank Environmental, Burlington ON** Project Scientist
2002 – 2004	**AMEC Earth & Environmental, Mississauga, ON** Project Engineer
2001 – 2002	**Jacques Whitford Limited, Ottawa ON** Junior Engineer
1999 – 2001	**University of Ottawa, Ottawa ON** Teaching and Research Assistant
1998 - 1999	**Lacombe Environmental Waste Services** Laboratory Analyst

RELEVANT EXPERIENCE

- Experience in emissions inventory and dispersion modeling as required for completion for a Certificate of Approval (Air) in the province of Ontario.
- Carried out source testing of high-tech production process emissions in industries as diverse as cement manufacture, pulp and paper mills, auto manufacturers (Ford, Toyota), petrochemical, pharmaceutical, gold, nickel, and copper refining.
- Knowledge of QA/QC techniques and environmental legislation.
- Ability to assess air pollutants using analytical techniques.
- Worked as part of a team of engineers in producing plans that showed the federal government how to cut costs by implementing pollution prevention measures for selected federal government buildings in Ottawa, Ontario. The measures included redesigning and reformulating products so that pollutants and wastes are reduced or eliminated; substituting less or non-polluting materials and feedstock; modifying equipment and processes so that they eliminate, reduce, or offer efficiencies; managing inventory and purchasing by incorporating environmental considerations to reduce significantly waste, risk, and costs; improving work procedures and employee training; and reusing and recycling "waste" on-site.
- Extensive experience in taking water or soil samples, conveying them to analytical laboratories, analyzing the lab results to see if they conform to government standards and regulations, and specifying the results and conclusions in reports.
- Ability to carry out Phase I & II Environmental Site Assessments.
- Assessment and abatement of hazardous materials such as asbestos, lead and mold.
- Process Engineering projects, and implemented and analyzed plant process review and optimization as related to air emissions impacts, both locally and regionally. These projects included:
  a) field sampling
  b) computer dispersion modeling pertaining to air quality issues (AIRMOD, REG 346, ISC)
  c) sample gathering and data correlation
  d) air sampling
  e) indoor air quality investigations
  f) industrial hygiene investigations
  g) source testing
  h) producing reports for Certificate of Authorizations (Air).
- In charge of environmental ambient monitoring for the Petro-Canada refinery in Mississauga and Oakville as well as projects focussed on indoor air quality investigations. I individually managed numerous projects from concept to completion, including more than 15 involving indoor air monitoring, five ambient air monitoring, and three lead, asbestos, mold assessments and abatements, as well as numerous certificates of authorization. In summary, I have:
  a) conducted air emission surveys
  b) tested emission control equipment
  c) carried out air dispersion modeling studies
  d) obtained environmental permits (Certificate of Authorizations (Air)

e) completed indoor air quality investigations.

- Process Engineering and Designated Substances-related projects including:
  a) field surveys
  b) dispersion modeling
  c) sample gathering and data correlation
  d) air sampling and fibre counting by Phase Contrast Microscopy (PCM)
  e) assessment and abatement of asbestos, lead and mold-containing materials
  f) process engineering involving Certificate of Authorizations (Air)
  g) sewer, ground and drinking water monitoring and Site Remediation
  h) selecting and designing pollution control equipment so that industries could control their emissions within Ministry guidelines.
- Set-up, maintenance, and operation of bench-scale process control equipment, lab demonstrations (including the use of process control software), the tutoring of students and grading of their laboratory notebooks and papers.
- Participated in NSERC-funded research undertaken by Dr. Neale for the environmental clean-up of hydrocarbon spills using established-enhanced oil recovery techniques. The research yielded the conclusion that the use of specific amounts of surfactant in the presence of air gives varied results of oil production using bench scale experiments.
- Environmental engineering procedures and tests, performing chemical analysis of all waste compounds, hazardous and non-hazardous. Utilizing a gas chromatograph and an atomic spectroscopic unit, I was part of a unit that detected PCBs, B.T.E.X., and TOCs in waste oil and petroleum products.
- Solid understanding of Ministry of the Environment standards, laws, regulations, and procedures, expertise in obtaining and evaluating contractor bids, and skill in managing and coordinating subcontractors.
- Experience and capability to take a project from conception to completion: from planning, budgeting, and composing a successful proposal, to carrying out the field and office work, to writing the final report.

COMPUTER SKILLS

- Meets, and exceeds, engineering requirements, including:
- Programming: C, C++, HTML, and Fortran
- Operating Systems: Windows 95, 98, 2000, XP, Windows NT, and UNIX
- Applications: MS Office (Word, Excel, Access, PowerPoint), Internet Explorer and Netscape
- CAD: AutoCAD and Visio.

PROFESSIONAL AFFILIATIONS

- Member: Association of Heating, Refrigeration and Air-conditioning Engineers (ASHRAE)
- OSHA 40 Hour training (2006)
- Mould assessment and abatement (2006)
- Asbestos Phase Contrast Microscopy (PCM) counting procedures (2005)
- WHMIS Training (2005)
- Have satisfied Professional Engineer (P.Eng) year requirements, and will soon finalize the designation by writing the exam.

Appendix D

Supporting Documentation

Ontario

Ministry of the Environment

Freedom of Information Request

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

Requester Data			**For Ministry Use Only**	
Name, Title, Company Name and Mailing Address of Requester Erika Ryter Jacques Whitford Limited (Burlington) 3430 South Service Road Burlington, Ontario, L7N 3T9			FOI Request No. Date Request Received Response Due Date	FOI Co-ordinator Review date Fee Paid **VISA** (see attached payment form)
Telephone/Fax Nos. 905 631 8684 (phone) 905 631 8960 (fax)	Your Project/Reference No. **1023051/Z9100**	Signature of Requester E. Ryter	CNR ER NOR SWR WCR SAC IEB EAA EMR SWA	

Request Parameters

Municipal Address / Lot, Concession, Geographic Township **(Municipal address essential for cities, towns or regions**)

7564 Poplar Sideroad, Collingwood, ON

Present Property Owner(s) and Date(s) of Ownership

Marjorie Miles

Previous Property Owner(s) and Date(s) of Ownership

Present/Previous Tenant(s),(if applicable)

Marjorie Miles

Search Parameters Files older than 2 years may require $60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.	**Specify Year(s) Requested**
Environmental concerns (General correspondence, occurrence reports, abatement)	All
Orders	All
Spills	All
Investigations/prosecutions 4 Owner/tenant information must be provided	
Waste Generator number/classes	All

Certificates of Approval 4 Proponent information must be provided

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

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

A $5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is $30.00/hour and 20 cents/ page for photocopying and you will be contacted for approval for fees in excess of $30.00.

JW Office Use Only - Project No.1023051 Phase No.Z9100 Category No. Date: Mar 2/07 **Base Cost $35.00**