

**PHASE 2 ENVIRONMENTAL
SOIL AND GROUNDWATER INVESTIGATION
20 HIGH STREET
COLLINGWOOD, ONTARIO**

Prepared for:

**HOLBORN PROPERTY INVESTMENTS INC.
c/o STANTEC CONSULTING**

Prepared by:

SHAHEEN & PEAKER LIMITED

**Project: SPS239B
April 11, 2006**



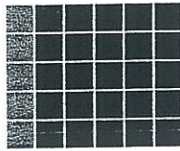
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April 11, 2006

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Attention: Ms. Fay Marzug:

Executive Summary
Phase 2 Environmental Soil & Groundwater Investigation
20 High Street
Collingwood, Ontario

Shaheen & Peaker Limited (S&P) was retained by Stantec Consulting on behalf of Holborn Property Investments Inc. to conduct a Phase 2 Environmental Soil & Groundwater Investigation (ESGI) at the above-noted site. The purpose of the ESGI was to assess the environmental quality of the soil and groundwater for due-diligence purposes related to site re-development.

The subject site consists of a rectangular shaped property, approximately 16.97 hectares in area, and is occupied by one approximately 310,000 sq. ft. (28,800 m²) slab-on-grade warehouse building, constructed in the mid 1960's. Approximately three-fifths of the property is forested land, vacant of permanent structures and bisected by an elevated access road which connects to the Black Ash Creek at the western edge of the property.

S&P recently conducted a Phase 1 Environmental Site Assessment at the subject site, entitled "Phase 1 Environmental Site Assessment, 20 High Street, Collingwood, Ontario". In summary, the Phase 1 ESA report recommended a Phase 2 Environmental Site Assessment in order to assess potential environmental issues on the subject site related to adjoining and neighbouring properties occupied by a former private fuel outlet (north) and a bulk fuel facility (south). As details of the former manufacturing processes or chemicals used by Harding Carpets were unavailable for use in this assessment, a potential also exists for impacts on the site and beneath the building from the former use of the site for carpet manufacturing.

It should be noted that although the Phase 1 ESA report by S&P only included portions of 20 High Street (approximately half of the building and areas west and south of the building on the subject site), this Phase 2 ESGI investigated areas across all of the 20 High Street site.

The subsurface investigation consisted of soil sampling at six borehole locations, and collection of groundwater samples at three existing monitoring well locations. Soil analyses included:

two soil samples for a suite of general chemistry and inorganic parameters collectively known as decommissioning or Decom parameters; two soil samples for petroleum hydrocarbons in the F1 to F4 ranges (PHC F1-F4), and two soil samples for volatile organic compounds (VOCs). Groundwater analyses included: three samples for metals, hydrides, pH and three samples for VOCs.

The results of soil and groundwater samples submitted for chemical analysis were compared to Table 1 of the Ministry of the Environment (MOE) publication "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", March 9, 2004 (MOE Standards). The subject site is considered to be a 'sensitive site' and as such, Table 1 of the MOE Standards applies.

Based on these considerations, the standards for all other types of property uses contained in Table 1 of the Soil, Ground Water and Sediment Standards were used to evaluate the environmental quality of the soil and groundwater encountered at the site.

Summary of Findings and Conclusions:

1. The concentration of boron in the groundwater sample collected from MW1 (located north of the building on site) marginally exceeded the MOE Table 1 Standard. All other heavy metal parameters met the Table 1 Standard in the three groundwater samples.
2. The results of VOC analysis in groundwater indicated that all three samples met the Table 1 Standard with concentrations less than the laboratory method detection limit (MDL).
3. Two soil samples were analyzed for PHC from the F1 (C₆-C₁₀); F2 (>C₁₀-C₁₆); F3 (>C₁₆-C₃₄) and F4 (>C₃₄) fractions. The results indicated that detectable levels of PHC in the F3 and F4 fractions were present in both samples, and therefore they do not meet the requirements of the Table 1 Standard for the purposes of a Record of Site Condition. No acceptable value for petroleum hydrocarbon concentrations in soil has been derived for sensitive sites.
4. Two soil samples were analyzed for VOCs. The results indicated that both samples met the Table 1 Standard with concentration less than the laboratory method detection limit (MDL).
5. Two soil samples were analyzed for general chemistry and inorganic parameters. The results indicated that both samples met the applicable Table 1 Standard.

If a Record of Site Condition (RSC) is required for the property as it is presently defined, the background soil and groundwater Standards within Table 1 apply. The use of the Table 1 Standards is warranted based on the fact that the top bank of a water body (Black Ash Creek) exists within 30 m of the subject site, and the site is a shallow soil property (as overburden and soil overlying the bedrock on more than one-third of the site is less than two metres in thickness).

All soil and groundwater samples analyzed meet MOE Table 2 Standards. The less stringent Table 2 Standards could be applicable to the site if both of the following conditions are met:

- Under O. Reg. 153/04, should the site be surveyed to define a 30 m buffer area from the top bank of the creek, the 30-m buffer strip would be viewed as a Table 1 site, and the remaining property would be viewed as a Table 2 site.
- Further, O. Reg. 153/04 states that if concentrations of contaminants in the soil leachate and groundwater meet Table 6 Standards, the site is not required to be considered a 'shallow soil property'. The boron exceedance detected in the groundwater meets Table 6 Standards. However, a leachate analysis is required to be conducted in the two areas identified to have detectable petroleum hydrocarbon concentrations. This will require additional sample collection from the site.

S&P recommends that all monitoring wells be decommissioned according to Ontario Regulation 903 when no longer required.

We trust this addresses your needs at this time. Should you have any questions regarding this report, please do not hesitate to contact our office.

Yours very truly,

SHAHEEN & PEAKER LIMITED



David Lewis, P. Eng.

Manager, Environmental Services

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PHASE 2 ENVIRONMENTAL SOIL & GROUNDWATER INVESTIGATION
20 HIGH STREET
COLLINGWOOD, ONTARIO

1. INTRODUCTION

Shaheen & Peaker Limited (S&P) was retained by Stantec Consulting on behalf of Holborn Property Investments Inc. to conduct a Phase 2 Environmental Soil & Groundwater Investigation (ESGI) at the above-noted site. The purpose of the ESGI was to assess the environmental quality of the soil and groundwater at the subject site for due-diligence purposes related to site re-development.

This report provides the findings of the ESGI and S&P conclusions and recommendations.

1.1 SITE DESCRIPTION AND ACTIVITIES

The subject site is located in an area with mixed land use on the west side High Street, south of First Street in the Town of Collingwood. The property is bordered to the west by Black Ash Creek which flows north towards Georgian Bay. For discussion purposes, the High Street is assumed to be oriented in an north-south direction and First Street in an east-west direction.

The subject site consists of the entire 20 High Street property, approximately 16.97 hectares (42 acres) in total area and is occupied by one approximately 310,000 sq. ft. (28,800 m²) slab-on-grade warehouse building, constructed in the mid 1960's of concrete block with partial brick façade. Approximately three-fifths of the property is forested land, vacant of permanent structures and bisected by an elevated access road which connects to the Black Ash Creek.

1.2 PREVIOUS INVESTIGATIONS

S&P recently conducted a Phase 1 Environmental Site Assessment at the subject site, entitled "Phase 1 Environmental Site Assessment, 20 High Street, Collingwood, Ontario". The Phase 1 report covered a portion of the 20 High Street property, including the western half of the existing building, and all exterior areas further west.

In summary, the Phase 1 ESA report recommended a Phase 2 Environmental Site Assessment in order to assess potential environmental issues on the subject site related from adjoining and neighbouring properties occupied by a former private fuel outlet (north) and a bulk fuel facility (south). As details of the former manufacturing processes or chemicals used by Harding Carpets were unavailable for use in this assessment, a potential was also identified for impacts on the site and beneath the building from the former use of the site for carpet manufacturing.

It should be noted that although the Phase 1 ESA report by S&P only included portions of 20 High Street (approximately half of the building and areas west and south of the building on the

subject site), this Phase II ESGI investigated all areas of 20 High Street.

The following two reports were also provided by Miller Thomson, L.L.P. on behalf of Home Depot of Canada Inc. and reviewed as a component of this assessment. S&P does not presently have written authorization to rely on these reports.

1. Phase I Environmental Site Assessment, 20 High Street, Collingwood, Ontario by Barenco Inc., dated January 5, 2006

This Phase 1 Assessment was conducted in June 2005 for Home Depot of Canada, as a prospective purchaser of 20 High Street, or portions therein. The report provided to S&P did not include a statement of conclusions or an executive summary.

2. Phase II Environmental Site Assessment, 20 High Street, Collingwood, Ontario by Barenco Inc., dated January 17, 2006.

The Phase II Environmental Site Assessment included advancement of seven (7) test (bore) holes, with monitoring wells installed in five (5) of the boreholes. Soil and groundwater analysis on selected samples indicated that three soil samples marginally exceeded the Table 1 Standard for benzene, toluene, ethylbenzene and/or xylene (together referred to as BTEX parameters), and two soil samples exceeded the MOE Table 6 leachate Standards for chromium and copper. In addition, two groundwater samples marginally exceeded the MOE Table 1 Standard for boron and chloroform. All samples met the MOE Table 2 Standards for a potable groundwater condition. The report provided to S&P did not include a statement of conclusions or an executive summary. The rationale for sample selection, including depth, was not provided in this report and the results may be questioned in this regard.

2. SCOPE OF WORK

The objective of the Phase 2 ESA was to evaluate the environmental condition of the soil and groundwater for due-diligence purposes, prior to re-development. A work plan for this investigation was developed and presented in our proposal (PE807) dated February 27, 2006. The tasks carried out are summarized below:

- requested public and private utility providers to locate and mark the locations of their underground services at the subject site;
- drilled ten (10) boreholes throughout all portions of the site
- obtained soil samples at regular depth intervals from each of the boreholes
- re-developed three (3) monitoring wells installed by others on the subject site by purging a minimum of three well volumes or until purged dry, and collected groundwater samples from these wells
- conducted chemical analyses on representative soil and groundwater samples;

- compared the results of the chemical analyses to soil and groundwater environmental standards applicable to the site; and
- prepared a report summarizing the results of the investigation.

3. FIELD INVESTIGATIONS

3.1 BOREHOLES

A total of ten boreholes (BH101 to BH110) were advanced on the site on March 23 by Ontario Soils of Midland, Ontario under the direct supervision of experienced S&P personnel. All boreholes were advanced to auger refusal; a maximum depth of 2.6 m.

Soil samples were obtained continuously in the boreholes using a 50 mm diameter split spoon sampler. All boreholes were terminated at the inferred depth of bedrock. The locations of the boreholes are shown on **Drawing 1** and the borehole logs are presented in **Appendix A**.

Boreholes were strategically located to provide maximum site coverage and address specific sources of potential concern. The rationale used to determine the location of boreholes is presented in **Table 1**.

Soil and groundwater samples were collected and handled in accordance with generally accepted sampling and handling procedures used by the environmental consulting industry. For guidance, these practices rely on the 1996 Ministry of the Environment (MOE) publication "Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario".

3.2 SOIL SAMPLING

To minimize the potential for cross contamination between soil samples, prior to each sampling event, the split spoon sampler used to collect soil samples from the boreholes was brushed clean of soil and then washed in municipal water containing phosphate free detergent, rinsed in municipal water and then rinsed with distilled water. As well, new disposable gloves were used during each sampling event to remove the soil cores from the sampler and to transfer the samples into plastic bags and glass jars.

In accordance with MOE sampling protocols, soil samples for potential chemical analysis of organic parameters were placed directly into laboratory supplied glass jars at the time of sampling and packed with minimal headspace to reduce the volatilization of organic compounds. The glass sample jars were kept in a cooler with ice packs during field storage and transportation to S&P's laboratory.

The soil samples were examined in the field for lithology as well as for aesthetic evidence of impacts (i.e. debris, staining and odours). Headspace combustible vapour measurements (excluding methane) were taken inside the plastic bags using a RKI Eagle combustible vapour meter calibrated to hexane. In accordance with MOE sampling protocols, the samples were kept

out of direct sunlight during field storage and the headspace measurements were made after at least two hours had elapsed since the sample was collected. The headspace monitoring was performed on the samples as a preliminary screening for hydrocarbons or volatile organic compounds. The headspace readings are shown on the borehole logs in **Appendix A**. The maximum headspace reading recorded during this investigation was 50 ppm, in a sample taken from BH3 at a depth between 0.3 and 0.6 m below ground surface. All other soil samples recorded headspace readings of less than approximately 35 ppm.

3.3 GROUNDWATER SAMPLING

Three (3) monitoring wells (MW1, MW2, MW3), installed by others were sampled as a component of this investigation.

The monitoring wells were constructed of 50 mm diameter Schedule 40 polyvinyl chloride (PVC) pipe including a screen section with a factory machined slot width of 0.25 mm completed with a riser pipe. The top of the monitoring well was covered with a cap and completed with the installation of a steel protective casing set in concrete approximately flush with the adjacent ground surface.

MOE well tag number A005451 was attached to the monitoring well MW1 installed on the north side of the property near the property line.

The groundwater levels in each borehole were measured using an interface probe (Solinst model 122). The probe is designed to detect the presence, or absence, of free phase hydrocarbon product (floating) on the surface of the groundwater. According to the manufacturer, the sensitivity of the probe is approximately 1 mm. Groundwater levels were measured in the monitoring on March 24, 2006 prior to sampling the monitoring wells.

Groundwater sampling was performed by a qualified field technician and developed by purging a minimum of three well volumes or until dry with a dedicated bailer. Samples were transferred directly from the bailer to preserved VOC vials and plastic jars for metal and hydrides and transported to the laboratory in ice-packed coolers. The groundwater from monitoring wells MW1, MW2, and MW3 were sampled on March 23, 2006 and the samples were submitted to the laboratory for analysis of volatile organic compounds (VOCs), metals, hydrides and pH.

4. SUBSURFACE CONDITIONS

4.1 SOIL CONDITIONS

Detailed descriptions of the subsurface conditions at the borehole locations are presented in the respective borehole logs in **Appendix A**. The following is a general description of the findings.

An asphalt layer, approximately 50 mm thick, followed by a granular base fill layer ranging from 70 to 80 mm in thickness was encountered in boreholes BH101 to BH104, and BH108. Pockets of dark brown organic silt within a silty sand fill layer were encountered to

approximately 1.5 m in borehole BH109, located on an elevated gravel access road to the west of the site. A sand and gravel, layer ranging from 0.15 m to 0.75 m below ground surface was encountered in the surface samples from the remaining boreholes.

A 0.9 to 2.7 m layer of native silty sand was encountered beneath the sand and gravel layer in each borehole. All boreholes encountered refusal at inferred limestone bedrock. A slight hydrocarbon odour was observed in the surface sample from borehole BH101 and a slight odour of unidentified origin was observed in the surface samples from borehole BH108. No odours, staining or foreign materials were encountered in the remaining boreholes advanced during this investigation.

4.2 GROUNDWATER CONDITIONS

Water level elevations were measured on March 23, 2006 from monitoring wells installed by others, prior to groundwater sampling. The location of these monitoring wells is depicted in **Drawing 1**, and these wells were assigned identification numbers MW1, MW2 and MW3. Groundwater was encountered at each of the monitoring well locations, and ranged in depth between 2.9 and 3.5 m below the ground surface. Each of the monitoring wells was approximately 0.6 m deep, indicating that the wells were screened in bedrock. No free product, odour or discolouration was noted in the groundwater at the time of sampling.

A summary of groundwater elevations is provided in **Table 3**. From groundwater elevations in the three wells, it may be inferred that the shallow groundwater on site flows towards the northwest.

5. CHEMICAL ANALYSES

5.1 RATIONALE FOR CRITERIA SELECTION

The results of the soil and groundwater chemical analyses were evaluated using the Standards contained in the Ministry of the Environment (MOE) document "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the *Environmental Protection Act*" (Standards). These Standards, together with Ontario Regulation 153/04 were issued in June, 2004 by MOE and were effective as of October 1, 2004. The recently issued standards are similar to and replace the MOE guidelines issued in February 1997 entitled "Guideline for Use at Contaminated Sites in Ontario".

In accordance with O.Reg. 153/04, the site was assessed using the standards contained in Table 1 of the above referenced Standards. The subject site is considered to be a 'sensitive site' and the use of the Table 1 Standards is warranted based on the following criteria:

- The site is within 30 m of the top bank a water body (Black Ash Creek).
- The site is a shallow soil property as overburden and soil overlying the bedrock on the majority of the site is less than two metres below ground surface.

The subject site includes industrial and commercial land uses. As the developed portions of the subject site are greater than 30 m from the creek on site, and proposed development excludes the 30 m buffer area, MOE Table 2 Standards were also applied for comparative purposes.

5.2 RATIONALE FOR SAMPLE SELECTION

In total, six soil samples were submitted for chemical analysis. The selection of samples was based on visual and olfactory observations, and to provide maximum site coverage. The requested tests included those for a suite of general chemistry and inorganic parameters including pH, metals, electrical conductivity, sodium adsorption ratio and free cyanide, for petroleum hydrocarbons in the F1 to F4 fractions (PHC F1-F4), volatile organic compounds (VOCs). A summary of the soil samples submitted for chemical analysis is provided in **Table 2**.

5.3 RESULTS OF SOIL AND GROUNDWATER ANALYSIS

Chemical analyses was conducted by ENTECH Laboratories of Mississauga, which is a member of the Canadian Association for Environmental Analytical Laboratories and meets the requirements of Section 47 of O.Reg. 153/04 certifying that the analytical laboratory be accredited in accordance with the International Standard ISO/IEC 17025 and with standards developed by the Standards Council of Canada. The Certificates of Analysis are included in **Appendix B** and discussed in the following sections.

5.3.1 Soil Chemistry

Two soil samples were analyzed for PHC from the F1 (C₆-C₁₀); F2 (>C₁₀-C₁₆); F3 (>C₁₆-C₃₄) and F4 (>C₃₄) fractions. The results, as shown in **Appendix B** indicated that detectable levels of PHC in the F3 and F4 fractions were present in both samples, and therefore they do not meet the requirements of the Table 1 Standard for the purposes of a Record of Site Condition. No acceptable value for petroleum hydrocarbon concentrations in soil has been derived for sensitive sites.

Two soil samples were analyzed for VOCs. The results, as shown in **Appendix B** indicated that both samples met the Table 1 Standard with concentration less than the laboratory method detection limit (MDL).

Two soil samples were analyzed for general chemistry and inorganic parameters. The results as shown in **Appendix B** indicated that all three samples met the applicable Standard for all parameters analyzed.

5.3.2 GROUNDWATER CHEMISTRY

Three groundwater samples from previously installed monitoring wells (assigned MW1, MW2 and MW3) were analyzed for VOCs and metals, hydrides and pH. The locations of the monitoring wells are depicted in **Drawing 1**.

The concentration of boron in the groundwater sample collected from MW1 (located north of the building on site) marginally exceeded the MOE Table 1 Standard. This concentration met the MOE Table 6 groundwater Standards, and therefore should all other soil and groundwater concentrations meet the MOE Table 1 Standard, the requirement to consider this site a 'shallow soil property' is nullified. All other heavy metal parameters met the Table 1 Standard in the three groundwater samples analyzed.

The results of VOC analysis, as shown in **Appendix B** indicated that all three samples met the Table 1 Standard with concentrations less than the laboratory method detection limit (MDL).

6. SUMMARY OF FINDINGS

Summary of Findings and Conclusions:

1. The concentration of boron in the groundwater sample collected from MW1 (located north of the building on site) marginally exceeded the MOE Table 1 Standard. All other heavy metal parameters met the Table 1 Standard in the three groundwater samples.
2. The results of VOC analysis in groundwater indicated that all three samples met the Table 1 Standard with concentrations less than the laboratory method detection limit (MDL).
3. Two soil samples were analyzed for PHC from the F1 (C₆-C₁₀); F2 (>C₁₀-C₁₆); F3 (>C₁₆-C₃₄) and F4 (>C₃₄) fractions. The results indicated that detectable levels of PHC in the F3 and F4 fractions were present in both samples, and therefore they do not meet the requirements of the Table 1 Standard for the purposes of a Record of Site Condition. No acceptable value for petroleum hydrocarbon concentrations in soil has been derived for sensitive sites.
4. Two soil samples were analyzed for VOCs. The results indicated that both samples met the Table 1 Standard with concentration less than the laboratory method detection limit (MDL).
5. Two soil samples were analyzed for general chemistry and inorganic parameters. The results indicated that both samples met the applicable Table 1 Standard.

If a Record of Site Condition (RSC) is required for the property as it is presently defined, the background soil and groundwater Standards within Table 1 apply. The use of the Table 1 Standards is warranted based on the fact that the top bank of a water body (Black Ash Creek) exists within 30 m of the subject site, and the site is a shallow soil property (as overburden and soil overlying the bedrock on more than one-third of the site is less than two metres in thickness).

All soil and groundwater samples analyzed meet MOE Table 2 Standards. The less stringent Table 2 Standards could be applicable to the site if both of the following conditions are met:

- Under O. Reg. 153/04, should the site be surveyed to define a 30 m buffer area from the top bank of the creek, the 30-m buffer strip would be viewed as a Table 1 site, and the remaining property would be viewed as a Table 2 site.
- Further, O. Reg. 153/04 states that if concentrations of contaminants in the soil leachate and groundwater meet Table 6 Standards, the site is not required to be considered a 'shallow soil property'. The boron exceedance detected in the groundwater meets Table 6 Standards. However, a leachate analysis is required to be conducted in the two areas identified to have detectable petroleum hydrocarbon concentrations. This will require additional sample collection from the site.

S&P recommends that all monitoring wells be decommissioned according to Ontario Regulation 903 when no longer required.

7. LIMITATIONS

The findings of the boreholes are believed to be representative of the area of investigation and are based on facts and information determined by Shaheen & Peaker Limited during the execution of this project. Soil and/or groundwater conditions at locations other than the boreholes may vary from conditions encountered at the drilling locations. The findings in this report are limited to the environmental conditions on the site at the time of the investigation. This report was prepared for the account of Stantec Consulting, on behalf of Holborn Property Investments Inc. Any use which a Third Party makes of this report, or any reliance on decisions to be made based on it, is the responsibility of such Third Parties. Shaheen & Peaker Limited accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

8. QUALIFICATIONS OF CONSULTANT

S&P is a consulting engineering company registered in Ontario with a complement of over 100 engineers, hydrogeologists, geologists, environmentalists, technologists and support staff. The firm was established in September 1992 and specializes in all aspects of geotechnical, environmental, construction materials, pavements, noise and vibrations, acoustics and mining. The company has its head office in Etobicoke with branch offices in Oshawa, Newmarket, Markham, Burlington, Niagara Falls, Barrie and Montreal with affiliates in Vancouver. The facility at Etobicoke has a fully equipped laboratory to test soil, concrete and concrete products and asphalt. The laboratory is certified with the CTA and CSA. Since its conception, the firm has carried out over 6000 projects across Canada, United States and overseas.

Kyla Ferguson, B.Sc. (Env.) is a Project Manager with Shaheen & Peaker Limited. Kyla has an Honours Bachelor of Science in Environmental Sciences and a Post Graduate Diploma in Environmental Engineering Applications. She conducts all aspects of Phase 1 and Phase 2 Environmental Site Assessments, Designated Substance Surveys and Remediation projects for Shaheen & Peaker Limited.

Dave Lewis is Manager of the Environmental Division at Shaheen & Peaker Limited. Dave has a Bachelors Degree in Engineering and is a recognized Professional Engineer in Ontario. Prior to his employment with Shaheen & Peaker Limited, Dave conducted and managed hundreds of environmental investigations including Phase 1 ESA's, Phase 2 ESA's and Remediation work with the Federal Government at various sites across Ontario

Yours very truly,

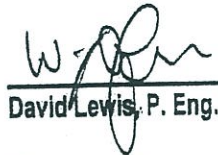
SHAHEEN & PEAKER LIMITED

Prepared by:



Kyla Ferguson, B.Sc. (Env.), A.Sc.T.
Project Manager

Reviewed by:


David Lewis, P. Eng.

Manager, Environmental Services



TABLES

TABLE 1: BOREHOLE RATIONALE AND SAMPLE SUMMARY

Borehole	Location	Primary Rationale
BH101	Northeast corner of the site within the parking lot just south of the northern property boundary.	To assess the potential for impacted soils from activities occurring at the former private fuel outlet north of the subject site.
BH102	In close proximity to the northeast corner of the building near the loading dock.	To assess the potential for impacted soils near the loading dock at the subject site.
BH103	North of the building (Unit D) on site, within the northeast corner of the subject property.	To assess the potential for impacted soils in this vicinity of the site.
BH104	Northwest corner of the parking and storage area, near the fill stockpile.	To assess the potential for impacted soils in this vicinity of the site.
BH105	Southwest corner of the cleared property situated on the driveway to the west of the building on site.	To assess the potential for impacted soils from activities occurring at the bulk fuel facility to the south of the subject site.
BH106	South central portion of the property situated on the driveway just north of the southern property boundary.	To assess the potential for impacted soils from activities occurring at the bulk fuel facility to the south of the subject site.
BH107	Southeast corner of the subject site along the driveway, just north of the southern property boundary.	To assess the potential for impacted soils from activities occurring at the bulk fuel facility to the south of the subject site.
BH108	North of the building situated along the paved driveway, down gradient from the building, in close proximity to MW1.	To assess the potential for impacted soils from activities occurring at the subject site as a result from the former carpet manufacturing activities.
BH109	Situated on the elevated road, west of the building.	To assess the potential for impacted fill material used to construct the access road.
BH110	Along the gravel driveway, south of the access road.	To assess the potential for impacted soils in this vicinity of the site.

TABLE 2: SUMMARY OF CHEMICAL ANALYSIS FOR SOIL & GROUNDWATER

Sample Identification	Approximate Sample Depth (m)	Decom.	PHC (F1-F4)	VOCs	Heavy Metals, pH
BH101 SS1	0.3 - 0.6	√	√		
BH103 SS1	0.3 - 0.6			√	
BH106 SS1	0.3 - 0.6		√		
BH108 SS1	0.3 - 0.6			√	
BH109 SS3	2.3 - 2.6	√			
MW1	GW			√	√
MW2	GW			√	√
MW3	GW			√	√

NOTES:

1. Decom. = selected general chemistry and inorganic parameters contained in Table 3 of the Ministry of the Environment (MOE) publication "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act", 2004.
2. PHC (F1 to F4) = petroleum hydrocarbons (fractions F1, F2, F3 and F4)
3. VOCs = volatile organic compounds
4. NA (GW) = Depth Not Applicable - groundwater sample

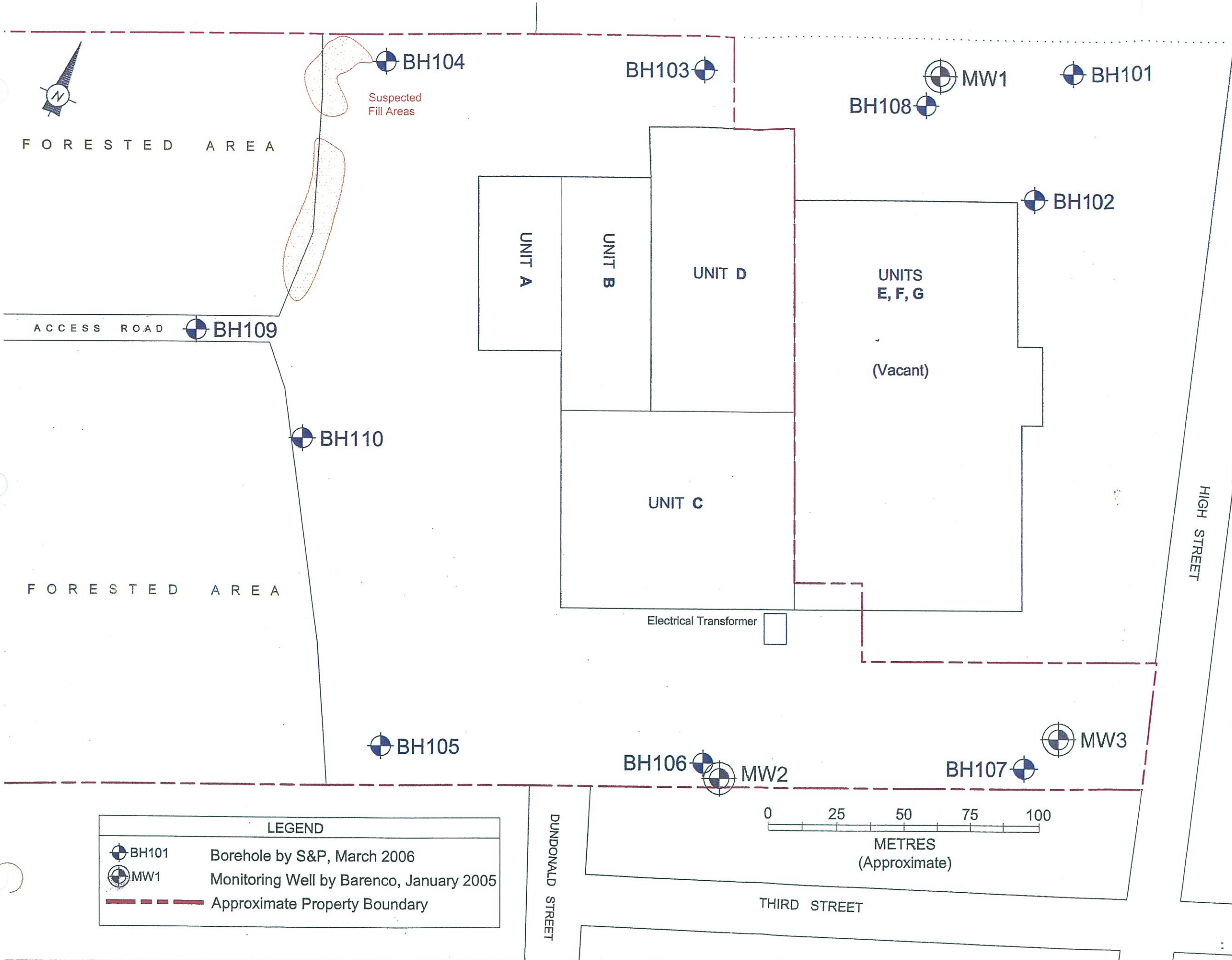
TABLE 3: GROUNDWATER OBSERVATIONS

Monitoring Well	Groundwater Observations	Ground Surface Elevation (m)*	Depth of Groundwater Below Ground Surface (m)	Groundwater Elevation (m)
MW1	March 24, 2006	181.228	3.20	178.028
MW2	March 24, 2006	181.875	3.45	178.425
MW3	March 24, 2006	181.248	2.87	178.378

NOTES:

1. The elevation of the finished floor onsite was used as a bench mark with a geodetic elevation of 181.9 m.
2. Groundwater depth is depth below ground surface.

DRAWING



Notes:
 1. Site Plan adapted from Site Survey prepared by Lynn H. Patten, Ontario Land Surveyor, Job No. 65-48-5, dated January 8, 1996.
 2. Bar scale applies only to property boundary of Subject Site. All other features are not necessarily to scale.

NO.	DESCRIPTION	DATE
REVISION		

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 transportation & building science engineers
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 email: info@shaheenpeaker.ca

PREPARED FOR:

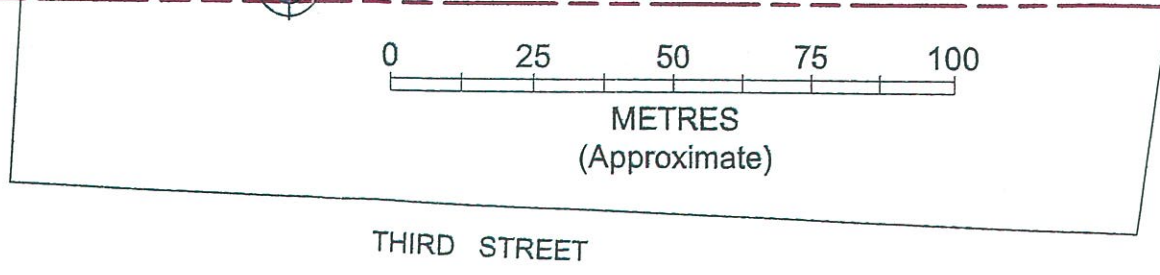
 HOLBORN PROPERTY INVESTMENTS INC.
 c/o STANTEC CONSULTING

PHASE II ENVIRONMENTAL
 SOIL & GROUNDWATER INVESTIGATION
 20 HIGH STREET
 COLLINGWOOD, ONTARIO

TITLE:
 SITE PLAN

SCALE: AS SHOWN	DATE: APR. 2006
DRAWN BY: AB/MV	PROJECT NO.: SPS239B
APPROVED BY: WDL	DRAWING NO.: 1

LEGEND	
	BH101 Borehole by S&P, March 2006
	MW1 Monitoring Well by Barenco, January 2005
	Approximate Property Boundary



APPENDIX A

BOREHOLE LOGS

Log of Borehole BH101

Project No. SPS239B

Drawing No. _____

Project: Phase 2 Environmental Soil and Groundwater Investigation

Sheet No. 1 of 1

Location: 20 High Street, Collingwood, ON

Date Drilled: March 23, 2006

Drill Type: Solid Stem Auger

Datum: Geodetic

- | | | | |
|-------------------------|-------------------------------------|---|-------------------------------------|
| Auger Sample | <input checked="" type="checkbox"/> | Combustible Vapour Reading | <input type="checkbox"/> |
| SPT (N) Value | <input type="checkbox"/> | Natural Moisture | <input checked="" type="checkbox"/> |
| Dynamic Cone Test | <input type="checkbox"/> | Plastic and Liquid Limit | <input type="checkbox"/> |
| Shelby Tube | <input checked="" type="checkbox"/> | Undrained Triaxial at % Strain at Failure | <input type="checkbox"/> |
| Field Vane Test | <input checked="" type="checkbox"/> | Penetrometer | <input checked="" type="checkbox"/> |
| Sensitivity | <input checked="" type="checkbox"/> | | |
| Piezometric Water Level | <input checked="" type="checkbox"/> | | |

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH m	N Value				Combustible Vapour Reading (ppm)			SAMPLING	Natural Unit Weight kN/m ³
					20	40	60	80	250	500	750		
		ASPHALT 50 mm	181.15	0									
		SAND & GRAVEL brown, moist	181.10										
		becoming dark brown with a slight hydrocarbon odour below 0.3 m											
		SILTY SAND with gravel, brown, moist	180.75										
		weathered shale below 0.55 m											
		INFERRED LIMESTONE BEDROCK	180.39										
		Auger refusal at 0.76 m END OF BOREHOLE 1. Borehole dry and filled with bentonite upon completion. 2. No staining or odours detected unless otherwise indicated.	180.37										



**Shaheen & Peaker
Consulting Engineers**

Time	Water Level (m)	Depth to Cave (m)
upon completion	dry	0.76

Borehole BH101

Log of Borehole BH102

Project No. SPS239B

Drawing No. _____

Project: Phase 2 Environmental Soil and Groundwater Investigation

Sheet No. 1 of 1

Location: 20 High Street, Collingwood, ON

Date Drilled: March 23, 2006

- Auger Sample
- SPT (N) Value
- Dynamic Cone Test
- Shelby Tube
- Field Vane Test
- Sensitivity
- Piezometric Water Level

- Combustible Vapour Reading
- Natural Moisture
- Plastic and Liquid Limit
- Undrained Triaxial at % Strain at Failure
- Penetrometer

Drill Type: Solid Stem Auger

Datum: Geodetic

GWL	SYMBOL	Soil Description	ELEV. m	DRAIN-H	N Value				Combustible Vapour Reading (ppm)			SAMPLING	Natural Unit Weight kN/m ³
					20	40	60	80	250	500	750		
		ASPHALT 30 mm	181.48										
		SAND & GRAVEL brown, moist	181.45										
		SILTY SAND with gravel brown, moist	181.18										
		weathered shale below 0.57 m											
		INFERRED LIMESTONE BEDROCK Auger refusal at 0.76 m END OF BOREHOLE 1. Borehole dry and filled with bentonite upon completion. 2. No staining or odours detected unless otherwise indicated.	180.72 180.70										



**Shaheen & Peaker
Consulting Engineers**

Time	Water Level (m)	Depth to Cave (m)
upon completion	dry	0.76

Borehole BH102

Log of Borehole BH103

Project No. SPS239B

Drawing No. _____

Project: Phase 2 Environmental Soil and Groundwater Investigation

Sheet No. 1 of 1

Location: 20 High Street, Collingwood, ON

Date Drilled: March 23, 2006

Auger Sample

Combustible Vapour Reading

SPT (N) Value

Natural Moisture

Dynamic Cone Test

Plastic and Liquid Limit

Drill Type: Solid Stem Auger

Shelby Tube

Undrained Triaxial at

Datum: Geodetic

Field Vane Test

% Strain at Failure

Sensitivity

Penetrometer

Piezometric Water Level

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH m	N Value				Combustible Vapour Reading (ppm)			SAMPLING	Natural Unit Weight kN/m ³
					20	40	60	80	250	500	750		
		ASPHALT 50 mm	181.02	0									
		SAND & GRAVEL brown, moist	180.97										
		SILTY SAND brown, moist weathered shale below 0.4 m	180.72										
		INFERRED LIMESTONE BEDROCK Auger refusal at 0.61 m END OF BOREHOLE 1. Borehole dry and filled with bentonite upon completion. 2. No staining or odours detected unless otherwise indicated.	180.41 180.40										



**Shaheen & Peaker
Consulting Engineers**

Time	Water Level (m)	Depth to Cave (m)
upon completion	dry	0.76

Borehole BH103

Log of Borehole BH104

Project No. SPS239B

Drawing No. _____

Project: Phase 2 Environmental Soil and Groundwater Investigation

Sheet No. 1 of 1

Location: 20 High Street, Collingwood, ON

Date Drilled: March 23, 2006

Drill Type: Solid Stem Auger

Datum: Geodetic

- Auger Sample
- SPT (N) Value
- Dynamic Cone Test
- Shelby Tube
- Field Vane Test
- Sensitivity
- Piezometric Water Level
- Combustible Vapour Reading
- Natural Moisture
- Plastic and Liquid Limit
- Undrained Triaxial at % Strain at Failure
- Penetrometer

GWL	SYMBOL	Soil Description	ELEV. m	DEPTH m	N Value				Combustible Vapour Reading (ppm)			SAMPLING	Natural Unit Weight kN/m ³
					20	40	60	80	250	500	750		
		ASPHALT 35 mm	181.42										
		SAND & GRAVEL brown, moist	181.38										
		SILTY SAND trace gravel, brown, moist	180.81										
		weathered shale below 0.9 m	180.42										
		INFERRED LIMESTONE BEDROCK Auger refusal at 1.0 m END OF BOREHOLE 1. Borehole dry and filled with bentonite upon completion. 2. No staining or odours detected unless otherwise indicated.	180.39										



Shaheen & Peaker
Consulting Engineers

Time	Water Level (m)	Depth to Cave (m)
upon completion	dry	1.00

Borehole BH104

Log of Borehole BH105

Project No. SPS239B

Drawing No. _____

Project: Phase 2 Environmental Soil and Groundwater Investigation

Sheet No. 1 of 1

Location: 20 High Street, Collingwood, ON

Date Drilled: March 23, 2006

- Auger Sample
- SPT (N) Value
- Dynamic Cone Test
- Shelby Tube
- Field Vane Test
- Sensitivity
- Piezometric Water Level

- Combustible Vapour Reading
- Natural Moisture
- Plastic and Liquid Limit
- Undrained Triaxial at % Strain at Failure
- Penetrometer

Drill Type: Solid Stem Auger

Datum: Geodetic

GW L	SYMBOL	Soil Description	ELEV. m	DEPTH (m)	N Value				Combustible Vapour Reading (ppm)			SAMPLING	Natural Unit Weight _s kN/m ³
					20	40	60	80	250	500	750		
					Shear Strength MPa				Natural Moisture Content % Atterberg Limits (% Dry Weight)				
		SAND & GRAVEL brown, moist	182.25	0			64 for 150 mm						
		SILTY SAND brown, moist	181.65										
		weathered shale below 0.9 m		1									
		INFERRED LIMESTONE BEDROCK Auger refusal at 1.1 m END OF BOREHOLE 1. Borehole dry and filled with bentonite upon completion. 2. No staining or odours detected unless otherwise indicated.	181.18 181.15										



**Shaheen & Peaker
Consulting Engineers**

Time	Water Level (m)	Depth to Cave (m)
upon completion	dry	1.07

Borehole BH105

Log of Borehole BH106

Project No. SPS239B

Drawing No. _____

Project: Phase 2 Environmental Soil and Groundwater Investigation

Sheet No. 1 of 1

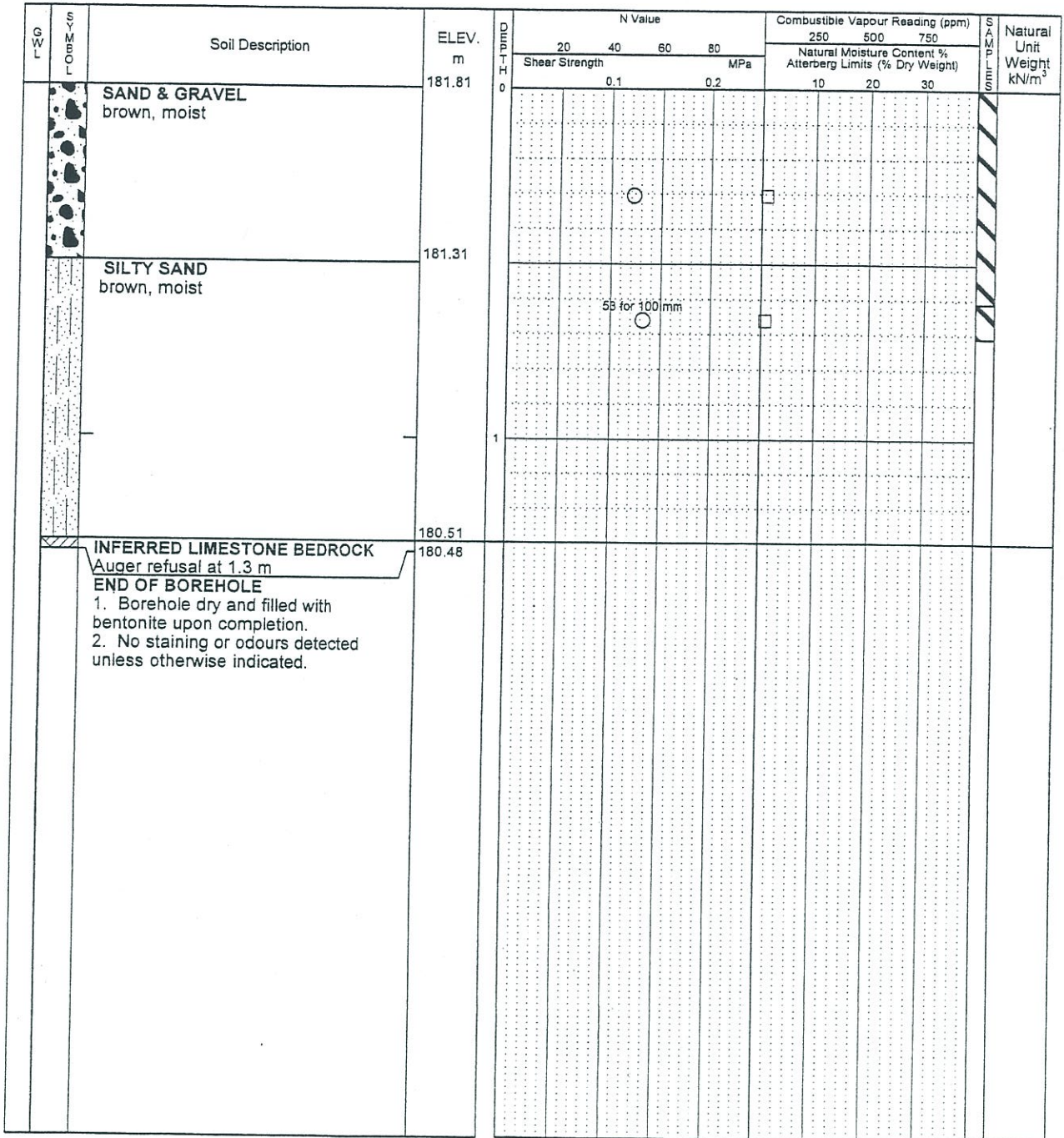
Location: 20 High Street, Collingwood, ON

Date Drilled: March 23, 2006

Drill Type: Solid Stem Auger

Datum: Geodetic

- | | | | |
|-------------------|-------------------------------------|---|--------------------------|
| Auger Sample | <input checked="" type="checkbox"/> | Combustible Vapour Reading | <input type="checkbox"/> |
| SPT (N) Value | <input type="checkbox"/> | Natural Moisture | <input type="checkbox"/> |
| Dynamic Cone Test | <input type="checkbox"/> | Plastic and Liquid Limit | <input type="checkbox"/> |
| Shelby Tube | <input type="checkbox"/> | Undrained Triaxial at % Strain at Failure | <input type="checkbox"/> |
| Field Vane Test | <input type="checkbox"/> | Piezometric Water Level | <input type="checkbox"/> |
| Sensitivity | <input type="checkbox"/> | | |
| | <input type="checkbox"/> | | |



**Shaheen & Peaker
Consulting Engineers**

Time	Water Level (m)	Depth to Cave (m)
upon completion	dry	1.30

Borehole BH106

Log of Borehole BH110

Project No. SPS239B

Drawing No. _____

Project: Phase 2 Environmental Soil and Groundwater Investigation

Sheet No. 1 of 1

Location: 20 High Street, Collingwood, ON

Date Drilled: March 23, 2006

Drill Type: Solid Stem Auger

Datum: Geodetic

- Auger Sample
- SPT (N) Value
- Dynamic Cone Test
- Shelby Tube
- Field Vane Test
- Sensitivity
- Piezometric Water Level
- Combustible Vapour Reading
- Natural Moisture
- Plastic and Liquid Limit
- Undrained Triaxial at % Strain at Failure
- Penetrometer

L	W	G	Soil Description	ELEV. m	H	I	T	D	N Value			Combustible Vapour Reading (ppm)			S	A	M	P	Natural Unit Weight kN/m ³	
									20	40	60	80	250	500						750
									Shear Strength			MPa	Natural Moisture Content % Atterberg Limits (% Dry Weight)							
			SAND & GRAVEL brown, moist	181.72	0				0.1	0.2										
			SILTY SAND some gravel brown, moist	181.42																
			INFERRED LIMESTONE BEDROCK Auger refusal at 1.2 m END OF BOREHOLE 1. Borehole dry and filled with bentonite upon completion. 2. No staining or odours detected unless otherwise indicated.	180.50 180.47																



**Shaheen & Peaker
Consulting Engineers**

Time	Water Level (m)	Depth to Cave (m)
upon completion	dry	1.22

Borehole BH110

Log of Borehole BH107

Project No. SPS239B

Drawing No. _____

Project: Phase 2 Environmental Soil and Groundwater Investigation

Sheet No. 1 of 1

Location: 20 High Street, Collingwood, ON

Date Drilled: March 23, 2006

Drill Type: Solid Stem Auger

Datum: Geodetic

- | | | | |
|-------------------------|-------------------------------------|---|-------------------------------------|
| Auger Sample | <input checked="" type="checkbox"/> | Combustible Vapour Reading | <input type="checkbox"/> |
| SPT (N) Value | <input type="checkbox"/> | Natural Moisture | <input checked="" type="checkbox"/> |
| Dynamic Cone Test | <input type="checkbox"/> | Plastic and Liquid Limit | <input type="checkbox"/> |
| Shelby Tube | <input checked="" type="checkbox"/> | Undrained Triaxial at % Strain at Failure | <input type="checkbox"/> |
| Field Vane Test | <input checked="" type="checkbox"/> | Penetrometer | <input checked="" type="checkbox"/> |
| Sensitivity | <input type="checkbox"/> | | |
| Piezometric Water Level | <input type="checkbox"/> | | |

GWL	SOL	Soil Description	ELEV. m	Depth (m)	N Value				Combustible Vapour Reading (ppm)			Natural Unit Weight kN/m ³	
					20	40	60	80	250	500	750		
					Shear Strength MPa				Natural Moisture Content % Atterberg Limits (% Dry Weight)				
		SAND & GRAVEL with silt, brown, moist	181.29	0	0.1								
		weathered shale below 0.7 m	180.56										
		INFERRED LIMESTONE BEDROCK	180.53										
		Auger refusal at 0.85 m	180.44										
		END OF BOREHOLE											
		1. Borehole dry and filled with bentonite upon completion.											
		2. No staining or odours detected unless otherwise indicated.											



**Shaheen & Peaker
Consulting Engineers**

Time	Water Level (m)	Depth to Cave (m)
upon completion	dry	0.76

Borehole BH107

Log of Borehole BH108

Project No. SPS239B

Drawing No. _____

Project: Phase 2 Environmental Soil and Groundwater Investigation

Sheet No. 1 of 1

Location: 20 High Street, Collingwood, ON

Date Drilled: March 23, 2006

Drill Type: Solid Stem Auger

Datum: Geodetic

- | | | | |
|-------------------------|-------------------------------------|---|-------------------------------------|
| Auger Sample | <input checked="" type="checkbox"/> | Combustible Vapour Reading | <input type="checkbox"/> |
| SPT (N) Value | <input type="checkbox"/> | Natural Moisture | <input checked="" type="checkbox"/> |
| Dynamic Cone Test | <input type="checkbox"/> | Plastic and Liquid Limit | <input type="checkbox"/> |
| Shelby Tube | <input checked="" type="checkbox"/> | Undrained Triaxial at % Strain at Failure | <input type="checkbox"/> |
| Field Vane Test | <input checked="" type="checkbox"/> | Penetrometer | <input checked="" type="checkbox"/> |
| Sensitivity | <input type="checkbox"/> | | |
| Piezometric Water Level | <input type="checkbox"/> | | |

GWL	SYMBOL	Soil Description	ELEV. m	Depth m	N Value				Combustible Vapour Reading (ppm)			SAMPLES	Natural Unit Weight kN/m ³
					20	40	60	80	250	500	750		
					Shear Strength MPa				Natural Moisture Content % Atterberg Limits (% Dry Weight)				
		ASPHALT 50 mm	181.14	0									
		FILL	181.09										
		sand with gravel, dark brown to brown, moist	180.99										
		SILTY SAND with gravel, brown, moist slight unidentifiable odour at approximately 0.3 m											
		INFERRED LIMESTONE BEDROCK	180.48										
		Auger refusal at 0.66 m END OF BOREHOLE 1. Borehole dry and filled with bentonite upon completion. 2. No staining or odours detected unless otherwise indicated.	180.45										



**Shaheen & Peaker
Consulting Engineers**

Time	Water Level (m)	Depth to Cave (m)
upon completion	dry	0.66

Borehole BH108

Log of Borehole BH109

Project No. SPS239B

Drawing No. _____

Project: Phase 2 Environmental Soil and Groundwater Investigation

Sheet No. 1 of 1

Location: 20 High Street, Collingwood, ON

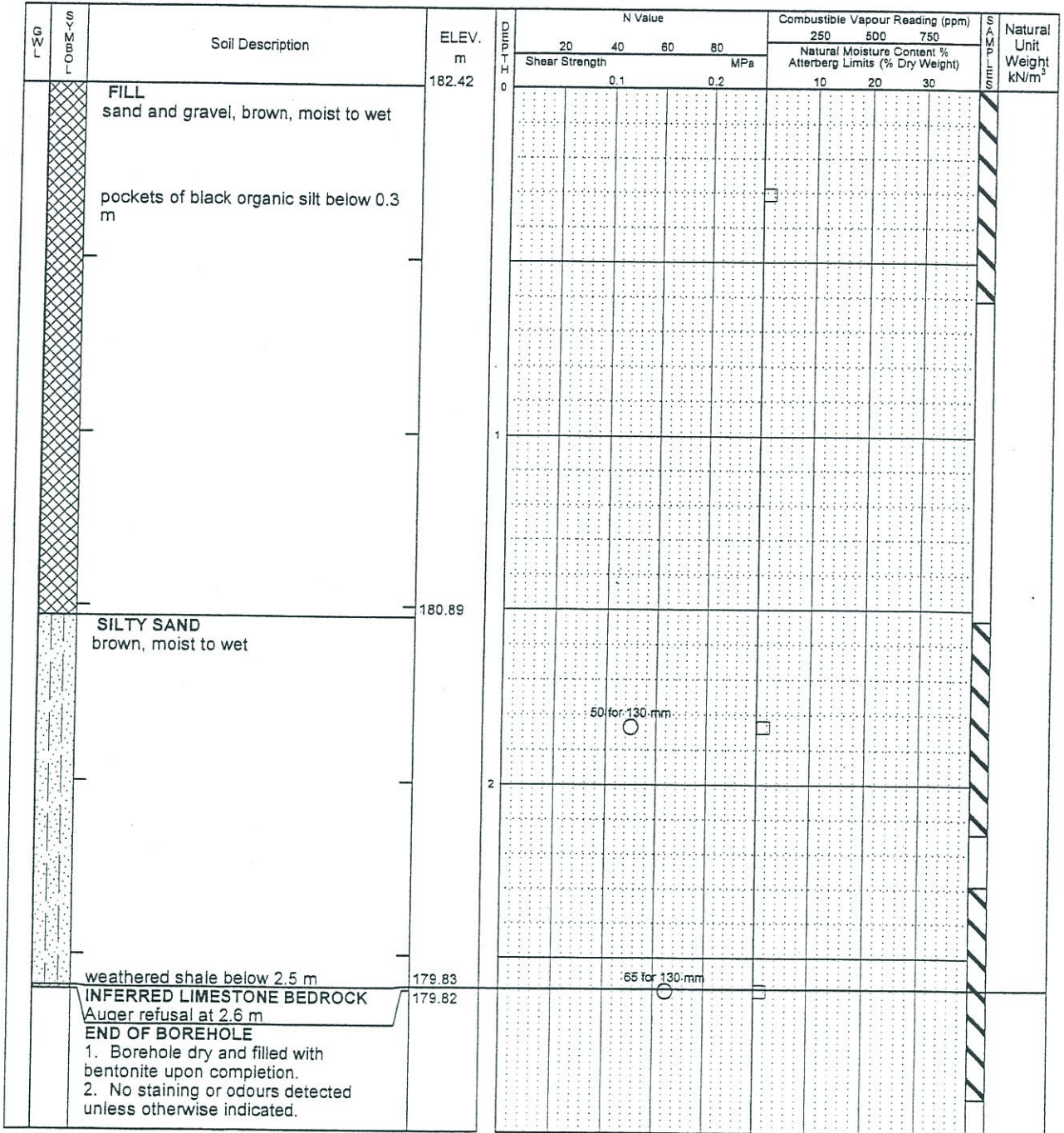
Date Drilled: March 23, 2006

Drill Type: Solid Stem Auger

Datum: Geodetic

- Auger Sample
- SPT (N) Value
- Dynamic Cone Test
- Shelby Tube
- Field Vane Test
- Sensitivity
- Piezometric Water Level

- Combustible Vapour Reading
- Natural Moisture
- Plastic and Liquid Limit
- Undrained Triaxial at % Strain at Failure
- Penetrometer



**Shaheen & Peaker
Consulting Engineers**

Time	Water Level (m)	Depth to Cave (m)
upon completion	dry	2.59

Borehole BH109

Log of Borehole BH110

Project No. SPS239B

Drawing No. _____

Project: Phase 2 Environmental Soil and Groundwater Investigation

Sheet No. 1 of 1

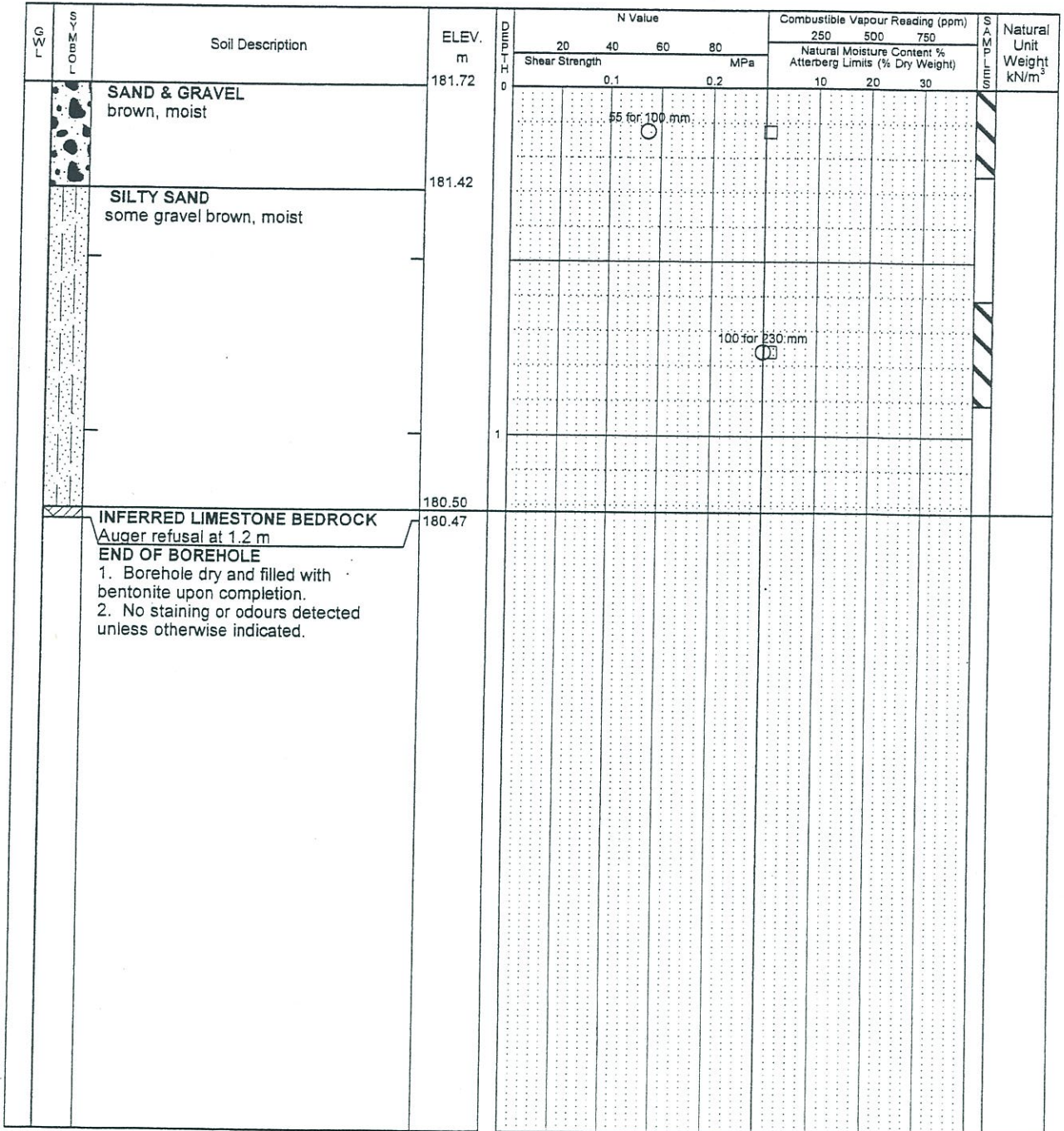
Location: 20 High Street, Collingwood, ON

Date Drilled: March 23, 2006

Drill Type: Solid Stem Auger

Datum: Geodetic

- | | | | |
|-------------------------|-------------------------------------|---|-------------------------------------|
| Auger Sample | <input checked="" type="checkbox"/> | Combustible Vapour Reading | <input type="checkbox"/> |
| SPT (N) Value | <input type="checkbox"/> | Natural Moisture | <input checked="" type="checkbox"/> |
| Dynamic Cone Test | <input type="checkbox"/> | Plastic and Liquid Limit | <input type="checkbox"/> |
| Shelby Tube | <input type="checkbox"/> | Undrained Triaxial at % Strain at Failure | <input type="checkbox"/> |
| Field Vane Test | <input type="checkbox"/> | Penetrometer | <input type="checkbox"/> |
| Sensitivity | <input type="checkbox"/> | | |
| Piezometric Water Level | <input type="checkbox"/> | | |



Shaheen & Peaker
Consulting Engineers

Time	Water Level (m)	Depth to Cave (m)
upon completion	dry	1.22

Borehole BH110

APPENDIX B

CERTIFICATES OF ANALYSES

SOIL ANALYSIS

Client: Shaheen & Peaker Ltd.
 Attention: Adria / Kyla
 Client Reference: Proj: SPS 239B
 Date Received: Mar. 27, 2006
 Date Analyzed: Mar. 29, 2006
 Date Reported: Apr. 03, 2006
 Sample Type: Soil

ENTECH

A Division of Agri-Service Lab Inc.
 6820 Kitimat Rd., Unit #4
 Mississauga, ON L5N 5M3
 TEL: (905) 821-1112
 FAX: (905) 821-2095

CERTIFICATE OF ANALYSIS

Volatile Organic Compounds	ENTECH # >> Sample I.D. >>	Lab Blank	**Table 1 All Other Types Of Property Uses	64485 BH103 SS1 0.3-0.6m	64486 BH108 SS1 0.3-0.6m	Lab Spike Amount (ug/g)	Spike Recovery (%)
Chloromethane	0.003	<	-	<	<	0.16	130
Vinyl chloride	0.003	<	0.003	<	<	0.16	123
Bromomethane	0.003	<	0.003	<	<	0.16	120
Chloroethane	0.002	<	-	<	<	0.16	130
Trichlorofluoromethane	0.004	<	-	<	<	0.16	128
1,1-Dichloroethylene	0.002	<	0.002	<	<	0.08	128
Acetone	0.050	<	N/V	<	<	0.79	124
Methylene Chloride	0.003	<	0.003	<	<	0.08	101
t-1,2-Dichloroethylene	0.003	<	0.003	<	<	0.08	129
MTBE	0.015	<	N/V	<	<	0.78	129
1,1-Dichloroethane	0.002	<	0.002	<	<	0.08	124
cis-1,2-Dichloroethylene	0.003	<	N/V	<	<	0.08	126
MEK	0.008	<	N/V	<	<	0.75	83
Chloroform	0.003	<	0.006	<	<	0.08	127
1,1,1-Trichloroethane	0.003	<	0.009	<	<	0.08	108
Carbon Tetrachloride	0.002	<	0.002	<	<	0.08	130
Benzene	0.002	<	0.002	<	<	0.08	126
1,2-Dichloroethane	0.002	<	0.002	<	<	0.08	125
Trichloroethylene	0.003	<	0.004	<	<	0.08	114
1,2-Dichloropropane	0.002	<	0.002	<	<	0.08	116
Bromodichloromethane	0.002	<	N/V	<	<	0.08	125
Cis-1,3-Dichloropropene	0.003	<	0.003	<	<	0.08	78
MIBK	0.070	<	N/V	<	<	0.78	126
Toluene	0.002	<	0.002	<	<	0.08	125
tr-1,3-Dichloropropene	0.002	<	0.003	<	<	0.08	91
1,1,2-Trichloroethane	0.002	<	0.002	<	<	0.08	130
Tetrachloroethylene	0.002	<	0.002	<	<	0.08	124

Client: Shaheen & Peaker Ltd.

Attention: Adria / Kyla

Client Reference: Proj: SPS 239B

Date Received: Mar. 27, 2006

Date Analyzed: Mar. 29, 2006

Date Reported: Apr. 03, 2006

Sample Type: Soil

ENTECH

A Division of Agri-Service Lab Inc.

6820 Kifimat Rd., Unit #4

Mississauga, ON L5N 5M3

TEL: (905) 821-1112

FAX: (905) 821-2095

CERTIFICATE OF ANALYSIS

Volatile Organic Compounds	Units: ug/g (ppm)	ENTECH # >>> Sample I.D. >>>	Lab Blank	**Table 1 All Other Types Of Property Uses	64485 BH103 SS1 0.3-0.6m	64486 BH108 SS1 0.3-0.6m	Lab Spike Amount	Spike Recovery (%)
Chlorodibromomethane	0.002		<	0.003	<	<	0.08	119
Ethylene Dibromide	0.002		<	0.004	<	<	0.08	116
Chlorobenzene	0.002		<	0.002	<	<	0.08	116
1,1,1,2-Tetrachloroethane	0.002		<	N/V	<	<	0.08	126
Ethylbenzene	0.002		<	0.002	<	<	0.08	106
m/p/o-Xylenes (Total)	0.002		<	0.002	<	<	0.24	114
Styrene	0.002		<	0.002	<	<	0.08	109
Bromoform	0.002		<	0.002	<	<	0.08	118
1,1,2,2-Tetrachloroethane	0.003		<	0.004	<	<	0.08	129
1,3-Dichlorobenzene	0.002		<	0.002	<	<	0.08	117
1,4-Dichlorobenzene	0.002		<	0.002	<	<	0.08	120
1,2-Dichlorobenzene	0.001		<	0.002	<	<	0.08	123
Surrogate Recovery:								
	Toluene-d8 (%)		82	-	74	78	100	123
	1,3-Dichlorobutane (%)		115	-	79	83	100	92
	4-Bromofluorobenzene (%)		78	-	75	73	100	129

Comments:

Ref. Method: Entech#OSA-1; Purge & Trap GC/MSD. NV = No Value

Surrogate and spike recovery control limits = 70% to 130%; < = Not Detected (less than Method Detection Limit (MDL)).
Reported results only for specified sample tested.

**Standards For Use Under Part XV.1 of the Environmental Protection Act. March 09, 2004.



Dr. Asit Rakshit, Ph.D., C. Chem.
Manager, Organics

Client: Shaheen & Peaker Ltd.
 Attention: Adria / Kyla
 Project: SPS239B
 P.O. :
 Sample Type: Soil
 Date Received: Mar 27/06
 Date Analysed: Mar 28-31/06
 Date Reported: Apr 01/06

ENTECH

A Division of Agri-Service Lab Inc.
 6820 Kitimat Rd., Unit #4
 Mississauga, ON L5N 5M3

TEL: (905) 821-1112
 FAX: (905) 821-2095

Sam Sanyal, M.Sc., C.Chem.
 Manager, Inorganic Analysis.

S. Sanyal

CERTIFICATE OF ANALYSIS - SOIL STANDARDS FOR USE UNDER PART XV.I OF THE ENVIRONMENTAL PROTECTION ACT (GENL. & INORGANIC)

Data Pertain To Specific Sample(s) Tested

PARAMETER	Standards (µg/g)			Method Detection Limit (µg/g)	CONTROL SAMPLE		TABLE 1 Soil Background Concentration (µg/g) Agricultural / All Other Land Uses	SAMPLE DATA (µg/g)											
	Tables 2 Agricultural & Other Prop. Use.	Tables 2 & 3 Res./Ind. Comm	Tables 4 & 5 Res./Ind. Comm		Expected Concentration (µg/g)	Found (µg/g)		Blank	64482 BH109 SS3 2.3-2.6M	64483 BH101 SS1 0-0.6M	64483 BH101 SS1 0-0.6M Duplicate								
Dry Matter (%)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
pH (units)	5 to 9	5 to 9	5 to 11	-	7.7	7.4	-	92.2	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5	8.5
EC (mS/cm)	0.7	0.7/1.4	N.A./N.A.	-	0.15	0.15	0.47/0.57	0.15	0.15	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
SAR	5	5/12	N.A./N.A.	-	-	-	1.0/2.4	0.43	0.43	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53
Arsenic	20	20/40	40/N.V.	1	90.6	88.1	14/17	1.0	1.0	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
Cadmium	3	12/12	41/41	1	34.0	33.8	1.0/1.0	1.0	1.0	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
Chromium (VI)	8	8/8	600/1100	1	0.77	0.79	2.5/2.5	1.0	1.0	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
Chromium (total)	750	750/750	2500/5000	1	64.0	64.1	67/71	5.9	5.9	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4
Cobalt	40	40/80	2500/3400	1	28.0	28.0	19/21	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3
Copper	150	225/225	2500/2500	1	690	728	56/85	5.6	5.6	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5
Lead	200	200/1000	1000/N.V.	2	233	217	55/120	2	2	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9
Mercury	10	10/10	57/57	0.05	2.3	2.2	0.16/0.23	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
Molybdenum	5	40/40	550/550	2	5.0	5.5	2.5/2.5	2	2	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1
Nickel	150	150/150	710/710	2	231	205	43/43	2	2	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4
Boron(HWE) *	1.5	1.5/2.0	2.0/N.V.	0.02	1.00	0.93	-	0.02	0.02	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
Cyanide Free	100	100/100	100/390	0.1	0.20	0.19	0.12/0.12	0.02	0.02	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12
Selenium	2	10/10	2500/2500	1	128	123	1.4/1.9	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Silver	20	20/40	240/240	0.3	1.9	1.7	0.35/0.42	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Zinc	600	600/600	2500/5000	1	6775	6035	150/160	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Antimony	13	13/40	44/44	1	76.2	78.8	1.0/1.0	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Barium	750	750/1500	2500/4100	1	102	98	190/210	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Beryllium	1.2	1.2/1.2	1.2/3.1	0.5	61.4	64.0	1.2/1.2	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Vanadium	200	200/200	910/910	1	19.0	16.0	91/91	1	1	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6

All guideline criteria are for coarse textured soil
 HWE - Hot water extractable
 Sample data and MDL units are in µg/g unless
 otherwise specified

Analyst(s): GZ, SS, QS, EG, MG, PI, BH

* Control Sample Unit is µg/mL for the specified parameter instead of µg/g unless otherwise specified.

Method:

pH: Extraction/Electrometric (EPA 9045)
 EC: Extraction/Electrometric (EPA 120.1)
 As, Se, Sb: Digestion/HGFAAS (EPA 3050A/7062/7742)
 Hg: Digestion/CV-AAAS (EPA 7471A/245.5)
 SAR: Extraction/ICP-AES (EPA 200.7)

Metals: Digestion/ICP-AES (EPA 3050A/200.7)
 Cyanide Free: Extraction/Auto-Color (EPA 335.4)
 B (HWE): Extraction/ICP-AES
 Cr(VI): Alkaline Digestion/Colorimetry (EPA 3060A/7196)

Client: Shaheen & Peaker Ltd.
 Attention: Adria / Kyla
 Client Reference: Proj: SPS 239B
 Date Received: Mar. 27, 2006
 Date Analysed: Mar. 30 / Apr. 01, 2006
 Date Reported: Apr. 04, 2006
 Sample Type: Soil

ENTECH

A Division of Agri-Service Lab Inc.
 6820 Kitimat Rd., Unit #4
 Mississauga, ON L5N 5M3
 TEL: (905) 821-1112
 FAX: (905) 821-2095

CERTIFICATE OF ANALYSIS

BTEX / CCME Total Hydrocarbons	Entech # >>	*Table 1 All Other Types of Property Uses	Lab Blank	64484 BH106 SSI 0.3-0.6m	64487 BH101 S1 0.3-0.6m	LCS Spike Amount ug/g	LCS Spike Recovery (%)
	Sample ID >> MDL						
Units are in ug/g (ppm)							
Benzene	0.04	0.002	<	<	<	4	85
Toluene	0.04	0.002	<	<	<	4	104
Ethyl Benzene	0.04	0.002	<	<	<	4	87
m/p-Xylenes	0.10		<	<	<	8	87
o-Xylene	0.04		<	<	<	4	88
Total Xylenes	0.14	0.002	<	<	<	-	-
F1 (C6-C10)	8	N/V	<	<	<	200	117
F1 - BTEX**	8	N/V	<	<	<	-	-
F2 (C10-C16)	10	N/V	<	<	<	-	-
F3 (C16-C34)	20	N/V	<	<	<	560	119
F4 (C34-C50)	40	N/V	<	<	<	-	-
Chromatogram to baseline at nC50	Yes/No		Yes	Yes	Yes	-	-
Surrogate Recovery (%) For BTEX-F1			97	106	105	100	97
% Moisture				7	13		

Note:

Reported results only for specified samples tested.

*Standards For Use Under Part XV.1 of the Environmental Protection Act.



Dr. Asit Raksit, Ph. D., C. Chem.
 Manager, Organics

Client: Shaheen & Peaker Ltd.

ENTECH

Attention: Adria / Kyla

Client Reference: Proj: SPS 239B

Date Received: Mar. 27, 2006

Date Analysed: Mar. 30 / Apr. 01, 2006

Date Reported: Apr. 04, 2006

Sample Type: Soil

A Division of Agri-Service Lab Inc.

6820 Kitimat Rd., Unit #4

Mississauga, ON L5N 5M3

TEL: (905) 821-1112

FAX: (905) 821-2095

Comments: Entech No. 64484, 64487

Ref. Method: Entech #: OSA-11A and OSA-11B. The analytical methods complies with the reference method of CCME-1, Tier I and MOE (O.R.153/0 MDL = Method Detection Limit; < = Not Detected (less than MDL).

Surrogate recovery control limits = 70% - 130%

LCS (Laboratory Control Sample); LCS Spiked, F1=gasoline, F2-F4=Diesel/Motor Oil.

** F1-BTEX where total BTEX values subtracted from F1

Unless otherwise qualified, the following quality control criteria have been met for the F1 hydrocarbon range:

1. All extraction and analysis holding times were met.
2. Instrument performance showing response factors for nC6 and nC10 within 30% of the response factor for toluene.
3. Linearity of gasoline response within 15% throughout the calibration range.

Unless otherwise qualified, the following quality control criteria have been met for the F2-F4 hydrocarbon ranges:

1. All extraction and analysis holding times were met.
2. Instrument performance showing nC10, nC16 and nC34 response factors within 10% of their average.
3. Instrument performance showing the C50 response factor within 30% of the average of the nC10, nC16 and nC34 response factors.
4. Linearity of diesel or motor oil response within 15% throughout the calibration range.
5. PAH value not subtracted from fraction F2 and F4



Dr. Asit Rakshit, Ph. D., C. Chem.
Manager, Organics

GROUNDWATER ANALYSIS

Client: Shaheen & Peaker Ltd.
 Attention: Adria Bells / Kyla
 Project: SPS239B
 P.O.:
 Sample Type: Ground Water
 Date Sampled: Mar 24/06
 Date Received: Mar 27/06
 Date Analysed: Mar 30-Apr 03/06
 Date Reported: Apr 04/06

ENTECH

A Division of Agri-Service Lab Inc.
 6820 Kitimat Rd., Unit #4,
 Mississauga, ON L5N 5M3
 TEL: (905) 821-1112
 FAX: (905) 821-2095

Certificate of Analysis for METAL SCAN

Data Pertain To Specific Sample(s) Tested

PARAMETER	MDL µg/L	TABLE 1 All types of property use µg/L	CONTROL SAMPLE		SAMPLE DATA (µg/L)			
			Expected µg/L	Found µg/L	64488 MW1	64489 MW2	64490 MW3	64490 MW3 Duplicate
Aluminum	0.4	-	920	820	<0.4	<0.4	<0.4	<0.4
Antimony	1.0	6	28	25	<1	<1	<1	<1
Arsenic	1.0	25	258	259	<1	<1	<1	<1
Barium	0.02	-	2010	2034	132	27.4	27.4	25.8
Beryllium	0.02	4	160	137	<0.02	<0.02	<0.02	<0.02
Boron	1.0	200	898	849	236	187	54.5	55.2
Cadmium	0.04	0.5	200	201	<0.04	<0.04	<0.04	<0.04
Calcium	0.4	-	22100	21050	103100	134200	99690	105200
Chromium	0.4	8.9	680	690	<0.4	0.92	0.44	0.62
Cobalt	0.04	0.9	95	97	0.10	0.20	0.10	0.1
Copper	0.1	2.5	500	461	0.54	0.52	1.3	1.3
Iron	0.2	-	1480	1496	7.72	23.52	7.58	7.90
Lead	0.4	1	630	696	<0.4	1.0	<0.4	0.4
Magnesium	1.0	-	4830	4804	35309	40099	19369	20279
Manganese	0.1	-	340	333	47	25.6	3.3	3.0
Mercury	0.02	0.02	3.74	4.13	<0.02	0.02	<0.02	<0.02
Molybdenum	0.2	40	520	511	0.88	<0.2	0.7	0.6
Nickel	0.1	25	830	832	0.64	1.40	1.5	1.5
Potassium	2	-	12800	12210	10390	5261	2899	3104
Selenium	1.0	5	19	16	<1	<1	<1	<1
Silver	0.1	0.25	198	183	<0.1	<0.1	0.14	<0.1
Sodium	1	-	21600	19690	972500	83970	79280	84510
Vanadium	0.2	6	990	970	<0.2	<0.2	<0.2	<0.2
Zinc	0.2	20	5010	5015	<0.2	0.7	0.64	0.48

Table 1 : Full depth background site condition standards.

Sample Disposal: 30 Days from the Reporting Date.


Analyst(s): GZ, PI, BH

Metals: ICP-AES(EPA 3005/200.7/200.15)

Arsenic, Selenium & Antimony: HG-AAS/Digestion(EPA 3005A/7062/7742)

Mercury: CV-AAS(EPA 245.1)

Note - Exceedences highlighted.


 Sam Sanyal, M. Sc., C.Chem.
 Manager, Inorganic Analysis.

Client: Shaheen & Peaker Ltd.
 Attention: Adria Bells / Kyla
 Project: SPS239B
 P.O.:
 Sample Type: Ground Water
 Date Sampled: Mar 24/06
 Date Received: Mar 27/06
 Date Analysed: Mar 30-Apr 03/06
 Date Reported: Apr 04/06

ENTECH

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Certificate of Analysis for METAL SCAN

Data Pertain To Specific Sample(s) Tested

PARAMETER	MDL µg/L	TABLE 1 All types of property use µg/L	CONTROL	SAMPLE	SAMPLE DATA (µg/L)			
			Expected µg/L	Found µg/L	Blank			
Aluminum	0.4	-	920	820	<0.4			
Antimony	1.0	6	28	25	<1			
Arsenic	1.0	25	258	259	<1			
Barium	0.02	-	2010	2034	<0.02			
Beryllium	0.02	4	160	137	<0.02			
Boron	1.0	200	898	849	<1			
Cadmium	0.04	0.5	200	201	<0.04			
Calcium	10.0	-	22100	21050	<10			
Chromium	0.4	8.9	680	690	<0.4			
Cobalt	0.04	0.9	95	97	<0.04			
Copper	0.1	2.5	500	461	<0.1			
Iron	0.2	-	1480	1496	<0.2			
Lead	0.4	1	630	696	<0.4			
Magnesium	10.0	-	4830	4804	<10			
Manganese	1.0	-	340	333	<1			
Mercury	0.02	0.02	3.74	4.13	<0.02			
Molybdenum	0.2	40	520	511	<0.2			
Nickel	0.1	25	830	832	<0.1			
Potassium	30	-	12800	12210	<30			
Selenium	1.0	5	19	16	<1			
Silver	0.1	0.25	198	183	<0.1			
Sodium	1	-	21600	19690	<1			
Vanadium	0.2	6	990	970	<0.2			
Zinc	0.2	20	5010	5015	<0.2			

Table 1 : Full depth background site condition standards.

Note - Exceedences highlighted.

Sample Disposal: 30 Days from the Reporting Date.

Analyst(s): GZ, PI, BH

Metals: ICP-AES(EPA 3005/200.7/200.15)

Arsenic, Selenium & Antimony: HG-AAS/Digestion(EPA 3005A/7062/7742)

Mercury: CV-AAS(EPA 245.1)



Sam Sanyal, M. Sc., C.Chem.
 Manager, Inorganic Analysis.

Client: Shaheen & Peaker Ltd.

Attention: Adria / Kyla

Client Reference: Proj: SPS 239B

Date Received: Mar. 27, 2006

Date Analyzed: Mar. 29, 2006

Date Reported: Apr. 03, 2006

Sample Type: Ground Water

ENTECH

A Division of Agri-Service Lab Inc.
6820 Kilimat Rd., Unit #4
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CERTIFICATE OF ANALYSIS

Volatile Organic Compounds	Units: ug/L (ppb)	MDL	ENTECH # >>>	Lab Blank	**Table 1	64488 MW1	64489 MW2	64490 MW3	Lab Spike Amount (ug/L)	Lab Spike Recovery (%)
Chloromethane	0.30	<	<	<	<	<	<	<	10	127
Vinyl chloride	0.20	<	<	<	<	<	<	<	10	94
Bromomethane	0.30	<	<	<	<	<	<	<	10	130
Chloroethane	0.20	<	<	<	<	<	<	<	10	109
Trichlorofluoromethane	0.40	<	<	<	<	<	<	<	10	73
1,1-Dichloroethylene	0.20	<	<	<	<	<	<	<	5	101
Acetone	8.0	<	<	<	<	<	<	<	49.4	130
Methylene Chloride	0.30	<	<	<	<	<	<	<	5	120
t-1,2-Dichloroethylene	0.20	<	<	<	<	<	<	<	5	125
MTBE	1.5	<	<	<	<	<	<	<	49	128
1,1-Dichloroethane	0.20	<	<	<	<	<	<	<	5	129
cis-1,2-Dichloroethylene	0.30	<	<	<	<	<	<	<	5	104
MEK	0.8	<	<	<	<	<	<	<	47.2	103
Chloroform	0.30	<	<	<	<	<	<	<	5	130
1,1,1-Trichloroethane	0.30	<	<	<	<	<	<	<	5	117
Carbon Tetrachloride	0.20	<	<	<	<	<	<	<	5	70
Benzene	0.20	<	<	<	<	<	<	<	5	111
1,2-Dichloroethane	0.20	<	<	<	<	<	<	<	5	127
Trichloroethylene	0.20	<	<	<	<	<	<	<	5	100
1,2-Dichloropropane	0.20	<	<	<	<	<	<	<	5	119
Bromodichloromethane	0.20	<	<	<	<	<	<	<	5	130
Cis-1,3-Dichloropropene	0.20	<	<	<	<	<	<	<	5	74
MIBK	7.2	<	<	<	<	<	<	<	48.7	119
Toluene	0.20	<	<	<	<	<	<	<	5	121
tr-1,3-Dichloropropene	0.20	<	<	<	<	<	<	<	5	86
1,1,2-Trichloroethane	0.20	<	<	<	<	<	<	<	5	116

Client: Shaheen & Peaker Ltd.

Attention: Adria / Kyla

Client Reference: Proj: SPS 239B

Date Received: Mar. 27, 2006

Date Analyzed: Mar. 29, 2006

Date Reported: Apr. 03, 2006

Sample Type: Ground Water

ENTECH

A Division of Agri-Service Lab Inc.

6820 Kilmat Rd., Unit #4

Mississauga, ON L5N 5M3

TEL: (905) 821-1112

FAX: (905) 821-2095

CERTIFICATE OF ANALYSIS

Volatiles	Units: ug/L (ppb)	MDL	ENTECH # >>>	Lab	**Table 1	64488	64489	64490	Lab	Lab	Lab
Organic Compounds			Sample I.D. >>>	Blank		MW1	MW2	MW3	Spike Amount (ug/L)	Spike Amount (ug/L)	Recovery (%)
Tetrachloroethylene	0.20	<	5.0	<	<	<	<	<	5	5	79
Chlorodibromomethane	0.30	<	0.5	<	<	<	<	<	5	5	113
Ethylene Dibromide	0.20	<	1.0	<	<	<	<	<	5	5	110
Chlorobenzene	0.20	<	15	<	<	<	<	<	5	5	87
1,1,1,2-Tetrachloroethane	0.20	<	5.0	<	<	<	<	<	5	5	112
Ethylbenzene	0.20	<	2.4	<	<	<	<	<	5	5	92
m/p/o-Xylenes (Total)	0.40	<	72	<	<	<	<	<	15	15	70
Styrene	0.20	<	4	<	<	<	<	<	5	5	75
Bromoform	0.20	<	5.0	<	<	<	<	<	5	5	116
1,1,2,2-Tetrachloroethane	0.30	<	1.0	<	<	<	<	<	5	5	118
1,3-Dichlorobenzene	0.20	<	3	<	<	<	<	<	5	5	74
1,4-Dichlorobenzene	0.20	<	1.0	<	<	<	<	<	5	5	73
1,2-Dichlorobenzene	0.10	<	2.5	<	<	<	<	<	5	5	73
Surrogate Recovery:											
Toluene-d8 (%)		87	-			82	94	95	100	100	130
1,3-Dichlorobutane (%)		117	-			130	105	70	100	100	83
4-Bromofluorobenzene (%)		106	-			130	104	72	100	100	129

Comments:

Ref. Method: Entech#OWA-2;

Method Detection Limit; < = Mean Not Detected (less than(MDL));

Surrogate and spike recovery control limits = 70% to 130%;

Reported results only for specified samples tested;

**Standards For Use Under Part XV.1 of The Environment Protection Act

Dr. Asit Raksit, Ph.D., C. Chem.
Manager, Organics

Client: Shaheen & Peaker Ltd.

Attention: Adria Bells / Kyla

Project: SPS239B

P.O.:

Sample Type: Ground Water

Date Sampled: Mar 24/06

Date Received: Mar 27/06

Date Analysed: Mar 28/06

Date Reported: Mar 30/06

Sam Sanyal, M.Sc., C. Chem.
Manager, Inorganic Analysis.

Certificate of Analysis

Data Pertain To Specific Sample(s) Tested

PARAMETER	Method	Method Reference	Method Detection Limit	CONTROL SAMPLE		Recovery %	SAMPLE DATA			
				Expected Conc.	Found Conc.		64488 MW1	64489 MW2	64490 MW3	64490 MW3 Duplicate
pH (units)	Electrometric	EPA 150.1	-	7.41	7.43	100	7.4	7.2	7.4	7.4

Sample Disposal: 30 Days from the Reporting Date.
Analyst: MG



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