

## **HGI SERVICES LTD.**

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Coldwell Bankers-Padfield Realty  
149 Main Street South  
Mount Forest, Ontario  
N0G 2L0

Attn: Mr. Brian Padfield

April 4, 2002

Re: Cork Street Property  
Mount Forest, Ontario

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The property is located west of Cork Street and north of Martin Street, a primarily rectangular property that is elongated in a north-south direction, roughly parallel to Cork Street. The legal description of this property is Park Lots 'K' & 'L' and Part of Park Lot 'I', MacDonald's Survey and Park Lots 10, 11 & 12, South of Princess Street and Part of Divisions 1 & 2 of Lot 2, West of the Owen Sound Road, Town of Mount Forest, County of Wellington. The MOE had some concerns regarding development of this property, which were associated with the former landfill and the sludge pit located just south of the property.

A Phase II Environmental Assessment was carried out on this property in 1999, and the results are documented in the HGI Report No 99-17, "*Phase II Environmental Site Assessment, Cork Street Property, Mount Forest, Ontario*", November 01, 1999.

**The results of that investigation indicate that these lands are entirely suitable for residential use.**

None of the samples from the property were found to be above the Guideline Limits set by the Ministry of Environment for residential properties. There was no evidence of contaminants or methane gas in the subsurface within 50 meters of the sludge pond. It is expected that the proposed buffer zone at the southern end of the property will provide adequate protection from any migration of contaminants. It appears that the groundwater and any contamination from just south of the end of the property is traveling south toward the Saugeen River, and away from this property.

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Even though this property is near a non-operating landfill site, the testing carried out indicates that there has been no ground and surface water contamination by leachate, surface runoff, ground settlement, visual impact, soil contamination and hazardous waste, and landfill- generated gases.

We trust that this letter is sufficient for your immediate requirements. If you have any questions or require any clarification of matters discussed in the report, please feel free to contact us immediately.

Yours truly,

HGI Services Ltd.

*Tom Haygarth*

T.S. Haygarth, B.Sc.  
Consulting Hydrogeologist