July 23, 2007

City of Port Colborne
66 Charlotte Street
Port Colborne, Ontario
L3K 3C8

Attention: Mr. Ron Hanson
Manager of Engineering Services

RE: Remediation Work Plan
40-44 Killaly Street West, Port Colborne, Ontario

Dear Mr. Hanson:

AMEC Earth & Environmental, a division of AMEC Americas Limited ("AMEC") is pleased to provide you with this work plan to conduct a Remediation Program at the above-noted property (hereafter referred to as the "Site"). This work plan addresses the recommendations contained in AMEC's report entitled *"Additional Environmental Investigation and Underground Storage Tank ("UST") Removal Program 40-44 Killaly Street West, Port Colborne, Ontario"* dated July 18, 2007.

As such, AMEC has developed the following Scope of Work.

SCOPE OF WORK

Former Waste Oil UST Area

AMEC will arrange for the appropriate public utility clearances and will obtain a private utility locate company. The Site is a shallow soil property as the depth to bedrock across at least 1/3 of the property is less than 2 metres ("m") across the Site and therefore, the most stringent criteria must be applied (Table 1; Full Depth (Background) Site Condition Standards). Since these standards represent background conditions, any evidence of contamination would likely result in an exceedence. Therefore, AMEC is proposing to only remove the most significantly impacted soils (based on the presence of staining, olfactory evidence as well as combustible soil vapour concentrations) from the area of the former waste oil tank. This should remove any further source of impact to the underlying bedrock aquifer. No removal of soils from below the existing building are proposed at this time.

AMEC Earth & Environmental
A division of AMEC Americas Limited
3300 Merrittville Highway, Unit 5
Thorold, Ontario
L2V 4Y6
Phone 905-687-6616
Fax 905-687-6620

www.amec.com

AMEC will obtain acceptance from Niagara Waste Systems Limited ("NWSL") landfill in Thorold, Ontario for disposal of these materials based on the previously completed landfill acceptance testing (i.e., TCLP and total polychlorinated biphenyls ("PCBs")). The soils will be hauled by Ministry of the Environment ("MOE")-licensed trucks to the landfill. AMEC will be on-Site during the excavation work and will supervise the excavation work to ensure that over excavating does not occur and we will also collect verification soil samples and submit them for analytical testing (based on MOE sampling guidelines, likely between 4 to 6 samples).

Upon receipt of the laboratory data, AMEC will determine if additional soil will need to be excavated and disposed of off-Site. AMEC will complete an Environmental Soils Verification Report (the "Report"). Landfill Bills of Lading will be included in the Report for the impacted material removed off-Site.

The Report will provide the City with a chronological log of activities conducted during the remedial process.

Removal of LPH from Bedrock Well

LPH ("liquid phase petroleum hydrocarbons") (appeared to be waste oil) was observed on the surface of the ground water within the monitoring well. The amount of waste oil present is unknown. AMEC recommends that this waste oil be removed to prevent any further impacts to the adjacent property.

In order to adequately develop this well and determine the recovery rate of this product, AMEC will retain a MOE-licensed liquid waste hauler (i.e., vacuum truck) to pump directly from the monitoring well. The contents of the monitoring well will be removed and AMEC will monitor the rate of recovery of the product. Depending on the rate of product and water recovery this pump out will be conducted over the course of a four hour period.

AMEC will then conduct weekly monitoring and manual removal of any remaining product from this monitoring well. The product will be stored on-site in either a drum or temporary aboveground storage tank ("AST") depending on the quantities. Arrangement would then be made for the removal of the contents of the drum/AST by a MOE licensed liquid waste hauler.

The removal of the product from the well will be documented and the success of this remedial approach will be evaluated. The objective of this approach would be to reduce the level of LPH to a sheen or no measurable amount. If the product levels remain constant than a more permanent approach may be recommended.

SCHEDULE

AMEC will be able to proceed immediately upon authorization from the City. The soil removal and product removal contractors will be scheduled and the City will be advised of these dates immediately upon confirmation.

CLOSURE

This work plan has been developed from the available information provided to AMEC. We trust that this work plan is sufficient for your needs. However, should additional information be required, please contact the undersigned.

Regards,

AMEC Earth & Environmental,
A division of AMEC Americas Limited.

Kelly Patterson, B.Sc.
Environmental Scientist

Patrick Shriner, P.Geo.
Senior Environmental Geoscientist