



PATERSON GROUP

Consulting Engineers

9 Auriga Drive
Ottawa, Ontario
K2E 7T9

Tel: (613) 226-7381

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Materials Testing
Building Science
Rural Development Design
Temporary Shoring Design
Retaining Wall Design
Noise and Vibration Studies

October 14, 2025
File: PE5890-LET.01

Mr. Chris Lacroix
3585 Trim Road
Ottawa ON
K4B 1N4

Subject: **Phase I-Environmental Site Assessment Update**
1670 Tenth Line Road
Ottawa, Ontario

patersongroup.ca

Dear Mr. Lacroix,

Further to your request, Paterson Group (Paterson) carried out a Phase I Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates the Phase I ESA titled "*Phase I Environmental Site Assessment, 1670 Tenth Line Road, Ottawa, Ontario*" dated November 9, 2022. This report is intended to meet the requirements of a Phase I ESA Update, as per the MECP Standard O.Reg. 153/04, as amended, under the Environmental Protection Act. This report is to be read in conjunction with the previous report.

Site Information

The Phase I Property is currently occupied by a single-storey residential dwelling, along with landscaped areas and associated driveway/parking spaces. The warehouse building present during the 2022 Phase I ESA has since been demolished, and the former building area remains vacant. Additionally, the pool located north of the warehouse has been decommissioned, and the area has been backfilled.

The Phase I Property is located on the west side of Tenth Line Road, approximately 100 m north of Charlemagne Boulevard, in the City of Ottawa. The property is rectangular in shape and designated as R1HH – Residential First Density Zone. It is surrounded by a mix of residential and commercial properties and is situated within a municipally serviced area. The configuration of the Phase I property is shown on Figure 1 – Key Plan, which is appended to this report.



Records Review

Phase I ESA Study Area Determination

A radius of approximately 250m was determined to be appropriate as a Phase I ESA Study Area for this assignment. Properties outside the 250m radius are not considered to have the potential to impact the Phase I Property, based on their separation distance.

Previous Engineering Reports

- ❑ “Phase I Environmental Site Assessment, 1670 Tenth Line Road, Ottawa, Ontario” prepared by Paterson Group, dated November 9, 2022.

At the time of the Phase I ESA, the subject site was occupied by a residential dwelling and a warehouse building. The Phase I Property was used for a combination of commercial and residential purposes until 2021. Since 2021, the Phase I Property has been solely used for residential purposes. No Potentially Contaminating Activities (PCAs) were identified on the Phase I Property based on its historical or current use.

Several properties within the Phase I Study Area were identified with PCAs, including 1685 Tenth Line Road, which was occupied by an automotive service garage and retail fuel outlet; 1775 Tenth Line Road, which was occupied by a retail fuel outlet; 1675 Tenth Line Road, historically occupied by a dry-cleaning facility; and 470 Charlemagne Boulevard, historically occupied by a dry-cleaning facility. Based on their significant separation distance and/or inferred cross gradient orientation with respect to the Phase I Property, as well as available geological information for the area, these off-site PCAs are not considered to result in APECs on the Phase I Property.

Based on the findings of 2022 Phase I ESA, a Phase II ESA was not recommended.

Environment Canada

A search of the National Pollutant Release Inventory (NPRI) was conducted electronically on October 8, 2025. The Phase I property and adjacent properties were not listed in the NPRI database. No records of pollutant release were listed in the database for properties located within the Phase I study area.

MECP Brownfields Environmental Site Registry

A search of the MECP Brownfields Environmental Site Registry was conducted as part of this assessment for the site, neighbouring properties, and the general area of the site. No Records of Site Condition (RSCs) were filed for the Phase I property or the neighbouring lands.





Ministry of the Environment, Conservation and Parks Freedom of Information Request

MECP Submissions

As part of the 2022 Phase I ESA, a request was submitted to the MECP FOI office for information with respect to reports related to environmental conditions for the Phase I Property. A response was received from the MECP on October 20, 2022, indicating that no relevant records were available. A copy of the response is included in the appendix of this report.

MECP Incident Reports

As part of the 2022 Phase I ESA, a request was submitted to the MECP FOI office for information with respect to records concerning environmental incidents, orders, offences, spills, discharges of contaminants, inspections maintained by the MECP for the Phase I Property or neighbouring properties. A response was received from the MECP on October 20, 2022, which identified one occurrence report concerning the issuance of an emergency generator number for a waste corrosive liquid. This occurrence report is not considered to pose an environmental concern to the Phase I Property. A copy of the response is included in the appendix of this report.

MECP Instruments

As part of the 2022 Phase I ESA, a request was submitted to the MECP Freedom of Information (FOI) office for information with respect to certificates of approval, permits to take water, certificates of property use or any other similar MECP issued instruments for the site. A response was received from the MECP on October 20, 2022, indicating that no relevant records were available. A copy of the response is included in the appendix of this report.

MECP Waste Management Records

As part of the 2022 Phase I ESA, a request was submitted to the MECP FOI office for information with respect to waste management records. A response was received from the MECP on October 20, 2022, indicating that no relevant records were available. A copy of the response is included in the appendix of this report.

It should be noted that the Phase I Property continues to be occupied by the residential building, while the warehouse building has been demolished, leaving that portion of the property vacant. No significant changes in property use have occurred.





Areas of Natural Significance

A search for areas of natural and scientific interest situated within the Phase I study area was conducted electronically via the Ontario Ministry of Natural Resources and Forestry (OMNRF) website. The search did not identify any natural features or areas of natural significance within the Phase I study area.

Technical Standards and Safety Authority (TSSA)

The TSSA, Fuels Safety Branch in Toronto, was contacted electronically on October 8, 2025, to inquire about current and former underground storage tanks for the site and neighbouring properties. No records are listed in the TSSA registry for the subject site.

One record was identified for the property addressed 1675 Tenth Line Road, related to a propane cylinder exchange, which is not considered to pose an environmental concern to the Phase I Property. Additionally, 17 records were identified for the property addressed 1685 Tenth Line Road, associated with its use as a retail fuel outlet and automotive service garage. Based on the significant separation distance and inferred cross gradient orientation with respect to the Phase I Property, as well as available geological information for the area, this off-site PCA is not considered to result in APECs on the Phase I Property.

The response from the TSSA is appended to this report.

Aerial Photographs

The latest aerial image in the 2022 Phase I ESA report was from 2021. An aerial image from 2025 (Google Earth) was reviewed as part of this update. Based on the 2025 imagery, the warehouse building has been demolished, leaving that area vacant, while the residential dwelling remains on the Phase I Property. No significant changes were observed within the Phase I Study Area. A copy of the 2025 aerial imagery is appended to this letter.

Property Owner Interview

Mr. Chris Lacroix, the current property owner, was interviewed via email as part of this update. Mr. Lacroix informed Paterson that the property continues to be used as a residential dwelling. The warehouse building previously present on the site was demolished in October 2022. Mr. Lacroix also indicated that he is not aware of any environmental concerns associated with the Phase I Property.





Site Reconnaissance

A site inspection was conducted for the Phase I Property on October 10, 2025. Weather conditions were sunny, with a temperature of approximately 15°C. The inspection was conducted by personnel from the Environmental Department of Paterson Group.

In addition to the Phase I Property, the uses of neighbouring properties within the Phase I Study Area were also assessed at the time of the site inspection.

Subject Site Assessment

The Phase I Property is currently occupied by a residential dwelling with a basement level, along with an associated asphalt driveway and landscaped areas. The portion of the property where the former warehouse building was located remains vacant.

No signs of ponded water, surficial staining, or indications of surficial contamination were observed during the assessment of the Phase I Property. No potential environmental concerns were identified at the time of the site visit.

No evidence of spills or staining was observed during the site visit. No ASTs or evidence of USTs was observed on the Phase I Property. No transformers or sources of PCBs were observed on the Phase I Property.

No evidence of railway lines was noted on the Phase I property. No concerns with respect to chemical storage or waste disposal were observed on the Phase I Property. There were no unidentified substances observed on the exterior of the Phase I Property.

Interior Assessment

No aboveground or underground fuel storage tanks were observed within the subject building. Chemical products identified on-site were limited to common household cleaning supplies and paint, all stored in their original containers.

The floors within the building consist of ceramic tile and laminate, while the walls and ceilings consist of drywall.

No environmental concerns were identified with respect to the current use of the Phase I Property.

Neighbouring Land Use

The land use in the Phase I Study Area consists of residential and commercial. No previously unidentified PCAs were identified with the current use of the surrounding properties.





Review and Evaluation of Information

Land Use History

Based on the historical review, the Phase I property was initially occupied by agricultural fields prior to being developed with a residential dwelling and warehouse in the mid 1960s. The Phase I Property was used for a combination of commercial and residential purposes until 2021. Since 2021, the Phase I Property has been solely used for residential purposes. The warehouse building was demolished in October 2022.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

No potentially contaminating activities (PCAs) were identified on the Phase I property. Four off-site PCAs were identified in the Phase I Study Area, but due to the significant separation distance between these sites and the subject site, they do not represent APECs.

Contaminants of Potential Concern

No Contaminants of Potential Concern (CPCs) were identified on the Phase I Property.

Conceptual Site Model

Existing Buildings and Structures

The Phase I Property is currently occupied with a single-storey residential dwelling with a finished basement.

Water Bodies

No water bodies are present on the Phase I Property. The nearest named water body with respect to the Phase I Property is Bilberry Creek, located approximately 1.5km to the west.

Areas of Natural Significance

No areas of natural significance were identified on the Phase I Property or within the Phase I Study Area.

Drinking Water Wells

Based on the availability of municipal services, no drinking water wells are expected to be present within the Phase I Study Area.





Neighbouring Land Use

Neighbouring land use in the Phase I study area consists of residential and commercial use.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

Four off-site PCAs were identified in the Phase I Study Area, but due to the significant separation distance between these sites and the subject site, they do not represent APECs.

No Areas of Potential Environmental Concern were identified on the Phase I property.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I- ESA Update is considered to be sufficient to conclude that there are no APECs on the Phase I Property.

A variety of independent sources were consulted as part of this assessment, and as such, the conclusions of this report are not affected by uncertainty which may be present with respect to the individual sources.

Conclusions

Based on the results of this Phase I ESA Update, the conclusion made in the 2022 Phase I ESA remains the same that, **it is our opinion, that a Phase II Environmental Site Assessment is not required for the property.**



Statement of Limitations

This Phase I - Environmental Site Assessment Update report has been prepared under the supervision of a Qualified Person in general accordance with the agreed scope-of-work and O.Reg. 153/04. The conclusions presented herein are based on information gathered from a historical review and field inspection program.

The findings of the Phase I ESA Update are based on a review of readily available geological, historical and regulatory information and a cursory review made at the time of the field assessment. The historical research relies on information supplied by others, such as local, provincial, and federal agencies and was limited within the scope-of-work, time, and budget of the project herein.

Should any conditions be encountered at the Phase I Property and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of Mr. Chris Lacroix. Permission and notification from Mr. Chris Lacroix and Paterson Group will be required to release this report to any other party.

Paterson Group Inc.

Kuldeep Panchal, M. Eng.

Mark D'Arcy, P.Eng., QP_{ESA}



Report Distribution:

- ☐ Mr. Chris Lacroix
- ☐ Paterson Group

Attachments:

- ☐ Figure 1 - Key Plan
- ☐ 2025 Aerial Imagery
- ☐ Plan of Survey
- ☐ TSSA Correspondence
- ☐ FOI Response





FIGURE 1
KEY PLAN

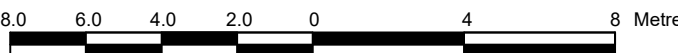


AERIAL PHOTOGRAPH
2025

TOPOGRAPHICAL PLAN OF SURVEY OF

PART OF LOT B
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 200



Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

- I CERTIFY THAT :
- This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
 - The survey was completed on the 30th day of April, 2021.

Date _____
E. H. Herweyer
Ontario Land Surveyor

Notes & Legend

- Denotes
- Survey Monument Found
 - Standard Iron Bar
 - Short Standard Iron Bar
 - Iron Bar
 - Cut Cross
 - Concrete Pin
 - Round Iron Bar
 - Spike & Washer
 - Short Standard Iron Bar
 - Iron Bar
 - Witness
 - Measured
 - Annis, O'Sullivan, Vollebakk Ltd.
 - Registered Plan 50M-63
 - Registered Plan M-23
 - Plan 4R-23096
 - (647) Plan November 4, 1982
 - Deciduous Tree
 - Coniferous Tree

- MH-ST Maintenance Hole (Storm Sewer)
- MH-S Maintenance Hole (Sanitary)
- ST Underground Storm Sewer
- S Underground Sanitary Sewer
- OHV Overhead Wires
- T/G Top of Grate
- Inv Invert
- FH Fire Hydrant
- WV Water Valve
- GM Gas Meter
- HM Hydro Meter
- HH Handhole
- TB-B Bell Terminal Box
- AC Air Conditioner
- D Diameter
- +65.00 Location of Elevations
- +66.00 Top of Concrete Curb Elevation
- C/L Centreline
- Property Line
- Fdn Foundation
- CLF Chain Link Fence
- BF Board Fence
- BOS Bottom of Slope
- TOS Top of Slope
- CH Cedar Hedge
- TRW Timber Retaining Wall



SITE AREA = 1857.8 m²

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°0'11" counter-clockwise was applied to bearings on P1,P2.

ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from control monument No. 019680221 having an elevation of 87.623.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- Underground utility data derived from City of Ottawa utility sheet reference E-33-28 & E-33-29.
- Sanitary and storm sewer grades and inverts were derived from drawings S-1474-2-10 & 82-7252-1.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Outlook

RE: PE5890-Records Search Request

From Public Information Services <publicinformationservices@tssa.org>
Date Wed 10/8/2025 2:11 PM
To Kuldeep Panchal <KPanchal@patersongroup.ca>

External Email: Do not click on links or open attachments unless you trust the sender.

Hello ,

RECORD FOUND IN CURRENT DATABASE:

- We confirm that there are **fuels records** in our database at the subject address(es).

Inventory Number	Address	City	Province	Postal Code	Reason Code	Asset Type / Inventory Item
64505596	1675 TENTH LINE RD	ORLÉANS	ON	K1E 3P6	Active	FS CYLINDER EXCHANGE

Inventory Number	Address	City	Province	Postal Code	Reason Code	Asset Type / Inventory Item
10716531	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	EXPIRED	FS LIQUID FUEL TANK
11322936	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	EXPIRED	FS LIQUID FUEL TANK
11322955	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	EXPIRED	FS LIQUID FUEL TANK
11322976	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	EXPIRED	FS LIQUID FUEL TANK
11620149	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	EXPIRED	FS LIQUID FUEL TANK
11620159	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	EXPIRED	FS LIQUID FUEL TANK
11620166	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	EXPIRED	FS LIQUID FUEL TANK
11620174	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	EXPIRED	FS LIQUID FUEL TANK
31874009	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	EXPIRED	FS LIQUID FUEL TANK
31874011	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	EXPIRED	FS LIQUID FUEL TANK
31874012	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	EXPIRED	FS LIQUID FUEL TANK
47378575	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	Active	FS CYLINDER EXCHANGE
64516593	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	Active	FS GASOLINE STATION - SELF SERVE
64516594	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	Active	FS LIQUID FUEL TANK
64516595	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	Active	FS LIQUID FUEL TANK
64516596	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	Active	FS LIQUID FUEL TANK
9716960	1685 TENTH LINE RD	ORLÉANS	ON	K1E 3E8	EXPIRED	FS GASOLINE STATION - SELF SERVE

***NO OTHER FUELS RECORDS FOUND IN CURRENT DATABASE FOR THIS REQUEST**

For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information. Please refer to [Training \(tssa.org\)](#) for instructions on how to use the portal. Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,

Cassandra Cecilia | Public Information & Records Agent
Public Information
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1 416-734-3222 | Fax: +1 416-231-4898 | E-Mail: CCecilia@tssa.org
www.tssa.org
 



Winner of 2025 5-Star Safety Cultures Award

From: Kuldeep Panchal <KPanchal@patersongroup.ca>

Sent: Wednesday, October 8, 2025 1:41 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: PE5890-Records Search Request

[CAUTION]: THIS EMAIL ORIGINATED OUTSIDE THE ORGANISATION.
PLEASE DO NOT CLICK LINKS OR OPEN ATTACHMENTS UNLESS YOU RECOGNISE THE SOURCE OF THIS EMAIL AND KNOW THE CONTENT IS SAFE.

Hello,

Could you please complete a search of your records for **underground/aboveground storage tanks** for the following addresses in Ottawa, Ontario:

Tenth Line Road : 1670, 1675, 1682, 1685, 1690

Duvernay Drive : 450, 461, 465, 475

Best Regards,



KULDEEP PANCHAL

Junior Environmental Scientist
Environmental Division
TEL: (613) 226-7381 ext.103
DIRECT: (613) 701-6276
9 AURIGA DRIVE
OTTAWA ON K2E 7T9
patersongroup.ca

TEMPORARY SHORING DESIGN SERVICES ARE NOW AVAILABLE, PLEASE CONTACT US TO SEE HOW WE CAN HELP!

NEW OFFICE OPEN IN THE GREATER TORONTO AREA WITH OUR EXPANSIVE LIST OF SERVICES NOW AVAILABLE!

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Ministry of the Environment,
Conservation and Parks

Access and Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075

Ministère de l'Environnement, de la
Protection de la nature et des Parcs

Bureau de l'accès à l'information et
de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075



October 20, 2022

Samuel Berube
Paterson Group Inc.
154 Colonnade Road
Ottawa, Ontario K2E 7J5
sberube@patersongroup.ca

Dear Samuel Berube:

RE: MECP FOI A-2022-07226, Your Reference #: PE5890 – Record Release Letter

This letter is further to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to 1670 Tenth Line Road, Ottawa.

Attached is a copy of the records.

If you have any questions, please contact Amina Shah at 437-339-1251 or amina.shah@ontario.ca.

Yours truly,

A handwritten signature in black ink that reads "A. Shah." with a stylized flourish at the end.

for

Ryan Gunn
Manager (A), Access and Privacy Office

Attachment



OCCURENCE REPORT

Location of Occurrence: CUMBERLAND TOWNSHIP 1670 TENTH LINE ROAD, ORLEANS, ONTARIO Reg: 4 Dist: OT Municipality: 20601		Source: REM CHARETTE LTD Sector: Source: SIC: UTM: N: [5031000] E: [470000] Zone: [18]	
Entered: 2000/03/14 11:13	ORIS No. 9940002943	Abstracts: 0	Diaries: 0
Received By: CAROL BOOTH		Batch: 3440	I. E. B. No.
Occurrence Type: N	Subtype: 99	Occurrence Date:	2000/03/13
Work Plan:	WH	Occurrence Time:	
Reported By: LACOMBE WASTE SERVICES		Report to MOE: 2000/03/13 00:00 MOE at Scene:	
Telephone No. 613-822-2700 x	Alternate No. x	Assigned To:	DAN HARRISON
Address: 5573 POWER ROAD GLOUCESTER, ONTARIO Postal Code: K1G 3N4		ERP Contacted: Callout: ☐ NSP: ☐ ERP Name:	
Syn: ISSUED EMERGENCY GENERATOR NUMBER			
Brief Summary: ISSUED EMERGENCY GENERATOR NUMBER FOR MANIFEST NUMBER MM77491-7 FOR WASTE CLASS 122C WASTE CORROSIVE LIQUIDS			
If there are related reports, record initial/master ORIS No. here >>			
Followup Action: X Abatement IEB Other BF Date:			
File Closed: Y Abatement: IEB Other Suspected Violation:			
Report Prepared By: CAROL BOOTH		Date: 03/14/2000	IEB Investigator:
Approving Officer: PAUL KEHOE		Date: 03/14/2000	IEB BF Date:
Reviewing Officer:		Date:	
Specify number(s) for routing Original [] [] [] [] []		Continued [] Yes	
Specify number(s) for copy distribution [] [] [] [] [] []			
1. Investigator/E.O.	2. D. O. /File	3. SAC (initial spills)	
4. Reg. Dir. / _____ Mgr.	5. IEB Reg. Spv	6. IEB H.O./file	
		7. Other _____	
SAC Action Class: 1: 2:			

Material 1: N/A	Code :
Amount :	UN No.:
Material 2:	Code :
Amount :	UN No.:
Material 3:	Code :
Amount :	UN No.:

Cause. :		Code. . :
Reason. :		Code. . :
Person in Control:		Waste GenNum :
Owner. :		Waste GenNum :
Agencies Involved. :		
Clean up and Restoration Carried out by:		
☒ Controller ☒ Owner ☐ Other		
% Cleaned up:		Estimated Cost:
Were Directions or Approval Given Under		
EPA Part X ☒	Regulation 362 ☒	Manifest No.
Waste Class :		Code. . :
Hauler :		Code. . :
Disposal Site :		Code. . :
Environmental Impact:	Nature of Impact:	Code. . :
People/Business Damaged		
(Other than to Owner/Controller) :		
Nature of Damage:		Code. . :