

September 14, 1999

KGS Group
3227 Roblin Boulevard
Winnipeg, Manitoba
R3R 0C2

**Attention: Mr. Kimber Osiowy, P. Eng.
Geoenvironmental Engineer**

Dear Mr. Osiowy:

**Re: Environmental Site Assessment for Maple Leaf Construction, Jefferson Ave. at
Bookside Blvd., Winnipeg, MB**

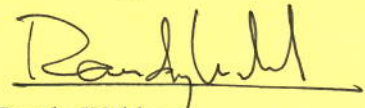
This will acknowledge receipt of the Phase II Environmental Site Assessment report, dated June 15, 1999 prepared by KGS Group, for the property described above.

The report indicates that soils in the vicinity of TH5 have been impacted by copper that exceeds the CCME Recommended Canadian Soil Quality Guidelines for industrial land use. In addition soil pH and electrical conductivity exceed the CCME guidelines. The proposed future land use will remain industrial.

It is the position of Manitoba Environment that no remediation is required at the property located at Jefferson and Brookside in Winnipeg, Manitoba. This site is not considered a contaminated site under the Manitoba Contaminated Sites Remediation Act.

It should be noted that the position of Manitoba Environment as stated in this letter is based on the information provided to this KGS Group, and relates only to the matters within the scope of the investigation conducted by the consultant. No additional site monitoring was performed by Manitoba Environment.

Yours truly,



Randy Webber
Environment Officer

File C.1704