

# ELLIOT LAKE COMMISSION OF INQUIRY

---

DAY 62

June 14, 2013

---



**Neeson & Associates**  
COURT REPORTING AND CAPTIONING INC.

141 Adelaide Street West | Suite 1108  
Toronto, Ontario M5H 3L5  
1.888.525.6666 | Fax: 416.413.0230

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

ELLIOT LAKE COMMISSION OF INQUIRY

-----

--- This is Day 62 in the Inquiry proceedings held  
before the Honourable Justice P.R. Bélanger,  
Commissioner, taken at the White Mountain Academy  
of the Arts, 99 Spine Road, Elliot Lake, Ontario,  
on the 14th day of June, 2013, commencing at 9:00  
a.m.

-----

REPORTED BY: Deana Santedicola  
CSR, CRR, RPR

1     A P P E A R A N C E S:  
2     Duncan Ault, Esq.,                     Commission Counsel  
3     & Mr. Carr-Harris, Esq.,  
4     & Mark Wallace, Esq.,  
5  
6     Paul Cassan, Esq.,                     City of Elliot Lake  
7  
8     Chuck Myles, Esq.,                    SAGE  
9  
10    Shawn Richard, Esq.,                  ELMAC  
11    & Douglas Elliott, Esq.,  
12  
13    Joseph Bisceglia, Esq.,               Gregory Saunders  
14  
15    Leo Longo, Esq.,                     Ontario Building  
16    Officials Association  
17  
18    Kristin Smith, Ms.,                   Government of Ontario  
19  
20    Robert MacRae, Esq.,                  Robert Wood  
21  
22    John Russo, Esq.,                     Pinchin Environmental  
23  
24  
25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

I N D E X

PAGES

STATEMENT BY THE COMMISSIONER.....14515-14518

WITNESS: JAIME HASS

EXAMINATION IN-CHIEF BY MR. AULT.....14519-14614

EXAMINATION-IN-CHIEF BY MR. RUSSO.....14614-14625

CROSS-EXAMINATION BY MR. CASSAN.....14625-14627

CROSS-EXAMINATION BY MR. BISCEGLIA.....14628-14646

CROSS-EXAMINATION BY MR. MacRAE.....14648-14697

CROSS-EXAMINATION BY MR. RICHARD.....14697-14713

RE-EXAMINATION BY MR. RUSSO.....14718-14720

RE-EXAMINATION BY MR. AULT.....14720-14721

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

INDEX OF EXHIBITS

NUMBER	DESCRIPTION	PAGE NO.
NO. 5346	Photographs taken by Mr. Milani-Nia on his site visit of the Algo Centre Mall in 2010.....	14715

1 -- Upon commencing at 9:00 a.m.

2

3 THE COMMISSIONER: Good morning,  
4 everybody.

5 MR. AULT: Good morning,  
6 Mr. Commissioner.

7 The Commission's next witness --

8 THE COMMISSIONER: Just before we  
9 start, Mr. Duncan, if you don't mind, I have a  
10 short statement I would like to make this morning.

11 I have a statement, as I have said,  
12 ladies and gentlemen, to make before we commence.

13 As you know, this will be the last  
14 sitting day of the Commission before we resume on  
15 the 8th of July next.

16 It is during this three-week hiatus,  
17 the three-week break, that the one-year anniversary  
18 of the tragedy of 23 June, 2012, will occur.

19 Much has happened here in Elliot Lake  
20 since that sad event, and the progress made since  
21 then speaks volumes about the resilience and about  
22 the courage of the people of Elliot Lake, and it is  
23 encouraging to watch the new mall slowly rise up  
24 just a block away from the remains of the Algo  
25 Mall.

1                   And yet despite the intensity with  
2                   which the community tackles the rebuilding process,  
3                   we can't forget the loss of innocent lives, the  
4                   injuries, the financial losses and hardships and  
5                   the disruptions which have been caused by the  
6                   collapse of the Algo Mall.

7                   I know that the residents of this City  
8                   will mark the anniversary at 2:19 p.m. on the 23rd  
9                   of June with a moment of silence and the release of  
10                  balloons with messages attached to them.  
11                  Fittingly, this ceremony is entitled "Remembering  
12                  Together".

13                  And while I and other members of the  
14                  Commission will be physically absent over the next  
15                  three weeks, I can assure you that the Elliot Lake  
16                  tragedy and the senseless deaths of Doloris  
17                  Perizzolo and Lucie Aylwin will be very much on our  
18                  minds on the 23rd of June next at that time of the  
19                  day wherever we physically may be.

20                  We have been working very hard since  
21                  our appointment last summer, and this will be our  
22                  first break since we started hearings on March 4th.  
23                  We need this break so that all participants,  
24                  including Commission Staff and Counsel, can attend  
25                  to family and personal concerns back home and

1 prepare for the second phase of our hearings.

2 I take this opportunity to thank all  
3 members of the Commission, Counsel, Staff and  
4 technical support, for the wonderful support they  
5 have given me. Their energy and devotion to duty  
6 has truly been exceptional.

7 And I also want to thank Counsel and  
8 Representatives of the Participants for their  
9 valuable contribution to the effective and  
10 efficient work of the Commission, and to our  
11 translators, our court reporters and countless  
12 others who have assisted us in this massive  
13 undertaking.

14 And most of all, I would like to thank  
15 the residents of Elliot Lake for making us feel so  
16 welcome in this home away from home.

17 I believe we have made significant  
18 progress on the mandate assigned to us by the  
19 Government of the Province of Ontario. I think we  
20 now certainly have a clearer picture of the history  
21 of this troubled mall and some of the factors that  
22 may have led to its collapse.

23 We have sat so far for 62 days. We  
24 have called 62 witnesses. More than 6,400 exhibits  
25 have been filed, and we have spoken for tens of



1 thousands of pages of transcript.

2           Clearly, the volume of materials and  
3 the number of witnesses has been much greater than  
4 even we had originally anticipated. But obviously,  
5 we have got a lot of work ahead of us. We hope to  
6 have Part One of the hearings complete by the end  
7 of July so that we can start with Part Two, the  
8 search and rescue portion in early August.

9           When we complete that phase, policy  
10 roundtables will follow, and while we are focussing  
11 at the moment on fact-finding in the past, we will  
12 certainly also be considering recommendations for  
13 the future to ensure, to the extent that that is  
14 possible, that no such tragedy is repeated in the  
15 future.

16           For those of you who will be taking  
17 this opportunity during the break to enjoy some  
18 summer holidays, I wish you all sunshine and fair  
19 winds and, after we close today, I'll see you again  
20 on the 8th of July.

21           Thank you.

22           Mr. Duncan.

23           MR. AULT: Thank you, Mr. Commissioner.  
24 The Commission's next witness will be Jaime Hass of  
25 Pinchin Environmental Ltd., and Mr. Hass is

1 represented here at the Inquiry today by Mr. John  
2 Russo.

3 MR. RUSSO: Good morning, Mr.  
4 Commissioner.

5 THE COMMISSIONER: Mr. Russo, good  
6 morning.

7 MR. AULT: Mr. Hass, would you please  
8 come to the front.

9 THE COMMISSIONER: Good morning, sir.

10 THE WITNESS: Good morning,  
11 Mr. Commissioner.

12 JAIME HASS: SWORN.

13 EXAMINATION IN-CHIEF BY MR. AULT:

14 Q. Good morning, Mr. Hass.

15 A. Good morning, Mr. Ault.

16 Q. You are currently employed with  
17 Pinchin Environmental Ltd.?

18 A. That is correct.

19 Q. And you work out of their offices  
20 in Kanata, Ontario?

21 A. Correct.

22 Q. And you currently reside I  
23 understand just outside of Arnprior, Ontario?

24 A. Yes.

25 Q. And you received a diploma in

1 Construction Engineering Technology from Algonquin  
2 College in 1988?

3 A. That is correct.

4 Q. And following your graduation, I  
5 understand you worked for the consulting firm CSA  
6 Building Sciences until 1999?

7 A. Yes.

8 Q. And from there, my understanding  
9 is that you worked for an outfit called Agra Earth  
10 & Environmental until 2004; is that right?

11 A. Correct.

12 Q. And it was at Agra Earth &  
13 Environmental that you developed and established a  
14 Due Diligence Assessments Department; is that  
15 right?

16 A. Yes, due diligence relating to  
17 Building Condition Assessments, yes.

18 Q. And so what is the function of  
19 that sort of group, of that sort of department  
20 within a firm?

21 A. Typically, we are retained by  
22 clients to look at properties. It is typically  
23 done in conjunction with an Environmental Phase I,  
24 but I was specifically looking after building  
25 assessments, whether they would require them for

1 refinancing or a new mortgage or pre-purchase  
2 inspections.

3 Q. And when did you go to work for  
4 Pinchin?

5 A. 2004.

6 Q. And prior to working for Pinchin,  
7 did it have a Building Condition Assessment  
8 Department?

9 A. No, it did not.

10 Q. So did you start the Building  
11 Condition Assessment Department at Pinchin?

12 A. Correct. Correct.

13 Q. And you said that it typically  
14 works with environmental groups, and so is that the  
15 case at Pinchin as well?

16 A. Typically, yes.

17 Q. And so if you could describe  
18 briefly what are the functions of Pinchin? What  
19 services does it provide?

20 A. Pinchin is a consulting  
21 engineering firm that offers services in  
22 environmental due diligence, hazardous materials,  
23 occupational health and safety -- forgive me, it  
24 should be all on the tip of my tongue -- training  
25 in those areas and laboratory services when it

1 pertains to mould and asbestos.

2 Q. And do you work just in the Due  
3 Diligence and Building Condition Assessment Group?

4 A. That's correct.

5 Q. Are you a structural engineer,  
6 Mr. Hass?

7 A. No, I'm not.

8 Q. Do you have the P.Eng.  
9 designation?

10 A. No.

11 Q. Does anybody at Pinchin have a  
12 P.Eng. designation?

13 A. There are P.Eng. individuals in  
14 Pinchin, yes.

15 Q. Are any individuals at Pinchin  
16 structural engineers?

17 A. No.

18 Q. And in 2009 were any individuals  
19 at Pinchin structural engineers?

20 A. No.

21 Q. In the course of your career,  
22 Mr. Hass, how many buildings, approximately, have  
23 you inspected?

24 A. I have probably been involved with  
25 a team in some aspect, whether it was an actual

1 inspection or a part inspection or a review of  
2 reports of over 2,000.

3 Q. And in the course of inspecting  
4 those 2,000 buildings, have you had experience in  
5 inspecting corrosion on steel?

6 A. I have seen steel and I have seen  
7 corrosion, yes.

8 Q. And do you have experience in  
9 identifying and categorizing corrosion on steel?

10 A. I would say I do have experience  
11 categorizing corrosion in a general sense. I won't  
12 say I'm a forensic expert or anything when it comes  
13 to corrosion.

14 Q. And would you say that  
15 categorizing and identifying corrosion is part of  
16 your current practice?

17 A. It is part of a Building  
18 Assessment. We will identify corrosion on steel if  
19 we see it, but I don't -- we don't measure -- we  
20 don't go out and forensically investigate  
21 corrosion.

22 Q. Now, Mr. Hass, Pinchin has had an  
23 extensive history of interactions with the Algo  
24 Centre Mall; is that right?

25 A. Yes.

1 Q. And I would like to take you to  
2 Exhibit No. 5301, which in the books in front of  
3 you, Mr. Hass, is actually at tab 1.

4 A. Okay.

5 Q. And we see that this is a letter  
6 from Pinchin to Nicholls Yallowega Bélanger  
7 Architects dated March 12th, 1999, and it is in  
8 respect of a proposal for what you were speaking  
9 about earlier, a Phase I Environmental Site  
10 Assessment and Designated Substance Survey; do you  
11 see that?

12 A. Correct.

13 Q. And, Mr. Hass, it is our  
14 understanding that this letter and the work that  
15 flowed from it was Pinchin's first involvement with  
16 the Algo Centre Mall; is that your understanding as  
17 well?

18 A. I believe that to be true, yes.

19 Q. And just generally, Mr. Hass, we  
20 see over on the second page of this document that  
21 the methodology of a Phase I Environmental  
22 Assessment includes, first, an information review.  
23 Could you please generally describe for the  
24 Commissioner, Mr. Hass, what is involved in an  
25 information review?

1           A.     An information review for a Phase  
2 I would be typically, as you see there, there would  
3 be various searches performed, including aerial  
4 photographs. It certainly would be a review of  
5 information provided by site representatives or the  
6 owner, review of records, fire insurance plans.  
7 And, yes, that would pretty much entail the  
8 information review part of a Phase I.

9           Q.     And if we could turn over the  
10 page, we see at the top of the page that it also  
11 includes a site inspection. Generally, Mr. Hass,  
12 could you please describe what is involved in a  
13 site inspection?

14          A.     Typically, a site inspection will  
15 include a visual assessment of the property and  
16 surrounding properties with the intent you are  
17 trying to identify potential environmental  
18 concerns.

19                 That would include when you are in the  
20 building, trying to get into or obtaining access to  
21 the service rooms, mechanical rooms, electrical  
22 rooms or elevator rooms.

23          Q.     And in the course of doing this  
24 Phase I Assessment, would an engineer be on-site  
25 typically?



1 A. No, no.

2 Q. If we could please turn to Exhibit  
3 No. 13-6, which is tab 6 in the volume in front of  
4 you, Mr. Hass.

5 A. Okay.

6 Q. We are moving now to discuss the  
7 involvement that Pinchin had with the Algo Centre  
8 Mall as it related to mould investigations and  
9 particularly mould investigations at the Bank of  
10 Nova Scotia branch, and the Commissioner heard  
11 extensive evidence yesterday of the work that  
12 Pinchin did from a representative of the Bank of  
13 Nova Scotia through the latter part of the mall's  
14 existence here in Elliot Lake.

15 And we see that this letter is from  
16 Pinchin dated June 24th, 2005, and in the "Re" line  
17 we see that it is in respect of a "Proposal For  
18 Mould Investigation at Scotiabank". And looking at  
19 the middle of the page, it reads:

20 "Based on information provided by  
21 the client, the branch has been  
22 subject to ongoing water leaks  
23 through the ceiling, which has  
24 resulted in water stained ceiling  
25 tiles. The client also reported a

1 bad odour coming from the ceiling  
2 area."

3 Mr. Hass, just generally, could you  
4 please describe what an Initial Assessment in  
5 respect of mould entails?

6 A. Typically, it would involve a site  
7 visit, doing a visual assessment on the interior of  
8 the potential affected areas that is reported or  
9 that has been reported by the client. In this  
10 particular sense, this mould investigation, I'm not  
11 sure if -- there would have been probably samples  
12 taken, bulk samples for mould analysis to confirm  
13 if there was mould as well.

14 Q. And does Pinchin itself actually,  
15 if mould is found, do any of the work to remove  
16 contaminated material?

17 A. No, mould -- Pinchin would  
18 typically retain or refer an abatement contractor  
19 to do such work.

20 Q. And, Mr. Hass, you would agree  
21 that based on the language in this letter, as of  
22 June of 2005, Pinchin or certainly individuals at  
23 Pinchin were aware that there was a concern about  
24 water leaks in the Algo Centre Mall?

25 A. Certainly the people involved in

1 that Mould Assessment, yes.

2 Q. If we could please turn to Exhibit  
3 No. 13-12, which is tab 12 in the book in front of  
4 you, Mr. Hass.

5 A. Okay.

6 Q. This is the results of an Initial  
7 Assessment and Recommendation; is that right?

8 A. Yes.

9 Q. Dated March 18th, 2008. And we  
10 see that starting at the first bullet, Pinchin  
11 writes:

12 "There have been ongoing roof  
13 leaks for several years.

14 The landlord is currently  
15 installing a gutter system in the  
16 ceiling space to redirect water  
17 infiltrating from the roof.

18 Ceiling tiles that are affected  
19 by the roof leaks are replaced  
20 regularly by mall maintenance."

21 And if we turn over to the next page  
22 and scrolling down to the bottom of the page, we  
23 see that Pinchin recommends:

24 "That roof leaks are repaired by  
25 the landlord."

1 Do you see that?

2 A. Yes.

3 Q. And so as of March 2008, Pinchin  
4 is making a recommendation that these roof leaks be  
5 repaired. Mr. Hass, just a quick question about  
6 the observation that Pinchin made. In your view,  
7 is installing a gutter system in the ceiling space  
8 to redirect water infiltrating from the roof, is  
9 that an appropriate way to deal with water that is  
10 entering a building from a roof?

11 A. Not typically, no.

12 THE COMMISSIONER: Could you remind me,  
13 Mr. Hass, what the acronym "IAQ" represents? I  
14 know we heard it yesterday and I got the answer,  
15 but I have forgotten.

16 THE WITNESS: Certainly. It is indoor  
17 air quality.

18 THE COMMISSIONER: Thank you.

19 Go ahead.

20 BY MR. AULT:

21 Q. Thank you, Mr. Commissioner.

22 Mr. Hass, you have said that an  
23 engineer would not be on-site in the conducting of  
24 an Initial Assessment or a Mould Assessment or, as  
25 the Commissioner pointed out, an IAQ; is that

1 right?

2 A. Correct.

3 Q. But if an employee doing an  
4 environmental assessment saw something that was  
5 manifestly inappropriate, would you expect that  
6 employee to make note of it somewhere?

7 A. I would believe -- I would like to  
8 think that if an employee saw something very  
9 unusual as far as a deficiency goes, that although  
10 it would be outside the scope of work of this  
11 mandate, that they would bring it up. But it is  
12 not uncommon to not report on other things outside  
13 of the mandate at hand.

14 Q. If we could please turn to Exhibit  
15 No. 5306, which is tab 16, Mr. Hass, in the book in  
16 front of you. This is another Mould and Internal  
17 Air Quality Assessment dated July 24th, 2008, and  
18 we see once again that Pinchin is reporting that:

19 "The roof has not been repaired  
20 and leaks are ongoing.

21 There was recently a new leak  
22 that affected the storage room  
23 located off of the lunchroom and the  
24 adjacent stationary room. Buckets  
25 were placed in the rooms to collect

1                   the water, but no drying efforts  
2                   were undertaken by the landlord."

3                   And turning over the page, Ms. Kuka, to  
4 the middle of the page, please, Pinchin recommends  
5 that the roof leaks are to be repaired; do you see  
6 that?

7                   A.     Yes.

8                   Q.     So once again, we see that in July  
9 of 2008 Pinchin is making a further recommendation  
10 that the roof leaks are repaired.

11                  If we could please turn to Exhibit No.  
12 750, which is tab 11 in the book in front of you.  
13 This would appear to be not the Initial Assessment  
14 but the actual assessment of the mould  
15 investigation; is that right, Mr. Hass?

16                  A.     Correct.

17                  Q.     Dated four days later, July 28,  
18 2008. And turning over the page to the "Executive  
19 Summary", we see in the middle paragraph that mould  
20 growth has been identified in certain areas of the  
21 Scotiabank branch, and we read that:

22                                "Ceiling tiles with minor water  
23                                stains were identified in the  
24                                branch. Staff indicated that  
25                                ceiling tile water damage was

1 frequent, which indicates that there  
2 may be water infiltration from the  
3 parking garage above the branch."

4 And so, Mr. Hass, the environmental  
5 personnel that are making this assessment have  
6 identified that it is likely that the water is  
7 coming from the parking deck; is that right?

8 A. That's correct.

9 THE COMMISSIONER: I don't think you  
10 have been asked, Mr. Hass, but were you personally  
11 involved in this particular project?

12 THE WITNESS: No, I was not.

13 THE COMMISSIONER: Okay.

14 BY MR. AULT:

15 Q. And, Mr. Hass -- and thank you,  
16 Mr. Commissioner, I should have made that clear --  
17 that you were not involved and the Building  
18 Condition Assessment Department of Pinchin, were  
19 they involved in any of these Mould Assessments?

20 A. No.

21 Q. It was just the environmental  
22 side?

23 A. Just the mould group, yes.

24 Q. Thank you. Turning to Exhibit No.  
25 13-121, which is tab 18 in the book in front of

1 you, we see a further Assessment of Mould and  
2 Indoor Air Quality, and this dated October 6th,  
3 2008. And if we turn over the page to the  
4 "Executive Summary", and looking at the bottom of  
5 the page, we see in summary once again that:

6 "The following recommendations are  
7 offered for additional actions.

8 1. Ensure that roof leaks are  
9 repaired prior to reinstating  
10 finishes."

11 And so here a situation where Pinchin  
12 has done the assessment. The abatement measures  
13 have succeeded, but Pinchin is recommending that in  
14 order to ensure that mould not return, that the  
15 repairs on the roof need to be completed?

16 A. Right, repairs to the -- whatever  
17 the origin of the leaks are, yes, absolutely.

18 Q. Which Pinchin had earlier  
19 identified as likely being from the roof deck  
20 parking?

21 A. Right.

22 THE COMMISSIONER: I have a further  
23 question for you, Mr. Hass, if you don't mind. Do  
24 you hold an executive position in the Pinchin  
25 organization? Are you a director or are you an



1 owner?

2 THE WITNESS: I am a minority owner,  
3 yes.

4 THE COMMISSIONER: Okay.

5 THE WITNESS: Currently.

6 THE COMMISSIONER: And do you hold an  
7 executive position in the --

8 THE WITNESS: No, no.

9 THE COMMISSIONER: Like CEO or anything  
10 of that nature?

11 THE WITNESS: No.

12 THE COMMISSIONER: Generally speaking,  
13 do you consider yourself an employee of Pinchin?

14 THE WITNESS: Yes, I guess.

15 THE COMMISSIONER: Okay. Well, I don't  
16 know.

17 THE WITNESS: Yeah.

18 THE COMMISSIONER: Are you paid a  
19 salary?

20 THE WITNESS: I am certainly, yes.

21 THE COMMISSIONER: Okay, thank you.

22 BY MR. AULT:

23 Q. Thank you, Mr. Commissioner.

24 And if we could turn to lastly on this  
25 topic Exhibit No. 13-29, which is tab 19 in the

1 book in front of you, and turning over to the  
2 second page of that tab, we note the date on this,  
3 Mr. Hass, is May 14th of 2009; do you see that at  
4 the top?

5 A. Yes.

6 Q. And another report from the  
7 Pinchin Environmental Group, the Mould Assessment  
8 and Indoor Air Quality Assessment, and they make  
9 the following report in this assessment in the  
10 first bullet:

11 "Water continues to leak through  
12 the ceiling of the teller area,  
13 waiting area, open office area and  
14 kitchen each time it rains. Buckets  
15 are placed in locations where some  
16 of the water leaks have repeatedly  
17 occurred. The affected lay-in  
18 ceiling tiles are replaced after  
19 every heavy rainfall."

20 And so even as late as May 14th, 2009,  
21 Pinchin is making these observations about the  
22 effects of water in the Scotiabank branch; is that  
23 right?

24 A. Yes.

25 Q. And if we turn over the page, we

1 see once again in the middle of the page that it is  
2 recommending that the source of the roof leaks be  
3 repaired; do you see that?

4 A. Yes.

5 Q. Mr. Hass, I would like to ask you  
6 some questions about the sharing of information  
7 within Pinchin and the document retention policy  
8 within Pinchin.

9 When an environmental report such as  
10 the ones that we have just looked at are made, what  
11 happens internally to that document within Pinchin?

12 A. It is retained in a file and  
13 electronically it would be retained in sort of the  
14 home office file, or server as we call it. Hard  
15 copies would be maintained of this file, would be  
16 maintained in the actual local office completing  
17 the work.

18 Q. How many offices does Pinchin  
19 have, Mr. Hass?

20 A. I think our number is 28 across  
21 Canada spread over four entities.

22 Q. And just to assist the  
23 Commissioner, what are those four entities?

24 A. Oh, I'm sorry, yes, Pinchin  
25 Environmental in Ontario and Manitoba; out east it

1 is Pinchin LeBlanc Environmental; out west it is  
2 PHH ARC Environmental; and in Montreal and Quebec  
3 City it is Le GESFOR Poirier, Pinchin.

4 Q. So these are different entities  
5 that are based on geography, not on specialization  
6 of the work which is done by those offices?

7 A. That's correct.

8 Q. And you have said that these  
9 reports are housed within the home office. Is  
10 there any central repository for these reports to  
11 be filed into?

12 A. There is. For electronic files,  
13 there are an archive server, yes.

14 Q. And how long has that archive  
15 server been in operation?

16 A. It has been in operation a long  
17 time. I'm going to -- to give you a date, I think  
18 in and about that time, 2005, if I'm not mistaken.  
19 I don't know the exact date.

20 Q. And when a new file is opened at  
21 Pinchin, is there any policy in place, is there any  
22 means for the person who is at Pinchin who is  
23 opening the file to review to see whether Pinchin  
24 has had any involvement at the particular site?

25 A. A file is typically opened,

1 currently a file is opened now by address, by  
2 property name and by client name. And what we do  
3 now is we do a search essentially through our  
4 computer system to identify if there had been work  
5 of any sort done on that particular property.

6 That is our current system. It was  
7 never that streamlined, per se, back in 2005.  
8 There were -- we would do a conflict check or try  
9 to do a conflict check, but back then it was not  
10 necessarily Building Assessments then trying to  
11 review or look in the Mould Department. It would  
12 be more looking, you know, have we done a Building  
13 Assessment at this property before, that sort of  
14 thing.

15 Q. And for how long has this  
16 file-opening procedure been in place?

17 A. I think it started after this, but  
18 it really only has become streamlined in the last  
19 two, three, four years.

20 Q. And prior to this process coming  
21 on-line, would a Pinchin employee who was opening a  
22 new file have access to previous reports that  
23 Pinchin had done at a particular site?

24 A. They would have access to them.  
25 There would be nothing preventing them. The

1 problem is knowing if those reports existed. That  
2 would be the hurdle we would run into.

3 Q. And how could a Pinchin employee  
4 go about finding out whether those reports existed?

5 A. If you knew we had done some work,  
6 you could then go through the electronic archive  
7 and try and locate those reports that would be  
8 there.

9 Q. And, Mr. Hass, which local Pinchin  
10 office performed the Environmental Assessments that  
11 were done at the Scotiabank branch?

12 A. I believe these, all these mould  
13 ones we were looking at were -- originated out of  
14 our Mississauga office.

15 Q. And so those would have been  
16 housed in the Mississauga office?

17 A. Correct, yes.

18 Q. Mr. Hass, I would like to turn to  
19 a new topic now, and that is the Building Condition  
20 Assessment that you participated in in 2009.

21 A. Yes.

22 Q. Now, if we could please turn to  
23 Exhibit No. 5307, which is tab 20 in the book in  
24 front of you. You are familiar with this letter,  
25 Mr. Hass?

1 A. Yes, this is our work plan.

2 Q. And you co-signed this letter, Mr.  
3 Hass; is that right?

4 A. I think so. Just bear with me.  
5 Yes.

6 Q. And it is dated March 25th, 2009,  
7 and it is addressed to Royal Bank of Canada and  
8 Midland Loan Services Inc. Mr. Hass, who retained  
9 Pinchin to submit this proposal and subsequently to  
10 do the Building Condition Assessment?

11 A. It was the Royal Bank.

12 Q. And are you aware of the  
13 relationship between Royal Bank and Midland Loan  
14 Services?

15 A. My understanding was Royal Bank  
16 was the -- or held the mortgage on the property, I  
17 believe, and Midland Loan Services is the servicing  
18 company for that mortgage.

19 Q. And you are being retained, I  
20 understand, Mr. Hass, to do a Building Condition  
21 Assessment?

22 A. Yes.

23 Q. And you have told us in general  
24 terms what a Building Condition Assessment is used  
25 for. Did you know in this particular case what the

1 purpose of the Building Condition Assessment was to  
2 be for? Was it for a refinancing, for example,  
3 or --

4 A. We weren't -- I wasn't positive.  
5 I expected it was for a refinancing.

6 Q. Reading from the letter now --  
7 well, first of all, would the purpose of the  
8 Building Condition Assessment, whether it was for a  
9 refinancing or merely an update to a particular  
10 lender, for example, would that have any impact or  
11 bearing on the manner in which a Building Condition  
12 Assessment is conducted?

13 A. No, we would have performed --  
14 both circumstances we would have performed a  
15 Building Condition Assessment in accordance with  
16 our ASTM Standard.

17 Q. Well, let's look at that briefly  
18 now. Reading under the heading "Preliminary  
19 Building Condition Assessment", you write:

20 "The BCA will be completed in  
21 general conformance with the ASTM  
22 Designation: E 2018-01 Standard  
23 Guide for Property Condition  
24 Assessments: Baseline Property  
25 Condition Assessment Process.



1 Pinchin Environmental will ensure  
2 that a complete visual inspection of  
3 the building structure is conducted  
4 including systems, components,  
5 services and external Site  
6 features."

7 Mr. Hass, could you please describe for  
8 the Commissioner what the ASTM designation is?

9 A. It is an American standard adopted  
10 by many of our clients, lenders, large property  
11 owners that we base and they demand of us when we  
12 are carrying out our Building Assessment work for  
13 them. It typically is a visual assessment of those  
14 major components, and we also then identify  
15 potential liabilities and associated estimates to  
16 rectify those liabilities.

17 Q. And when you said "those major  
18 components", were you referring to the bulleted  
19 items at the bottom of that page?

20 A. Yes.

21 Q. Reading from the second paragraph  
22 of this letter, you write:

23 "Based upon conversations with  
24 Mr. John Harding of Woodbourne-USA  
25 and a review of documentation

1 provided by RBC Financial Group, it  
2 is Pinchin's understanding that  
3 there has been considerable  
4 historical moisture infiltration and  
5 major deficiencies associated with  
6 the podium parking deck and roof  
7 system."

8 Mr. Hass, what was the basis of this  
9 statement?

10 A. That was -- that came from a  
11 discussion directly between Mr. Harding and  
12 Mr. Backman of our office in just discussions with  
13 the property.

14 Q. Who is Mr. Harding, Mr. Hass?

15 A. Mr. Harding is with Midland Loan  
16 Services.

17 Q. And, Mr. Hass, looking at a few  
18 phrases in this paragraph in particular, what in  
19 your view does the phrase "considerable historical  
20 moisture infiltration" mean?

21 A. That they have had certainly  
22 moisture penetration problems in the past on the  
23 podium deck, parking deck.

24 Q. So there has been a lot of water  
25 leaking from the parking deck in the past?

1 A. Correct.

2 Q. And what does this phrase in this  
3 context of the quote "major deficiencies" mean?

4 A. My understanding is that it is  
5 pertaining to the watertightness of that parking  
6 deck.

7 Q. That would be the deficiency, that  
8 it was not watertight?

9 A. Right.

10 Q. And you were aware of that at the  
11 time that you wrote this letter, of course?

12 A. Well, in discussions, yes, based  
13 on that discussion and information provided by  
14 Mr. Harding, yes.

15 Q. I would like to ask you questions  
16 now about other information that you had when  
17 writing this letter and subsequently. We have  
18 reviewed Pinchin's extensive involvement with the  
19 Algo Centre Mall prior to you writing this letter.

20 A. Right.

21 Q. When you were retained, were you  
22 aware of any of Pinchin's previous involvement with  
23 the mall?

24 A. No, no, not at all. When you go  
25 through these mould reports and we -- although we

1 looked to see if we had done any work at this mall  
2 as far as assessment work goes, yeah, we did not  
3 have, myself and Mr. Milani-Nia who was an author  
4 of the report, did not have those reports, those  
5 mould reports that we were looking at previously.

6 Q. And you said you had done a search  
7 of whether Pinchin had conducted any Condition  
8 Assessments?

9 A. Correct.

10 Q. But you did not search whether  
11 there had any Environmental Assessments?

12 A. That's correct.

13 Q. And so even though the Mississauga  
14 office had reported that the roof leaks were  
15 ongoing and that the roof leaks should be repaired,  
16 the most recent report we saw was just two weeks  
17 earlier, May 14th of 2009, that information was not  
18 known to you?

19 A. Correct.

20 Q. But I understand that it was  
21 available to you?

22 A. Yes, we had it; we certainly had  
23 it in our Mississauga office server, yes.

24 Q. And was there any reason why you  
25 did not search the Environmental Assessments that

1 Pinchin had done or whether it had done any  
2 Environmental Assessments?

3 A. At that time it was typically we  
4 were just trying to identify whether or not we had  
5 previous information on the building and doing a  
6 Building Assessment and being the fact that in  
7 hindsight the mould work being done for the bank,  
8 you know, one of the tenants of the building, we  
9 wouldn't have necessarily realized that at the  
10 time. So that is really what it comes down to.

11 Q. And with the file opening  
12 procedure that you described a moment ago to us,  
13 would the previous Environmental Assessments be  
14 captured within the searches that are done in  
15 connection with that procedure?

16 A. Currently, now, yes, I would like  
17 to think we would capture them. Sometimes we still  
18 don't capture them because if we don't have an  
19 address, in an instance like this where you may  
20 have Scotiabank and a transit number, sometimes  
21 files are opened up just as a transit number. So  
22 there is still the possibility, but much slimmer  
23 now.

24 Q. Thank you. I understand that  
25 prior to conducting the assessment in connection

1 with this retainer, that Pinchin had retained a  
2 newspaper article in connection with the Algo  
3 Centre Mall; is that right?

4 A. That's correct. Mr. Milani-Nia  
5 had located this article on the internet.

6 Q. If we could please turn to Exhibit  
7 No. 5308, which is tab 21, Mr. Hass. And just  
8 turning over the page, Ms. Kuka, please, we see  
9 that this is an article by Kevin McSheffrey in the  
10 Elliot Lake Standard, the headline reading "Mall  
11 roof leaks now stopped, says owner".

12 And, Ms. Kuka, I know it is a bit  
13 blurry, but is there a way we could zoom in on the  
14 top two paragraphs, the opening two paragraphs?

15 It reads:

16 "After spending \$1.1 million in  
17 about two years to plug the roof  
18 leaks that have plagued the Algo  
19 Centre Mall for years, they are all  
20 but stopped.

21 Bob Nazarian, owner of the Algo  
22 Centre Mall, says 99% of the leaks  
23 are stopped, and the rest will soon  
24 be as well."

25 And so you were aware, Mr. Hass, that

1 at least according to this article, there had been  
2 roof leaks that had, quote, "plagued" the Algo  
3 Centre Mall for years; is that right?

4 A. Yes, according to that, that is  
5 correct.

6 Q. And if we could please go back to  
7 the first page, Ms. Kuka, of that tab, and looking  
8 at the bottom e-mail, this is an e-mail from Larry  
9 Backman to John Harding. You have told us who John  
10 Harding is, Mr. Hass. Who is Larry Backman?

11 A. Larry Backman is our Vice  
12 President of National Accounts.

13 Q. And in an e-mail which is  
14 forwarding the article we just looked at, he  
15 writes:

16 "When we were researching this  
17 project we came across this article  
18 on the mall in Elliot Lake. Based  
19 on this information there should be  
20 extensive investigation reports and  
21 information on the repairs that have  
22 been completed. In addition, the  
23 report provided by RBC identified  
24 that 'All expansion decks were  
25 replaced in 2008, suffered damage

1                   due to snow plowing and need repair  
2                   and/or replacement. There should be  
3                   extensive information available on  
4                   work that has been completed; and  
5                   John that would help us."

6                   Mr. Hass, did you receive any  
7                   information relating to investigation reports or  
8                   engineering reports that had been conducted at the  
9                   Algo Centre Mall?

10                  A. No, despite requests like this, we  
11                  did not receive any of this previous information  
12                  that has since come to light.

13                  Q. What requests, aside from this,  
14                  did Pinchin or yourself make in connection with the  
15                  assessment?

16                  A. I believe we had -- there was  
17                  telephone conversations as well, but then in  
18                  addition to that, there would also be requests via  
19                  our on-site rep when we were actually doing the  
20                  assessment.

21                  Q. Mr. Hass, you have been following  
22                  the proceedings of this Commission of Inquiry, I  
23                  understand?

24                  A. Yes.

25                  Q. And you are aware that in fact



1     there had been extensive engineering reports that  
2     had been done in connection with the mall and in  
3     particular the roof deck parking?

4                     A.     Yes.

5                     Q.     I don't propose to take you to all  
6     of them, but just I would like you to confirm for  
7     the record that you didn't see any of those prior  
8     reports by any of the owners?

9                     A.     That is correct.

10                    Q.     Pardon me, that were commissioned  
11    by any of the owners?

12                    A.     Yes, I sure wish I would have had  
13    some of them.

14                    Q.     You wish you had seen them?

15                    A.     Yeah.

16                    Q.     If we could please turn to Exhibit  
17    No. 5312, which is tab 26 in the book in front of  
18    you, Mr. Hass. And just reading that top e-mail,  
19    it is from Jim Davison to Larry Backman, and we saw  
20    in the proposal letter that Mr. Davison works for  
21    the Royal Bank; is that right?

22                    A.     Yes.

23                    Q.     And he writes:

24                             "Larry, I see Scott has sent you  
25                             the signed Authorization. Let me

1 know if you need anything else in  
2 order to proceed. To date, the  
3 Borrower [...]"

4 And that would be Mr. Nazarian?

5 A. Yes.

6 Q.

7 "[...] has not provided any  
8 information with respect to the  
9 inspections he had carried out last  
10 year prior to starting work on the  
11 roof. It is unlikely the  
12 information will be forthcoming as  
13 the Borrower is somewhat annoyed  
14 with RBC at the moment. He still  
15 believes we should have given him  
16 the Lease reserve to repair the  
17 roof. Thank you."

18 And so I take it, Mr. Hass, that at  
19 this stage the authorization is signed up and it is  
20 all systems go as far as Pinchin is concerned with  
21 respect to completing the Building Condition  
22 Assessment?

23 A. Correct.

24 Q. And Pinchin, as you described  
25 earlier, is coming up against obstacles in terms of

1 getting information related to the building?

2 A. Correct.

3 Q. And according to this e-mail, that  
4 is because the borrower is being rather obstinate  
5 with that information; is that right?

6 A. It appears so.

7 Q. Now, Mr. Hass, would this raise  
8 any red flags? Would this lead you to conclude  
9 that the borrower is hiding something?

10 A. It didn't necessarily -- it does  
11 raise, you know, that concern that they are, you  
12 know, maybe not wanting to share information.  
13 Unfortunately, for us it is not unusual. We see it  
14 all the time. But yes, it certainly could have --  
15 you know, it wouldn't have been unusual for us to  
16 think, oh, there is an issue being hidden here.

17 Q. And when you conclude that there  
18 may be an issue that is being hidden, does that  
19 change the way that you would conduct the Building  
20 Condition Assessment? Would that impact how you go  
21 about doing it?

22 A. No. No, we would still be  
23 completing our assessment as a visual assessment in  
24 accordance with our ASTM guide or standard there.

25 Q. Well, let's discuss then -- and

1 thank you, Ms. Kuka, we are finished with this  
2 exhibit.

3 Let's discuss the inspection itself.  
4 Mr. Hass, who did the inspection? Who did the site  
5 assessment for Pinchin?

6 A. That was carried out by Mr. Majid  
7 Milani-Nia of our office.

8 THE COMMISSIONER: Would you mind  
9 spelling that, sir?

10 THE WITNESS: M-a-j-i-d, and Milani-Nia  
11 is M-i-l-a-n-i dash N-i-a.

12 THE COMMISSIONER: Thank you.

13 BY MR. AULT:

14 Q. And, Mr. Hass, could you please  
15 describe what Mr. Milani-Nia -- is that the right  
16 pronunciation?

17 A. Yes, you have got it.

18 Q. Milani-Nia's qualifications are?

19 A. He is a professional engineer with  
20 approximately 24 years experience. He is a civil  
21 engineer by training. For most of his career he  
22 has been involved with existing buildings and  
23 dealing with building science issues.

24 Q. Is he a structural engineer as  
25 well?

1 A. No, no, he is not.

2 Q. You mentioned the field of  
3 building science. Could you please briefly  
4 describe what that field is?

5 A. Sure. That is dealing with the  
6 existing building and primarily its envelope,  
7 whether that be a roof, walls, windows, that sort  
8 of thing, dealing with that and mechanical systems  
9 that would be intertwined to make that building  
10 function and maintain -- you know, keep the  
11 building watertight and airtight.

12 Q. Thank you. Did anyone attend with  
13 Mr. Milani-Nia on this assessment?

14 A. From Pinchin? No.

15 Q. From Pinchin.

16 A. No.

17 Q. So he was alone from Pinchin. Are  
18 you aware of how long the assessment lasted?

19 A. I believe Mr. Milani-Nia went up  
20 the day before his site assessment, and then the  
21 site assessment lasted the full day, approximately  
22 8:00 to 5:00.

23 Q. And you had earlier said that  
24 Mr. Milani-Nia was the person who had done the  
25 internet search which found the newspaper article

1 we looked at earlier?

2 A. That's correct.

3 Q. Mr. Hass, has Pinchin ever done  
4 Building Condition Assessments of buildings that  
5 had parking above occupied space?

6 A. We have done one other very  
7 similar style building. I believe it was in Prince  
8 Albert, Saskatoon.

9 Q. And did that building have any  
10 leaking problems?

11 A. It did. It had a membrane, but it  
12 had leaking problems as well.

13 Q. It did have a waterproof membrane?

14 A. Uhm-hmm.

15 Q. Mr. Hass, was Mr. Milani-Nia aware  
16 that the Algo Centre Mall's roof top parking deck  
17 did not have a waterproof membrane?

18 A. Yes.

19 MR. BISCEGLIA: Mr. Commissioner, I  
20 appreciate that we can hear and have hearsay  
21 evidence here, but it appears to me that on a  
22 crucial issue, a structural condition and  
23 assessment, do we have an explanation of why the  
24 source of that information is not available,  
25 Mr. Milani-Nia, the P.Eng.?

1 MR. AULT: Mr. Commissioner,  
2 Mr. Milani-Nia conducted the assessment but Mr.  
3 Hass co-signed the report that was submitted to the  
4 entity which retained Pinchin to do the assessment.

5 As we will review shortly, Mr. Hass  
6 reviewed the site visit notes of Mr. Milani-Nia.  
7 He reviewed the photographs related to that  
8 inspection. And given his position within Pinchin,  
9 Mr. Hass is well-situated to give evidence with  
10 respect to the scope of the assessment and the  
11 report itself, which we will be looking at shortly,  
12 which again Mr. Hass co-signed.

13 MR. BISCEGLIA: With all due respect,  
14 sir, we don't have any notes. We don't have the  
15 information. We don't have anything that supports  
16 or corroborates what my friend has indicated.

17 And it appears to me that, given the  
18 evidence that we had last week on these issues,  
19 that the source of the information would be  
20 relevant. And it would be appreciative to have the  
21 notes, if those are available.

22 THE COMMISSIONER: Well, do we have  
23 those materials?

24 MR. AULT: Mr. Commissioner, we do not  
25 have the notes of Mr. Milani-Nia, unless Mr. --

1 MR. RUSSO: I don't think that is  
2 correct.

3 THE WITNESS: Mr. Commissioner, I think  
4 you do. In one of our exhibits I think we do --

5 BY MR. AULT:

6 Q. Oh, for the site inspection notes?

7 A. For the site inspection notes,  
8 yes.

9 THE COMMISSIONER: You are talking over  
10 each other here.

11 MR. AULT: Pardon me.

12 Mr. Commissioner, we do have the site  
13 inspection notes. And, Mr. Russo, do you have the  
14 tab number available?

15 MR. BISCEGLIA: Are those the Building  
16 Assessment notes?

17 THE WITNESS: Tab 24.

18 MR. AULT: That's right.

19 MR. RUSSO: It is tab 23, I believe, is  
20 it not, Mr. Hass?

21 THE WITNESS: Sorry, in my copy it is  
22 tab 24.

23 MR. RUSSO: Okay, the document is PCE  
24 1589.

25 THE WITNESS: Yes.



1 BY MR. AULT:

2 Q. Pardon me, that is Exhibit No.  
3 5301.

4 A. Yes, that is it.

5 MS. KUKA: No, it is 5310.

6 BY MR. AULT:

7 Q. Pardon me, Exhibit No. 5310, and  
8 that is tab 24 of this brief.

9 And, Mr. Commissioner, these notes have  
10 been available to the participants since the  
11 Commission received them, and I don't propose to  
12 review these notes necessarily with Mr. Hass.

13 But these notes do reflect, Mr. Hass, I  
14 understand the discussion that you had with  
15 Mr. Milani-Nia relating to the work that he did at  
16 the Algo Centre Mall?

17 A. Correct.

18 Q. And they are the basis in part  
19 upon which you signed the Building Assessment  
20 report that Mr. Milani-Nia co-signed with you; is  
21 that right?

22 A. Correct.

23 Q. Thank you.

24 THE COMMISSIONER: All right, does that  
25 at least partly satisfy your --

1 MR. BISCEGLIA: Well, I'm satisfied we  
2 have what now has been identified as the notes, but  
3 I still don't understand, sir, why we don't have  
4 the person who conducted the inspection upon which  
5 the report was based being here.

6 THE COMMISSIONER: All right, well,  
7 that is a decision for Counsel. Nevertheless, if  
8 you wish that particular witness called, that is,  
9 these are representations you can make to me either  
10 now or at a later date so that I can determine  
11 pursuant to our rules whether or not that witness  
12 should be called, who should examine the witness,  
13 et cetera.

14 MR. BISCEGLIA: Thank you, sir.

15 BY MR. AULT:

16 Q. Thank you, Mr. Commissioner.

17 And so returning to the questioning  
18 earlier, Mr. Hass, Mr. Milani-Nia, as you had  
19 indicated, was aware that there was no membrane on  
20 the roof deck parking; is that correct?

21 A. That is correct.

22 Q. And was Mr. Milani-Nia aware that  
23 the building was constructed with the precast  
24 hollow core slabs?

25 A. Correct, yes, he was.

1 Q. Now, before we turn to the report  
2 itself, Mr. Hass, there is a confusing element, an  
3 additional confusing element with respect to the  
4 documents before us in that there are two reports  
5 that are similar and that have similar dates within  
6 them, and they contain largely the same content but  
7 there are some differences in the content.

8 And if we could first look at Exhibit  
9 No. 99, which is tab 29 in the book in front of  
10 you, we see that this is a document entitled  
11 "Preliminary Building Condition Assessment", and it  
12 is prepared for Midland Loan Services and it is  
13 dated June 17th, 2009. And if we could turn to the  
14 page ending in \_041, we see that there is a  
15 signature page here. Mr. Hass, that is your  
16 signature on the right; is that right?

17 A. Yes.

18 Q. And a Brian Hubble's signature on  
19 the left-hand side; is that correct?

20 A. Correct.

21 Q. And if we could please now turn to  
22 Exhibit No. 101, and turning over the page,  
23 briefly, one more time, we see that this is a  
24 "Preliminary Building Condition Assessment" again  
25 prepared for Midland Loan Services dated June 19th,

1 2001. And if we could turn to the third-to-last  
2 page of that document, Ms. Kuka, please, which is  
3 the page ending in the numbers 2441, we see at the  
4 bottom that it is signed by again yourself, Mr.  
5 Hass; do you see that?

6 A. Yes.

7 Q. And by Mr. Milani-Nia; is that  
8 correct?

9 A. Yes.

10 Q. Now, Mr. Hass, could you please  
11 explain what accounts for the fact that there are  
12 two reports that appear so similar, one dated June  
13 17th and one dated June 19th, but signed by two  
14 different people from Pinchin?

15 A. Unfortunately, when Mr. Milani-Nia  
16 started this, to draft this report, he grabbed a  
17 previous report out of another job to use as a  
18 template. You will see -- and unfortunately, you  
19 bring up a point about Brian Hubble's signature.  
20 Back then we had electronic signatures inserted in  
21 the actual Word document. I don't know if it was  
22 clear on that copy you had, but you go through that  
23 and there is references made to a previous client  
24 RioCan. There is highlighting throughout that  
25 report which may actually not show here. And it

1 was truly meant only as a working document in  
2 preparation of the final report.

3 And unfortunately, when we handed  
4 everything over, that was in there as well. But  
5 that June 17th report never left our office.

6 Q. It was not distributed to anyone  
7 outside of Pinchin?

8 A. Absolutely not.

9 Q. And the June 19th report that we  
10 are looking at here, Exhibit No. 101, is the final  
11 report?

12 A. That's correct. There is --  
13 you'll note another thing is that June 17th report  
14 has no costing attached to it at the end, and the  
15 highlighting, the reference, yeah.

16 Q. That is my next question, Mr.  
17 Hass. There are differences in the content between  
18 the June 17th report and the June 19th report?

19 A. Definitely, yes.

20 Q. And what are the differences in  
21 content?

22 A. Part of it is some original  
23 information that is inaccurate in the June 17th  
24 report. The biggest thing is the costing table  
25 that identifies the estimates put forth by us are

1 not in that June 17th report like they are and  
2 should be on the June 19th report.

3 Q. And just for reference purposes,  
4 if we could go to the last page of the exhibit, Ms.  
5 Kuka, is this the costing table that you were  
6 referring to, Mr. Hass?

7 A. That is correct, yes.

8 Q. Ms. Kuka, if we could go back to  
9 the third page of the exhibit, three pages in.

10 THE COMMISSIONER: Now, we are staying  
11 on 101?

12 BY MR. AULT:

13 Q. We are staying on Exhibit No. 101,  
14 yes, sir. You have said that this was the final  
15 report. Why is it called a "Preliminary Building  
16 Condition Assessment"?

17 A. Because our assessment work is  
18 based on a visual, our protocol at that time was to  
19 identify -- all our BCA reports were entitled  
20 "preliminary". It was not meant to mean that there  
21 was, you know, a subsequent final draft coming out.  
22 They were always entitled "Preliminary Building  
23 Condition Assessments".

24 Q. Thank you, Mr. Hass.

25 I would like to move now to discuss the

1 assessment that Mr. Milani-Nia himself conducted at  
2 the mall. When did Mr. Milani-Nia conduct the  
3 assessment?

4 A. The date was June 3rd, 2009.

5 Q. And, Mr. Hass, do you know whether  
6 it had rained recently? Had it rained that day or  
7 the day before?

8 A. It had not rained the day of his  
9 inspection, nor did it rain the day before.

10 Q. And when an assessment like this  
11 is conducted, is the inspector typically  
12 accompanied by somebody, a representative of the  
13 site?

14 A. That is correct, we always like to  
15 have a site representative accompanying us around.

16 Q. And who accompanied Mr. Milani-Nia  
17 on this inspection?

18 A. A Mr. Derak Alrove, a maintenance  
19 personnel with the mall.

20 Q. He worked for the Algo Centre  
21 Mall?

22 A. Yes.

23 Q. And he worked in the area of  
24 maintenance?

25 A. That is what I believe, yes.

1 Q. I would like to ask you now, Mr.  
2 Hass, about areas of the mall that Mr. Milani-Nia  
3 inspected. Did he enter the Zellers store during  
4 the course of his inspection?

5 A. Yes, he did walk through the  
6 Zellers store.

7 Q. And in Zellers, did he --

8 MR. MacRAE: May I interrupt my friend,  
9 Mr. Commissioner?

10 I don't have an objection, but I do  
11 wish to seek clarification so that I can understand  
12 this very clearly.

13 Is it my understanding that the  
14 evidence that the witness is providing at this  
15 point in time with respect to what occurred in  
16 Elliot Lake is entirely hearsay?

17 MR. AULT: The evidence that Mr. Hass  
18 is providing now is based on the discussions that  
19 he had with Mr. Milani-Nia. Those were based on  
20 the notes that Mr. Milani-Nia had taken, which we  
21 see at Exhibit No. 5310. They are based on the  
22 photographs that Mr. Milani-Nia had taken. And  
23 they are also based on the content of the report  
24 itself, which absolutely is not hearsay evidence,  
25 of course. And we will go to those particular



1 elements of the report.

2 I'm merely asking Mr. Hass now about  
3 the general nature of the discussion -- of the  
4 inspection that Mr. Milani-Nia conducted and also  
5 what he observed.

6 THE COMMISSIONER: Well, I take it your  
7 answer, Mr. MacRae, is that it is yes and no. Some  
8 of it is obviously hearsay. Other material that we  
9 we'll be looking at obviously is not, some of the  
10 work that this gentleman did as a result of being  
11 provided with information.

12 MR. MacRAE: I wonder then,  
13 Mr. Commissioner, if I might refine my question a  
14 bit then just so that I can be clear.

15 Am I correct in my understanding that  
16 any evidence with respect to what the inspector did  
17 at the inspection, during the inspection and who  
18 accompanied him during the inspection is hearsay?

19 BY MR. AULT:

20 Q. No, Mr. Commissioner, that is not  
21 true, because much of what Mr. Hass is speaking of  
22 now is recorded in the report itself. And we can  
23 go to that document. In fact, we are on that  
24 document right now.

25 So I suggest that further to

1 Mr. MacRae's suggestion, we turn, Ms. Kuka, to the  
2 next page over, and we see in that opening  
3 paragraph that, as you have identified, Mr. Hass,  
4 the Pinchin personnel, who was Mr. Milani-Nia,  
5 conducted an assessment on the site on June 3rd,  
6 2009; is that right? Do you see that at the top?

7 A. Yes, that is correct.

8 Q. And that he was accompanied by  
9 Mr. Derak Alrove?

10 A. Yes.

11 Q. And that he was the site  
12 representative of the Algo Centre Mall?

13 A. Correct.

14 Q. And now I am not necessarily going  
15 to take you to --

16 THE COMMISSIONER: Well, hold on, we  
17 are still dealing with Mr. MacRae's --

18 MR. AULT: Pardon me.

19 THE COMMISSIONER: I don't know if that  
20 goes some distance to satisfying your concern?

21 MR. MacRAE: Well, thank you,  
22 Mr. Commissioner. It is not so much about  
23 satisfying my concern. It is so that I can  
24 understand the evidence, because you have invited  
25 my friend, Mr. Bisceglia, to possibly make some

1 submissions with respect to calling the engineer  
2 who conducted the report and was actually on-site.

3 So what I am trying to determine, as I  
4 hear this evidence and prepare possibly for joining  
5 with Mr. Bisceglia in the event that we should  
6 desire to have that engineer called, I'm trying to  
7 determine exactly what this witness knows from  
8 personal knowledge.

9 My friend suggests that it changes the  
10 issue of hearsay because it is written, but in my  
11 respectful submission and, Mr. Commissioner, it is  
12 just written hearsay.

13 THE COMMISSIONER: Well, it is just  
14 amply clear to me that he wasn't on-site and made  
15 no direct observation. That is clear.

16 And whatever work he did was based on  
17 material that was received from the gentleman that  
18 was actually on-site. That is clear to me.

19 MR. MacRAE: That is my understanding  
20 as well, Mr. Commissioner, and if we share that --

21 THE COMMISSIONER: And I am sure that  
22 as the evidence develops, the interrelationship  
23 will become clearer.

24 But after Mr. Ault has led the  
25 evidence, I'll hear from you again if you wish

1 further clarification.

2 MR. MacRAE: Thank you very much,  
3 Mr. Commissioner.

4 THE COMMISSIONER: All right.

5 BY MR. AULT:

6 Q. Thank you, Mr. Commissioner.

7 Before proceeding any further, Mr.  
8 Hass, I would like to ask you some questions  
9 relating to the nature of the review that you did  
10 with Mr. Milani-Nia before co-signing this report.

11 Could you please describe the nature of  
12 the review and the discussions that you would have  
13 had with Mr. Milani-Nia?

14 A. Well, even prior to me reviewing  
15 this report, Mr. Milani-Nia would have gone over --  
16 not would have. We did go over this information  
17 from his site notes, his findings, including his  
18 photographs that he took from the site, reviewing  
19 those, identifying concerns, and then talking  
20 through.

21 And then once he had authored the  
22 report, as well during my review I again would be  
23 going back with him, discussing with him issues of  
24 what he saw, how we were going to address it and  
25 how we were going to provide costs for that.

1 Q. Would you have reviewed, for  
2 example, the costing table?

3 A. Yes.

4 Q. Did you have a role in preparing  
5 the costing table?

6 A. I would have suggested and  
7 reviewed it. As far as an initial preparation, he  
8 would have prepared it, but we would have gone  
9 through it in depth.

10 Q. Would you have reviewed all of the  
11 photographs that Mr. Milani-Nia took on this  
12 assessment?

13 A. I necessarily did not review every  
14 single photograph, but I certainly reviewed many,  
15 many more than actually what is in this report.

16 Q. And is this the general practice  
17 at Pinchin with respect to co-signing a report,  
18 that one inspector goes out and does the  
19 assessment, collects the data, and then there is a  
20 discussion and then there is the co-signing  
21 thereafter of the report?

22 A. Correct. That is correct.

23 Q. And is that standard practice in  
24 the industry, Mr. Hass?

25 A. I believe so, yes.

1 Q. Going back to the inspection  
2 itself, are you aware, Mr. Hass, about whether  
3 Mr. Milani-Nia saw any stained ceiling tiles in the  
4 Zellers store? You had mentioned that he went to  
5 the Zellers store. What did he see there with  
6 respect to evidence of stained ceiling tiles?

7 A. Specifically in the Zellers store  
8 there was a location of leaking, and in that  
9 location there was actually ceiling tiles removed  
10 and with buckets on the floor.

11 Q. And if we could please turn to  
12 page 24 of the report, Ms. Kuka, which is ending in  
13 the numbers 2431. It is not entirely clear on this  
14 photograph, but we see that the -- because of the  
15 copy, but we see that the caption reads "View of a  
16 ceiling within the 'Zellers' tenant space which has  
17 minor leaks". Is this the photograph that  
18 Mr. Milani-Nia took of what you described earlier  
19 of the missing ceiling tile?

20 A. Yes, that is it exactly.

21 Q. Did Mr. Milani-Nia -- and,  
22 Mr. Commissioner, we have in another version of  
23 this report a colour copy of this photograph. I  
24 can take you to that now if you would prefer to see  
25 a coloured photograph of this? And that is at --

1 THE COMMISSIONER: If it is of value,  
2 if you think it is of value to me, sure.

3 BY MR. AULT:

4 Q. That is at Exhibit 13-195, which  
5 is in tab 34, Mr. Hass, of the second book in front  
6 of you. And once again, Ms. Kuka, that is at page  
7 24.

8 MS. KUKA: 13-195?

9 BY MR. AULT:

10 Q. 13-195. Tab 1 -- pardon me,  
11 Exhibit No. 105.

12 Just scrolling down to the bottom of  
13 that page, please, Ms. Kuka, we see is this the  
14 same photograph that we looked at earlier, Mr.  
15 Hass?

16 A. That is, yes.

17 Q. And could you please describe what  
18 we are seeing in this photograph here?

19 A. You are seeing what looks to be a  
20 drainpipe running through the opening, as well as a  
21 foiled back insulation. And if you look closely on  
22 the very left of the opening, you will see there is  
23 a -- you can see a portion of the bottom flange of  
24 the steel beam there.

25 Q. And, Mr. Hass, on that point, how

1 would you describe the condition of this beam?

2 A. That photograph right there shows  
3 the typical condition of red primed steel that you  
4 would see in any building.

5 Q. And, Mr. Hass, is it your  
6 understanding that, as the caption would suggest,  
7 the ceiling tile had to be removed because it was  
8 saturated with water?

9 A. That makes sense, yes.

10 Q. Mr. Hass, continuing the  
11 discussion about Mr. Milani-Nia's inspection of the  
12 Zellers store, did he see evidence of buckets in  
13 the store?

14 A. There was buckets at this location  
15 only.

16 Q. Did Mr. Milani-Nia observe any  
17 other tarps or water diversion contraptions in the  
18 Zellers store?

19 A. No, there was none of that.

20 Q. Approximately how many ceiling  
21 tiles that he observed were stained, Mr. Hass? Do  
22 you know that information?

23 A. The exact number of ceiling tiles  
24 I'm not sure. I think, if I recall correctly,  
25 there was five to six locations of leaking noted



1 throughout his walk-around of the interior.

2 Q. Is that of the mall itself, or is  
3 that of the Zellers location?

4 A. I'm sorry, that is of the mall  
5 itself.

6 Q. And what about specifically of the  
7 Zellers location?

8 A. This was the location in Zellers  
9 that had displayed evidence of leaks.

10 Q. Was Mr. Milani-Nia prevented from  
11 accessing any part of the Zellers store?

12 A. The Zellers store, no, he was able  
13 to walk through the Zellers store.

14 Q. And what about any rooms that were  
15 adjacent to the Zellers store?

16 A. There is -- as far as the Zellers  
17 store is concerned, there is a storage room that's  
18 accessible via the exterior walkway that we did not  
19 have access to.

20 Q. Thank you, Mr. Hass. In the  
21 course of his inspection, did Mr. Milani-Nia speak  
22 with any tenants?

23 A. No, he didn't have -- he did not  
24 discuss anything with tenants.

25 Q. Why not, Mr. Hass?

1           A.     Unfortunately, I guess they were  
2     just the people in charge at each of these tenants.  
3     Typically, we try to talk to tenants as part of our  
4     mandate, just to gain more information, but in this  
5     particular case, there was no tenants there for us  
6     to discuss with or talk to that had any real  
7     knowledge, I guess.

8           Q.     There would be -- is there  
9     anything in the ASTM protocol that governs a site  
10    assessment of this nature that would prevent you  
11    from speaking with tenants?

12          A.     No.    No.

13          Q.     You had mentioned earlier, Mr.  
14    Hass, that there were approximately six other areas  
15    that Mr. Milani-Nia observed leaking in; is that  
16    right?

17          A.     Correct.

18          Q.     And do you know where those areas  
19    in the mall were, Mr. Hass?

20          A.     Specifically, I don't recall the  
21    exact locations.

22          Q.     And we'll go to some photographs  
23    which show what those areas were, and in fact, if  
24    we can please turn back to Exhibit No. 105, Ms.  
25    Kuka, for the clearer pictures, and the page ending

1 in .0021.

2 We see photographs here of  
3 water-stained ceiling tiles within the Soul Mate  
4 tenant space; do you see that, Mr. Hass?

5 A. Yes, thank you.

6 Q. And below that water stained  
7 ceiling tiles in the Dollarama tenant space?

8 A. Correct.

9 Q. And did you see these photographs  
10 when you conducted your review of the inspection  
11 with Mr. Milani-Nia?

12 A. Yes, I would have.

13 Q. Do you know whether Mr. Milani-Nia  
14 observed any other signs of leaking in the mall  
15 itself, beyond Zellers now, the mall itself?

16 A. As far as physical leaking or  
17 evidence other than this, those photos, we would  
18 have seen our walk of the walkway, but even then,  
19 yeah, there was no evidence of actual leaking  
20 primarily due to I guess the fact that there was no  
21 rain for two days.

22 Q. You mentioned the walkway itself.  
23 Is that the exterior walkway on what would be the  
24 east side of the building?

25 A. Yes, I believe so, that's right.

1 Q. And so Mr. Milani-Nia included  
2 within his assessment a walk-through of the walkway  
3 area?

4 A. Both at grade level and on --  
5 there is a second level as well.

6 Q. A second level as well?

7 A. Yes.

8 Q. And what did he observe about that  
9 walkway?

10 A. That walkway had showed signs of  
11 if -- and I think we have pictures in our report.  
12 We actually -- there was some evidence of minor  
13 corrosion on the steel.

14 Q. Right.

15 A. The steel beams, and you know,  
16 deterioration or cracks in the control joints of  
17 the precast.

18 Q. On the walkway itself?

19 A. On the walkway, yes.

20 Q. And could you please describe what  
21 the nature of that corrosion was?

22 A. Well, it was essentially surface  
23 corrosion that we saw on the top flange of the  
24 steel beam in certain locations, as well as there  
25 was some minor corrosion on I believe columns,

1 columns of the walkway as well.

2 Q. Thank you. Did Mr. Milani-Nia do  
3 an assessment of the roof top parking area of the  
4 mall?

5 A. Yes, he did.

6 Q. And in assessing the roof top  
7 parking, what observations did he make, Mr. Hass?  
8 In general terms. And we'll go to the report  
9 itself in a moment.

10 A. Certainly, okay. Generally, that  
11 he saw the typical condition of the topping, the  
12 control joints, as well as the drains. He saw that  
13 some work had been undertaken or was ongoing at the  
14 time of his walk-around inspection.

15 Q. Thank you, Mr. Hass.

16 Ms. Kuka, if we could please turn back  
17 to Exhibit No. 101, and for the record,  
18 Mr. Commissioner, we are going back to what Mr.  
19 Hass has identified was the final version of the  
20 report.

21 And turning to the page ending in 2408,  
22 we see under "Introduction" in the middle of that  
23 paragraph that it is stated:

24 "Pinchin personnel conducted a  
25 visual assessment of the Site on

1                   June 3, 2009 at which time Pinchin  
2                   interviewed and was accompanied by  
3                   Mr. Derak Alrove, Algo Centre Mall  
4                   personnel [...]"

5                   And that:

6                   "The results of the BCA are  
7                   presented in the following report."  
8                   And under "Scope and Methodology", it  
9                   reads:

10                   "The scope of the BCA included a  
11                   visual examination of the  
12                   following:"

13                   And the second bullet point is:

14                   "The structural elements (i.e.,  
15                   columns, slabs, walls and beams,  
16                   etc.)"

17                   Now, Mr. Hass, other than saying that  
18                   the inspection was visual, am I right that this  
19                   document does not otherwise limit the structural  
20                   elements that were inspected; is that correct?

21                   A.    I'm sorry, repeat that again?

22                   Q.    Other than saying that the  
23                   examination was visual, the scope of the  
24                   examination is not otherwise limited; is that  
25                   correct?

1 A. Correct.

2 Q. Now, Mr. Hass, if we could please  
3 turn to Exhibit No. 5330. We see at the top that  
4 this is the "Standard Guide for Property Condition  
5 Assessments: Baseline Property Condition  
6 Assessment Process". Mr. Hass, is this the ASTM  
7 protocol pursuant to which the assessment of the  
8 Algo Centre Mall was conducted?

9 A. Correct, yes, it is.

10 Q. And if we could please turn to the  
11 page ending in \_0005, and scrolling down midway to  
12 the item that is 2.3.44 on the right-hand side, Ms.  
13 Kuka, and if we could blow that up a bit, there is  
14 a description here of a walk-through survey. And I  
15 take it, Mr. Hass, that this description is an  
16 accurate description of the type of assessment that  
17 is done in a Building Condition Assessment pursuant  
18 to this protocol?

19 A. Correct.

20 Q. And that this was the nature of  
21 the examination that Mr. Milani-Nia did on June the  
22 3rd, 2009?

23 A. Correct.

24 Q. And it reads:

25 "Conducted during the field

1 observer's site visit of the subject  
2 property, that consists of  
3 non-intrusive visual observations,  
4 survey of readily accessible, easily  
5 visible components and systems of  
6 the subject property. This survey  
7 is described fully in Section 8.  
8 Concealed physical deficiencies are  
9 excluded. It is the intent of this  
10 guide that such a survey should not  
11 be considered technically  
12 exhaustive. It excludes the  
13 operation of equipment by the field  
14 observer and is to be conducted  
15 without the aid of special  
16 protective clothing, exploratory  
17 probing, removal of materials,  
18 testing, or the use of equipment,  
19 such as scaffolding,  
20 metering/testing equipment, or  
21 devices of any kind, etc. It is  
22 literally the field observer's  
23 visual observations while walking  
24 through the subject property."  
25 And if we could please turn back to



1 Exhibit No. 101, Ms. Kuka, and the page we were  
2 looking at, page 1. Once again, we see under  
3 "Scope and Methodology" that included within the  
4 scope and methodology of the assessment are  
5 structural elements, including columns, slabs,  
6 walls and beams, but, Mr. Hass, you would agree  
7 with me that in many cases columns and beams are  
8 concealed?

9 A. Correct, yes.

10 Q. They are not readily visually  
11 accessible, Mr. Hass, and I take it from your  
12 evidence this morning that the only columns and  
13 beams that Mr. Milani-Nia observed on his  
14 inspection was the one beam in the Zellers store  
15 where the ceiling tile was removed and the columns  
16 that supported the walkway on the exterior of the  
17 building; is that correct?

18 A. That's correct, yes.

19 Q. But there is no limitation in this  
20 description of the scope and methodology of the  
21 report that only those columns and beams were  
22 included in the inspection; is that right?

23 A. In that regard, yes. There is  
24 limitations about how it is only a visual and no  
25 intrusive or, you know, finishes were removed, et

1 cetera, et cetera, in our limitation section of the  
2 report.

3 Q. But looking at this section of the  
4 report which is setting out the scope and  
5 methodology --

6 A. Right.

7 Q. -- an uninformed reader or an  
8 uninitiated reader to the ASTM Protocol would not  
9 necessarily know that it was just those four areas,  
10 for example, that the -- pardon me, the areas in  
11 the walkway and the beam of Zellers that was  
12 included in this inspection of structural elements;  
13 is that fair?

14 A. That is possible, yes. That is  
15 fair, absolutely.

16 Q. Thank you very much. And if we  
17 could please turn back to the "Executive Summary",  
18 which is the page ending in 2405, Ms. Kuka, and  
19 scrolling down to the bottom of the page, I'll ask  
20 you some questions now about what the report states  
21 about the roof top parking deck, Mr. Hass. And you  
22 and Mr. Milani-Nia write that:

23 "Based on the reported leaks  
24 through the concrete topping over  
25 the years the condition of the

1                   precast concrete slab panels should  
2                   be evaluated for concrete  
3                   delamination as a result of water  
4                   and de-icing agent infiltration  
5                   through the concrete topping."

6                   And so just stopping there for a  
7 moment, you were concerned, Mr. Hass, and  
8 Mr. Milani-Nia was concerned about the effect of  
9 the water infiltration on the precast concrete; is  
10 that right?

11                   A.     Correct.

12                   Q.     And part of that concern was based  
13 on the knowledge that this was an ongoing problem?  
14 It had been a historical problem?

15                   A.     That is correct, yes.

16                   Q.     And part of the concern is based  
17 on the fact that a de-icing agent would likely have  
18 also infiltrated the building?

19                   A.     Through those components, yes.

20                   Q.     And that would include chlorides,  
21 for example?

22                   A.     Yes.

23                   THE COMMISSIONER: You don't have to  
24 worry about the microphone. It will pick you up  
25 perfectly properly.

1 THE WITNESS: Okay.

2 BY MR. AULT:

3 Q. And you go on to say that:

4 "In the past the option of  
5 applying a rubberized membrane over  
6 the concrete topping and paving the  
7 parking deck was considered.

8 However, this option was dismissed  
9 since the precast concrete slab  
10 panels did not have adequate  
11 reserved load capacity to carry the  
12 added weight of the waterproofing  
13 membrane and the asphalt pavement."

14 You then suggest a couple of options,  
15 and the options are to:

16 "Remove portions of the concrete  
17 topping [...]" --

18 THE COMMISSIONER: Hold on.

19 BY MR. AULT:

20 Q. Oh, pardon me, it is over on the  
21 next page, Ms. Kuka, thank you.

22 "1. Remove portions of the  
23 concrete topping, apply a  
24 waterproofing membrane and reinstate  
25 the concrete topping in phases.

1                   2. Monitoring of the concrete  
2                   topping for new cracks and any  
3                   damage to the expansion joints and  
4                   control joints. Any repairs to the  
5                   concrete topping should be completed  
6                   in a timely manner to minimize the  
7                   water infiltration."

8                   And so you are recognizing here that  
9                   certain remedial work needs to be done, Mr. Hass;  
10                  is that right?

11                  A. Yes.

12                  Q. And did you conduct any costing of  
13                  what that remedial work would need to be?

14                  A. Yes, we did.

15                  Q. And could you please describe what  
16                  that costing was?

17                  A. Well, as part of this concern over  
18                  the roof deck, in our costing table we had included  
19                  an approximate number of 2.68 million dollars to be  
20                  carried out on the parking deck, and that was  
21                  essentially made up of a number for waterproofing  
22                  the parking deck and just an allowance for repairs  
23                  of concrete.

24                  Q. And reading the next line:

25                         "It is noted that the condition of

1 the parking deck precast concrete  
2 slab panels could not be determined  
3 since the scope of work did not  
4 include any destructive testing."

5 And so you are saying you could not  
6 make a more complete, a more comprehensive  
7 assessment of the condition or quality of the  
8 precast panels without doing more than what the  
9 ASTM Protocol would allow; is that correct?

10 A. That is correct, yes.

11 Q. And you make allowances in the  
12 report. You are indicating in this report that  
13 further investigation of the precast panels is  
14 required, and it is required because you have the  
15 concerns about the historical water infiltration;  
16 is that correct?

17 A. Correct.

18 Q. And you have concerns about the  
19 effect of the chlorides on the precast panels; is  
20 that correct?

21 A. Yes.

22 Q. If we could please turn to page 31  
23 of the report, which are the pages ending in the  
24 numbers 2438, and this is the conclusions section  
25 of the report, Mr. Hass?

1 A. Yes.

2 Q. And you write:

3 "Based on Pinchin's review of the  
4 property, conducted on June 3, 2009,  
5 the Site Building appears to be in  
6 satisfactory condition and in  
7 comparable standing with other  
8 similar retail/hospitality property.  
9 The building generally appears to  
10 have been constructed in compliance  
11 with contemporary building codes and  
12 standard building practices in place  
13 at the times of construction. The  
14 assessment did not reveal any  
15 evidence of major structural  
16 failures, soil erosion or  
17 differential settlement."

18 And, Mr. Hass, focussing on the words  
19 in the first sentence that "the Site Building  
20 appears to be in satisfactory condition", on what  
21 basis did you reach this conclusion?

22 A. That determination is we have  
23 looked at the property as a whole and identified  
24 the components of the property, starting from the  
25 top down, so to speak, and identified that it is

1 performing. You know, there was nothing there  
2 indicative of immediate red flags that would alarm  
3 us to, you know, make a statement, a more powerful  
4 statement.

5 And that statement, of course, has to  
6 be read in conjunction with the fact that we had  
7 recommended a significant amount of work pertaining  
8 to the parking deck as well.

9 Q. And that amount of work just  
10 related, though, to the precast panels; is that  
11 correct?

12 A. Precast panels, that roof deck,  
13 yes.

14 Q. And, Mr. Hass, you have indicated  
15 that the building was in satisfactory condition,  
16 and yet during the course of his inspection on a  
17 day when it wasn't raining and on a day when it  
18 hadn't rained recently, Mr. Milani-Nia observed  
19 leaking, as you have put in your evidence today, in  
20 six different locations. It was leaking sufficient  
21 enough to warrant the removal of a ceiling tile in  
22 the Zellers store; is that right?

23 A. Correct.

24 Q. And it was leaking sufficient  
25 enough to warrant having to place a bucket in the



1 Zellers store; is that correct?

2 A. Yes.

3 Q. And in the exterior walkway there  
4 was corrosion that he had noted on the steel  
5 columns; is that correct?

6 A. There was some, yes.

7 Q. And you also were aware that there  
8 had been historical water infiltration in the  
9 building; is that correct?

10 A. Yes.

11 Q. And you had already stated a  
12 concern about the impact of water infiltration and  
13 chlorides in the building; is that correct?

14 A. Yes.

15 Q. So on what basis, what do you mean  
16 that "the building is satisfactory"?

17 A. Keeping in mind that repairs had  
18 been ongoing for the parking deck specifically and  
19 reports that there were leaks had been stopped,  
20 based on our observation, and keeping in mind it is  
21 not uncommon, although this was a bit of a unique  
22 building, it is not uncommon to walk a building and  
23 see roof leaks, whether it is a retail type of  
24 building, whether it is an industrial building,  
25 whether it is a residential building. We see leaks

1 all the time as far as penetrating roofs or wall  
2 problems, et cetera. You know, they are  
3 performing. They are leaking and they have leaks  
4 and they have issues that have to be dealt with for  
5 certain, but they are still performing.

6 Q. You had earlier mentioned that  
7 part of a Building Condition Assessment was to  
8 ensure that the building is watertight. If there  
9 is leaking, how can you say that the building is  
10 performing?

11 A. I guess in reference to a specific  
12 performance of it being watertight, yes, I couldn't  
13 say that.

14 Q. And this report does not define  
15 "satisfactory"?

16 A. No, it does not, correct.

17 Q. And this report does not give a  
18 range of what "satisfactory" means. It doesn't,  
19 for example, say on a scale of excellent, good,  
20 fair, satisfactory, poor, we are placing it here?

21 A. That's right.

22 Q. And it would be reasonable, Mr.  
23 Hass, for somebody reading this report to take the  
24 phrase "the building is satisfactory" as you and  
25 Mr. Milani-Nia saying that there are no major

1 structural concerns with this building?

2 A. Yes.

3 Q. And that the building is  
4 structurally sound?

5 A. Based on our -- what we saw as  
6 observations on our walk-through, yes.

7 Q. If we could please turn to page 13  
8 of the report, Ms. Kuka, those are the pages ending  
9 in the numbers 2402. Pardon me, 2420.

10 This is the particular section of the  
11 report that deals with structural elements, Mr.  
12 Hass; is that right?

13 A. Yes.

14 Q. And we read:

15 "As outlined in the scope of work,  
16 an assessment of the condition of  
17 the structural elements was carried  
18 out on elements visible. The Site  
19 Building is constructed with  
20 cast-in-place concrete  
21 slabs-on-grade. The superstructure  
22 of the Site Building consists of  
23 steel frame support structures  
24 (i.e., beams and columns) supporting  
25 precast concrete slab panels. It is

1                   noted that the lot slopes to the  
2                   north."

3                   Carrying on in the text portion:

4                   "Pinchin's review of structural  
5                   elements indicated that no major  
6                   deficiencies existed within the  
7                   visibly accessible components of the  
8                   Site Building, which would  
9                   compromise the integrity of the  
10                  structures."

11                  And looking at table 3.4, we see that  
12                  under the heading -- under the column "Findings",  
13                  there are no major deficiencies observed and no  
14                  minor deficiencies observed, and in respect of  
15                  structural elements, no recommendations are made;  
16                  is that right, Mr. Hass?

17                  A.     That's correct, yes.

18                  THE COMMISSIONER: I'm sorry, where was  
19                  that?

20                  MR. AULT: Sorry, in the right-hand  
21                  column, Mr. Commissioner.

22                  THE COMMISSIONER: I see, all right.  
23                  Thank you.

24                  MR. AULT: There are remarks and  
25                  recommendations and it says "none required" for

1 both.

2 THE COMMISSIONER: Thank you.

3 BY MR. AULT:

4 Q. And once again, Mr. Hass, there is  
5 no limitation in this section of the report that  
6 only two areas of columns and beams were inspected;  
7 is that correct?

8 A. That's correct. It only  
9 identifies those visibly accessible components, you  
10 are right.

11 Q. And the phrase "visibly  
12 accessible" is not defined in this section of the  
13 report, is it?

14 A. No.

15 Q. And it is not defined more  
16 specifically in the report at all, is it?

17 A. No.

18 Q. Mr. Hass, in the areas that  
19 Mr. Milani-Nia saw stained ceiling tiles, he did  
20 not recommend that those areas be more further  
21 inspected by a structural engineer, did he?

22 A. No.

23 Q. And in fact, he did not recommend  
24 that those areas needed to be more closely looked  
25 at at all, did he?

1 A. Not specific to those locations.

2 Q. And he didn't himself conduct a  
3 closer examination of those areas; is that right?

4 A. As far as getting up above the  
5 ceiling tiles, no, that is absolutely right.

6 Q. Because getting up on a ladder and  
7 looking above a ceiling tile would not be in  
8 conformance with the --

9 A. That's right, that is not typical  
10 of our protocol.

11 Q. And you have mentioned that some  
12 corrosion had been noted on the steel columns  
13 outside of the walkway; is that correct?

14 A. Yes.

15 Q. But Mr. Milani-Nia did not note or  
16 observe those columns in the report?

17 A. You -- sorry.

18 Q. Pardon me, he did not note the  
19 corrosion in the report?

20 A. As being -- no, that's correct, as  
21 being an issue, no.

22 Q. And he did not make a  
23 recommendation in the report that a further  
24 investigation even by a structural engineer would  
25 be suitable?

1 A. No.

2 THE COMMISSIONER: You tell me when you  
3 are going to be changing subjects, Mr. Ault. I'm  
4 just looking at the clock.

5 MR. AULT: Thank you, Mr. Commissioner.  
6 Just two more questions on this topic.

7 THE COMMISSIONER: That is fine.

8 BY MR. AULT:

9 Q. Mr. Hass, did anyone at Pinchin  
10 review the load capacity of the precast core slabs?

11 A. No, that was beyond our mandate.

12 Q. And did Mr. Milani-Nia review the  
13 roof drains on the roof top parking?

14 A. Yes, he definitely looked at the  
15 roof drains as he was walking around the parkade  
16 deck.

17 Q. Did he make any conclusions or  
18 findings of those roof drains?

19 A. No, he would have been looking to  
20 see if they were possibly plugged, but  
21 unfortunately, without rain, not necessarily it  
22 would have been obvious.

23 Q. Thank you, Mr. Hass.

24 Mr. Commissioner, this would be a good  
25 time.

1 THE COMMISSIONER: Thank you. We'll  
2 take our morning break, Mr. Registrar.

3 -- RECESSED AT 10:35 A.M.

4 -- RESUMED AT 10:55 A.M.

5 BY MR. AULT:

6 Q. Mr. Hass, just to confirm a couple  
7 of points. The report of June 19th, 2009, does not  
8 state that connections were not inspected in the  
9 mall; is that correct?

10 A. The specific connections, correct.

11 Q. Connections generally were not  
12 inspected?

13 A. Inside the mall, no, that's right.  
14 We would have seen some sort of -- we would have  
15 seen some outside on the walkway walking around.

16 Q. Right.

17 A. But yes, not in the mall.

18 Q. Not in the interior of the mall.

19 And if there had not been a walkway, Mr. Hass, just  
20 assume for a moment that the mall did not have the  
21 exterior walkway and assume for a moment that there  
22 had not been a missing ceiling tile in Zellers, if  
23 that had been the case, then Mr. Milani-Nia would  
24 not have been able to see any beam or any column in  
25 the mall; is that correct?



1 A. That is correct.

2 Q. Mr. Hass, I understand that the  
3 ASTM protocol, as you have testified, is an  
4 American standard?

5 A. Yes.

6 Q. Is there an equivalent Canadian  
7 standard?

8 A. There is not a Canadian standard  
9 that I know of. There is a protocol issued by NRC  
10 dating back from 1993.

11 Q. Sorry, Mr. Hass, what is NRC?

12 A. I'm sorry, National Research  
13 Council.

14 Q. National Research Council?

15 A. Yes.

16 Q. Thank you.

17 A. But that NRC protocol, my  
18 understanding it has been archived and not been  
19 updated or reworked or anything.

20 Q. Does the NRC protocol provide for  
21 a more rigorous examination, a more thorough-going  
22 examination?

23 A. It is much more rigorous. It has  
24 testing throughout and very more exhaustive.

25 Q. You mentioned it has been

1 archived. I take it it is not commonly used?

2 A. In my 24 years of doing Building  
3 Assessments, you have never seen a Building  
4 Assessment done to that protocol.

5 Q. If we could please turn to Exhibit  
6 No. 105, which is tab 34, and this is a copy of the  
7 report that we have looked at earlier for the  
8 purpose of looking at clearer pictures, but we see  
9 on the cover page that this is a report that was  
10 prepared for Iftikhar Hossain. Mr. Hass, do you  
11 know who Iftikhar Hossain is?

12 A. Iftikhar Hossain was a potential  
13 purchaser of the mall that had retained us to go  
14 back and do a Building Assessment.

15 Q. And that assessment was in May of  
16 2010, I understand?

17 A. That is correct.

18 Q. And this report is dated May 28th,  
19 2010; do you see that?

20 A. Yes, May 28th.

21 Q. And if we turn over the page,  
22 please, Ms. Kuka, we see that actually just staying  
23 at the top of the page, scrolling up even, it is  
24 here dated June 19th, 2009. Mr. Hass, why is the  
25 report on the cover dated May of 2010 and then the

1 interior page is being dated June 19th, 2009? What  
2 explains this?

3 A. The reason for that is when we  
4 were retained by Mr. Iftikhar Hossain,  
5 Mr. Milani-Nia grabbed our previous 2009 report and  
6 started it as a working document. However, based  
7 upon -- we completed a site assessment for  
8 Mr. Hossain, and upon returning from our site  
9 assessment the day after, Mr. Hossain called us and  
10 asked us if any work had been done on the parking  
11 deck, and we informed him that it did not appear  
12 that there was more work done on the parking deck  
13 and he told us to halt all work. And my  
14 understanding is then he walked away from the deal.

15 And so what you are seeing here is the  
16 start of our working document, and why the May 28th  
17 on the cover page is we typically have a two-week  
18 turn-around for reports. So that is why that May  
19 28th date is on the cover page, but you'll see that  
20 this, the rest of this document is essentially the  
21 same document from the 2009.

22 Q. And we see that the "Executive  
23 Summary" states that Pinchin personnel conducted a  
24 visual assessment on May 13, 2010. Who at Pinchin  
25 conducted that assessment?

1 A. That was Mr. Milani-Nia again.

2 Q. And was he alone again from  
3 Pinchin?

4 A. Yes, he was.

5 Q. And so shortly thereafter, I think  
6 you said the next day --

7 A. I think upon the next day or the  
8 day after that, upon his return, we halted all  
9 work.

10 Q. Full tools down?

11 A. Correct.

12 Q. And was this report disseminated  
13 outside of the Pinchin office?

14 A. No, this report was never -- it  
15 was never finished, never issued, never left the  
16 office.

17 Q. Thank you, Mr. Hass. I would like  
18 to turn now to an issue that has come up in this  
19 Commission of Inquiry which relates to the NORR  
20 investigation. You are familiar with the NORR  
21 Report?

22 A. I am.

23 Q. And in fact, Pinchin has had an  
24 exchange of correspondence, both by Pinchin and  
25 subsequently its counsel, with NORR relating to

1 certain issues that Pinchin takes with respect to  
2 the findings and statements made in the NORR  
3 Report; is that correct?

4 A. That is correct.

5 Q. And if we could please turn to  
6 Exhibit No. 5341, which is tab 58. This is a  
7 letter from Pallett Valo, which I understand is  
8 Pinchin's legal counsel?

9 A. Correct.

10 Q. And this is a letter that comes  
11 later in the exchange between Pinchin, its counsel  
12 and NORR; is that correct?

13 A. Yes.

14 Q. And it sets out in summary form  
15 some of the concerns that Pinchin has with the NORR  
16 Report; is that correct?

17 A. Yes.

18 Q. And by this point, this is May  
19 28th, 2013, I understand that certain issues that  
20 Pinchin had with the NORR Report had been resolved;  
21 is that correct?

22 A. That is correct, yes.

23 Q. And one of those issues dealt with  
24 the fact that the original NORR Report referred to  
25 your June 17th, 2009 report; is that correct?

1 A. Yes.

2 Q. And through an exchange of  
3 correspondence, they were able to realize that the  
4 June 19th report was in fact the only report that  
5 was disseminated; is that correct?

6 A. That's correct, and I think they  
7 acknowledged that they would correct that  
8 reference.

9 Q. In their -- in the NORR final  
10 investigation report?

11 A. Yes.

12 Q. And then looking at the issues  
13 that remained as of May 28th, 2013, we see in the  
14 middle of the page:

15 "Our client", being Pinchin,  
16 "remains concerned that the  
17 suggested changes to your report do  
18 not:

19 Include a reference to the fact  
20 that the Pinchin report included a  
21 recommendation to evaluate the  
22 precast concrete slab panels 'for  
23 concrete delamination as a result of  
24 water and de-icing agent  
25 infiltration through the concrete

1                   topping.'" "

2                   And so in summary, Mr. Hass, here you  
3 are stating that the NORR Report is incomplete in  
4 that it is not recognizing, it is not in effect  
5 giving Pinchin credit for saying that the precast  
6 should have been investigated; is that correct?

7                   A.     That is correct, yes.

8                   Q.     And the second point:

9                   "Include a reference to the fact  
10 that the Pinchin report included a  
11 recommendation to spend a total of  
12 \$2.68 million on parking deck [...]"

13                  And so, Mr. Hass, you are saying that  
14 unfairly the NORR Report does not include reference  
15 to the fact that you have put in the costing for  
16 repairs to the parking deck?

17                  A.     That's correct. Throughout their  
18 report, they had made mention of previous reports  
19 and recommendations and dollar values and had made  
20 reference to dollar values, and this we feel is  
21 quite significant and it is not commented on at  
22 all.

23                  Q.     What about the fact, though, Mr.  
24 Hass, that the dollar values here are in connection  
25 with the precast panels and the dollar value

1 recommendation that was made in your report which  
2 this is referring to did not include a  
3 recommendation with respect to investigating the  
4 steel structure of the building?

5 A. The problem with that is we walked  
6 this building and did a visual inspection of the  
7 structural components that were visible. Our  
8 recommendation -- we were concerned with water  
9 penetration through the roof deck and the precast.  
10 Any further investigation of that precast for  
11 delamination is not going to just look at the  
12 topside of the precast. It is going to go  
13 underneath and it is going to review what we call  
14 the soffit or the underside of that precast.

15 So any concern there about steel,  
16 albeit I realize there is no specific reference to  
17 that, you would be looking at where those precast  
18 panels are bearing.

19 Q. So I take it from your evidence  
20 here that your point is that necessarily, as a  
21 result of doing this further investigation of the  
22 precast panel, the steel would have been observed?

23 A. I believe yes, absolutely.

24 Q. Thank you. Looking at the third  
25 point:



1                   "Include a discussion of the  
2                   limitations of Building Condition  
3                   Assessments in general and Pinchin's  
4                   BCA in particular which specifically  
5                   excludes removal of fireproofing  
6                   or", just turning over the page,  
7                   please, "ceiling tiles [...]"

8                   And I take it here that your point or  
9                   Pinchin's point is that the NORR Report does not  
10                  set out the limitations of, for example, an  
11                  inspection done under the ASTM Protocol?

12                  A.     That is accurate, for this point  
13                  and the next point.

14                  Q.     And if you could summarize for us,  
15                  what is the next point?

16                  A.     This last point about  
17                  acknowledging or making a statement that Pinchin's  
18                  report made this -- that very final statement about  
19                  and "unequivocal report attesting to the soundness  
20                  of the structure" is just an absolute impossibility  
21                  in carrying out a visual assessment; carrying out a  
22                  Building Assessment in accordance with the ASTM,  
23                  there is just no way that we could make that  
24                  statement.

25                  Q.     Thank you very much, Mr. Hass.

1                   And lastly, I would like to turn now to  
2 another issue that you and Pinchin took with the  
3 NORR Report, and that relates to a comparison of  
4 some of the photographs that were included in the  
5 NORR Report versus photographs that Mr. Milani-Nia  
6 took on his inspection in 2009.

7                   A.     Right.

8                   Q.     And if we could please turn to  
9 Exhibit No. 5343. And this is an attachment to a  
10 letter that was written by Pinchin to NORR; is that  
11 correct?

12                  A.     Correct.

13                  Q.     In which in the letter you set out  
14 that this is a comparison of photographs between  
15 what NORR included in its report and what Pinchin  
16 took on the June 29th inspection?

17                  A.     Correct.

18                  Q.     Or pardon me, June 3rd, 2009  
19 inspection. And looking at this first photograph,  
20 we see that -- well, perhaps you could describe  
21 what are we looking at here in the larger  
22 photograph, not the smaller photograph that is  
23 superimposed on this page?

24                  A.     You are seeing what is a  
25 cross-beam member of the walkway supporting the

1 precast slabs of the -- I believe that level is the  
2 top level. So what you are looking at is the  
3 underside of the roof deck of the walkway, and I --  
4 if memory serves me correctly, I think that is --  
5 forgive me, the elevation I'm just not sure of.

6 But more importantly, you are seeing  
7 that particular steel beam right there is probably  
8 the worst steel beam that we would have seen in our  
9 walk-around. And clearly, that corrosion we are  
10 seeing there and all the other beams is nowhere  
11 like NORR has pointed out in their investigation.

12 Q. In their report there. Now, for a  
13 matter of completeness, though, Mr. Hass, in your  
14 report you have already said that you didn't note  
15 that a beam such as that one had experienced that  
16 type of corrosion; is that correct?

17 A. Correct, yes.

18 Q. And you didn't say in the report  
19 that as a result of that corrosion, a structural  
20 engineer should further investigate beams like  
21 that?

22 A. Correct.

23 Q. And in the report you didn't limit  
24 the expertise of the inspection as not being the  
25 expertise of a structural engineer; is that

1 correct?

2 A. Correct.

3 Q. Just turning over the page, we see  
4 here further comparisons of the same beam with  
5 other pictures that NORR had taken; is that  
6 correct?

7 A. Yes.

8 Q. Mr. Hass, could you please  
9 describe how you were able to determine that the  
10 beam photographed on June 29th is the same beam as  
11 in the NORR photographs?

12 A. Through a long exercise of the  
13 NORR photographs actually had referred to gridline  
14 locations where their photographs had been taken,  
15 and what we had was we had elevation photographs of  
16 the mall, of the walkway, and we were able to  
17 ascertain or define those gridlines in relationship  
18 to identical location references that NORR had used  
19 and literally -- and then imposed our individual  
20 pictures from locations, using indicators like wall  
21 cladding and lights in association with the  
22 locations, that sort of thing, to define those  
23 similar locations.

24 Q. And is that the same exercise that  
25 was used for the comparisons throughout this

1 document?

2 A. Correct, yes.

3 Q. If we could please turn the page,  
4 Ms. Kuka, we see what is Figure 5-39(b) in the NORR  
5 Report is the base of one of those exterior columns  
6 in the walkway; is that correct?

7 A. Yes.

8 Q. And here you are pointing out that  
9 in a photograph taken by Mr. Milani-Nia, this was  
10 covered up by a garbage can; is that correct?

11 A. Yeah, in this particular location,  
12 yes.

13 Q. And because of the ASTM Protocol,  
14 it would be outside of the scope of the inspection  
15 to look beyond that garbage can or that waste  
16 container; is that correct?

17 A. Well, we would -- if that garbage  
18 can excluded -- or sorry, surrounded the column, we  
19 wouldn't necessarily remove it. I would like to  
20 believe we would have walked around the garbage can  
21 to look at it.

22 Q. And it is true, though, that if  
23 there was some corrosion noted, it would be  
24 possible that because of the garbage can, or  
25 whatever waste container that is, being so closely

1 placed to the column, there would be the buildup of  
2 snow and chlorides at the bottom of that can; is  
3 that correct?

4 A. That is possible.

5 Q. Moving to the next page, please,  
6 Ms. Kuka, here we see photographs that were  
7 contained in Figure 5-39(c) of the NORR Report, and  
8 I take it that the purpose of this comparison, Mr.  
9 Hass, is to show that these photographs were taken  
10 from that storage area which in your earlier  
11 testimony you had indicated you did not have access  
12 to; is that correct?

13 A. That is correct.

14 Q. If we could please turn over to  
15 the next page, Ms. Kuka. Mr. Hass, could you  
16 please describe the comparison that is made in this  
17 figure?

18 A. In this particular location we  
19 have our general shot of the elevation of the  
20 walkway, identifying or showing the metal  
21 horizontal cladding and the steel members. The  
22 lower photos of the NORR photos are indicating the  
23 condition of the steel with the cladding removed at  
24 these similar locations.

25 And I point out, although we could not

1 see the steel beams from the exterior, we could see  
2 steel beams from the interior, like that perimeter  
3 being in different locations.

4 Q. From the inside?

5 A. Correct, from walking sort of  
6 within the walkway.

7 Q. Right, thank you, Mr. Hass.

8 Turning over the page, please, again,  
9 Ms. Kuka, similarly, Mr. Hass, could you please  
10 describe what we are seeing in this comparison?

11 A. Yes, this would be very similar in  
12 that the upper locations pointing the arrows again  
13 showing the elevation of the walkway and pictures  
14 of that metal cladding as we saw it on our --  
15 during our site inspection, and then you have that  
16 photograph right in the centre showing the steel  
17 beam with the cladding removed.

18 Q. And so it was not visible to you  
19 at the time?

20 A. It was not visible. We could not  
21 see the perimeter -- or what we call the outside  
22 face of the steel beam, but we did see in our  
23 photos, we have photos of showing the inside face  
24 of that steel beam.

25 Q. Thank you, Mr. Hass. Just one

1 more photograph to look at, and that is on the next  
2 page, please, Ms. Kuka. And could you please  
3 briefly describe what we are seeing in this  
4 comparison, Mr. Hass?

5 A. That is a comparison of us looking  
6 at the horizontal cladding again on a different  
7 elevation by those stairs, and the same photograph  
8 of the NORR -- from the NORR Report at the same  
9 location for comparing, ours being the larger photo  
10 in 2009.

11 Q. Right.

12 A. And theirs being the inset.

13 Q. And you are noting here the  
14 purpose of this is to show that --

15 A. Show the variation or the  
16 significant increase in corrosion occurring,  
17 showing up in the cladding.

18 Q. From the time that you were there  
19 to the time that the photo was taken?

20 A. That is correct. That is correct.

21 Q. And, Mr. Hass, did you observe the  
22 NORR testimony? Did you follow that? Did you  
23 watch it?

24 A. Only small pieces of it. I did  
25 not watch it all.



1 Q. Did anything in the NORR testimony  
2 change your view as articulated in the May 28th  
3 letter that we looked at earlier, which was the  
4 letter of your counsel to NORR?

5 A. Yeah, I don't think so.

6 Q. Okay, thank you very much. Those  
7 are my questions. I think my friends will have  
8 questions for you.

9 A. Thank you.

10 THE COMMISSIONER: Thank you.

11 In-chief?

12 EXAMINATION IN-CHIEF BY MR. RUSSO:

13 Q. Ms. Kuka, could we bring up  
14 Exhibit No. 5307, please. This is the proposal.  
15 Thank you.

16 Mr. Hass, you testified about the ASTM  
17 Standard, and it is contained in the second  
18 paragraph of your proposal. Do you know if RBC or  
19 Midland were aware of the ASTM Standard, what that  
20 is?

21 A. I do know they -- having completed  
22 work for many years with RBC, they are aware of the  
23 ASTM Standard.

24 Q. Okay, and how do you know that?

25 A. Simply because they refer to it at

1 times throughout engaging and discussions with  
2 ourselves.

3 Q. And in this proposal there is  
4 other terms and conditions that accompany this.  
5 Perhaps we can just go to a few pages in, Ms. Kuka.  
6 And continue, the next page, the next page, and the  
7 next page. Yes, just scroll down.

8 Okay, can you point out some conditions  
9 that -- some terms and conditions of a proposal  
10 that would be relevant to your BCA?

11 A. I think we talked about -- sorry,  
12 if you could raise that just a bit, I think it is  
13 number 5 is one about:

14 "Client acknowledges that  
15 subsurface and concealed conditions  
16 may vary from those encountered and  
17 [...] can only comment on the  
18 environmental and building  
19 conditions observed on the date(s)  
20 the assessment is performed."

21 We talk about --

22 THE COMMISSIONER: You are mumbling.  
23 I'm sorry, everything you say has to go on record.

24 THE WITNESS: I apologize. Another one  
25 would be number 6:

1                   "The work will be limited to those  
2                   locations and/or areas of concern  
3                   identified by the client or scope  
4                   [...]"

5                   Number 3:

6                   "Any work performed by Pinchin  
7                   will be conducted in [...]"

8                   THE COMMISSIONER: I'm sorry to  
9                   interrupt you again, sir.

10                  THE WITNESS: No problem.

11                  THE COMMISSIONER: Not only has your  
12                  evidence to be taken down, but it also has to be  
13                  translated in French, so if you would just don't  
14                  read it too fast. Just read at a normal  
15                  conversational level, please. Thank you.

16                  THE WITNESS: Number 3 also:

17                  "Any work performed by Pinchin  
18                  will be conducted in accordance with  
19                  generally accepted engineering or  
20                  scientific practices current in this  
21                  geographical area at the time the  
22                  work was performed."

23                  Another one is:

24                  "Pinchin's quotation was prepared  
25                  for the consideration of the client

1                   only. Its contents may not be used  
2                   or disclosed to any party without  
3                   prior written consent from Pinchin."

4                   BY MR. RUSSO:

5                   Q.     And do you know if this report  
6                   was -- pardon me, the ultimate report which you  
7                   have described of June 19th was provided to the  
8                   owner of the mall?

9                   A.     I do not know for certain. I do  
10                  know we did not receive a question or asking if we  
11                  could, if it could be distributed to somebody else.

12                  Q.     Ms. Kuka, if we can go to Exhibit  
13                  No. 5330. This is the ASTM Standard. So my friend  
14                  brought you through or introduced this, the ASTM  
15                  Standard, to you. You went through it briefly.

16                  Can you describe for the Commission  
17                  exactly what this protocol requires? And let me  
18                  just start you off in terms of does a person  
19                  performing the BCA have to be an engineer?

20                  A.     No, not at all. Not at all. In  
21                  fact, this actually outlines a section where it is  
22                  not required to be, you know, a professional  
23                  architect or engineer.

24                  Q.     Okay. As well, we talked about  
25                  your -- your proposal talks about visual

1 inspections. And we are talking -- so just so we  
2 are clear, it does not require you to remove  
3 ceiling tiles, remove any -- conduct any type of  
4 destructive testing; is that right?

5 A. That is correct. In fact, section  
6 1.12 talks about the walk-through survey:

7 "[...] to identify the subject  
8 property's material physical  
9 deficiencies, and recommends various  
10 systems, components, and equipment  
11 that should be observed by the field  
12 observer and reported in the  
13 property condition report."

14 So what I am pointing out there is this  
15 walk-through survey.

16 Q. And in terms of just going back to  
17 RBC, how many -- can you estimate how many BCAs  
18 have you done for RBC?

19 A. At least probably a hundred.

20 Q. Okay. And all those BCAs for RBC,  
21 were they done using this ASTM Standard?

22 A. Correct.

23 Q. Now, my friend brought you to a  
24 few historical reports in 1999, the Phase I  
25 Environmental Report. Do you know if in that Phase

1 I Environmental Report there was any mention of  
2 water leakage into the building?

3 A. In that 1999 report, I believe  
4 there was not.

5 Q. And we do know that in 2005 there  
6 was a series of mould reports -- pardon me, yeah,  
7 mould reports that are done by Pinchin with respect  
8 to water infiltration. Would this additional  
9 knowledge of these mould reports, would they have  
10 changed your approach with respect to the BCA and  
11 how it was conducted?

12 A. Certainly not how it was  
13 conducted. Absolutely we would have been following  
14 this guide. It is completing our visual assessment  
15 of the property.

16 Q. And "this guide", you are  
17 referring to what?

18 A. Sorry, this ASTM Standard.

19 Q. My friend also asked you about a  
20 request for documentation from the owner, and we  
21 went through and the response from RBC that they  
22 asked and the reports weren't forthcoming.  
23 Apparently, the borrower wasn't too happy with RBC.

24 In those circumstances, can Pinchin  
25 force anyone, the owner or your client to provide

1 those reports?

2 A. Unfortunately, not. As I  
3 mentioned, it is unfortunately unusual -- or not  
4 unusual to not get this documentation from clients  
5 or building owners when we would like to have it.  
6 We experience that all the time.

7 Q. And does the ASTM Standard speak  
8 to this issue of obtaining reports?

9 A. Yes, there is an actual section in  
10 here about how, you know, it is not the  
11 consultant's responsibility to obtain these reports  
12 if they are not forthcoming from the building owner  
13 or site rep.

14 Q. And now, do you have a particular  
15 section you can refer us to?

16 A. If you would allow me, I just  
17 would have to look through it.

18 Q. Certainly.

19 A. (Witness reviews document.)

20 Q. Mr. Hass, in the interests of  
21 time, perhaps I can refer you to a section and you  
22 can tell me if that is what you are referring to,  
23 section 5.4.2?

24 A. I just was there, thank you.  
25 "Responsibility for lack of information".

1 Q. Can you read that?

2 A. "Responsibility for lack of  
3 information":

4 "The consultant is not responsible  
5 for providing or obtaining  
6 information should the source  
7 contacted fails to respond, to  
8 respond only in part, or fails to  
9 respond in a timely fashion."

10 That is the section I was looking for.

11 Q. Okay, thank you. And would the  
12 fact that the owner did not provide these previous  
13 reports --

14 MR. AULT: Mr. Commissioner, I would  
15 just like to remind my friend that this is his  
16 witness, and we have to be careful about leading  
17 questions.

18 BY MR. RUSSO:

19 Q. Okay. Would the -- thank you.

20 Would the fact that the owner did not  
21 provide previous reports, would that have changed  
22 your report -- your approach?

23 A. No, we would have continued it,  
24 completed our visual assessment, completed it in  
25 accordance with the standard and completed the



1 recommendations that we actually had.

2 Q. Okay. If you believed that the  
3 owner was in fact hiding something by not providing  
4 these reports, would that have changed your  
5 approach?

6 A. No.

7 Q. My friend also brought you to the  
8 issue of the NRC Standard. Have you ever in your  
9 experience seen a BCA done in accordance with the  
10 NRC Standard?

11 A. Actually, no, I have not.

12 Q. If the inspector viewed some  
13 stained ceiling tiles, what would the inspector, in  
14 this case, Mr. Milani-Nia, do with respect to  
15 those? What would he note?

16 A. He certainly would have noted the  
17 ceiling tiles as being stained, and in a particular  
18 instance, it only would have -- it would have  
19 contributed to his conclusion that -- about our  
20 recommendation about making sure that the deck was  
21 waterproofed and investigated. Ceiling tiles in a  
22 walk-through survey, an assessment, again, are not  
23 uncommon. We see them all the time. I'm sure if  
24 we walked through this building, we might see one  
25 or two, but it is not uncommon.

1 Q. And anything else beyond that?

2 A. As far as would we do anything  
3 farther?

4 Q. Yes.

5 A. No, no, we do not -- again, we do  
6 not then make a point of trying to go obtain  
7 equipment to get up above the ceiling tile.

8 Q. And just moving on, was the June  
9 17th, 2009 version of the BCA report delivered to  
10 anyone?

11 A. No, it was not. It was not. It  
12 did not leave our office.

13 THE COMMISSIONER: Well, we have heard  
14 that evidence.

15 BY MR. RUSSO:

16 Q. Okay, thank you. Do you know if  
17 Mr. Milani-Nia performed any tapping tests of the  
18 columns and beams?

19 A. No, he did not.

20 Q. And why not?

21 A. There was just -- there was no  
22 issue. There was no indicator that raised a red  
23 flag for him, and besides which, again, that sort  
24 of additional testing is typically outside of our  
25 scope of work.

1 Q. And with respect to the roof deck,  
2 do you know if Mr. Milani-Nia viewed or saw any  
3 tarps suspended to collect water from the roof  
4 deck?

5 A. Apart from the -- again, in  
6 addition to, he did not see anything in the  
7 Zellers, nor through his walk-around of the common  
8 areas.

9 Q. With respect to the  
10 recommendations made by Pinchin, what was the  
11 expected length of time to do the roof repairs?  
12 What was the recommendation?

13 A. Our recommendation was laid out,  
14 the costing for the repairs to the parking deck  
15 were spread out over four years, and that is  
16 typically just applying a practical sense to it in  
17 that you are not necessarily going to be able to  
18 shut the parking garage down all at one time.

19 Q. And my friend also took you  
20 through the photos which I won't do, but in terms  
21 of the state of the steel in 2009, when viewing the  
22 photos, what was the difference between the NORR  
23 Report photos and the state of the steel that you  
24 witnessed or Mr. Milani-Nia witnessed?

25 A. There was obviously a significant

1 difference between the NORR photos and ours. That  
2 one picture we had of the cross-beam was probably  
3 the worst condition that we saw in all the steel  
4 members that were exposed at the time of our  
5 walk-around.

6 So you know, there was nothing there  
7 indicating anything like what NORR has seen during  
8 their investigation.

9 Q. Okay. Thank you, Mr. Hass, those  
10 are my questions.

11 A. Okay.

12 THE COMMISSIONER: Cross-examination?

13 Thank you, Mr. Russo.

14 MR. LONGO: No questions for myself.

15 THE COMMISSIONER: Thank you.

16 Ms. Smith?

17 MS. SMITH: No questions.

18 THE COMMISSIONER: The City?

19 MR. CASSAN: Sure.

20 THE COMMISSIONER: Mr. Cassan.

21 CROSS-EXAMINATION BY MR. CASSAN:

22 Q. Mr. Hass, my name is Paul Cassan.  
23 I'm counsel for the City of Elliot Lake.

24 I understood from your evidence this  
25 morning that you are not a member of a regulated

1 profession?

2 A. Myself?

3 Q. Yes.

4 A. No.

5 Q. And so you have no professional  
6 obligations to report public safety issues to a  
7 governing body or a public authority?

8 A. No, not -- yeah, that's right,  
9 apart from, you know, good practice, common sense,  
10 absolutely.

11 Q. Sure, all right. And so I  
12 understand that you did not report any of the  
13 observations that you made to the City of Elliot  
14 Lake; is that correct?

15 A. Not to the City of Elliot Lake,  
16 no. We wouldn't without the authorization of our  
17 client.

18 Q. And your engineer, and I apologize  
19 that I --

20 A. Majid Milani-Nia, yes.

21 Q. Yes, he is a member of a regulated  
22 profession and engineers do have an obligation  
23 under their Code of Conduct and their regulations  
24 under the Professional Engineers Legislation to  
25 report situations that would adversely affect

1 public safety. Do you know if he made any such  
2 reports?

3 A. To the City?

4 Q. Or to any other governing body,  
5 perhaps the Ministry of Labour, to the Professional  
6 Engineers Association, anybody?

7 A. I believe not, because he was --  
8 we felt strongly about our recommendation to our  
9 client about investigating the roof deck farther.  
10 And again, apart from our recommendation to  
11 investigate that roof slab and perform the  
12 waterproofing repairs, that was the extent. There  
13 was nothing else that, you know, red-flagged or  
14 life threatening like you speak of.

15 Q. Thank you, sir, those are my  
16 questions.

17 A. Okay.

18 THE COMMISSIONER: Thank you.

19 Mr. MacRae?

20 MR. MacRAE: Mr. Commissioner, I wonder  
21 if we might take -- I would ask for ten minutes so  
22 that I can review the notes that I have. I have to  
23 print out the notes that I have taken today to  
24 properly cross-examine. I don't know whether  
25 anyone else can proceed, but I would ask for that

1 break.

2 THE COMMISSIONER: Anyone want to go  
3 ahead in front of Mr. MacRae?

4 Mr. Richard?

5 MR. RICHARD: I do have some questions,  
6 but it would be helpful to have that time as well.

7 THE COMMISSIONER: Mr. Myles?

8 MR. MYLES: No questions.

9 THE COMMISSIONER: Thank you.

10 Mr. Bisceglia?

11 MR. BISCEGLIA: I'm going to speak with  
12 Mr. MacRae, because some of the questions that we  
13 have are similar, and so if we could take a morning  
14 break, sir.

15 THE COMMISSIONER: All right, let's  
16 take ten minutes.

17 MR. BISCEGLIA: Thank you.

18 -- RECESSED AT 11:35 A.M.

19 -- RESUMED AT 11:45 A.M.

20 THE COMMISSIONER: Mr. Bisceglia.

21 CROSS-EXAMINATION BY MR. BISCEGLIA:

22 Q. Good morning. My name is Joe  
23 Bisceglia. I'm counsel for Mr. Greg Saunders, an  
24 engineer with M.R. Wright.

25 A. Good morning.

1 Q. I have some questions for you.

2 Firstly, with respect to Pinchin, it is  
3 my appreciation that Pinchin is a company that has  
4 a Certificate of Authorization issued by the  
5 Association of Professional Engineers of Ontario;  
6 is that correct?

7 A. I believe that to be true, yes.

8 Q. Well, is it a fact?

9 A. I think so, yes. Yes.

10 Q. Well, does it practice engineering  
11 in the Province of Ontario? Does Pinchin practice  
12 engineering in the Province of Ontario?

13 A. Yes.

14 Q. And it provides consulting  
15 services to the public in the Province of Ontario;  
16 correct?

17 A. Correct.

18 Q. And how many years have you been  
19 with Pinchin, sir?

20 A. Myself, since 2004.

21 Q. Right. And on staff, apart from  
22 technologists and so forth, you have P.Eng.'s; is  
23 that correct?

24 A. Correct.

25 Q. And is there any doubt in your



1 mind that you have a Certificate of Authorization  
2 issued by the PEO?

3 A. No.

4 Q. No, thank you. I just want to be  
5 clear about the use of language; when you say "I  
6 believe so", that doesn't --

7 A. I apologize.

8 Q. -- create the level of certainty  
9 in terms of your response.

10 A. Yes, okay.

11 Q. Thank you. And notwithstanding  
12 that you perhaps are not regulated personally, your  
13 activities as an employee of Pinchin, being an  
14 authorized company by legislation to provide  
15 consulting engineering services in Ontario, you are  
16 bound by those requirements; is that fair?

17 A. Yes.

18 Q. Thank you. And just so that I  
19 understand this, within Pinchin there are P.Eng.'s,  
20 administrative staff and individuals such as  
21 yourself who have certain specialties in specific  
22 areas; correct?

23 A. Correct.

24 Q. And some of the field work is done  
25 by certain individuals and then, as a result of

1 that field work being done, they come back to the  
2 office and ultimately reports are prepared and  
3 given to clients?

4 A. Correct.

5 Q. And in this particular situation  
6 we find ourselves in, prior to your involvement  
7 with respect to certain reports that I will come to  
8 in a moment, there was work done by others dealing  
9 with mould investigation and so forth that you have  
10 testified to earlier today; correct?

11 A. Yes.

12 Q. So when it came time to do the  
13 Building Condition Assessment, my appreciation of  
14 your evidence is that you and the P.Eng. involved,  
15 Mr. Milani-Nia, did not make reference to the  
16 historical involvement of your firm with other  
17 work; is that correct?

18 A. That is correct.

19 Q. Now, just so that I am clear about  
20 this, Mr. Milani-Nia went to the site. He did an  
21 inspection and came back, and there was some  
22 discussion between you and he leading up to the  
23 1999 report; have I got that right?

24 A. The 2009 report?

25 Q. Or 2009, I'm sorry, the 2009

1 report.

2 A. Yes.

3 Q. And did you give him that  
4 appointment? Or who gave him that work?

5 A. Within our own office?

6 Q. Yes.

7 A. As through the documentation and  
8 it literally came in through that work plan issued  
9 by myself and Larry Backman, right.

10 Q. Right.

11 A. Yes.

12 Q. No, but who told him to go to the  
13 site? Who gave him the --

14 A. Oh, yes, you could say that was  
15 me, yes.

16 Q. And do you recall doing that?

17 A. I believe I did.

18 Q. Okay.

19 A. Just through the chain of command,  
20 so to speak.

21 Q. Well, what I am getting at, sir,  
22 is this. What information, if any, did he have  
23 when he went out to the site to conduct a review of  
24 the site or a visual inspection of the premises?  
25 That is where I'm coming from.

1           A.    The information he had was that  
2 information provided in our work plan, as well as  
3 that internet document that he actually pulled off  
4 of the internet himself.

5           Q.    How are you aware of that, sir, as  
6 to what information he had?

7           A.    I think he showed that to me.

8           Q.    He showed you the work plan? Or  
9 did you show it to him?

10          A.    I showed him -- we -- I helped  
11 produce that work plan, saw it. I would have given  
12 that work plan to him. This is our job. He would  
13 have arranged his site time, site assessment time.

14          Q.    Right.

15          A.    And then at some point in time  
16 throughout that process he went on the internet and  
17 found that internet article.

18          Q.    All right. So apart from what was  
19 in the work plan and the article that he found, he  
20 had no other historical information with respect to  
21 the building; is that correct?

22          A.    That is correct, yes.

23                THE COMMISSIONER: He worked out of the  
24 Kanata office with you?

25                THE WITNESS: That's correct.

1 BY MR. BISCEGLIA:

2 Q. Thank you, sir. And we have his  
3 notes at tab 24 of your brief, Exhibit No. 5310?

4 A. Yes.

5 Q. Could we bring those up, Ms. Kuka,  
6 please?

7 THE COMMISSIONER: Is he still working  
8 out of that same office?

9 THE WITNESS: Yes, he is.

10 THE COMMISSIONER: Thank you.

11 BY MR. BISCEGLIA:

12 Q. Is it your evidence that this  
13 handwriting on both pages is the same handwriting  
14 of the same individual?

15 A. Yes.

16 Q. Next page, Ms. Kuka. And those  
17 are numbered pages 66 and 67 on the top. Could we  
18 have 68 and 69? Is that the same handwriting of  
19 the same individual?

20 A. Yes.

21 Q. Thank you.

22 A. Those are -- sorry, those are  
23 actually pages out of his field book.

24 Q. Well, they may be. My question,  
25 and it appears to me, but I can't give evidence,

1 but it appears to be different handwriting. And I  
2 appreciate that it came out of his book, but we can  
3 go through each page, but it looks like the pages  
4 on the left differ from the pages on the right.

5 Could we have another --

6 THE COMMISSIONER: Well, in particular,  
7 do you want to come back two pages, Ms. Kuka, to  
8 the first one we saw?

9 BY MR. BISCEGLIA:

10 Q. Right, page 65 and 66, doesn't  
11 that look like --

12 THE COMMISSIONER: That seems to be  
13 referring to LaSalle Court Mall, right on page 64.

14 THE WITNESS: Oh, at the top.

15 THE COMMISSIONER: Yes. In addition,  
16 the writing, as Mr. Bisceglia points out, does not  
17 to me, in any event, and I am certainly no expert,  
18 but it doesn't appear to be the same.

19 THE WITNESS: I'm sorry, and you also  
20 questioned -- forgive me, I'm just --

21 THE COMMISSIONER: The question was is  
22 it the same handwriting on the left as it is on the  
23 right?

24 BY MR. BISCEGLIA:

25 Q. Yeah, and I can go through all the

1 pages, but that is probably the more dramatic  
2 visualization.

3 A. It is. It is the same  
4 handwriting.

5 Q. Okay.

6 A. I apologize. I just -- I don't  
7 see that.

8 Q. That is fine. All right, can we  
9 go to pages 78 and 79 of that same exhibit, Ms.  
10 Kuka. Is it your evidence again that that's the  
11 same person's handwriting?

12 A. Yes.

13 Q. And 80 and 81?

14 A. Yes.

15 Q. Well, we'll carry on. In the  
16 fullness of time then, Mr. Milani-Nia came back to  
17 the office, as I understand your evidence, and you  
18 had some discussion with him about his observations  
19 and what the visual inspection entailed?

20 A. Correct.

21 Q. And I gather that, from your  
22 perspective and from the perspective of Pinchin  
23 Engineering, you relied upon him giving you  
24 accurate information and he being honest about his  
25 observations; is that correct?

1                   A.    Yes, that and the photographs  
2 of --

3                   Q.    Right.

4                   A.    Yes.

5                   Q.    And we are going to come to that.  
6 And I gather you didn't read his notes, but he gave  
7 you the information that he made, or that he made.  
8 You didn't review his notes, but he provided you  
9 with the information that he had in his notes as to  
10 his visual observations of the place; is that  
11 correct?

12                  A.    Correct, yes, he would have had  
13 his notes in front of him as we were speaking,  
14 correct.

15                  Q.    And you, again, relied upon his  
16 representations to you with respect to what he had  
17 noted and what he had seen, and on the basis of  
18 that, he went away and came back with a draft  
19 report; correct?

20                  A.    Yes.

21                  Q.    And you reviewed that draft  
22 report, and in the fullness of time, did you make  
23 changes to it or you just accepted it or did you  
24 make recommendations?

25                  A.    Oh, I think there were definitely



1 changes, yes.

2 Q. And you changed some of the  
3 wording or you supervised him; is that correct?

4 A. The wording and probably in  
5 finalizing our recommendations and numbers.

6 Q. Now, he came to you for your  
7 review of the report because I gather within the  
8 structure of Pinchin you had some level of  
9 supervision or authority over him; is that correct?

10 A. Correct.

11 Q. But he is the P.Eng.; he is the  
12 regulated one, is that correct?

13 A. Yes.

14 Q. So why is he as the P.Eng.  
15 following your directives or instructions?

16 A. Well, I would like to think with  
17 my experience --

18 Q. I see.

19 A. -- okay, and in my involvement of  
20 the last 24 years.

21 Q. I see, okay. So he was reliant  
22 upon your ultimate opinion as to what would be in  
23 the report, and you made the final decision as to  
24 the drafting of the report in 2009?

25 A. Well, it was a combined effort,

1 yes.

2 Q. But you made the final decision as  
3 to the wording and so forth; correct?

4 A. Correct.

5 Q. Right. And then the report was  
6 put on the computer, I gather, that it was typed up  
7 on the computer?

8 A. Right.

9 Q. And you had an electronic  
10 signature?

11 A. Correct.

12 Q. And I gather from your evidence,  
13 given the fact that there was several hiccups, I  
14 guess, in terms of subsequent events that required  
15 clearing up with NORR, that that signature could be  
16 accessed by anyone who has access to the computer?

17 A. I guess, yes.

18 Q. Yes, okay.

19 A. Yes.

20 Q. It is not under lock and key?

21 A. Yes, that's right.

22 Q. You don't need a password, per se,  
23 to get into it. The administrative staff has  
24 access to it; you have access to it; the other  
25 engineers or other people in the firm have access

1 to it who use the computer?

2 A. Correct, yes.

3 Q. And there is no sophisticated  
4 level of security with respect to the use of that?

5 A. Other than accepted protocols.

6 Q. Right.

7 A. Right, yes.

8 Q. The policy within the office?

9 A. That's correct, yes.

10 Q. Sure. And as we know, from time  
11 to time, policy is not followed or accepted or  
12 screw-ups occur?

13 A. Correct, it can happen.

14 Q. Yes, thank you. Now, you had  
15 testified that we don't have standards, per se, as  
16 to what is or should be included in the type of  
17 inspection that Pinchin did in 2009. You followed  
18 the U.S. sort of guide to it. But is it fair to  
19 say that within the engineering profession, a  
20 visual inspection is, in essence, a walk-through  
21 and what you can see is what you are limited to or  
22 by; is that correct?

23 A. That's correct, yes.

24 Q. And more often than not, the  
25 technicians or engineers who conduct the visual

1 inspection make note of the things that concern  
2 them as opposed to things that are good within a  
3 structure?

4 A. That's correct, yes.

5 Q. It is the negative stuff that they  
6 write down, not the good stuff?

7 A. Right.

8 Q. My question to you, though, with  
9 respect to the 2009 report of Pinchin in terms of  
10 the condition of the building or the mall is that  
11 the mall is a very large building, a significant  
12 number of square feet. Was Pinchin satisfied that  
13 looking at two areas of the steel structure was  
14 sufficient random sampling to give them an accurate  
15 reading as to the soundness of the steel structure?

16 A. The word "satisfied", we -- that  
17 was what we were limited to, those two locations  
18 that we saw.

19 Q. Well --

20 A. And there was no indication, based  
21 on those, apart from our walkway, of -- there was  
22 no indication of what we have seen after the fact  
23 that existed.

24 Q. I'm going to suggest to you that  
25 this Commission has heard evidence from a number of

1 witnesses who have virtually all indicated that --  
2 and these are my words, not the witnesses' words --  
3 that most of the time there were significant areas  
4 of the mall that were exposed because the ceiling  
5 tiles were damaged and either not replaced or  
6 damaged by water; and it would be highly unlikely,  
7 I put it to you, sir, that there was only two  
8 places that you could see the steel beams. I'm  
9 going to suggest that to you based on the evidence  
10 that we have heard here.

11 So even if that was true, that there  
12 were only two places where the structure was  
13 visible, are you suggesting to this Commission that  
14 that was a sufficient number of random sampling  
15 given the size of the mall and the leakage that was  
16 apparent in some areas to come to the conclusion in  
17 2009 that the structure was sound?

18 A. That conclusion we came to, sir,  
19 was based on our visual observations of the steel  
20 we saw.

21 Q. Well --

22 A. Don't dismiss we also have  
23 conclusions in there about a significant amount of  
24 work to be done on the deck.

25 Q. I'm not quarrelling with you.

1 A. Okay.

2 Q. I am just asking you, based on  
3 your evidence, I gather that you are saying that  
4 you were able to say that the building was  
5 structurally sound with respect to the steel based  
6 on the fact that you had access to two areas?

7 A. And just let me correct about the  
8 words "structurally sound". We qualified that  
9 saying the structure, there was no deficiencies in  
10 those components that we visibly saw.

11 Q. Just a moment, Mr. Commissioner.  
12 Now, in your evidence, my appreciation  
13 is that Mr. Milani-Nia did not in fact speak to any  
14 of the tenants; is that correct?

15 A. That's correct.

16 Q. And you indicated that he didn't  
17 speak to them because they didn't know anything  
18 about the history of the building; is that correct?

19 A. I was speculating and surmising  
20 that he necessarily didn't speak to them because  
21 the individuals that were in the space may not have  
22 known the history.

23 Q. But he wouldn't have known that  
24 unless he spoke to them?

25 A. That is correct, yes.

1                   Q.    The evidence that we have heard at  
2 this Commission of Inquiry is that a number of  
3 tenants had been there some significant period of  
4 time, and some had complained about the extensive  
5 water leaks in the building and could have given  
6 him quite a bit of history with respect to the  
7 building, but I gather he simply reported to you  
8 that he did not speak to anyone?

9                   A.    That is accurate, yes.

10                  Q.    That is your information?

11                  A.    Yes.

12                  Q.    Thank you.  Now, did you testify  
13 this morning, and I may have misunderstood you, but  
14 that you had some information about the  
15 load-bearing capacity of this structure, of the  
16 roof structure?

17                  A.    No, I think the question was did  
18 we check the capacity of the slabs.

19                  Q.    Yes.

20                  A.    No, we did not.

21                  Q.    And you never looked at the  
22 structural drawings?

23                  A.    No.

24                  Q.    Just bear with me, sir.

25                  Now, at some point did Pinchin purchase

1 the business of M.R. Wright and Associates?

2 A. No.

3 Q. You took over some files?

4 A. No, we took over -- we took -- we  
5 purchased -- or hired their environmental group.

6 Q. And the ongoing work that was  
7 active at that time; is that correct?

8 A. You know, I'm not sure of that.  
9 Yes, I'm not sure of that.

10 Q. And one of the persons who came  
11 from M.R. Wright to Pinchin was a P.Eng. by the  
12 name of Chris Tenaglia?

13 A. Correct.

14 Q. And Mr. Tenaglia did some work at  
15 this building, the Algo Mall, in 2012?

16 A. Correct.

17 Q. And it involved a Phase I  
18 Environmental Assessment for Mr. Nazarian?

19 A. That's correct.

20 Q. I have it, Mr. Commissioner. I  
21 believe that to be Exhibit No. 5325. Yes, it is  
22 tab 49 of your materials, sir.

23 A. Oh, thank you.

24 Q. Now, I appreciate that this is an  
25 Environmental Assessment that was conducted by



1 Pinchin in May of 2012 by Mr. Sikorski and  
2 Mr. Tenaglia, but in order to facilitate this  
3 report, a site review was necessary and conducted  
4 by Pinchin staff; is that correct?

5 A. Yes, I believe that to be so.

6 Q. And prior to this, you testified  
7 that in 2010 there had been a prior attendance by  
8 Mr. Milani-Nia for Mr. Hossain in that report that  
9 was prepared at tab 34, Exhibit No. 105, but that  
10 was never released or proceeded with?

11 A. That's correct, that job was  
12 halted.

13 Q. So we are clear here, apart from  
14 the 2009 assessment -- apart from the mould  
15 reports, apart from the 2009 assessment and apart  
16 from the assessment that was done by Mr. Tenaglia,  
17 there was another attendance by Mr. Milani-Nia in  
18 2010. And so is it fair to say that Pinchin's  
19 observations with respect to this building at the  
20 Algo Mall was not necessarily limited to what was  
21 included in the photographs in 2009, but Pinchin  
22 would have had a look at this building within a  
23 month or so of the collapse?

24 A. Yeah, as part of this Phase I that  
25 was done?

1 Q. Exactly.

2 A. That's correct.

3 Q. Right. So as part of the Phase I,  
4 would you not do a walk-through or a visual of the  
5 building?

6 A. You would do a walk-through, but  
7 you are not looking at the condition of the  
8 building. You are looking for areas of potential  
9 environmental concern as part of the Phase I.

10 Q. Right, but one of the things you  
11 would do in a Phase I Assessment in 2012 would be  
12 to look at the steel to see if it was painted, if  
13 it presented a problem with asbestos?

14 A. You may -- I don't believe you  
15 would look at it for paint. The environmental  
16 people would not be looking at the condition of the  
17 components at all.

18 Q. Is it your evidence that when you  
19 do a Phase I Assessment of a structure, you don't  
20 look to see, for example, if it has got asbestos or  
21 lead paint or things of that kind?

22 A. No, that is correct, you are  
23 accurate, but I'm talking about somebody with the  
24 intent of observing the condition of the major  
25 components of the building, that is certainly not

1 their intent.

2 Q. Right. But if you accept the NORR  
3 observations that the condition of the columns or  
4 the condition of some of the beams in the walkway  
5 were in the manner or the fashion that they  
6 represent them to be, would you agree with me that  
7 if that was the case, if that was the situation,  
8 that that would have been there in 2012, on or  
9 about May the 20th -- or May 2012?

10 A. That is certainly possible, yes.

11 Q. Thank you. Those are my  
12 questions, sir.

13 Thank you, sir.

14 THE COMMISSIONER: Thank you.

15 Mr. MacRae.

16 CROSS-EXAMINATION BY MR. MacRAE:

17 Q. Thank you, Mr. Commissioner.

18 Good morning, Mr. Hass. My name is Rob  
19 MacRae. I'm solicitor -- I introduced myself this  
20 morn, but I'm solicitor for Mr. Bob Wood.

21 Good afternoon, rather.

22 I wonder if I might start with some of  
23 the processes that you had in place. You had given  
24 evidence with respect to how files are opened or  
25 that you have files and that it would appear that

1 there is two -- am I correct that there is two  
2 separate departments within Pinchin, one that does  
3 environmental and one that does Building Condition  
4 Assessments?

5 A. Actually, there is multiple,  
6 mould, environmental, occupational health and  
7 safety, building assessments, yes.

8 Q. I wonder if we might go through  
9 them then. So there is the Building Assessment?  
10 And would we call them divisions or sections or  
11 departments?

12 A. Yeah, you could call them  
13 departments, yes.

14 Q. All right, so you have the  
15 Building Condition Assessment Department?

16 A. Or slash building science.

17 Q. Department?

18 A. Yes, correct.

19 Q. And then you would have the  
20 environmental section?

21 A. Correct.

22 Q. Or department. And then you  
23 indicated that there was mould as well too; is that  
24 a separate department?

25 A. That's correct.

1 Q. And so in order that I properly  
2 understand, the environmental -- what would the  
3 environmental department normally deal with? What  
4 type of services would they provide?

5 A. The environmental department would  
6 be environmental due diligence, environmental  
7 remediations, Phase II investigations,  
8 site-specific risk assessments, that sort of thing.

9 Q. Okay. And then the mould -- would  
10 we call it a mould department?

11 A. We call it mould IAQ, correct.

12 Q. Okay, indoor air quality?

13 A. That's right, yes.

14 Q. And what would that department  
15 normally be responsible for?

16 A. They would be responsible for  
17 doing mould assessments, mould remediations,  
18 testing, overseeing abatement, that is the  
19 remediation side of it.

20 Q. And so they would not -- am I  
21 correct that from a mould assessment, they would --  
22 the department would actually provide services to  
23 identification of the problem, but also with  
24 respect to rectification of the problem; is that  
25 correct?

1                   A.    No, only -- well, if you are  
2 speaking of mould specifically?

3                   Q.    Yes, I am.

4                   A.    Typically, with the mould it is  
5 always a water problem, so our general practice is  
6 to, if you are going to correct the mould issue,  
7 correct the water issue. So that recommendation as  
8 far as what you are talking about, the  
9 recommendation, it is not necessarily how to fix  
10 it; it is just you should stop the water that is  
11 causing the mould.

12                  Q.    So am I correct then that Pinchin  
13 wouldn't provide things such as on-site supervision  
14 to correct the deficiencies that caused the mould  
15 in the first place?

16                  A.    We can. There certainly is that  
17 aspect of the work from the building side.

18                  Q.    Yes.

19                  A.    Yes, we could do that.

20                  Q.    And when you say "you could", is  
21 that a service that you are currently offering?

22                  A.    That's correct, yes, it is. Yes,  
23 it is.

24                  Q.    Now, when files are opened, what  
25 is the procedure, the technical administrative

1 procedure, if we could walk through that, of how a  
2 file actually gets opened? A customer calls and  
3 they want some work done by your firm.

4 A. Currently, the current practice  
5 right now is that job is opened up either by  
6 address and/or property name and client. And we do  
7 a search now. We now have a system in place that  
8 tracks those by address and by client name.

9 Q. And when you say it tracks them,  
10 are you saying that it references both when you do  
11 a database search, it would --

12 A. It does now. We do it both in an  
13 attempt to always -- not to let the stuff fall  
14 through the cracks, right. So it is a search on  
15 the previous -- on previous projects.

16 Q. Now, at the time that the 2009  
17 report would have been completed, and you were  
18 involved in it, is that the process that was in  
19 place?

20 A. The process back in 2009 was we  
21 specifically would have been identifying the  
22 address and looking for if we had done similar  
23 discipline work further -- additional Building  
24 Assessments -- previous Building Assessments, my  
25 apologies.

1 Q. Now, I understand from your  
2 evidence that it may be that files were opened up  
3 under client names and not necessarily with  
4 reference to the property address, is that correct,  
5 previously?

6 A. That can happen, yes, exactly.

7 Q. So I would assume that you would  
8 be able to -- and correct me, I don't want to  
9 suggest -- I'm not giving evidence here.

10 A. Sure.

11 Q. I'm just asking the questions.  
12 You could open a file with respect to and use the  
13 client identification as the basis for opening the  
14 file, such as RBC?

15 A. Correct.

16 Q. And that could be a stand-alone  
17 identification, without any property identifiers or  
18 subsequent --

19 A. That's right.

20 Q. And you could also -- would you --  
21 would there be a process whereby at that point in  
22 time, 2009/2010, where you would have opened a file  
23 based upon only the property address?

24 A. It could have been. Typically, it  
25 is the client name and property address. We do try



1 to always have the two of them. But sometimes it  
2 is client name and, for example, as an example,  
3 work we do for the banks is quite often it is just  
4 a transit number sometimes. So you have a client  
5 name, but you don't have an address.

6 Q. And if I'm correct, a transit  
7 number is an internal -- well, what do you  
8 understand a transit number to be?

9 A. Yeah, it is a tracking device for  
10 the bank let's say referencing a property.

11 Q. And that would be the bank's  
12 transit number?

13 A. That's correct.

14 Q. Not one that you assigned to it?

15 A. You are absolutely right.

16 Q. And I would assume that you don't  
17 have a database to cross-reference a transfer -- or  
18 a transit number with a physical location?

19 A. Not a formal one. Certainly we do  
20 have that information available, you know, as we  
21 progress, but not always, and there is certainly  
22 not a formal one.

23 Q. Thank you. Then if you receive a  
24 call from a client and they want to have a  
25 particular type of service, does that drive a file

1 number that is possibly generated?

2 A. We would -- if we open up a job, a  
3 project number would be taken out.

4 Q. All right, and would there be --  
5 say that -- let's take two for comparison. You  
6 open up a Building Condition Assessment file?

7 A. Correct.

8 Q. And you open up an environmental  
9 mould file?

10 A. Correct.

11 Q. Would those file numbers have any  
12 different nomenclature except for the sequence of  
13 file numbers?

14 A. I apologize, are you asking is the  
15 information attached and opened up with those jobs  
16 the same?

17 Q. No, and I'll try and make it  
18 clearer. An example is a file may be opened up in  
19 a legal firm; a file may be opened up under  
20 criminal and a file may be opened up under  
21 plaintiff --

22 A. Right.

23 Q. -- so the initial file under "C"  
24 may be a "C" with a subsequent number for criminal  
25 and "P" for plaintiff?

1 A. Okay, yes, got you.

2 Q. Is there a system such as that  
3 that occurred --

4 A. Yeah, our system is actually, the  
5 job numbers are sequential, so whatever job comes  
6 in, it is applied -- the next job number is applied  
7 to it. That is what --

8 Q. So you would have no way of  
9 knowing from looking at a file number what that  
10 particular file was or what was involved or had  
11 been requested as a scope of work within that file?

12 A. That's correct. Now we have a  
13 system in place where we have a bit of a  
14 description obviously attached to the project as  
15 well.

16 Q. Can you provide me an example of  
17 how that is being done now?

18 A. Typically, we would -- you would  
19 open up the job and you would be given a job number  
20 and then the client information. You know, ABC  
21 towing would be the client, and you would obtain  
22 his address and information and then you would try  
23 and obtain the project address, if it was a  
24 different location, and then there would be a short  
25 description of the project, like Mould Assessment

1 or Building Condition Assessment.

2 Q. All right. So taking you back  
3 then to 2009 and 2010, and as I understand it, you  
4 were involved in these processes on a number of  
5 files in 2009 and 2010; am I correct?

6 A. Right, correct.

7 Q. Would there have been any way for  
8 you to have conducted a search with respect to a  
9 property just based upon the address of the  
10 property?

11 A. Yes, we would have. We would have  
12 had that in place. We would have checked by  
13 address for certain.

14 Q. Uhm-hmm.

15 A. Different back then, what is  
16 different now is our ability to check across the  
17 different types of work and the different  
18 departments.

19 Q. And the departments being the  
20 environmental, the mould, and the building  
21 assessment?

22 A. That's right, you have got it,  
23 exactly.

24 Q. When you talked about being able  
25 to do the remedial work or supervising remedial

1 work, is that a separate department as well, like a  
2 construction department?

3 A. If we are supervising mould  
4 abatement, that would be the Mould Department.

5 Q. I see.

6 A. If we are, for example,  
7 supervising a wall retrofit, that would be the  
8 Building Science Department.

9 Q. And as a result of your company  
10 conducting a Building Condition Assessment, have  
11 there been any occasions where your company is  
12 actually involved in repairing or rehabilitating  
13 any of the areas of concern that are identified in  
14 a Building Condition Assessment?

15 A. Subsequent work?

16 Q. Yes.

17 A. Yes, yes, there has been instances  
18 of conditions of that.

19 Q. So am I correct then that if you  
20 identify what you understand to be a deficiency  
21 within a building or a cause of concern, your  
22 company can also become involved then in overseeing  
23 the correction of that deficiency?

24 A. That is correct, yes.

25 Q. Thank you. Then if I can move on,

1 you had made some comments about the sharing of  
2 information when you typically go on to a job site  
3 you ask. Is there a formal protocol in your  
4 company to deal with obtaining information from an  
5 owner that had presently -- or previously been  
6 prepared with respect to a building?

7 A. We -- as far as a formal -- it is  
8 a matter of -- certainly a matter of due course  
9 that we ask that question of our client as well as  
10 asking the question of our site rep, who hopefully  
11 we try always to have a site rep that has certainly  
12 some good knowledge about the existing building and  
13 some history on the building, that sort of thing.

14 And when we ask, that can be in the  
15 form of an e-mail, it could be through telephone  
16 conversations at the beginning or the onset of the  
17 job, and then of course subsequent correspondence.

18 But to say there is a definitive we  
19 have to issue a registered letter, no, there is  
20 nothing like that, but it is a matter of due  
21 course.

22 Q. And am I correct in my  
23 understanding that any e-mails that exist or that  
24 are still in existence with respect to this process  
25 have been turned over to the Commission?

1                   A.     Yes, we have turned over  
2 everything.

3                   Q.     All right, thank you. Now, with  
4 respect to the actual site visit that was conducted  
5 in order to complete the report in 2009, it is your  
6 evidence that you didn't attend at the site; am I  
7 correct?

8                   A.     No, I did not.

9                   Q.     And am I correct that you have  
10 never attended at the site?

11                  A.     That is correct.

12                  Q.     Now, when you indicated that the  
13 site representative, and I believe -- rather, the  
14 representative, Mr. Milani-Nia, is that how it is  
15 pronounced?

16                  A.     Yes.

17                  Q.     Milani-Nia, he is an engineer and  
18 he attended in 2009; am I correct?

19                  A.     Yes, he did.

20                  Q.     And he subsequently provided you  
21 with a report, and you have given evidence with  
22 respect to that. Now, would you agree with me that  
23 with respect to his ability to talk to tenants or  
24 not talk to tenants, you really don't know what  
25 occurred on-site when Mr. Milani-Nia was there?

1           A.    I have to -- yes, absolutely,  
2 I'm -- my evidence is based on actually what he  
3 told me, so --

4           Q.    And you would agree with me that  
5 you wouldn't be able to give evidence today with  
6 respect to personal knowledge of where he went to  
7 in the mall in order to conduct his visual  
8 inspection?

9           A.    I guess not to the point down to  
10 the last square foot, but from a general sense, I  
11 do understand of the areas that he went around,  
12 like all the common areas.

13          Q.    And so would you be aware that in  
14 many of the common areas -- rather, in the  
15 corridors, not necessarily many, that is my word,  
16 but in the corridors, the service corridors, there  
17 were no ceiling tiles installed and that all beams  
18 and roofing and insulation were clearly visible?

19          A.    That would certainly be  
20 information to me, yes, new information.

21          Q.    I wonder, Ms. Kuka, if we could  
22 bring up Exhibit No. 13-195. These are some of the  
23 photographs that were taken during the visit,  
24 particularly page 24.

25          MS. KUKA: That is not the right one.



1 MR. MacRAE: I apologize for that. Ms.  
2 Kuka, we are --

3 MS. KUKA: Is it the coloured ones?

4 BY MR. MacRAE:

5 Q. Yes, Exhibit No. 105. Yes, if I  
6 could go down to the last -- now, this is -- as I  
7 understand it, these are the photographs, some of  
8 the photographs that were taken during the visit?

9 A. Correct.

10 Q. In 2009?

11 A. Yes.

12 Q. In July -- or June, rather, June  
13 3rd, 2009. And whose wording is it where it says,  
14 "View of a ceiling within the 'Zellers' tenant  
15 space which has minor leaks"?

16 A. That would be Mr. Milani-Nia's.

17 Q. And do you recall having any  
18 discussion with him with respect to that  
19 description of leaks?

20 A. Certainly not that specific text.

21 Q. Thank you. Thank you, Ms. Kuka,  
22 that's it for that exhibit.

23 With respect to the storage room, you  
24 indicated that there was a storage area, room area  
25 that wasn't inspected, it was locked?

1                   A.    That's right, at the end of the  
2 walkway, correct.

3                   Q.    And this is what you had been  
4 told?

5                   A.    That's correct.

6                   Q.    Were you told any reason why there  
7 wasn't a request made to have the area unlocked?

8                   A.    My understanding is that we just  
9 couldn't gain access during the site visit because  
10 Mr. -- forgive me -- Alrove, our site rep, did not  
11 have keys to the storage room.

12                  Q.    Thank you.  And then my next  
13 question is, you have given evidence with respect  
14 to the report that was commenced.  If we might have  
15 Exhibit No. 105, please.  All right, now my  
16 understanding is this was the report that was to be  
17 generated for Mr. Hossain; however, the final --  
18 this report stayed in your files and was never  
19 released?

20                  A.    That's correct, yes.

21                  Q.    So it does reference, if I can go  
22 to page 1, please -- or Roman numeral 1 is the  
23 first page in.  It does reference in the "Executive  
24 Summary", what it says is that:

25                               "Pinchin Environmental Ltd. was

1 retained by Mr. Iftikhar Hossain  
2 ('Client') to conduct a Preliminary  
3 Building Condition Assessment  
4 subject to the limitations outlined  
5 in Section 7.0 of the report."

6 And it goes on in the second sentence  
7 after that:

8 "Pinchin personnel conducted a  
9 visual assessment of the Site on May  
10 13, 2010 [...]"

11 So am I correct that all of the field  
12 work for the report of 2010 would have been  
13 completed prior to the termination of the project?

14 A. That's right, a collection of site  
15 notes and that and photographs, correct, would have  
16 been completed on-site.

17 Q. Now, my question is do you recall  
18 how many photographs were taken for the May 2010  
19 report?

20 A. I think there was probably, a  
21 rough number, probably 200.

22 Q. And those were specific for the  
23 2010 report?

24 A. Yes.

25 Q. All right. The review that was

1 done by your office with respect to the  
2 documentation, I believe it is Exhibit No. 5343.  
3 If we could reposition that? Now, my  
4 understanding -- are you able to display that in  
5 Relativity, Ms. Kuka, so that the meta data is  
6 available?

7 MS. KUKA: Give me a second.

8 Like this?

9 BY MR. MacRAE:

10 Q. Yes, thank you. Thank you very  
11 much.

12 Now, that is from the Relativity  
13 database, and you will see on the right-hand side  
14 the document meta data is available, and it  
15 indicates that the original picture was taken on  
16 June the 3rd, 2009. And my question is, did you  
17 conduct a similar review utilizing as a basis for  
18 the review any of the documents taken in 2010, any  
19 of the photographs taken in 2010 on the May 13th,  
20 2010 site visit?

21 A. So did we utilize them for -- in  
22 what purpose again?

23 Q. To review the information that was  
24 contained in the NORR Report with respect to the  
25 most recent observations that your company would

1 have made, which would have been in 2010?

2 A. I believe -- I think that these  
3 observations were limited to the 2009 photographs  
4 we had in comparison to the NORR.

5 Q. And am I correct that all of the  
6 2010 photographs have been provided to the  
7 Commission as well too?

8 A. I believe we did turn them over to  
9 the Commission. In fact, because it was a direct  
10 result of our previous meeting that they came out  
11 that I don't think the Commission had them.

12 Q. That is my point, because I have  
13 been involved in this since the beginning, and I  
14 haven't seen during -- now, there is 62,000 items  
15 in there, but I hadn't seen the 2010 photos.

16 A. Right.

17 Q. And I wonder if you can indicate  
18 to me when the 2010 photos were in fact provided to  
19 the Commission?

20 A. I think it was just as recent as  
21 our -- and subsequent to our meeting of two weeks  
22 ago.

23 THE COMMISSIONER: When you say "our  
24 meeting", you mean the meeting you had with  
25 Commission Counsel?

1 THE WITNESS: Correct.

2 BY MR. MacRAE:

3 Q. Am I correct that you didn't take  
4 the pictures in 2010 if you weren't at the site?

5 A. No, it was Mr. Milani-Nia.

6 Q. He did as well?

7 A. Yes.

8 Q. So he was the individual who  
9 visited the site in 2009 and 2010?

10 A. That's correct.

11 Q. All right.

12 Mr. Commissioner, I had a number of  
13 questions with respect to the 2010 photo, because I  
14 didn't understand that they had been produced.  
15 I'll leave those -- I'll leave that point for  
16 submissions with respect to the production -- or  
17 rather, the attendance here of Mr. Milani-Nia.

18 My next question was going to be with  
19 respect to any notations that were taken and put on  
20 to the photographs, but I'll -- maybe I'll cover  
21 that by asking you, are you aware of there being  
22 any field notes from the 2010 visit?

23 A. I don't recall actually if we  
24 actually produced field notes. I just -- I don't  
25 remember seeing field notes from 2010.

1 Q. All right, let me ask you a  
2 question then with respect to a Preliminary  
3 Building Condition Assessment. Would it not be the  
4 standard conduct of an individual who attends to  
5 make notes contemporaneously with the attendance?

6 A. Correct, certainly, and those  
7 notes could have been taking our previous report  
8 completed just the year prior and marking those up.  
9 But in all likelihood, it was likely field notes  
10 and a combination of that very process I just  
11 explained would have been done.

12 Q. Well, in preparation either for  
13 the 2010 report or for your attendance here to give  
14 evidence before the Commission, did you speak with  
15 Mr. Milani-Nia with respect to field notes from the  
16 2010 visit?

17 A. We did not have a specific  
18 conversation about that, no.

19 Q. So you are not in a position today  
20 to be able to tell me whether in fact there are  
21 field notes with respect to that visit?

22 A. No, I would have to verify that  
23 for you.

24 Q. If I might then, I'll leave that  
25 area. You don't have any -- you don't have the

1 photos. Have you recently looked at the photos  
2 with respect to 2010?

3 A. Well, yes, we have glanced at them  
4 and, like I said, in preparing and given them over  
5 to counsel.

6 Q. All right, thank you.

7 Then if I might, I don't think this has  
8 been made an exhibit, but it is document number,  
9 Ms. Kuka, PEC and it is electronic and it is 1495.

10 MS. KUKA: Exhibit No. 763.

11 BY MR. MacRAE:

12 Q. Now, as I understand this, this is  
13 a draft document of the May 2012 Phase I  
14 Environmental Site Assessment completed by your  
15 company, Pinchin?

16 A. Right.

17 Q. With respect to 151 Ontario  
18 Avenue, which is the Elliot Lake mall. And if you  
19 would please go, Ms. Kuka, to actual page 1. It is  
20 page 05 of the document. Thank you. And under  
21 "Scope of Work" it reads that:

22 "The Phase I ESA was completed in  
23 general accordence with the Canadian  
24 Standards Association document  
25 entitled 'Phase I Environmental Site



1 Assessment, CSA Standard' [...]"

2 And then it goes on to say what it is,  
3 and which included:

4 "[...] a review of readily  
5 available historical and regulatory  
6 records, a Site reconnaissance,  
7 interviews, an evaluation of  
8 information and reporting, all  
9 subject to the limitations outlined  
10 in Section 8.0 of this report."

11 It appears that that wasn't edited, but  
12 if we might now go to page 3, please, Ms. Kuka --  
13 oh, I'm sorry, yes, underscore 3 -- or Roman  
14 numeral 2, yes.

15 Now, under the "Table of Contents", the  
16 historical records review appears to begin at page  
17 5, and the "Table of Contents" makes clear through  
18 sections 2.4 to 2.9 that there will be site  
19 interviews and records, aerial photographs, RMS  
20 information -- and what is RMS information? What  
21 is that an acronym for, do you know?

22 A. Forgive me, I do not recall right  
23 now.

24 Q. Okay. City directories, what  
25 would that be?

1                   A.    City directories would be us going  
2 back to the City and reviewing the title searches,  
3 stuff like that.

4                   Q.    And 2.8 would be previous  
5 environmental reports?

6                   A.    Correct.

7                   Q.    And I imagine that is  
8 self-evident, and then 2.19 is a historical  
9 summary.

10                   So if I could ask you, Ms. Kuka, to  
11 turn to page 5 of the report, which would actually  
12 be -- it would be page 7 of this report, actual  
13 page 7 of the document, and which would be, am I  
14 correct -- no, it would be -- what is easiest, Ms.  
15 Kuka, the page --

16                   MS. KUKA:   What is the page of the  
17 report?

18                   MR. MacRAE:   The page of the report, it  
19 is page 7.

20                   MS. KUKA:   This one?

21                   BY MR. MacRAE:

22                   Q.    Yes, thank you.

23                   Now, this is the original draft of the  
24 report. Do you know who did the editing? Can you  
25 identify the handwriting?

1           A.    You know what, I cannot. I would  
2 be guessing too. I was going to say let's look at  
3 the signing page, but I don't --

4           Q.    I certainly don't want you to  
5 guess.

6           A.    I do not know.

7           Q.    You do not, all right. Someone --  
8 it would appear that someone within your office has  
9 edited this or it is an editing process. And under  
10 "Previous Environmental Reports", there is  
11 reference to the Pinchin Building Condition  
12 Assessment that was completed on June 19th, 2009,  
13 and that:

14                   "[...] Pinchin conducted a  
15 Preliminary Building Condition  
16 Assessment which included a visual  
17 assessment of the Site accompanied  
18 by Mr. Derak Alrove, an Algo Centre  
19 Mall personal and interview with  
20 Mr. Derak Alrove. The BCA was  
21 limited to visual assessments and  
22 did not include any destructive  
23 testing."

24           The second paragraph reads:

25                   "Pinchin's BCA found that the Site

1 Building appeared to in satisfactory  
2 condition and in comparable standing  
3 with other retail/hospitality  
4 properties. The building appeared  
5 to have to have been constructed in  
6 compliance with contemporary  
7 building codes and standard building  
8 practices in place at the time of  
9 construction. Evidence of major  
10 structural failures, soil erosion or  
11 differential settlement was not  
12 observed.

13 Pinchin also noted that the roof  
14 system along the hotel roof deck and  
15 the canopy over the walkway along  
16 the south and west perimeters of the  
17 Site Building were original and had  
18 exceeded their projected useful life  
19 and required replacement.

20 Incremental units within the hotel's  
21 guestrooms were original and also  
22 required replacement."

23 Now, that doesn't appear in the final  
24 report. It appears to have been edited out. You  
25 didn't do the editing, and I may make inquiries

1 through Commission Counsel to determine if someone  
2 within your company is able to determine who was  
3 the author of the editing.

4 But I'll ask you because you are here.  
5 Do you have any idea why that was edited out of the  
6 report?

7 A. Typically, because it is a  
8 building reference, a building condition reference,  
9 and this very summary, this very section is  
10 typically previous environmental reports that are  
11 reviewed, because this is an Environmental Phase I.

12 Q. But you would agree with me that  
13 someone in the original draft, whoever drafted this  
14 originally, put in information that came from the  
15 June 19th, 2009 report that was completed, the  
16 Preliminary Building Condition Assessment that was  
17 completed by Pinchin?

18 A. It appears that way, yes.

19 Q. Yes.

20 A. I can't say for certain. I didn't  
21 compare to what the 2009 report says, but it does  
22 appear that way, yes.

23 Q. And for some reason it was removed  
24 in the final report?

25 A. Yes.

1 Q. But it would appear to me that  
2 there has been a review of that Preliminary  
3 Building Condition Assessment and it is juxtaposed  
4 to the current conditions that they found in 2012?

5 A. I -- again, I suspect the only  
6 reason this was taken out is solely because it is  
7 pertaining to a Building Assessment and this is  
8 part of the -- and this is the Phase I report.

9 Q. I --

10 A. No other reason other than that.

11 Q. I appreciate that, but my question  
12 is more designed to highlight the fact that it was  
13 put in in the first place.

14 A. Right.

15 Q. Not that it was taken out. It was  
16 put in in the first place so that it would appear  
17 that someone, the author of this, had turned their  
18 mind, that she had looked at or he had looked at  
19 the fact that there was a Preliminary Building  
20 Condition Assessment done in 2009 and that would  
21 have informed them with respect to what they were  
22 seeing in 2012?

23 A. I guess that is possible. I just  
24 can't confirm that is actually what took place.

25 Q. And are you aware who was the

1 original author of this report?

2 A. I think if we can -- if you allow  
3 me to just look, I can look at the final document,  
4 it should say.

5 Q. Certainly, that would be helpful.

6 A. Let me see. I just happen to be  
7 right at it. No, sorry, the wrong one.

8 THE COMMISSIONER: Are you some time  
9 still, Mr. MacRae, with this witness?

10 MR. MacRAE: I'm sorry,  
11 Mr. Commissioner?

12 THE COMMISSIONER: Do you have some  
13 time still with this witness?

14 MR. MacRAE: Yes, I do. I don't think  
15 I'll be long, but I don't want to be too long and  
16 run into the lunch hour.

17 THE WITNESS: Mr. MacRae -- okay, here,  
18 sorry, I was just looking and I found it. So the  
19 Phase I that was completed was -- well, the draft  
20 report was in all likelihood authored by Joshua  
21 Sikorski. Josh Sikorski.

22 BY MR. MacRAE:

23 Q. Could you please spell that,  
24 please?

25 A. It's S-i-k-o-r-s-k-i.

1 Q. And why are you suggesting that he  
2 may have been the author?

3 A. I'm looking at the Phase I, a copy  
4 of the Phase I.

5 Q. At what tab of your book?

6 A. I'm sorry, it is tab 39.

7 Q. Thank you.

8 THE COMMISSIONER: I was raising the  
9 question, Mr. MacRae, we have logistical realities  
10 to look after today in particular that I'm  
11 conscious of, and of course, staff need time off  
12 for lunch. But if you tell me it is going to be a  
13 minute, that is fine; but if you tell me it may be  
14 ten, then I think we'll break now.

15 MR. MacRAE: I think I will be ten  
16 minutes.

17 THE COMMISSIONER: All right.

18 Mr. Wallace, you are sitting in the  
19 back. I know this impacts upon your work this  
20 afternoon.

21 MR. WALLACE: Yes, Commissioner. There  
22 is another witness to be called today, Mr. Hudson  
23 from the Ministry of Labour. And we are sort of in  
24 an unusual situation today, given the fact that we  
25 have got a three-week layover, and I know that -- I



1 don't think anybody wants, least of all yourself,  
2 to start him and not finish him, given the fact  
3 that we are looking at three weeks down the road to  
4 complete that task.

5 I can tell you that my best estimate  
6 from my own end of things is a ballpark figure of  
7 about two hours. I can't speak for anybody else's  
8 anticipated cross-examination. And I'm not even  
9 sure, is Mr. MacRae the last one on this witness?

10 THE COMMISSIONER: Yes, but we haven't  
11 had re-examination.

12 MR. WALLACE: Okay, so --

13 MR. RICHARD: And I have to examine as  
14 well.

15 THE COMMISSIONER: And of course,  
16 Mr. Richard, yes, I'm sorry, I forgot you.

17 MR. WALLACE: Well, then that being the  
18 case, my best guess is it wouldn't get done this  
19 afternoon. That is my best guess. And it is --

20 THE COMMISSIONER: No, and we have to  
21 work in the fact that, A, on a flight day we are  
22 finishing at 4:45, and there is the usual health  
23 break in there as well.

24 So do you have a recommendation for me?

25 MR. WALLACE: Well, I guess I shouldn't

1 be unilaterally answering this. Ms. Smith is here  
2 on behalf of Mr. Jeffries, so my guess is just to  
3 put him -- my best advice would be just to, if he  
4 is available, and I haven't asked my colleague yet,  
5 to just put him to the next date.

6 THE COMMISSIONER: Ms. Smith.

7 MS. SMITH: Good afternoon,  
8 Mr. Commissioner.

9 We completely agree that if we are not  
10 going to finish with Mr. Hudson today, he should  
11 not be started. And the math, as I have done it,  
12 and we would want to have at least an hour, a  
13 combination of chief and cross -- or re-exam,  
14 sorry, for the witness. And so the math is not  
15 adding up to me for the time today.

16 We have spoken with Mr. Hudson. He is  
17 here today obviously eager to get his testimony,  
18 but the reality is that he is available in July.  
19 We would ask that he obviously be the first witness  
20 back on July the 8th so that we can get his  
21 testimony done.

22 THE COMMISSIONER: Whether he is the  
23 first in July is something, again, that will  
24 require consultation with counsel. There may have  
25 been arrangements made already, I don't know.

1 MR. WALLACE: Yes, I just threw that  
2 out without any checking at all, but we can  
3 accommodate it early on, I think.

4 THE COMMISSIONER: Let's revisit that  
5 issue at 2 o'clock, after people have had a chance  
6 to talk to each other, and then we'll continue with  
7 the present cross with Mr. Richard and the  
8 re-examination by Commission Counsel.

9 So it sounds to me like -- well, number  
10 one, we are not going to get to --

11 MR. WALLACE: Right, and I'll check  
12 and --

13 THE COMMISSIONER: -- Mr. Hudson, and  
14 then you can talk and see when he can be  
15 rescheduled and slated in.

16 MR. WALLACE: Sure.

17 MS. SMITH: But in terms of this  
18 afternoon, can I inform Mr. Hudson that he can go  
19 home?

20 MR. WALLACE: Yes, I'm comfortable with  
21 that.

22 THE COMMISSIONER: Anybody have a big  
23 problem with that?

24 Give him his ticket.

25 MS. SMITH: Will do, Commissioner.

1 THE COMMISSIONER: Okay, 2 o'clock  
2 then. Thank you.

3 -- RECESSED AT 12:50 P.M.

4 -- RESUMED AT 2:00 P.M.

5 THE COMMISSIONER: Good afternoon,  
6 everybody.

7 MR. WALLACE: Good afternoon,  
8 Mr. Commissioner.

9 I would just like to inform you that we  
10 will come back on the 8th of July and we'll start  
11 that day with Mr. Hudson, and we'll carry on with  
12 Mr. Hamilton.

13 THE COMMISSIONER: Is Mr. Hudson local?

14 MR. WALLACE: Sault Ste. Marie.

15 THE COMMISSIONER: The Sault, okay, so  
16 it is not too bad.

17 Thank you very much.

18 MR. WALLACE: Thank you.

19 MR. MacRAE: I wonder if I might  
20 continue, Mr. Commissioner?

21 THE COMMISSIONER: Go ahead,  
22 Mr. MacRae.

23 BY MR. MacRAE:

24 Q. I just would like to indicate, it  
25 is my understanding, I had obtained a copy on a

1 portable hard drive of all the photographs that  
2 have been compiled in Relativity.

3 THE COMMISSIONER: You have spoken to  
4 Mr. Ault, have you, about the new pictures?

5 MR. MacRAE: That is what I wanted to  
6 bring up. I didn't know whether you were aware,  
7 Mr. Commissioner, that the pictures are not part of  
8 Relativity.

9 THE COMMISSIONER: I understand that.

10 MR. MacRAE: And they have only -- not  
11 that they have only been produced, but I assume  
12 that they will be on Relativity shortly.

13 THE COMMISSIONER: Technically, I think  
14 Mr. Ault was suggesting that we show them this  
15 afternoon, if we have time, simply do a slide show,  
16 and there are 200 or so, I gather.

17 MR. AULT: That is absolutely right.  
18 These photographs that were taken during the 2010  
19 assessment, inspection by Mr. Milani-Nia have now  
20 as of the lunch break been provided to the  
21 Commission. And for ease of reference and for ease  
22 of the evidence, I suggest that when Mr. MacRae is  
23 finished his examination and after Mr. Richard is  
24 finished his examination, we enter these  
25 photographs as an exhibit.

1                   They are presently on a CD, and what  
2 Ms. Kuka will be able to do is do, in effect, a  
3 slide show on these photographs, and to the extent  
4 that any pictures arise from these photographs that  
5 may be directed --

6                   THE COMMISSIONER: Mr. Hass can be  
7 questioned on them this afternoon.

8                   MR. AULT: Mr. Hass can be questioned  
9 on them, absolutely.

10                  THE COMMISSIONER: Okay, and Mr. Hass  
11 had a -- is it Hass or Hass, how do you pronounce  
12 it?

13                  THE WITNESS: Hass.

14                  THE COMMISSIONER: Hass had a flight to  
15 catch, but we have made arrangements so that he can  
16 travel back on our flight, which is good for him  
17 because he gets into Ottawa very quickly and then  
18 there is no pressure on him to leave at 3 o'clock.

19                  Okay.

20                  MR. MacRAE: If I might just make some  
21 comments with respect to that offer from my friend,  
22 my suggestion is that they do be made an exhibit.

23                  THE COMMISSIONER: Oh, they will be  
24 made part of Relativity, or at least part of the  
25 exhibits, but at least you can see them this

1 afternoon, and if there is some that give rise to  
2 questions that you would like to put to Mr. Hass,  
3 you can do that this afternoon.

4 MR. MacRAE: Certainly,  
5 Mr. Commissioner, but I would hope to be able to  
6 convince you in the fullness of time that it may be  
7 necessary for Mr. Milani-Nia, the individual who  
8 took the pictures to --

9 THE COMMISSIONER: That is another  
10 issue --

11 MR. MacRAE: Another issue.

12 THE COMMISSIONER: -- and that's fine.  
13 I'm just saying you'll have an opportunity to see  
14 the pictures and question Mr. Hass about them if  
15 you feel it is important.

16 I'm just giving you an extra  
17 opportunity, that is all.

18 BY MR. MacRAE:

19 Q. Thank you very much,  
20 Mr. Commissioner.

21 If I might go back to Exhibit No. 763,  
22 I believe, the Pinchin report that we were dealing  
23 with, the draft report. Yes, thank you.

24 So, Mr. Hass, if I can take you  
25 through, I understand you weren't the author of

1 this report. Before I do continue, I wonder if  
2 might get some information so that I can properly  
3 question or provide you with questions regarding  
4 this.

5 Is Mr. Milani-Nia -- is that how it is  
6 pronounced?

7 A. Correct.

8 Q. Is he still presently employed  
9 with Pinchin?

10 A. Yes.

11 Q. And how long has he been employed  
12 with Pinchin?

13 A. I think 2005.

14 Q. And are you aware of his  
15 professional credentials, when he became an  
16 engineer?

17 A. I can't say I know the exact date.  
18 I know he graduated in around 1988.

19 Q. And your understanding is that he  
20 is still a professional engineer?

21 A. Oh, yes, yes.

22 Q. And what does he do within your  
23 company? Does he do just conditional building  
24 assessments or does he do additional work?

25 A. No, he does do additional work.



1 He will do building science related work,  
2 investigations of walls, roofs, windows, that sort  
3 of thing.

4 Q. All right, thank you.

5 And then you provided me with a name  
6 prior to finalizing my questions this morning with  
7 respect to the author of this report, and I wasn't  
8 quite clear, what does that individual do within  
9 your company? What is his role?

10 A. That would be Joshua Sikorski?

11 Q. Yes.

12 A. He is one of our environmental  
13 people out of our Sault Ste. Marie office, and he  
14 looks after, from what I know exactly, he looks  
15 after Environmental Assessments. I think he does a  
16 little bit of hazardous materials as well.

17 Q. And yourself personally, do you do  
18 any Environmental Assessment work?

19 A. I try not to. I get involved only  
20 from a standpoint of arranging because of the fact  
21 that we quite often will do these things as a dual  
22 service, so that is the extent of my involvement.  
23 I'm not a reviewer of environmental reports.

24 Q. Do you have a fundamental  
25 knowledge with respect to environmental reports?

1                   A.    I do.  I think I have a basic  
2 amount of knowledge, yes.

3                   Q.    All right, so my understanding  
4 then, and I'm asking you if this is correct, that a  
5 Phase I environmental study generally requires a  
6 site visit?

7                   A.    Yes.

8                   Q.    Am I correct?  It generally  
9 requires a review of all historical documents that  
10 are available with respect to the site?

11                  A.    Yes.

12                  Q.    And it also requires a review of  
13 any additional information that can be obtained,  
14 historical information that can be obtained with  
15 respect to the utilization of a site; is that  
16 correct?

17                  A.    Correct.

18                  Q.    And when you are going to a  
19 building in order to conduct an Environmental  
20 Assessment for a Phase I report, would I be correct  
21 that you would be -- as an inspector, you should be  
22 looking for things such as staining of asphalt in  
23 areas of compactors?

24                  A.    That is a good example, yes.

25                  Q.    And you would also probably be

1 wanting to see if there is any staining in large  
2 areas of asphalt that would indicate the presence  
3 or the concealment of an underground storage  
4 device?

5 A. That's right.

6 Q. And typically, am I correct that  
7 in order to do an Environmental Assessment, it  
8 would be important to know how the building is  
9 heated and cooled?

10 A. It is not critical, but that is  
11 information that they do obtain, yes.

12 Q. Well, would you agree with me that  
13 it may be critical that it would be important to  
14 determine whether in fact there is oil, an oil  
15 storage tank that may have been on the site prior  
16 to the investigation?

17 A. Right.

18 Q. And you would like to see if  
19 the -- say taking a boiler, for example, you would  
20 like to see if the boiler had recently or at some  
21 time in its history been converted from one type of  
22 fuel to another type of fuel?

23 A. Yes.

24 Q. And from an environmental  
25 perspective, a Phase I report, am I correct that it

1 deals with the physical building as well as the  
2 physical property that surrounds the building?

3 A. Not necessarily. Again, a Phase I  
4 being you are doing an assessment to identify  
5 potential environmental concerns.

6 Q. Yes, and as Mr. Bisceglia asked  
7 you a question with respect to it, you would be  
8 typically looking to see, by way of example, is  
9 there asbestos in the building?

10 A. Yes.

11 Q. And do you know whether in fact  
12 the fire-rated insulation that was covering the  
13 steel beams in this particular building here in  
14 Elliot Lake did in fact contain asbestos?

15 A. Actually, I do not know that  
16 personally, no.

17 Q. That would have been something,  
18 would you agree with me, that would have been of  
19 interest to an individual who would be doing a  
20 Phase I environmental site visit?

21 A. Probably, yes, they would have  
22 asked that question, yes.

23 Q. And who would they typically have  
24 asked that question of?

25 A. It would be the site

1 representative.

2 Q. Do you have any control as part of  
3 this investigatory process, do you have any control  
4 over who is chosen to be provided to you by the  
5 landlord as a site representative?

6 A. Not typically. We do try to ask  
7 for people that are knowledgeable with the site,  
8 for obvious reasons.

9 Q. If I might, Ms. Kuka, if you could  
10 go down a bit just so that this is the writing on  
11 the right-hand side below. And I have a question  
12 with respect to this. This note, the Pinchin mould  
13 and air quality letter, it states in that paragraph  
14 with that heading:

15 "Based on the information gathered  
16 from the September 23, 2010, Pinchin  
17 Initial Assessment and  
18 Recommendation, Mould/IAQ  
19 Assessment, the following summarizes  
20 their findings and recommendations:"  
21 One -- well, it is a bullet actually:  
22 "Repair the source of roof leaks,  
23 Remove and replace water stained  
24 ceiling tiles,  
25 Remove and replace water stained

1 clear ceiling plastic in janitor's  
2 closet and,

3 Have the HVAC unit inspected for  
4 potential rust/water damage and make  
5 necessary repairs."

6 Now, that appears as well to have been  
7 edited out; it is certainly stroked out, and it  
8 doesn't appear in the following report. And the  
9 note on the side says:

10 "I would comment on this letter in  
11 the mould section. Typically  
12 asbestos, lead, mould reports we  
13 discuss in their respective sections  
14 because they aren't technically  
15 environmental reports."

16 Now, that would appear to suggest --  
17 that does suggest to me that even though they are  
18 not -- sections are not technically environmental  
19 reports, that previous reports should be mentioned  
20 in a Phase I Environmental Assessment if in fact  
21 the assessor is aware of them?

22 A. And you are talking previous  
23 environmental reports or --

24 Q. Well, previous reports such as the  
25 one that appears to have been edited out directly

1 above that with respect to the building assessment,  
2 the condition assessment?

3 A. Right.

4 Q. Am I not correct in that all  
5 reports that are known to --

6 A. No. Sorry, I didn't mean to cut  
7 you off. I apologize.

8 Q. That is fine. Well, I'll finish  
9 my question then. All reports that are known to  
10 the author of a Phase I Environmental Assessment  
11 report should normally find their way into the  
12 report to provide a full overview of what the  
13 author is aware of with respect to the property  
14 that they have been to? I'm done.

15 A. If they are environmental reports,  
16 without a doubt. Your specific question in regards  
17 to a Building Assessment report or other roof  
18 investigation reports or wall investigation  
19 reports, absolutely not. It is only geared at  
20 environmental.

21 Q. I agree with you that it is geared  
22 towards environmental, but, Ms. Kuka, if you would  
23 turn to page 3 of this report, and if you could  
24 blow up section 2.3 so it is a bit clearer. Thank  
25 you.

1                   Now, it would appear that the author of  
2 this report has dealt extensively with the building  
3 and that they mention that it contains 79 hotel  
4 units, and I will take you shortly to a list, the  
5 approximately 50 commercial units, 34 of the mall  
6 units were occupied. The basement level, they set  
7 out what the basement level consists of.

8                   And then in the second paragraph they  
9 talk about the elevators, they talk about the  
10 freight elevators.

11                   And then in the third paragraph they  
12 seem to -- well, they indicate very clearly:

13                   "The first two floors of the  
14 building consist of", they  
15 originally said "an array of mall  
16 stores, offices, hotel lobby,  
17 restaurants and confectionary  
18 units."

19                   And they then go through and explain  
20 the balance. And the last sentence says:

21                   "Stairs provide egress/ingress  
22 within the centre of the site  
23 building.

24                   Site maintenance activities  
25 involve painting, replacement of



1 light fixtures, minor plumbing and  
2 electrical work on an as-needed  
3 basis."

4 And this would suggest to me that the  
5 individual who authored this report would have had  
6 to obtain that information on a firsthand basis by  
7 being at the mall; am I correct?

8 A. I think so, or obtaining it from  
9 the site rep as well, right, as it being reported  
10 to, yes.

11 Q. But it would appear to me that it  
12 is a rather comprehensive description of the  
13 property as well as the utilization of the  
14 property?

15 A. It certainly in the section for  
16 site operations, it seems to have a lot of  
17 information in it for sure.

18 Q. Are you aware of whether there  
19 would have been a series of pictures taken for this  
20 report in 2012?

21 A. I think there is some.

22 Q. There are some --

23 A. There are some that are included  
24 in the report.

25 Q. Yes, there are some that are

1 included in the report, but my question is whether  
2 there would be additional photographs that were  
3 available?

4 A. There certainly could be, yes.  
5 There could be.

6 Q. Who would know that?

7 A. I -- obviously the author and the  
8 gentleman intermediate reviewer or senior reviewer  
9 of this report would know that.

10 Q. Okay.

11 A. I just personally don't know for  
12 certain that there is additional photos that are  
13 above and beyond what is in the report.

14 Q. And the author, just for clarity  
15 so that when I request the information, the author  
16 would be Mr. Tenaglia?

17 A. Mr. Sikorski.

18 Q. Sikorski. Well, on the last page,  
19 page 20, please, Ms. Kuka, of the report -- page  
20 20, please, Ms. Kuka. There is a mention of  
21 Mr. Christian Tenaglia, is that how I pronounce it?

22 A. Correct, yes.

23 Q. So he would have been involved in  
24 the preparation of this report, I assume?

25 A. It is likely he could have been an

1 intermediate review, completed an intermediate  
2 review on the property and -- or the report, I'm  
3 sorry.

4 Q. And what is an intermediary  
5 review?

6 A. Just another layer of review of  
7 the actual documents and information.

8 Q. But you are just speculating I  
9 would assume at this point in time? You don't know  
10 that in fact that is what he did?

11 A. Yes, correct, I don't know for  
12 certain, but --

13 Q. And Mr. Larry Backman, would he  
14 have been involved in the report?

15 A. Yes. He would have likely done a  
16 final senior review on the project, on the report.

17 Q. And would it be reasonable to  
18 assume that at the time of the report there would  
19 have been field notes taken by the individual who  
20 attended to complete the Phase I Environmental  
21 Assessment in April of 2012?

22 A. Yes.

23 Q. If I just might have a moment.

24 Prior to your hearing any evidence at  
25 this Commission of Inquiry, had you ever been made

1 aware that a piece of concrete had fallen in the  
2 mall?

3 A. In this mall?

4 Q. In this mall.

5 A. No.

6 Q. You sound like you are surprised  
7 now. Were you aware that there is evidence before  
8 the Commission that within sometime shortly  
9 preceding the collapse that concrete fell into an  
10 area in the mall through a ceiling tile?

11 A. No.

12 Q. Okay, I have no -- I won't ask you  
13 any questions then.

14 Thank you very much, those are my  
15 questions.

16 A. Okay.

17 THE COMMISSIONER: Mr. Richard.

18 CROSS-EXAMINATION BY MR. RICHARD:

19 Q. Good afternoon, Mr. Hass.

20 A. Good afternoon.

21 Q. My name is Shawn Richard. I'm one  
22 of the counsel for ELMAC, the Elliot Lake Mall  
23 Action Committee. I have a few questions for you.

24 Earlier you mentioned that records of  
25 inspections, reports were kept in the file?

1 A. Yes.

2 Q. How long are they retained?

3 A. We typically keep our files for a  
4 very long time, like indefinitely.

5 Q. Okay. Why do you keep them that  
6 long?

7 A. There is no -- we keep files that  
8 long simply because there is a good potential that  
9 we could be asked to look at the property again for  
10 a new owner or for some other requirement.

11 Q. All right. And I notice that the  
12 field notes of Mr. Milani-Nia are still available  
13 from the June 19, 2009 report, yes?

14 A. Correct, yes.

15 Q. Is it ever your practice to  
16 destroy field notes?

17 A. No.

18 Q. Just throw them out?

19 A. No. It is possible they could be  
20 thrown out, but it is not practice.

21 Q. Accidentally?

22 A. Yeah, it is possible.

23 Q. And why wouldn't you throw out the  
24 field notes?

25 A. We keep them, maintain them for

1 our files.

2 Q. Has Mr. Milani-Nia, to your  
3 knowledge, performed any structural assessments?

4 A. No.

5 Q. You said earlier that the  
6 inspection of June 19th, 2009, followed the ASTM  
7 guidelines. And I believe you said that the  
8 inspection lasted from about 8:00 a.m. to 5:00  
9 p.m.?

10 A. Correct.

11 Q. About nine hours, ignoring say  
12 lunch and some breaks?

13 A. Right.

14 Q. Can we have Exhibit No. 05330,  
15 please. And while we are waiting for the exhibit,  
16 my understanding is that there are I guess four  
17 basic steps in the assessment. The first is the  
18 documentation review and interviews; the second the  
19 walk-through survey?

20 A. Correct.

21 Q. The third is the preparation of  
22 opinions and proper requests to remedy physical  
23 deficiencies, and finally the actual Property  
24 Condition Report?

25 A. Right.

1 Q. And as part of the documentation  
2 review and interviews, you would look at previously  
3 prepared Property Condition Reports?

4 A. Yes, we would, if they were  
5 available, most definitely.

6 Q. Or studies pertaining to any  
7 aspect of the physical property's condition?

8 A. Correct.

9 Q. And if you had them available,  
10 that would include possibly a Mould Assessment  
11 Report?

12 A. On -- as far as a physical review?

13 Q. Yes.

14 A. That is possible to have.

15 Q. And if you had it and you could  
16 view it, you would view it as something that would  
17 speak to the physical condition?

18 A. Not -- not a physical condition of  
19 the asset or the property we are looking at.

20 Q. Yes.

21 A. No, not really.

22 Q. How would you know whether or not  
23 a Mould Assessment Report has any information that  
24 is relevant to the physical condition of the  
25 building without reviewing it first?

1           A.     Just typically because a Mould  
2     Assessment is only looking at mould in the facility  
3     that is being assessed, and typically, that is what  
4     they are -- you know, it is going to include a  
5     visual assessment of the mould, and it is going to  
6     include potentially some bulk sampling, some air  
7     testing, that sort of thing.

8           As we have seen, it could include  
9     recommendations to stop the source of moisture that  
10    may be contributing to the mould.

11          Q.     Right.

12          A.     For sure, yes.

13          Q.     And could it include pictures of  
14    ceiling tiles, for example, to demonstrate the  
15    locations of possible leaks or sources of moisture?

16          A.     Certainly, yes, it could, yes.

17          Q.     And wouldn't you consider that  
18    affecting the physical condition of the building?

19          A.     Not necessarily affecting it,  
20    because I --

21          Q.     Relating to?

22          A.     Relating to, definitely. Relating  
23    to, and it is something that we wouldn't normally  
24    put a lot of stock into because we are going to be  
25    walking that facility as well.



1 Q. Right.

2 A. Right, and seeing it firsthand.

3 Q. So I guess, and correct me if I'm  
4 paraphrasing incorrectly, a Mould Assessment Report  
5 could contain information relating to the physical  
6 condition of the property but you typically  
7 wouldn't look at it in preparation for a Building  
8 Condition Assessment?

9 A. No, I don't think your statement  
10 is accurate. The Mould Assessment wouldn't hold  
11 any information as far as the condition of the  
12 physical property at all.

13 Q. So a picture of a ceiling tile  
14 showing a sign of a leak, you wouldn't consider  
15 that information relating to the physical condition  
16 of a property?

17 A. It is certainly evidence that  
18 there is something happening without a doubt.

19 Q. Correct.

20 A. But it is not something that is  
21 contributing or identifying the condition of a  
22 component. It certainly is some information.

23 Q. All right. And as we have seen, a  
24 Mould Assessment Report can contain recommendations  
25 that relate to the physical condition of the

1 property?

2 A. It would typically -- as far as  
3 the physical condition of the property goes, it  
4 would typically relate to if there is a moisture  
5 issue contributing to the mould, which typically  
6 there is, it would make the recommendation to have  
7 that repaired.

8 Q. So why wouldn't you typically look  
9 at a Mould Assessment Report given that it could  
10 contain information that, well, is quite relevant  
11 to the physical condition of the building?

12 A. Only from the standpoint that we  
13 are going to be walking the building. If it is on  
14 a property that we are going to be actually  
15 assessing, right, we are going to be seeing  
16 firsthand these same -- hopefully these same  
17 contributing conditions that could lead us to a  
18 conclusion that there is a problem with leaking,  
19 for example.

20 Q. Okay, I'll park that for a moment.  
21 My understanding in reviewing the ASTM  
22 is that before a survey visit -- and I think that  
23 is the terminology.

24 A. Right, yes.

25 Q. You identify a person or persons

1 who are knowledgeable about the physical building,  
2 its characteristics and maintenance, yes?

3 A. That is correct.

4 Q. As well as someone who is  
5 knowledgeable about repairs that have been made to  
6 the property?

7 A. Ideally, that would be, yeah, that  
8 would be very helpful.

9 Q. Well, can we turn to page 9 of the  
10 report.

11 MS. KUKA: Of this exhibit?

12 BY MR. RICHARD:

13 Q. Yes, please. Sorry, not report.  
14 This exhibit. If we could look at the -- lower  
15 down, please. "Interviews", 7.7:

16 "Prior to the site visit, the  
17 consultant should" -- next page,  
18 please -- "ask the owner or user to  
19 identify a person or persons  
20 knowledgeable of the physical  
21 characteristics, maintenance, and  
22 repair of the property. If a  
23 property manager or agent of the  
24 owner is identified, the consultant  
25 should contact such individual so as

1 to inquire about the subject  
2 property's historical repairs and  
3 replacements and their costs [...]",  
4 yada, yada, yada.

5 A. Correct, yeah.

6 Q. So it looks to me as though the  
7 guidelines are actually saying that is something  
8 that you should look at when you are interviewing  
9 someone in addition to the physical characteristics  
10 and the maintenance?

11 A. We -- yes, that is true. That is  
12 why we always ask for somebody knowledgeable with  
13 the property as our site rep.

14 Q. And that is important because when  
15 you talk to somebody who is knowledgeable about the  
16 building, including the repairs to the property,  
17 they could identify locations where they have had  
18 problems before?

19 A. Correct, yes.

20 Q. And so in the case of leaks, they  
21 can say, look, we have had leaking issues over here  
22 and over there?

23 A. Yes.

24 Q. And they can tell you the repairs  
25 that they have made to those locations where there

1 have been leaks in the past?

2 A. Hopefully so, if they have got  
3 that experience and time in, yes, absolutely.

4 Q. If they are one of these  
5 knowledgeable people?

6 A. Yes, exactly.

7 Q. It could also reveal information  
8 about the frequency of repairs?

9 A. Yes.

10 Q. If we could turn to page 16 --  
11 before that, actually, could we go to 15, just to  
12 give you some context. What it looks like is these  
13 are -- you have an annex that gives you additional  
14 information when you are dealing with specific  
15 properties?

16 A. That's correct.

17 Q. Now if we could turn to page 16.  
18 Now, we see that at A1.3 deals with retail  
19 buildings?

20 A. Right.

21 Q. Like a mall?

22 A. Yes.

23 Q. And A1.3.3 deals with interviews,  
24 yes?

25 A. Correct.

1 Q. And so it is giving you additional  
2 information that you should be looking for in an  
3 interview when you are dealing with retail  
4 buildings, yes?

5 A. Correct.

6 Q. So in addition to a manager or  
7 owner who is knowledgeable about the actual site,  
8 it is directing you to interview proprietors or  
9 store managers of the tenant spaces?

10 A. That's right, or tenants, that's  
11 correct.

12 Q. So when Mr. Ault had earlier said  
13 that -- asked you if there is anything in the ASTM  
14 preventing you from speaking to tenants, in fact,  
15 the ASTM is actually directing you to speak to  
16 tenants?

17 A. That's correct. I didn't testify  
18 other to that, did I?

19 Q. It may be just semantics.

20 A. Okay, sorry.

21 Q. I just wanted to be absolutely  
22 clear. And it is important to talk to tenants  
23 because they are actually in the location, and so  
24 they may have more information about the severity  
25 of the leaks in a particular location?

1 A. Yes.

2 Q. The frequency of the leaks?

3 A. Yes.

4 Q. And how long those leaks have been  
5 taking place?

6 A. That is, yes, if they are there,  
7 if those individuals are present, absolutely.

8 Q. Right, and you won't know that  
9 until you actually speak to the tenants whether or  
10 not they have that kind of information?

11 A. Correct.

12 Q. Well, I don't think it is  
13 contentious that Mr. Milani-Nia saw signs of leaks,  
14 including the ceiling tiles that we saw earlier?

15 A. Most definitely, yes.

16 Q. And there are other signs of leaks  
17 that you might see, like sagging paint from  
18 drywall?

19 A. Possibly, yes.

20 Q. There could be fireproofing coming  
21 off a beam?

22 A. If it was exposed.

23 Q. If it is exposed?

24 A. Correct.

25 Q. And the signs of leaks may take

1 several days to develop after say a rain or melting  
2 of snow?

3 A. That is possible, yes.

4 Q. And I believe that you had said  
5 that there hadn't been rain for two days or  
6 something like that?

7 A. That's right, the day that -- it  
8 definitely did not rain the day before of our  
9 assessment.

10 Q. So if a repair to say a drywall  
11 had been made on the Monday and in the intervening  
12 period there was no rain and then on the Friday a  
13 survey visit had been done, if you are just looking  
14 at drywall, you may not realize that that's  
15 actually a site of leaking?

16 A. Meaning at a site that had been  
17 repaired?

18 Q. Right.

19 A. I guess that is potentially  
20 possible, yes, correct.

21 Q. Because the repair could actually  
22 conceal what is a site of leaks?

23 A. Or evidence of a leak, yes, that's  
24 correct.

25 Q. It could conceal a site of



1 frequent leaks?

2 A. Yes.

3 Q. And that is why it is so important  
4 to speak to people who are knowledgeable about  
5 possible repairs, because otherwise you may just  
6 walk past it and not realize that that is a very  
7 important site?

8 A. Correct.

9 Q. And so if you are a prudent field  
10 observer, and I think I got that term right too,  
11 you probably should talk to the people in the mall,  
12 tenants in the retail space, possibly an owner or a  
13 knowledgeable manager about the repairs that have  
14 actually been done recently, yes?

15 A. Correct.

16 Q. And that would include not only  
17 repairs to drywall, but also repairs to say ceiling  
18 tiles that they have replaced?

19 A. Yes.

20 Q. Could we go to page 4, please, and  
21 if you could blow up 2.3.11, the "due diligence"?

22 MS. KUKA: Is that good?

23 BY MR. RICHARD:

24 Q. Yes, thank you.

25 Now, this is the spot that is dealing

1 with the sort of terminology that they say is  
2 relevant to look at when you are reading the  
3 guidelines:

4 "the process of conducting a  
5 walk-through survey and appropriate  
6 inquiries into the physical  
7 condition of a commercial real  
8 estate's improvements, usually in  
9 connection with a commercial real  
10 estate transaction. The degree and  
11 type of such survey or other inquiry  
12 may vary for different properties  
13 and different purposes."

14 Just a question. Would an appropriate  
15 inquiry include an inquiry about recent repairs?

16 A. Yes.

17 Q. And the physical condition would  
18 include physical condition, for example, of the  
19 internal structures of the building, like walls and  
20 ceilings?

21 A. Correct.

22 Q. If we could go to page 10, and I  
23 am looking at 7.7.3, if you could blow that up,  
24 please. I'm not going to read the whole paragraph.  
25 I'm looking at the "Incomplete Answers". I read

1 that, and I'm thinking of the person who is  
2 preparing the report and they are setting out  
3 information about the possible limits to the report  
4 and things that they should identify or disclose to  
5 a reader of the report?

6 A. Right.

7 Q. And included in that paragraph is  
8 if an owner or property manager, building engineer,  
9 maintenance supervisor, I guess in this case we  
10 could include a tenant is not available, that  
11 that's something that should be disclosed within  
12 the report?

13 A. Yes, that's correct.

14 Q. The same group of people, if that  
15 person isn't knowledgeable about the property, that  
16 should also be disclosed in the report?

17 A. Correct.

18 Q. So if you are not getting relevant  
19 information about say the history of the leaks, how  
20 long has the building been leaking, you should say  
21 in the report, I have asked this question; I  
22 haven't been able to get this answer?

23 A. Yes, if that was the case. I  
24 think in this case, our maintenance fellow was  
25 providing with -- or providing us with information

1 on previous maintenance, some previous repairs,  
2 including some repairs done on the -- that were in  
3 the process on the parking deck.

4 Q. But you didn't know that the  
5 building had been leaking from the day it opened?

6 A. No, correct.

7 Q. And you didn't ask any of the  
8 tenants for the history of the leaks?

9 A. Correct.

10 Q. And further, if again any of those  
11 people had not responded in full or in part, so you  
12 felt like you had incomplete information, that is  
13 also something that you should have disclosed in  
14 the report?

15 A. Yes, I guess that is true, yeah.  
16 If we felt it was incomplete, yes.

17 Q. Those are my questions.

18 THE COMMISSIONER: Thank you.

19 Time for the slide show before you do  
20 the re-examination?

21 MR. AULT: Before the re-exam,  
22 Mr. Commissioner? I would think that would be the  
23 best way of doing it, and so, Commissioner, I think  
24 probably --

25 THE COMMISSIONER: If there are

1 questions arising, then they can be asked and you  
2 can re-examine on those questions.

3 RE-EXAMINATION BY MR. AULT:

4 Q. On those questions. So just  
5 before we get to the pictures and the slide show  
6 presentation, just a couple of questions by way of  
7 introduction, Mr. Hass.

8 You are aware that at the lunchtime  
9 break today your counsel provided to Commission  
10 Counsel a disk?

11 A. Yes.

12 Q. And the disk contains a certain  
13 number of photographs; is that correct?

14 A. Correct.

15 Q. And those photographs you  
16 understand are the photographs that were taken by  
17 Mr. Milani-Nia in his site visit of the Algo Centre  
18 Mall in 2010?

19 A. Correct.

20 Q. And prior to the interview that  
21 you had with Commission Counsel last week, had you  
22 viewed those photographs before?

23 A. No, no, I did not, because that  
24 report never went anywhere.

25 Q. And that is because you testified

1 earlier in-chief that Mr. Hossain called and said  
2 tools down on this report?

3 A. Correct, correct, yes.

4 Q. Thank you very much.

5 So, Commissioner, we are now going to  
6 have a viewing of these photographs, and before we  
7 do that, I would like to be able to enter these as  
8 an exhibit.

9 THE COMMISSIONER: All right, the next  
10 exhibit number.

11 MS. KUKA: 5346.

12 EXHIBIT NO. 5346: Photographs taken by  
13 Mr. Milani-Nia on his site visit of the  
14 Algo Centre Mall in 2010.

15 THE COMMISSIONER: Now, do you require  
16 my presence?

17 MR. AULT: No, Commissioner, we don't.

18 THE COMMISSIONER: Just until you  
19 identify those that you want to examine about,  
20 anybody want me to remain in the room?

21 MR. BISCEGLIA: Excuse me,  
22 Mr. Commissioner, do I understand him to say that  
23 the witness has not seen these photographs before  
24 today?

25 THE WITNESS: These 2010 ones?

1 MR. BISCEGLIA: Yes.

2 THE WITNESS: Correct.

3 MR. BISCEGLIA: So with all due  
4 respect, how is he going to answer questions  
5 concerning them, in fairness to him and in fairness  
6 to us.

7 THE COMMISSIONER: Maybe not. I'm just  
8 saying do you want to see them? I don't care.

9 MR. BISCEGLIA: Well, I mean, I can see  
10 them my office at my leisure, and if this witness  
11 can't and has never seen them and is not familiar  
12 with them, I think it is rather insulting to us to  
13 be told that we can look at them today and ask this  
14 witness questions about them.

15 MR. AULT: Certainly no insult  
16 intended, Mr. Commissioner.

17 The fact is that these photographs have  
18 just been made available, and while we have the  
19 witness here, with the opportunity to direct any  
20 questions toward him with the time available to  
21 look at these photographs, but these photographs  
22 are now an exhibit and they will be entered on to  
23 Relativity and the participants will at their  
24 leisure be able to review them hereafter.

25 THE COMMISSIONER: Mr. Bisceglia, I

1 completely understand your point. It does not  
2 foreclose your ability to make representations to  
3 me about having the photographer, for example,  
4 present to identify the pictures.

5 That is another issue.

6 I'm just saying that if Counsel for the  
7 participants wish to see them now rather than over  
8 the next three weeks, fair enough, we are providing  
9 you with that opportunity.

10 MR. BISCEGLIA: I have no interest in  
11 seeing these photographs given the fact that the  
12 witness cannot answer any questions.

13 They are filed as exhibits. I will  
14 look at them at my leisure and determine what  
15 questions, if any, should be asked of what person  
16 perhaps down the road.

17 Thank you.

18 THE COMMISSIONER: But we are not  
19 recalling this witness --

20 MR. BISCEGLIA: I have no problems with  
21 that.

22 THE COMMISSIONER: -- for that purpose.  
23 Does everybody share Mr. Bisceglia's  
24 views?

25 MR. MacRAE: I concur as well,



1 Mr. Commissioner. There is no questions that we  
2 can ask of this witness.

3 THE COMMISSIONER: Ditto everybody?

4 MR. RICHARD: I agree, Commissioner.

5 THE COMMISSIONER: Okay, then,  
6 Mr. Russo, do you wish to re-examine now?

7 MR. RUSSO: Yes, briefly, I have a few  
8 questions.

9 THE COMMISSIONER: Go ahead then,  
10 please.

11 RE-EXAMINATION BY MR. RUSSO:

12 Q. Can we bring up tab 23, the notes  
13 of Mr. Milani-Nia. I don't know if that was  
14 entered as an exhibit.

15 MS. KUKA: You mean these ones?

16 BY MR. RUSSO:

17 Q. Yes, thank you very much.

18 Mr. Hass, have you had an opportunity  
19 to work with Mr. Milani-Nia where his notes have  
20 been produced in the past?

21 A. Yes.

22 Q. On how many projects would you  
23 say?

24 A. A hundred.

25 Q. Okay. And you have seen obviously

1 his notes as well, right?

2 A. Yes.

3 Q. And are you familiar with his  
4 handwriting?

5 A. Yes.

6 Q. And so these notes here, it is  
7 your evidence that these are Mr. Milani-Nia's  
8 handwriting?

9 A. Yes.

10 Q. Okay. Do you have any reason to  
11 believe that Mr. Milani-Nia, that the information  
12 that he provided was not accurate?

13 A. No.

14 Q. Mr. Bisceglia in cross-examination  
15 indicated or asked you was Pinchin satisfied that  
16 looking at two sections is appropriate to assess  
17 the structure. Was Pinchin retained to assess the  
18 structure?

19 A. No, we were not retained to do a  
20 structural investigation. It was we were retained  
21 to look at those areas of the structure as part of  
22 the overall Building Condition Assessment we were  
23 providing.

24 Q. Could we just bring up Exhibit No.  
25 5329. I'm sorry, that is the wrong one. I was

1 looking for the Phase I report to Mr. Nazarian.

2 MS. KUKA: This one?

3 BY MR. RUSSO:

4 Q. I believe so, yes. I apologize,  
5 I'm not as familiar with the exhibits as everyone  
6 else. In this Phase I report, would you have been  
7 looking for structural issues?

8 A. Not at all.

9 Q. Thank you, those are my questions.

10 THE COMMISSIONER: Thank you.

11 Mr. Ault?

12 RE-EXAMINATION BY MR. AULT:

13 Q. Just one further question by way  
14 of re-exam on the photographs. It is my  
15 understanding that the photographs were taken on a  
16 site inspection that took place on May the 13th,  
17 2010; is that correct? And if we could turn to  
18 Exhibit No. 105, and this --

19 MR. RICHARD: Sorry to interrupt, did  
20 we get an answer to that last question?

21 BY MR. AULT:

22 Q. This is for the purpose of  
23 assisting Mr. Hass in answering that question.

24 And the first page in that exhibit, Ms.  
25 Kuka.

1                   A.     That's right, that was the date of  
2 the site assessment, May 13th.

3                   Q.     And I take it you are reading from  
4 the top paragraph of that "Executive Summary"?

5                   A.     Correct.

6                   Q.     Which says that the assessment  
7 took place on May 13th?

8                   A.     Correct.

9                   Q.     Thank you very much.

10                  THE COMMISSIONER: That's it, thank you  
11 very much, Mr. Hass.

12                  THE WITNESS: Thank you,  
13 Mr. Commissioner.

14                  MR. MacRAE: Mr. Commissioner, I wonder  
15 if I might address the Commission. I have a  
16 question, and that is, is it my understanding that  
17 Commission Counsel will be seeking to obtain the  
18 pictures that were taken that go along with the  
19 2012 Environmental Assessment, Phase I  
20 Environmental Assessment Report?

21                  MR. AULT: Commission Counsel will  
22 undertake to confirm that Pinchin will produce  
23 those reports or not.

24                  MR. MacRAE: And the notes and the  
25 pictures that accompany that report as we have seen

1 with respect to the 2009 and 2010 report?

2 MR. AULT: And the field notes, if they  
3 exist, we'll work with Mr. Russo to come to a  
4 determination on that, and if they exist, we'll  
5 request them and summons them if necessary.

6 MR. MacRAE: Thank you very much,  
7 Mr. Ault.

8 THE COMMISSIONER: Okay, anything else?

9 Well, then, ladies and gentlemen, as I  
10 said earlier on this morning, have a good  
11 three-week respite. Those of you who will be  
12 taking holidays I wish good holidays to.

13 I will be taking holidays, and I won't  
14 be thinking of you for a minute, if I can help it.

15 Most likely, I will be thinking of you  
16 a lot.

17 In any event, we'll see you back on the  
18 8th of July.

19 Thank you very much for your help.

20

21 -- Adjourned at 2:50 p.m.

22

23

24

25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

REPORTER'S CERTIFICATE

I, DEANA SANTEDICOLA, RPR, CRR,  
CSR, Certified Shorthand Reporter, certify:

That the foregoing proceedings were  
taken before me at the time and place therein set  
forth;

That the testimony of the witness  
and all objections made at the time of the  
examination were recorded stenographically by me  
and were thereafter transcribed;

That the foregoing is a true and  
correct transcript of my shorthand notes so taken.

Dated this 14th day of June, 2013.

Deana Santedicola

NEESON & ASSOCIATES

COURT REPORTING AND CAPTIONING INC.

PER: DEANA SANTEDICOLA, RPR, CRR, CSR

<hr/> <b>\$</b> <hr/>	<b>13-121</b> 14532:25	<b>2,000</b> 14523:2,4	14675:20	<b>2420</b> 14592:9
<b>\$1.1</b> 14547:16	<b>13-195</b> 14572:4, 8,10 14661:22	<b>2.19</b> 14671:8	14698:13 14699:6 14722:1	<b>2431</b> 14571:13
<b>\$2.68</b> 14604:12	<b>13-29</b> 14534:25	<b>2.3</b> 14692:24	<b>2009/2010</b> 14653:22	<b>2438</b> 14587:24
<hr/> <b>0</b> <hr/>	<b>13-6</b> 14526:3	<b>2.3.11</b> 14710:21	<b>2010</b> 14599:16, 19,25 14600:24 14646:7,18 14657:3,5 14664:10,12,18, 23 14665:18,19, 20 14666:1,6,15, 18 14667:4,9,13, 22,25 14668:13, 16 14669:2 14682:18 14690:16 14714:18 14715:14,25 14720:17 14722:1	<b>2441</b> 14561:3
<b>0005</b> 14580:11	<b>13th</b> 14665:19 14720:16 14721:2,7	<b>2.3.44</b> 14580:12	<b>2012</b> 14515:18 14645:15 14646:1 14647:11 14648:8,9 14669:13 14675:4,22 14694:20 14696:21 14721:19	<b>24th</b> 14526:16 14530:17
<b>0021</b> 14576:1	<b>1495</b> 14669:9	<b>2.4</b> 14670:18	<b>2018-01</b> 14541:22	<b>25th</b> 14540:6
<b>041</b> 14560:14	<b>14th</b> 14535:3,20 14545:17	<b>2.68</b> 14586:19	<b>20th</b> 14648:9	<b>26</b> 14550:17
<b>05</b> 14669:20	<b>15</b> 14706:11	<b>2.8</b> 14671:4	<b>21</b> 14547:7	<b>28</b> 14531:17 14536:20
<b>05330</b> 14699:14	<b>151</b> 14669:17	<b>2.9</b> 14670:18	<b>23</b> 14515:18 14557:19 14690:16 14718:12	<b>28th</b> 14599:18,20 14600:16, 14602:19 14603:13 14614:2
<hr/> <b>1</b> <hr/>	<b>1589</b> 14557:24	<b>20</b> 14539:23 14695:19,20	<b>23rd</b> 14516:8,18	<b>29</b> 14560:9
<b>1</b> 14524:3	<b>16</b> 14530:15 14706:10,17	<b>200</b> 14664:21 14682:16	<b>24</b> 14553:20 14557:17,22 14558:8 14571:12 14572:7 14599:2 14634:3 14638:20 14661:24	<b>29th</b> 14607:16 14609:10
14533:8 14572:10	<b>17th</b> 14561:13 14562:5,13,18,23 14563:1 14602:25 14623:9	<b>2001</b> 14561:1	<b>2402</b> 14592:9	<b>2:00</b> 14681:4
14582:2 14663:22	<b>18</b> 14532:25	<b>2004</b> 14520:10 14521:5 14629:20	<b>2405</b> 14583:18	<b>2:19</b> 14516:8
14669:19	<b>18th</b> 14528:9	<b>2005</b> 14526:16 14527:22 14537:18 14538:7 14619:5 14685:13	<b>2408</b> 14578:21	<b>2:50</b> 14722:21
<b>1.12</b> 14618:6	<b>19</b> 14534:25 14698:13	<b>2008</b> 14528:9 14529:3 14530:17 14531:9,18 14533:3 14548:25		<hr/> <b>3</b> <hr/>
<b>10</b> 14711:22	<b>1988</b> 14520:2 14685:18	<b>2009</b> 14522:18 14535:3, 14539:20 14540:6 14545:17 14560:13 14564:4 14567:6 14579:1 14580:22 14588:4 14597:7 14599:24 14600:1,5,21 14602:25 14607:6,18 14613:10 14623:9 14624:21 14631:24,25 14638:24 14640:17 14641:9 14642:17 14646:14,15,21 14652:16,20 14657:3, 14660:5, 18 14662:10,13 14665:16 14666:3 14667:9 14672:12 14674:15,21	<b>3</b> 14579:1 14588:4 14616:5, 16 14670:12,13 14683:18 14692:23	
<b>101</b> 14560:22 14562:10 14563:11,13 14578:17 14582:1	<b>1993</b> 14598:10		<b>3.4</b> 14593:11	
<b>105</b> 14572:11 14575:24 14599:6 14646:9 14662:5 14663:15 14720:18	<b>1999</b> 14520:6 14524:7 14618:24 14619:3 14631:23		<b>31</b> 14587:22	
<b>10:35</b> 14597:3	<b>19th</b> 14560:25 14561:13 14562:9,18 14563:2 14597:7 14599:24 14600:1 14603:4 14617:7 14672:12 14674:15 14699:6		<b>34</b> 14572:5 14599:6 14646:9 14693:5	
<b>10:55</b> 14597:4			<b>39</b> 14677:6	
<b>11</b> 14531:12	<hr/> <b>2</b> <hr/>		<b>3rd</b> 14564:4 14567:5 14580:22 14607:18 14662:13 14665:16	
<b>11:35</b> 14628:18	<b>2</b> 14586:1 14670:14 14680:5 14681:1		<hr/> <b>4</b> <hr/>	
<b>11:45</b> 14628:19			<b>4</b> 14710:20	
<b>12</b> 14528:3				
<b>12:50</b> 14681:3				
<b>12th</b> 14524:7				
<b>13</b> 14592:7 14600:24 14664:10				
<b>13-12</b> 14528:3				

<b>49</b> 14645:22	<b>62,000</b> 14666:14	<b>9:00</b> 14515:1	14594:9,12	14693:24
<b>4:45</b> 14678:22	<b>64</b> 14635:13		<b>accessing</b>	<b>actual</b> 14522:25
<b>4th</b> 14516:22	<b>65</b> 14635:10	<b>A</b>	14574:11	14531:14
<b>5</b>	<b>66</b> 14634:17 14635:10	<b>a.m.</b> 14515:1	<b>Accidentally</b>	14536:16
<b>5</b> 14615:13 14670:17 14671:11	<b>67</b> 14634:17	14597:3,4	14698:21	14561:21
<b>5-39(b)</b> 14610:4	<b>68</b> 14634:18	14628:18,19	<b>accommodate</b>	14576:19 14620:9
<b>5-39(c)</b> 14611:7	<b>69</b> 14634:18	14699:8	14680:3	14660:4 14669:19
<b>5.4.2</b> 14620:23	<b>6th</b> 14533:2	<b>A1.3</b> 14706:18	<b>accompanied</b>	14671:12 14696:7
<b>50</b> 14693:5	<b>7</b>	<b>A1.3.3</b> 14706:23	14564:12,16	14699:23 14707:7
<b>5301</b> 14524:2 14558:3	<b>7</b> 14671:12,13,19	<b>abatement</b>	14566:18 14567:8	<b>added</b> 14585:12
<b>5306</b> 14530:15	<b>7.0</b> 14664:5	14527:18	14579:2 14672:17	<b>adding</b> 14679:15
<b>5307</b> 14539:23 14614:14	<b>7.7</b> 14704:15	14533:12	<b>accompany</b>	<b>addition</b>
<b>5308</b> 14547:7	<b>7.7.3</b> 14711:23	14650:18 14658:4	14615:4 14721:25	14548:22
<b>5310</b> 14558:5,7 14565:21 14634:3	<b>750</b> 14531:12	<b>ABC</b> 14656:20	<b>accompanying</b>	14549:18 14624:6
<b>5312</b> 14550:17	<b>763</b> 14669:10 14684:21	<b>ability</b> 14657:16	14564:15	14635:15 14705:9
<b>5325</b> 14645:21	<b>78</b> 14636:9	14660:23 14717:2	<b>accordance</b>	14707:6
<b>5329</b> 14719:25	<b>79</b> 14636:9 14693:3	<b>absent</b> 14516:14	14541:15	<b>additional</b>
<b>5330</b> 14580:3 14617:13	<b>8</b>	<b>absolute</b>	14552:24	14533:7 14560:3
<b>5341</b> 14602:6	<b>8</b> 14581:7	14606:20	14606:22	14619:8 14623:24
<b>5343</b> 14607:9 14665:2	<b>8.0</b> 14670:10	<b>absolutely</b>	14616:18	14652:23
<b>5346</b> 14715:11, 12	<b>80</b> 14636:13	14533:17 14562:8	14621:25 14622:9	14685:24,25
<b>58</b> 14602:6	<b>81</b> 14636:13	14565:24	14669:23	14687:13
<b>5:00</b> 14554:22 14699:8	<b>8:00</b> 14554:22 14699:8	14583:15 14595:5	<b>accounts</b>	14695:2,12
<b>6</b>	<b>8th</b> 14515:15 14679:20 14681:10 14722:18	14605:23	14548:12	14706:13 14707:1
<b>6</b> 14526:3 14615:25	<b>9</b>	14619:13	14561:11	<b>address</b>
<b>6,400</b> 14517:24	<b>9</b> 14704:9	14626:10	<b>accurate</b>	14538:1 14546:19
<b>62</b> 14517:23,24	<b>99</b> 14560:9	14654:15 14661:1	14580:16	14569:24
	<b>99%</b> 14547:22	14682:17 14683:9	14606:12	14652:6,8,22
		14692:19 14706:3	14636:24	14653:4,23,25
		14707:21 14708:7	14641:14 14644:9	14654:5
		<b>accept</b> 14648:2	14647:23	14656:22,23
		<b>accepted</b>	14702:10	14657:9,13
		14616:19	14719:12	14721:15
		14637:23	<b>accounts</b>	<b>addressed</b>
		14640:5,11	14548:12	14540:7
		<b>access</b>	14561:11	<b>adequate</b>
		14525:20	<b>acknowledged</b>	14585:10
		14538:22,24	14603:7	<b>adjacent</b>
		14574:19	<b>acknowledges</b>	14530:24
		14611:11	14615:14	14574:15
		14639:16,24,25	<b>acknowledgin</b>	<b>Adjoined</b>
		14643:6 14663:9	<b>g</b> 14606:17	14722:21
		<b>accessed</b>	<b>acronym</b>	<b>administrative</b>
		14639:16	14529:13	14630:20
		<b>accessible</b>	14670:21	14639:23
		14574:18 14581:4	<b>Action</b> 14697:23	14651:25
		14582:11 14593:7	<b>actions</b> 14533:7	<b>adopted</b>
			<b>active</b> 14645:7	14542:9
			<b>activities</b>	<b>adversely</b>
			14630:13	



14626:25	14544:19	14636:6 14655:14	<b>archive</b>	<b>asbestos</b>
<b>advice</b> 14679:3	14547:2,18,21	14662:1 14692:7	14537:13,14	14522:1
<b>aerial</b> 14525:3	14548:2 14549:9	14720:4	14539:6	14647:13,20
14670:19	14558:16	<b>apparent</b>	<b>archived</b>	14689:9,14
<b>affect</b> 14626:25	14564:20	14642:16	14598:18 14599:1	14691:12
<b>affected</b>	14567:12 14579:3	<b>Apparently</b>	<b>area</b> 14527:2	<b>ascertain</b>
14527:8 14528:18	14580:8 14645:15	14619:23	14535:12,13	14609:17
14530:22	14646:20	<b>appeared</b>	14564:23 14578:3	<b>aspect</b> 14522:25
14535:17	14672:18	14673:1,4	14611:10	14651:17 14700:7
<b>affecting</b>	14714:17	<b>appears</b>	14616:21	<b>asphalt</b>
14701:18,19	14715:14	14552:6 14555:21	14662:24 14663:7	14585:13
<b>afternoon</b>	<b>Algonquin</b>	14556:17	14668:25	14687:22 14688:2
14648:21	14520:1	14588:5,9,20	14697:10	<b>assess</b>
14677:20	<b>allowance</b>	14634:25 14635:1	<b>areas</b> 14521:25	14719:16,17
14678:19 14679:7	14586:22	14670:11,16	14527:8 14531:20	<b>assessed</b>
14680:18	<b>allowances</b>	14673:24	14565:2	14701:3
14681:5,7	14587:11	14674:18	14575:14,18,23	<b>assessing</b>
14682:15 14683:7	<b>Alrove</b> 14564:18	14691:6,25	14583:9,10	14578:6 14703:15
14684:1,3	14567:9 14579:3	<b>applied</b> 14656:6	14594:6,18,20,24	<b>assessment</b>
14697:19,20	14663:10	<b>apply</b> 14585:23	14595:3 14616:2	14521:7,11
<b>agent</b> 14584:4,	14672:18,20	<b>applying</b>	14624:8 14630:22	14522:3 14523:18
17 14603:24	<b>American</b>	14585:5 14624:16	14641:13	14524:10,22
14704:23	14542:9 14598:4	<b>appointment</b>	14642:3,16	14525:15,24
<b>Agra</b> 14520:9,12	<b>amount</b>	14516:21 14632:4	14643:6 14647:8	14527:4,7
<b>agree</b> 14527:20	14589:7,9	<b>appreciation</b>	14658:13	14528:1,7
14648:6 14660:22	14642:23 14687:2	14629:3 14631:13	14661:11,12,14	14529:24
14661:4 14674:12	<b>amply</b> 14568:14	14643:12	14687:23 14688:2	14530:4,17
14679:9 14688:12	<b>analysis</b>	<b>appreciative</b>	14719:21	14531:13,14
14689:18	14527:12	14556:20	<b>arise</b> 14683:4	14532:5,18
14692:21 14718:4	<b>and/or</b> 14616:2	<b>approach</b>	<b>arising</b> 14714:1	14533:1,12
<b>ahead</b> 14518:5	14652:6	14619:10	<b>Arnprior</b>	14535:7,8,9
14529:19 14628:3	<b>annex</b> 14706:13	14621:22 14622:5	14519:23	14538:13
14681:21 14718:9	<b>anniversary</b>	<b>approximate</b>	<b>arranged</b>	14539:20
<b>aid</b> 14581:15	14515:17 14516:8	14586:19	14633:13	14540:10,21,24
<b>air</b> 14530:17	<b>annoyed</b>	<b>approximately</b>	<b>arrangements</b>	14541:1,8,12,15,
14533:2 14535:8	14551:13	14522:22	14679:25	19,25 14542:12,
14650:12	<b>answering</b>	14553:20	14683:15	13 14545:2
14690:13 14701:6	14679:1 14720:23	14554:21	<b>arranging</b>	14546:6,25
<b>airtight</b>	<b>Answers</b>	14573:20	14686:20	14549:15,20
14554:11	14711:25	14575:14 14693:5	<b>array</b> 14693:15	14551:22
<b>alarm</b> 14589:2	<b>anticipated</b>	<b>April</b> 14696:21	<b>arrows</b> 14612:12	14552:20,23
<b>albeit</b> 14605:16	14518:4 14678:8	<b>ARC</b> 14537:2	<b>article</b> 14547:2,	14553:5
<b>Albert</b> 14555:8	<b>apologies</b>	<b>architect</b>	5,9 14548:1,14,17	14554:13,18,20,
<b>Algo</b> 14515:24	14652:25	14617:23	14554:25	21 14555:23
14516:6 14523:23	<b>apologize</b>	<b>Architects</b>	14633:17,19	14556:2,4,10
14524:16 14526:7	14615:24	14524:7	<b>articulated</b>	14557:16
14527:24	14626:18 14630:7		14614:2	14558:19
			<b>as-needed</b>	14560:11,24
			14694:2	14563:16,17
				14564:1,3,10
				14567:5
				14570:12,19

14575:10 14577:2 14578:3,25 14580:6,7,16,17 14582:4 14587:7 14588:14 14591:7 14592:16 14599:4,14,15 14600:7,9,24,25 14606:21,22 14615:20 14619:14 14621:24 14622:22 14633:13 14645:18,25 14646:14,15,16 14647:11,19 14649:9,15 14650:21 14655:6 14656:25 14657:1,21 14658:10,14 14664:3,9 14668:3 14669:14 14670:1 14672:12,16,17 14674:16 14675:3,7,20 14682:19 14686:18 14687:20 14688:7 14689:4 14690:17,19 14691:20 14692:1,2,10,17 14696:21 14699:17 14700:10,23 14701:2,5 14702:4,8,10,24 14709:9 14719:22 14721:2,6,19,20	14686:15 14699:3  <b>assessor</b> 14691:21  <b>asset</b> 14700:19  <b>assigned</b> 14517:18 14654:14  <b>assist</b> 14536:22  <b>assisted</b> 14517:12  <b>assisting</b> 14720:23  <b>Associates</b> 14645:1  <b>association</b> 14609:21 14627:6 14629:5 14669:24  <b>assume</b> 14597:20,21 14653:7 14654:16 14682:11 14695:24 14696:9,18  <b>assure</b> 14516:15  <b>ASTM</b> 14541:16, 21 14542:8 14552:24 14575:9 14580:6 14583:8 14587:9 14598:3 14606:11,22 14610:13 14614:16,19,23 14617:13,14 14618:21 14619:18 14620:7 14699:6 14703:21 14707:13,15	<b>attendance</b> 14646:7, 14667:17 14668:5,13  <b>attended</b> 14660:10,18 14696:20  <b>attends</b> 14668:4  <b>attesting</b> 14606:19  <b>August</b> 14518:8  <b>Ault</b> 14515:5 14518:23 14519:7,13,15 14529:20 14532:14 14534:22 14553:13 14556:1,24 14557:5,11,18 14558:1,6 14559:15 14563:12 14565:17 14566:19 14567:18 14568:24 14569:5 14572:3,9 14585:2,19 14593:20,24 14596:3,5,8 14597:5 14621:14 14682:4,14,17 14683:8 14707:12 14713:21 14714:3 14715:17 14716:15 14720:11,12, 14721:21 14722:2,7	<b>authorization</b> 14550:25 14551:19 14626:16 14629:4 14630:1  <b>authorized</b> 14630:14  <b>Avenue</b> 14669:18  <b>aware</b> 14527:23 14540:12 14544:10,22 14549:25 14554:18 14555:15 14559:19,22 14571:2 14590:7 14614:19,22 14633:5 14661:13 14667:21 14675:25 14682:6 14685:14 14691:21 14692:13 14694:18 14697:1,7 14714:8  <b>Aylwin</b> 14516:17  <hr/> <b>B</b> <hr/>	14722:17  <b>Backman</b> 14543:12 14548:9,10,11 14550:19 14632:9 14696:13  <b>bad</b> 14527:1 14681:16  <b>balance</b> 14693:20  <b>balloons</b> 14516:10  <b>ballpark</b> 14678:6  <b>bank</b> 14526:9,12 14540:7,11,13,15 14546:7 14550:21 14654:10  <b>bank's</b> 14654:11  <b>banks</b> 14654:3  <b>base</b> 14542:11 14610:5  <b>based</b> 14526:20 14527:21 14537:5 14542:23 14544:12 14548:18 14559:5 14565:18,19,21, 23 14568:16 14583:23 14584:12,16 14588:3 14590:20 14592:5 14600:6 14641:20 14642:9,19 14643:2,5 14653:23 14657:9 14661:2 14690:15
<b>assessments</b> 14520:14,17,25 14532:19 14539:10 14541:24 14545:8,11,25 14546:2,13 14555:4 14563:23 14580:5 14606:3 14649:4,7 14650:8,17 14652:24 14672:21 14685:24	<b>attached</b> 14516:10 14562:14 14655:15 14656:14  <b>attachment</b> 14607:9  <b>attempt</b> 14652:13  <b>attend</b> 14516:24 14554:12 14660:6	<b>author</b> 14674:3 14675:17 14676:1 14677:2 14684:25 14686:7 14692:10,13 14693:1 14695:7, 14,15  <b>authored</b> 14569:21 14676:20 14694:5  <b>authority</b> 14626:7 14638:9	<b>back</b> 14516:25 14538:7,9 14548:6 14561:20 14563:8 14569:23 14571:1 14572:21 14575:24 14578:16,18 14581:25 14583:17 14598:10 14599:14 14618:16 14631:1,21 14635:7 14636:16 14637:18 14652:20 14657:2,15 14671:2 14677:19 14679:20 14681:10 14683:16 14684:21	<b>Baseline</b> 14541:24 14580:5  <b>basement</b> 14693:6,7  <b>basic</b> 14687:1 14699:17  <b>basis</b> 14543:8 14558:18 14588:21 14590:15 14637:17

14653:13 14665:17 14694:3,6 <b>BCA</b> 14541:20 14563:19 14579:6,10 14606:4 14615:10 14617:19 14619:10 14623:9 14672:20,25 <b>BCAS</b> 14618:17, 20 <b>beam</b> 14572:24 14573:1 14577:24 14582:14 14583:11 14597:24 14608:7,8,15 14609:4,10 14612:17,22,24 14708:21 <b>beams</b> 14579:15 14582:6,7,13,21 14592:24 14594:6 14608:10,20 14612:1,2 14623:18 14642:8 14648:4 14661:17 14689:13 <b>bear</b> 14540:4 14644:24 <b>bearing</b> 14541:11 14605:18 <b>begin</b> 14670:16 <b>beginning</b> 14659:16 14666:13 <b>behalf</b> 14679:2 <b>believed</b> 14622:2 <b>believes</b> 14551:15 <b>big</b> 14680:22 <b>biggest</b> 14562:24 <b>Bisceglia</b> 14555:19 14556:13	14557:15 14559:1,14 14567:25 14568:5 14628:10,11,17, 20,21,23 14634:1, 11 14635:9,16,24 14689:6 14715:21 14716:1,3,9,25 14717:10,20 14719:14 <b>Bisceglia's</b> 14717:23 <b>bit</b> 14547:12 14566:14 14580:13 14590:21 14615:12 14644:6 14656:13 14686:16 14690:10 14692:24 <b>block</b> 14515:24 <b>blow</b> 14580:13 14692:24 14710:21 14711:23 <b>blurry</b> 14547:13 <b>Bob</b> 14547:21 14648:20 <b>body</b> 14626:7 14627:4 <b>boiler</b> 14688:19, 20 <b>book</b> 14528:3 14530:15 14531:12 14532:25 14535:1 14539:23 14550:17 14560:9 14572:5 14634:23 14635:2 14677:5 <b>books</b> 14524:2 <b>borrower</b> 14551:3,13 14552:4,9 14619:23 <b>bottom</b> 14528:22 14533:4 14542:19 14548:8 14561:4	14572:12,23 14583:19 14611:2 <b>bound</b> 14630:16 <b>branch</b> 14526:10, 14531:21,24 14532:3 14535:22 14539:11 <b>break</b> 14515:17 14516:22,23 14518:17 14597:2 14628:1, 14677:14 14678:23 14682:20 14714:9 <b>breaks</b> 14699:12 <b>Brian</b> 14560:18 14561:19 <b>briefly</b> 14521:18 14541:17 14554:3 14560:23 14613:3 14617:15 14718:7 <b>bring</b> 14530:11 14561:19 14614:13 14634:5 14661:22 14682:6 14718:12 14719:24 <b>brought</b> 14617:14 14618:23 14622:7 <b>bucket</b> 14589:25 <b>buckets</b> 14530:24 14535:14 14571:10 14573:12,14 <b>building</b> 14520:6,17,24 14521:7,10 14522:3 14523:17 14525:20 14529:10 14532:17 14538:10,12 14539:19 14540:10,20,24 14541:1,8,11,15, 19 14542:3,12 14546:5,6,8	14551:21 14552:1,19 14553:23 14554:3,6,9,11 14555:4,7,9 14557:15 14558:19 14559:23 14560:11,24 14563:15,22 14573:4 14576:24 14582:17 14584:18 14588:5,9,11,12, 19 14589:15 14590:9,13,16,22, 24,25 14591:7,8, 9,24 14592:1,3, 19,22 14593:8 14599:2,3,14 14605:4,6 14606:2,22 14615:18 14619:2 14620:5,12 14622:24 14631:13 14633:21 14641:10,11 14643:4,18 14644:5,7 14645:15 14646:19,22 14647:5,8,25 14649:3,7,9,15,16 14651:17 14652:23,24 14655:6 14657:1, 20 14658:8,10,14, 21 14659:6,12,13 14668:3 14672:11,15 14673:1,4,7,17 14674:8,16 14675:3,7,19 14685:23 14686:1 14687:19 14688:8 14689:1,2,9,13 14692:1,17 14693:2,14,23 14700:25 14701:18 14702:7 14703:11,13 14704:1 14705:16 14711:19 14712:8,20 14713:5 14719:22	<b>buildings</b> 14522:22 14523:4 14553:22 14555:4 14706:19 14707:4 <b>buildup</b> 14611:1 <b>bulk</b> 14527:12 14701:6 <b>bullet</b> 14535:10 14579:13 14690:21 <b>bulleted</b> 14542:18 <b>business</b> 14645:1 <b>Bélanger</b> 14524:6 <hr/> <b>C</b> <hr/> <b>call</b> 14536:14 14605:13 14612:21 14649:10,12 14650:10,11 14654:24 <b>called</b> 14517:24 14520:9 14559:8, 12 14563:15 14568:6 14600:9 14677:22 14715:1 <b>calling</b> 14568:1 <b>calls</b> 14652:2 <b>Canada</b> 14536:21 14540:7 <b>Canadian</b> 14598:6,8 14669:23 <b>canopy</b> 14673:15 <b>capacity</b> 14585:11 14596:10 14644:15,18 <b>caption</b> 14571:15 14573:6 <b>capture</b> 14546:17,18
---	---	--	--	--

<b>captured</b> 14546:14	14595:5,7 14597:22 14606:7 14618:3 14622:13,17,21 14623:7 14642:4 14661:17 14662:14 14690:24 14691:1 14697:10 14701:14 14702:13 14708:14 14710:17	<b>characteristics</b> 14704:2,21 14705:9	<b>clearer</b> 14517:20 14568:23 14575:25 14599:8 14655:18 14692:24	<b>collect</b> 14530:25 14624:3
<b>care</b> 14716:8		<b>charge</b> 14575:2	<b>clearing</b> 14639:15	<b>collection</b> 14664:14
<b>career</b> 14553:21		<b>check</b> 14538:8,9 14644:18 14657:16 14680:11	<b>client</b> 14526:21, 25 14527:9 14538:2 14561:23 14603:15 14615:14 14616:3, 14619:25 14626:17 14627:9 14652:6,8 14653:3,13,25 14654:2,4,24 14656:20,21 14659:9	<b>collects</b> 14570:19
<b>careful</b> 14621:16		<b>checked</b> 14657:12	<b>Client'</b> 14664:2	<b>College</b> 14520:2
<b>carried</b> 14551:9 14553:6 14586:20 14592:17	<b>ceilings</b> 14711:20	<b>checking</b> 14680:2	<b>clients</b> 14520:22 14542:10 14620:4 14631:3	<b>colour</b> 14571:23
<b>carry</b> 14585:11 14636:15 14681:11	<b>central</b> 14537:10	<b>chief</b> 14679:13	<b>clock</b> 14596:4	<b>coloured</b> 14571:25 14662:3
<b>carrying</b> 14542:12 14593:3 14606:21	<b>centre</b> 14523:24 14524:16 14526:7 14527:24 14544:19 14547:3,19,22 14548:3 14549:9 14558:16 14564:20 14567:12 14579:3 14580:8 14612:16 14672:18 14693:22 14714:17 14715:14	<b>chlorides</b> 14584:20 14587:19 14590:13 14611:2	<b>close</b> 14518:19	<b>column</b> 14593:12,21 14597:24 14610:18 14611:1
<b>case</b> 14521:15 14540:25 14575:5 14597:23 14622:14 14648:7 14678:18 14705:20 14712:9,23,24	<b>CEO</b> 14534:9	<b>chosen</b> 14690:4	<b>closely</b> 14572:21 14594:24 14610:25	<b>columns</b> 14577:25 14578:1 14579:15 14582:5,7,12,15, 21 14590:5 14592:24 14594:6 14595:12,16 14610:5 14623:18 14648:3
<b>cases</b> 14582:7	<b>ceremony</b> 14516:11	<b>Chris</b> 14645:12	<b>closer</b> 14595:3	<b>combination</b> 14668:10 14679:13
<b>Cassan</b> 14625:19,20,21, 22	<b>certainty</b> 14630:8	<b>Christian</b> 14695:21	<b>closet</b> 14691:2	<b>combined</b> 14638:25
<b>cast-in-place</b> 14592:20	<b>Certificate</b> 14629:4 14630:1	<b>circumstances</b> 14541:14 14619:24	<b>clothing</b> 14581:16	<b>comfortable</b> 14680:20
<b>catch</b> 14683:15	<b>cetera</b> 14559:13 14583:1 14591:2	<b>City</b> 14516:7 14537:3 14625:18,23 14626:13,15 14627:3 14670:24 14671:1,2	<b>co-signed</b> 14540:2 14556:3, 12 14558:20	<b>command</b> 14632:19
<b>categorizing</b> 14523:9,11,15	<b>chain</b> 14632:19	<b>civil</b> 14553:20	<b>co-signing</b> 14569:10 14570:17,20	<b>commence</b> 14515:12
<b>caused</b> 14516:5 14651:14	<b>chance</b> 14680:5	<b>cladding</b> 14611:21,23 14612:14,17 14613:6,17	<b>code</b> 14626:23	<b>commenced</b> 14663:14
<b>causing</b> 14651:11	<b>change</b> 14552:19 14614:2	<b>clarification</b> 14565:11 14569:1	<b>codes</b> 14588:11 14673:7	<b>commencing</b> 14515:1
<b>CD</b> 14683:1	<b>changed</b> 14619:10 14621:21 14622:4 14638:2	<b>clarity</b> 14695:14	<b>collapse</b> 14516:6 14517:22 14646:23 14697:9	<b>comment</b> 14615:17 14691:10
<b>ceiling</b> 14526:23,24 14527:1 14528:16,18 14529:7 14531:22,25 14535:12,18 14571:3,6,9,16,19 14573:7,20,23 14576:3,7 14582:15 14589:21 14594:19	<b>changing</b> 14596:3	<b>clear</b> 14532:16 14561:22 14568:14,15,18 14571:13 14618:2 14630:5 14631:19 14646:13 14670:17 14686:8 14691:1 14707:22	<b>colleague</b> 14679:4	<b>commented</b> 14604:21

9	14623:13	<b>comparing</b>	14594:9 14605:7	<b>concrete</b>
<b>Commission</b>	14625:12,15,18,	14613:9	14643:10	14583:24
14516:14,24	20 14627:18,20	<b>comparison</b>	14647:17,25	14584:1,2,5,9
14517:3,10	14628:2,7,9,15,20	14607:3,14	<b>comprehensiv</b>	14585:6,9,16,23,
14549:22	14633:23	14611:8,16	<b>e</b> 14587:6	25 14586:1,5,23
14558:11	14634:7,10	14612:10	14694:12	14587:1
14601:19	14635:6,12,15,21	14613:4, 14655:5	<b>compromise</b>	14592:20,25
14617:16	14643:11	14666:4	14593:9	14603:22,23,25
14641:25	14645:20	<b>comparisons</b>		14697:1,9
14642:13 14644:2	14648:14,17	14609:4,25	<b>computer</b>	<b>concur</b>
14659:25	14666:23	<b>compiled</b>	14538:4 14639:6,	14717:25
14666:7,9,11,19,	14667:12	14682:2	7,16 14640:1	<b>condition</b>
25 14668:14	14676:8,11,12	<b>complained</b>		14520:17
14674:1 14680:8	14677:8,17,21	14644:4	<b>conceal</b>	14521:7,11
14682:21	14678:10,15,20	<b>complete</b>	14709:22,25	14522:3 14532:18
14696:25 14697:8	14679:6,8,22	14518:6,9	<b>concealed</b>	14539:19
14714:9,21	14680:4,13,22,25	14542:2 14587:6	14582:8 14615:15	14540:10,20,24
14721:15,17,21	14681:1,5,8,13,	14660:5 14678:4	<b>concealment</b>	14541:1,8,11,15,
<b>Commission's</b>	15,20,21 14682:3,	14696:20	14688:3	19,23,25 14545:7
14515:7 14518:24	7,9,13 14683:6,	<b>completed</b>	<b>concern</b>	14551:21
<b>commissioned</b>	10,14,23 14684:5,	14533:15	14527:23	14552:20
14550:10	9,12,20 14697:17	14541:20	14552:11	14555:4,22
<b>Commissioner</b>	14713:18,22,23,	14548:22 14549:4	14567:20,23	14560:11,24
14515:3,6,8	25 14715:5,9,15,	14586:5 14600:7	14584:12,16	14563:16,23
14518:23	17,18,22 14716:7,	14614:21	14586:17	14573:1,3
14519:4,5,9,11	16,25 14717:18,	14621:24,25	14590:12	14578:11
14524:24	22 14718:1,3,4,5,	14652:17	14605:15 14616:2	14580:4,5,17
14526:10	9 14721:10,13,14	14664:13,16	14641:1 14647:9	14586:25 14587:7
14529:12,18,21,	14722:8	14668:8	14658:13,21	14588:6,20
25 14532:9,13,16	<b>Committee</b>	14669:14,22	<b>concerned</b>	14589:15 14591:7
14533:22	14697:23	14672:12	14551:20	14592:16 14606:2
14534:4,6,9,12,	<b>common</b>	14674:15,17	14574:17	14611:23
15,18,21,	14624:7 14626:9	14676:19 14696:1	14584:7,8	14618:13 14625:3
14536:23	14661:12,14	<b>completely</b>	14603:16 14605:8	14631:13
14553:8,12	<b>commonly</b>	14679:9 14717:1	<b>concerns</b>	14641:10
14555:19	14599:1	<b>completeness</b>	14516:25	14647:7,16,24
14556:1,22,24	<b>community</b>	14608:13	14525:18	14648:3,4
14557:3,9,12	14516:2	<b>completing</b>	14569:19	14649:3,15
14558:9,24	<b>compactors</b>	14536:16	14587:15,18	14655:6 14657:1
14559:6,16	14687:23	14551:21	14592:1 14602:15	14658:10,14
14563:10 14565:9	<b>company</b>	14552:23	14689:5	14668:3
14566:6,13,20	14540:18 14629:3	14619:14	<b>conclude</b>	14672:11,15
14567:16,19,22	14630:14	<b>compliance</b>	14552:8,17	14673:2 14674:8,
14568:11,13,20,	14658:9,11,22	14588:10 14673:6	<b>conclusion</b>	16 14675:3,20
21 14569:3,4,6	14659:4 14665:25	<b>component</b>	14588:21	14692:2 14699:24
14571:22 14572:1	14669:15 14674:2	14702:22	14622:19	14700:3,7,17,18,
14578:18	14685:23 14686:9	<b>components</b>	14642:16,	24 14701:18
14584:23	<b>comparable</b>	14542:4,14,18	14703:18	14702:6,8,11,15,
14593:18,21,22	14588:7 14673:2	14581:5 14584:19	<b>conclusions</b>	21,25 14703:3,11
14596:2,5,7,24	<b>compare</b>	14588:24 14593:7	14587:24	14711:7,17,18
14597:1 14614:10	14674:21		14596:17	14719:22
14615:22			14642:23	<b>conditional</b>
14616:8,11				14685:23
14621:14				

<p><b>conditions</b>                      14615:4,8,9,15,19                      14658:18 14675:4                      14703:17</p> <p><b>conduct</b>                      14552:19 14564:2                      14586:12 14595:2                      14618:3 14632:23                      14640:25 14661:7                      14664:2 14665:17                      14668:4 14687:19</p> <p><b>conducted</b>                      14541:12 14542:3                      14545:7 14549:8                      14556:2 14559:4                      14564:1,11                      14566:4 14567:5                      14568:2 14576:10                      14578:24                      14580:8,25                      14581:14 14588:4                      14600:23,25                      14616:7,18                      14619:11,13                      14645:25 14646:3                      14657:8 14660:4                      14664:8 14672:14</p> <p><b>conducting</b>                      14529:23                      14546:25                      14658:10 14711:4</p> <p><b>confectionary</b>                      14693:17</p> <p><b>confirm</b>                      14527:12 14597:6                      14675:24                      14721:22</p> <p><b>conflict</b>                      14538:8,9</p> <p><b>conformance</b>                      14541:21 14595:8</p> <p><b>confusing</b>                      14560:2,3</p> <p><b>conjunction</b>                      14520:23 14589:6</p> <p><b>connection</b>                      14546:15,25                      14547:2 14549:14                      14550:2 14604:24                      14711:9</p>	<p><b>connections</b>                      14597:8,10,11</p> <p><b>conscious</b>                      14677:11</p> <p><b>consent</b>                      14617:3</p> <p><b>considerable</b>                      14543:3,19</p> <p><b>consideration</b>                      14616:25</p> <p><b>considered</b>                      14581:11 14585:7</p> <p><b>consist</b>                      14693:14</p> <p><b>consists</b>                      14581:2 14592:22                      14693:7</p> <p><b>constructed</b>                      14559:23                      14588:10                      14592:19 14673:5</p> <p><b>construction</b>                      14520:1 14588:13                      14658:2 14673:9</p> <p><b>consultant</b>                      14621:4                      14704:17,24</p> <p><b>consultant's</b>                      14620:11</p> <p><b>consultation</b>                      14679:24</p> <p><b>consulting</b>                      14520:5 14521:20                      14629:14                      14630:15</p> <p><b>contact</b>                      14704:25</p> <p><b>contacted</b>                      14621:7</p> <p><b>contained</b>                      14611:7 14614:17                      14665:24</p> <p><b>container</b>                      14610:16,25</p> <p><b>contaminated</b>                      14527:16</p>	<p><b>contemporane                      ously</b> 14668:5</p> <p><b>contemporary</b>                      14588:11 14673:6</p> <p><b>content</b>                      14560:6,7                      14562:17,21                      14565:23</p> <p><b>contentious</b>                      14708:13</p> <p><b>contents</b>                      14617:1                      14670:15,17</p> <p><b>context</b> 14544:3                      14706:12</p> <p><b>continue</b>                      14680:6 14681:20                      14685:1</p> <p><b>continued</b>                      14621:23</p> <p><b>continues</b>                      14535:11</p> <p><b>continuing</b>                      14573:10</p> <p><b>contractor</b>                      14527:18</p> <p><b>contraptions</b>                      14573:17</p> <p><b>contributed</b>                      14622:19</p> <p><b>contributing</b>                      14701:10                      14702:21                      14703:5,17</p> <p><b>contribution</b>                      14517:9</p> <p><b>control</b>                      14577:16                      14578:12 14586:4                      14690:2,3</p> <p><b>conversation</b>                      14668:18</p> <p><b>conversational</b>                      14616:15</p> <p><b>conversations</b>                      14542:23</p>	<p>14549:17                      14659:16</p> <p><b>converted</b>                      14688:21</p> <p><b>convince</b>                      14684:6</p> <p><b>cooled</b> 14688:9</p> <p><b>copies</b> 14536:15</p> <p><b>copy</b> 14557:21                      14561:22                      14571:15,23                      14599:6 14677:3                      14681:25</p> <p><b>core</b> 14559:24                      14596:10</p> <p><b>correct</b>                      14519:18,21                      14520:3,11                      14521:12 14522:4                      14524:12 14530:2                      14531:16 14532:8                      14537:7 14539:17                      14544:1 14545:9,                      12,19 14547:4                      14548:5 14550:9                      14551:23 14557:2                      14558:17,22                      14559:20,21,25                      14560:19,20                      14561:8 14562:12                      14563:7 14564:14                      14566:15                      14567:7,13                      14570:22                      14575:17 14576:8                      14579:20,25                      14580:1,9,19,23                      14582:9,17,18                      14584:11,15                      14587:9,10,16,17,                      20 14589:11,23                      14590:1,5,9,13                      14591:16                      14593:17                      14594:7,8                      14595:13,20                      14597:9,10,25                      14598:1 14599:17                      14601:11                      14602:3,4,9,12,                      16,21,22,25                      14603:5,6,7</p>	<p>14604:6,7,17                      14607:11,12,17                      14608:16,17,22                      14609:1,2,6                      14610:2,6,10,16                      14611:3,12,13                      14612:5 14613:20                      14618:5,22                      14626:14                      14629:6,16,17,23,                      24 14630:22,23                      14631:4,10,17,18                      14633:21,22,25                      14636:20,25                      14637:11,12,14,                      19 14638:3,9,10,                      12 14639:3,4,11                      14640:2,9,13,22,                      23 14641:4                      14643:7,14,15,18,                      25 14645:7,13,16,                      19 14646:4,11                      14647:2,22                      14649:1,18,21,25                      14650:11,21,25                      14651:6,7,12,14,                      22 14653:4,8,15                      14654:6,13                      14655:7,10                      14656:12                      14657:5,6                      14658:19,24                      14659:22                      14660:7,9,11,18                      14662:9 14663:2,                      5,20 14664:11,15                      14666:5 14667:1,                      3,10 14671:6,14                      14685:7 14687:4,                      8,16,17,20                      14688:6,25                      14692:4 14694:7                      14695:22                      14696:11                      14698:14                      14699:10,20                      14700:8 14702:3,                      19 14704:3                      14705:5,19                      14706:16,25                      14707:5,11,17                      14708:11,24                      14709:20,24                      14710:8,15                      14711:21                      14712:13,17</p>
--	--	--	--	---

14713:6,9 14714:13,14,19 14715:3 14716:2 14720:17 14721:5,8	<b>couple</b> 14585:14 14714:6	<b>customer</b> 14652:2	14531:17 14576:21 14709:1,5	<b>deficiency</b> 14530:9 14544:7 14658:20,23
<b>correction</b> 14658:23	<b>courage</b> 14515:22	<b>cut</b> 14692:6	<b>de-icing</b> 14584:4,17 14603:24	<b>define</b> 14591:14 14609:17,22
<b>correctly</b> 14573:24 14608:4	<b>court</b> 14517:11 14635:13	<b>D</b>	<b>deal</b> 14529:9 14600:14 14650:3 14659:4	<b>defined</b> 14594:12,15
<b>corresponden ce</b> 14601:24 14603:3 14659:17	<b>cover</b> 14599:9, 25 14600:17,19 14667:20	<b>damage</b> 14548:25 14586:3 14691:4	<b>dealing</b> 14553:23 14554:5,8 14567:17 14631:8 14684:22 14706:14 14707:3 14710:25	<b>definitive</b> 14659:18
<b>corridors</b> 14661:15,16	<b>covered</b> 14610:10	<b>damaged</b> 14642:5,6	<b>deals</b> 14592:11 14689:1 14706:18,23	<b>degree</b> 14711:10
<b>corroborates</b> 14556:16	<b>covering</b> 14689:12	<b>dash</b> 14553:11	<b>dealt</b> 14591:4 14602:23 14693:2	<b>delamination</b> 14584:3 14603:23 14605:11
<b>corrosion</b> 14523:5,7,9,11, 13,15,18,21 14577:13,21,23, 25 14590:4 14595:12,19 14608:9,16,19 14610:23 14613:16	<b>cracks</b> 14577:16 14586:2 14652:14	<b>data</b> 14570:19 14665:5,14	<b>death</b> 14591:4 14602:23 14693:2	<b>delivered</b> 14623:9
<b>costing</b> 14562:14,24 14563:5 14570:2, 5 14586:12,16,18 14604:15 14624:14	<b>create</b> 14630:8	<b>database</b> 14652:11 14654:17 14665:13	<b>deaths</b> 14516:16	<b>demand</b> 14542:11
<b>costs</b> 14569:25 14705:3	<b>credentials</b> 14685:15	<b>date</b> 14535:2 14537:17,19 14551:2 14559:10 14564:4 14600:19 14679:5 14685:17 14721:1	<b>decision</b> 14559:7 14638:23 14639:2	<b>demonstrate</b> 14701:14
<b>Council</b> 14598:13,14	<b>credit</b> 14604:5	<b>date(s)</b> 14615:19	<b>deck</b> 14532:7 14533:19 14543:6,23,25 14544:6 14550:3 14555:16 14559:20 14583:21 14585:7 14586:18,20,22 14587:1 14589:8, 12 14590:18 14596:16 14600:11, 14604:12,16 14605:9 14608:3 14622:20 14624:1,4,14 14627:9 14642:24 14673:14 14713:3	<b>department</b> 14520:14,19 14521:8,11 14532:18 14538:11 14649:15,17,22, 24 14650:3,5,10, 14,22 14658:1,2, 4,8
<b>counsel</b> 14516:24 14517:3, 14559:7 14601:25 14602:8,11 14614:4 14628:23 14666:25 14669:5 14674:1 14679:24 14680:8 14697:22 14714:9,10,21 14717:6 14721:17,21	<b>criminal</b> 14655:20,24	<b>dated</b> 14524:7 14526:16 14528:9 14531:17 14533:2 14540:6 14560:13,25 14561:12,13 14599:18,24,25 14600:1	<b>depth</b> 14570:9	<b>departments</b> 14649:2,11,13 14657:18,19
<b>countless</b> 14517:11	<b>critical</b> 14688:10,13	<b>dates</b> 14560:5	<b>Derak</b> 14564:18 14567:9 14579:3 14672:18,20	<b>describe</b> 14521:17 14524:23 14525:12 14527:4 14542:7 14553:15 14554:4 14569:11 14572:17 14573:1 14577:20 14586:15 14607:20 14609:9 14611:16 14612:10 14613:3 14617:16
	<b>cross</b> 14679:13 14680:7	<b>dating</b> 14598:10	<b>decks</b> 14548:24	
	<b>cross-beam</b> 14607:25 14625:2	<b>Davison</b> 14550:19,20	<b>deficiencies</b> 14543:5 14544:3 14581:8 14593:6, 13,14 14643:9 14651:14 14699:23	
	<b>cross- examination</b> 14625:12, 14628:21 14648:16 14678:8 14697:18 14719:14	<b>day</b> 14515:14 14516:19 14554:20,21 14564:6,7,8,9 14589:17 14600:9 14601:6,7,8 14678:21 14681:11 14709:7,8 14713:5		
	<b>cross- reference</b> 14654:17	<b>days</b> 14517:23		
	<b>crucial</b> 14555:22			
	<b>CSA</b> 14520:5 14670:1			
	<b>current</b> 14523:16 14538:6 14616:20 14675:4			

<b>description</b> 14580:14,15,16 14582:20 14656:14,25 14662:19 14694:12	14562:17,20	<b>discussions</b> 14544:12 14565:18 14569:12 14615:1	<b>dollar</b> 14604:19, 20,24,25	<b>duty</b> 14517:5
<b>Designated</b> 14524:10	<b>differential</b> 14588:17 14673:11	<b>disk</b> 14714:10,12	<b>Dollarama</b> 14576:7	<hr/> <b>E</b> <hr/>
<b>designation</b> 14522:9,12 14541:22 14542:8	<b>diligence</b> 14520:14,16 14521:22 14522:3 14650:6 14710:21	<b>dismiss</b> 14642:22	<b>dollars</b> 14586:19	<b>e-mail</b> 14548:8, 13 14550:18 14552:3 14659:15
<b>designed</b> 14675:12	<b>diploma</b> 14519:25	<b>dismissed</b> 14585:8	<b>Doloris</b> 14516:16	<b>e-mails</b> 14659:23
<b>desire</b> 14568:6	<b>direct</b> 14568:15 14666:9 14716:19	<b>display</b> 14665:4	<b>doubt</b> 14629:25 14692:16 14702:18	<b>eager</b> 14679:17
<b>destroy</b> 14698:16	<b>directed</b> 14683:5	<b>displayed</b> 14574:9	<b>draft</b> 14561:16 14563:21 14637:18,21 14669:13 14671:23 14674:13 14676:19 14684:23	<b>earlier</b> 14524:9 14533:18 14545:17 14551:25 14554:23 14555:1 14571:18 14572:14 14575:13 14591:6 14599:7 14611:10 14614:3 14631:10 14697:24 14699:5 14707:12 14708:14 14715:1 14722:10
<b>destructive</b> 14618:4 14672:22	<b>directing</b> 14707:8,15	<b>disruptions</b> 14516:5	<b>drafted</b> 14674:13	<b>early</b> 14518:8 14680:3
<b>deterioration</b> 14577:16	<b>directives</b> 14638:15	<b>disseminated</b> 14601:12 14603:5	<b>drafting</b> 14638:24	<b>Earth</b> 14520:9,12
<b>determination</b> 14588:22 14722:4	<b>directly</b> 14543:11 14691:25	<b>distance</b> 14567:20	<b>drainpipe</b> 14572:20	<b>ease</b> 14682:21
<b>determine</b> 14559:10 14568:3,7 14609:9 14674:1, 2 14717:14	<b>director</b> 14533:25	<b>distributed</b> 14562:6 14617:11	<b>drains</b> 14578:12 14596:13,15,18	<b>easiest</b> 14671:14
<b>determined</b> 14587:2	<b>directories</b> 14670:24 14671:1	<b>Ditto</b> 14718:3	<b>dramatic</b> 14636:1	<b>easily</b> 14581:4
<b>develop</b> 14709:1	<b>discipline</b> 14652:23	<b>diversion</b> 14573:17	<b>drawings</b> 14644:22	<b>east</b> 14536:25 14576:24
<b>developed</b> 14520:13	<b>disclose</b> 14712:4	<b>divisions</b> 14649:10	<b>drive</b> 14654:25 14682:1	<b>edited</b> 14670:11 14672:9 14673:24 14674:5 14691:7, 25
<b>develops</b> 14568:22	<b>disclosed</b> 14617:2 14712:11,16 14713:13	<b>document</b> 14524:20 14536:7,11 14557:23 14560:10 14561:2,21 14562:1 14566:23,24 14579:19 14600:6,16,20,21 14610:1 14620:19 14633:3 14665:14 14669:8,13,20,24 14671:13 14676:3	<b>drying</b> 14531:1	<b>editing</b> 14671:24 14672:9 14673:25 14674:3
<b>device</b> 14654:9 14688:4	<b>discuss</b> 14526:6 14552:25 14553:3 14563:25 14574:24 14575:6 14691:13	<b>documentation</b> 14542:25 14619:20 14620:4 14632:7 14665:2 14699:18 14700:1	<b>drywall</b> 14708:18 14709:10,14 14710:17	<b>effective</b> 14517:9
<b>devices</b> 14581:21	<b>discussing</b> 14569:23	<b>documents</b> 14560:4 14665:18 14687:9 14696:7	<b>dual</b> 14686:21	<b>effects</b> 14535:22
<b>devotion</b> 14517:5	<b>discussion</b> 14543:11 14544:13 14558:14 14566:3 14570:20 14573:11 14606:1 14631:22 14662:18		<b>due</b> 14520:14,16 14521:22 14522:2 14549:1 14556:13 14576:20 14650:6 14659:8,20 14710:21 14716:3	<b>efficient</b>
<b>differ</b> 14635:4			<b>Duncan</b> 14515:9 14518:22	
<b>difference</b> 14624:22 14625:1				
<b>differences</b> 14560:7				



14517:10	14538:21 14539:3 14630:13	<b>entail</b> 14525:7	23 14692:10,15, 20,22 14696:20 14721:19,20	14582:12 14588:15 14605:19 14616:12 14623:14 14625:24 14631:14 14634:12,25 14636:10,17 14639:12 14641:25 14642:9 14643:3,12 14644:1 14647:18 14648:24 14653:2,9 14660:6,21 14661:2,5 14663:13 14668:14 14673:9 14682:22 14696:24 14697:7 14702:17 14709:23 14719:7
<b>effort</b> 14638:25	<b>encountered</b> 14615:16	<b>entailed</b> 14636:19	<b>equipment</b> 14581:13,18,20 14618:10 14623:7	
<b>efforts</b> 14531:1	<b>encouraging</b> 14515:23	<b>entails</b> 14527:5	<b>equivalent</b> 14598:6	
<b>egress/ingress</b> 14693:21	<b>end</b> 14518:6 14562:14 14663:1 14678:6	<b>enter</b> 14565:3 14682:24 14715:7	<b>erosion</b> 14588:16 14673:10	
<b>electrical</b> 14525:21 14694:2	<b>ending</b> 14560:14 14561:3 14571:12 14575:25 14578:21 14580:11 14583:18 14587:23 14592:8	<b>entered</b> 14716:22 14718:14	<b>ESA</b> 14669:22	
<b>electronic</b> 14537:12 14539:6 14561:20 14669:9	<b>energy</b> 14517:5	<b>entering</b> 14529:10	<b>essence</b> 14640:20	
<b>electronically</b> 14536:13	<b>engaging</b> 14615:1	<b>entities</b> 14536:21,23 14537:4	<b>essentially</b> 14538:3 14577:22 14586:21 14600:20	
<b>element</b> 14560:2,3	<b>engineer</b> 14522:5 14525:24 14529:23 14553:19,21,24 14568:1,6 14594:21 14595:24 14608:20,25 14617:19,23 14626:18 14628:24 14660:17 14685:16,20 14712:8	<b>entitled</b> 14516:11 14560:10 14563:19,22 14669:25	<b>established</b> 14520:13	
<b>elements</b> 14566:1 14579:14,20 14582:5 14583:12 14592:11,17,18 14593:5,15	<b>engineering</b> 14520:1 14521:21 14549:8 14550:1 14616:19 14629:10,12 14630:15 14636:23 14640:19	<b>entity</b> 14556:4	<b>estate</b> 14711:10	<b>exact</b> 14537:19 14573:23 14575:21 14685:17
<b>elevation</b> 14608:5 14609:15 14611:19 14612:13 14613:7	<b>engineers</b> 14522:16,19 14626:22,24 14627:6 14629:5 14640:25	<b>envelope</b> 14554:6	<b>estate's</b> 14711:8	<b>examination</b> 14519:13 14579:11,23,24 14580:21 14595:3 14598:21,22 14614:12 14682:23,24
<b>elevator</b> 14525:22	<b>enjoy</b> 14518:17	<b>environmental</b> 14518:25 14519:17 14520:10,13,23 14521:14,22 14524:9,21 14525:17 14532:4,21 14535:7 14536:9, 25 14537:1,2 14539:10 14542:1 14545:11,25 14546:2,13 14615:18 14618:25 14619:1 14645:5,18,25 14647:9,15 14649:3,6,20 14650:2,3,5,6 14655:8 14657:20 14663:25 14669:14,25 14671:5 14674:10,11 14686:12,15,18, 23,25 14687:5,19 14688:7,24 14689:5,20 14691:15,18,20,	<b>estimate</b> 14618:17 14678:5	
<b>elevators</b> 14693:9,10	<b>ensure</b> 14518:13 14533:8,14 14542:1 14591:8	<b>enveloped</b>	<b>estimates</b> 14542:15 14562:25	
<b>Elliot</b> 14515:19, 22 14517:15 14526:14 14547:10 14548:18 14565:16 14625:23 14626:13,15 14669:18 14689:14 14697:22		<b>environmental</b>	<b>evaluate</b> 14603:21	
<b>ELMAC</b> 14697:22		<b>environmental</b>	<b>evaluated</b> 14584:2	
<b>else's</b> 14678:7		<b>environmental</b>	<b>evaluation</b> 14670:7	
<b>employed</b> 14519:16 14685:8,11		<b>environmental</b>	<b>event</b> 14515:20 14568:5 14722:17	
<b>employee</b> 14530:3,6,8 14534:13		<b>environmental</b>	<b>events</b> 14639:14	
		<b>environmental</b>	<b>evidence</b> 14526:11 14555:21 14556:9,18 14565:14,17,24 14566:16 14567:24 14568:4,22,25 14571:6 14573:12 14574:9 14576:17,19	<b>exceeded</b> 14673:18
		<b>environmental</b>	<b>excellent</b> 14591:19	
		<b>environmental</b>	<b>exceptional</b> 14517:6	
		<b>environmental</b>	<b>exchange</b> 14601:24 14602:11 14603:2	
		<b>environmental</b>	<b>excluded</b> 14581:9 14610:18	
		<b>environmental</b>	<b>excludes</b> 14581:12 14606:5	

<b>Excuse</b> 14715:21	<b>existed</b> 14539:1, 4 14593:6 14641:23	<b>extensively</b> 14693:2	<b>fact-finding</b> 14518:11	14668:9,15,21 14696:19 14698:12,16,24 14710:9 14722:2
<b>executive</b> 14531:18 14533:4,24 14534:7 14583:17 14600:22 14663:23 14721:4	<b>existence</b> 14526:14 14659:24	<b>extent</b> 14518:13 14627:12 14686:22	<b>factors</b> 14517:21	<b>figure</b> 14610:4 14611:7,17 14678:6
<b>exercise</b> 14609:12,24	<b>existing</b> 14553:22 14554:6 14659:12	<b>exterior</b> 14574:18 14576:23 14582:16 14590:3 14597:21 14610:5 14612:1	<b>fails</b> 14621:7,8	<b>file</b> 14536:12,14, 15 14537:20,23, 25 14538:1,22 14546:11 14652:2 14653:12,14,22 14654:25 14655:6,9,11,13, 18,19,20,23 14656:9,10,11 14697:25
<b>exhaustive</b> 14581:12 14598:24	<b>expansion</b> 14548:24 14586:3	<b>external</b> 14542:5	<b>failures</b> 14588:16 14673:10	<b>file-opening</b> 14538:16
<b>exhibit</b> 14528:2 14530:14 14531:11 14532:24 14534:25 14539:23 14547:6 14550:16 14558:2,7 14560:8,22 14562:10 14563:4,9,13 14565:21 14572:4,11 14575:24 14578:17 14580:3 14582:1 14599:5 14602:6 14607:9 14614:14 14617:12 14634:3 14636:9 14645:21 14646:9 14661:22 14662:5,22 14663:15 14665:2 14669:8,10 14682:25 14683:22 14684:21 14699:14,15 14704:11,14 14715:8,10,12 14716:22 14718:14 14719:24 14720:18,24	<b>expect</b> 14530:5	<b>extra</b> 14684:16	<b>fair</b> 14518:18 14583:13,15 14591:20 14630:16 14646:18 14717:8	<b>files</b> 14537:12 14546:21 14645:3 14648:24,25 14651:24 14653:2 14657:5 14663:18 14698:3,7 14699:1
	<b>expected</b> 14541:5 14624:11	<b>F</b>	<b>fairness</b> 14716:5	<b>final</b> 14562:2,10 14563:14,21 14578:19 14603:9 14606:18 14638:23 14639:2 14663:17 14673:23 14674:24 14676:3 14696:16
	<b>experience</b> 14523:4,8,10 14553:20 14620:6 14622:9 14638:17 14706:3	<b>face</b> 14612:22,23	<b>fall</b> 14652:13	<b>finalizing</b> 14638:5 14686:6
	<b>experienced</b> 14608:15	<b>facilitate</b> 14646:2	<b>fallen</b> 14697:1	<b>finally</b> 14699:23
	<b>expert</b> 14523:12 14635:17	<b>facility</b> 14701:2, 25	<b>familiar</b> 14539:24 14601:20 14716:11 14719:3 14720:5	<b>financial</b> 14516:4 14543:1
	<b>expertise</b> 14608:24,25	<b>fact</b> 14546:6 14549:25 14561:11 14575:23 14576:20 14584:17 14589:6 14601:23 14602:24 14603:4,19 14604:9,15,23 14617:21 14618:5 14621:12,20 14622:3 14629:8 14639:13 14641:22 14643:6,13 14666:9,18 14668:20 14675:12,19 14677:24 14678:2,21 14686:20 14688:14 14689:11,14 14691:20 14696:10 14707:14 14716:17 14717:11	<b>fall</b> 14652:13	<b>finding</b> 14539:4
	<b>explain</b> 14561:11 14693:19	<b>fact</b> 14546:6 14549:25 14561:11 14575:23 14576:20 14584:17 14589:6 14601:23 14602:24 14603:4,19 14604:9,15,23 14617:21 14618:5 14621:12,20 14622:3 14629:8 14639:13 14641:22 14643:6,13 14666:9,18 14668:20 14675:12,19 14677:24 14678:2,21 14686:20 14688:14 14689:11,14 14691:20 14696:10 14707:14 14716:17 14717:11	<b>family</b> 14516:25	<b>findings</b> 14569:17 14593:12 14596:18 14602:2
	<b>explained</b> 14668:11		<b>farther</b> 14623:3 14627:9	
	<b>explains</b> 14600:2		<b>fashion</b> 14621:9 14648:5	
	<b>explanation</b> 14555:23		<b>fast</b> 14616:14	
	<b>exploratory</b> 14581:16		<b>features</b> 14542:6	
	<b>exposed</b> 14642:4 14708:22,23		<b>feel</b> 14517:15 14604:20 14684:15	
	<b>extant</b> 14683:3		<b>feet</b> 14641:12	
	<b>extensive</b> 14523:23 14526:11 14544:18 14548:20 14549:3 14550:1 14644:4		<b>fell</b> 14697:9	
<b>exhibits</b> 14517:24 14557:4 14683:25 14717:13 14720:5			<b>fellow</b> 14712:24	
<b>exist</b> 14659:23 14722:3,4			<b>felt</b> 14627:8 14713:12,16	
			<b>field</b> 14554:2,4 14580:25 14581:13,22 14618:11 14630:24 14631:1 14634:23 14664:11 14667:22,24,25	

14690:20	<b>foiled</b> 14572:21	<b>Friday</b> 14709:12	<b>gather</b> 14636:21 14637:6 14638:7 14639:6,12 14643:3 14644:7 14682:16	14684:16 14707:1
<b>fine</b> 14596:7 14636:8 14677:13 14684:12 14692:8	<b>follow</b> 14518:10 14613:22	<b>friend</b> 14556:16 14565:8 14567:25 14568:9 14617:13 14618:23 14619:19 14621:15 14622:7 14624:19 14683:21	<b>glanced</b> 14669:3	
<b>finish</b> 14678:2 14679:10 14692:8	<b>foot</b> 14661:10		<b>good</b> 14515:3,5 14519:3,5,9,10, 14,15 14591:19 14596:24 14626:9 14628:22,25 14641:2,6 14648:18,21 14659:12 14679:7 14681:5,7 14683:16 14687:24 14697:19,20 14698:8 14710:22 14722:10,12	
<b>finished</b> 14553:1 14601:15 14682:23,24	<b>force</b> 14619:25		<b>gathered</b> 14690:15	
<b>finishes</b> 14533:10 14582:25	<b>foreclose</b> 14717:2	<b>friends</b> 14614:7	<b>gave</b> 14632:4,13 14637:6	
<b>finishing</b> 14678:22	<b>forensic</b> 14523:12	<b>front</b> 14519:8 14524:2 14528:3 14530:16 14531:12 14532:25 14535:1 14539:24 14550:17 14560:9 14572:5 14628:3 14637:13	<b>geared</b> 14692:19,21	
<b>fire</b> 14525:6	<b>forensically</b> 14523:20		<b>general</b> 14523:11 14540:23 14541:21 14566:3 14570:16 14578:8 14606:3 14611:19 14651:5 14661:10 14669:23	
<b>fire-rated</b> 14689:12	<b>forget</b> 14516:3	<b>fuel</b> 14688:22	<b>generally</b> 14524:19,23 14525:11 14527:3 14534:12 14578:10 14588:9 14597:11 14616:19 14687:5,8	<b>governing</b> 14626:7 14627:4
<b>fireproofing</b> 14606:5 14708:20	<b>forgive</b> 14521:23 14608:5 14635:20 14663:10 14670:22	<b>full</b> 14554:21 14601:10 14692:12 14713:11	<b>generated</b> 14655:1 14663:17	<b>Government</b> 14517:19
<b>firm</b> 14520:5,20 14521:21 14631:16 14639:25 14652:3 14655:19	<b>forgot</b> 14678:16	<b>fullness</b> 14636:16 14637:22 14684:6	<b>gentleman</b> 14566:10 14568:17 14695:8	<b>governs</b> 14575:9
<b>fireproofing</b> 14606:5 14708:20	<b>forgotten</b> 14529:15	<b>fully</b> 14581:7	<b>gentlemen</b> 14515:12 14722:9	<b>grabbed</b> 14561:16 14600:5
<b>firm</b> 14520:5,20 14521:21 14631:16 14639:25 14652:3 14655:19	<b>form</b> 14602:14 14659:15	<b>function</b> 14520:18 14554:10	<b>geographical</b> 14616:21	<b>grade</b> 14577:4
<b>firsthand</b> 14694:6 14702:2 14703:16	<b>formal</b> 14654:19,22 14659:3,7	<b>functions</b> 14521:18	<b>geography</b> 14537:5	<b>graduated</b> 14685:18
<b>Firstly</b> 14629:2	<b>forthcoming</b> 14551:12 14619:22 14620:12	<b>fundamental</b> 14686:24	<b>generated</b> 14655:1 14663:17	<b>graduation</b> 14520:4
<b>Fittingly</b> 14516:11	<b>forwarding</b> 14548:14	<b>future</b> 14518:13, 15	<b>gentleman</b> 14566:10 14568:17 14695:8	<b>greater</b> 14518:3
<b>fix</b> 14651:9	<b>found</b> 14527:15 14554:25 14633:17,19 14672:25 14675:4 14676:18		<b>gentlemen</b> 14515:12 14722:9	<b>Greg</b> 14628:23
<b>fixtures</b> 14694:1	<b>frame</b> 14592:23	<hr/> <b>G</b> <hr/>	<b>geographical</b> 14616:21	<b>gridline</b> 14609:13
<b>flag</b> 14623:23	<b>freight</b> 14693:10	<b>gain</b> 14575:4 14663:9	<b>geography</b> 14537:5	<b>gridlines</b> 14609:17
<b>flags</b> 14552:8 14589:2	<b>French</b> 14616:13	<b>garage</b> 14532:3 14624:18	<b>GESFOR</b> 14537:3	<b>group</b> 14520:19 14522:3 14532:23 14535:7 14543:1 14645:5 14712:14
<b>flange</b> 14577:23	<b>frequency</b> 14706:8 14708:2	<b>garbage</b> 14610:10,15,17, 20,24	<b>give</b> 14537:17 14556:9 14591:17 14632:3 14634:25 14641:14 14661:5 14665:7 14668:13 14680:24 14684:1 14706:12	<b>groups</b> 14521:14
<b>flight</b> 14678:21 14683:14,16	<b>frequent</b> 14710:1		<b>giving</b> 14604:5 14636:23 14653:9	<b>growth</b> 14531:20
<b>floor</b> 14571:10				<b>guess</b> 14534:14 14575:1,7 14576:20
<b>floors</b> 14693:13				
<b>flowed</b> 14524:15				
<b>focussing</b> 14518:10 14588:18				

14591:11	<b>Harding</b>	14594:4,18	<b>heated</b> 14688:9	<b>hollow</b> 14559:24
14639:14,17	14542:24	14596:9,23	<b>heavy</b> 14535:19	<b>home</b> 14516:25
14661:9 14672:5	14543:11,14,15	14597:6,19	<b>held</b> 14540:16	14517:16
14675:23	14544:14	14598:2,11	<b>helped</b> 14633:10	14536:14 14537:9
14678:18,19,25	14548:9,10	14599:10,24	<b>helpful</b> 14628:6	14680:19
14679:2 14699:16	<b>hardships</b>	14601:17	14676:5 14704:8	<b>honest</b> 14636:24
14702:3 14709:19	14516:4	14604:2,13,24	<b>hiatus</b> 14515:16	<b>hope</b> 14684:5
14712:9 14713:15	<b>Hass</b> 14518:24,	14606:25	<b>hiccups</b>	<b>horizontal</b>
<b>guessing</b>	25 14519:7,12,14	14608:13 14609:8	14639:13	14611:21 14613:6
14672:2	14522:6,	14611:9,15	<b>hidden</b>	<b>Hossain</b>
<b>guestrooms</b>	14523:22	14612:7,9,25	14552:16,18	14599:10,11,12
14673:21	14524:3,13,19,24	14613:4,21	<b>hiding</b> 14552:9	14600:4,8,9
<b>guide</b> 14541:23	14525:11 14526:4	14614:16	14622:3	14646:8 14663:17
14552:24 14580:4	14527:3,20	14620:20	<b>highlight</b>	14715:1
14581:10	14528:4 14529:5,	14625:9,22	14675:12	<b>hotel</b> 14673:14
14619:14,16	14528:4 14529:5,	14648:18	<b>highlighting</b>	14693:3,16
14640:18	13,22 14531:15	14683:6,8,10,11,	14561:24	<b>hotel's</b> 14673:20
<b>guidelines</b>	14532:4,10,15	14684:2,14,	14562:15	<b>hour</b> 14676:16
14705:7 14711:3	14533:23 14535:3	24 14697:19	<b>highly</b> 14642:6	14679:12
<b>gutter</b> 14528:15	14536:5,19	14714:7 14718:18	<b>hindsight</b>	<b>hours</b> 14678:7
14529:7	14539:9,18,25	14720:23	14546:7	14699:11
<hr/>	14540:3,8,20	14721:11	<b>hired</b> 14645:5	<b>housed</b> 14537:9
<b>H</b>	14542:7 14543:8,	<b>hazardous</b>	<b>historical</b>	14539:16
<hr/>	14,17 14547:7,25	14521:22	14543:4,19	<b>Hubble's</b>
<b>halt</b> 14600:13	14548:10	14686:16	14584:14	14560:18
<b>halted</b> 14601:8	14549:6,21	<b>heading</b>	14587:15 14590:8	14561:19
14646:12	14551:18 14552:7	14541:18	14618:24	<b>Hudson</b>
<b>Hamilton</b>	14553:4,14	14593:12	14631:16	14677:22
14681:12	14555:3,15	14690:14	14633:20	14679:10,16
<b>hand</b> 14530:13	14556:3,5,9,12	<b>headline</b>	14670:5,16	14680:13,18
<b>handed</b> 14562:3	14557:20	14547:10	14671:8 14687:9,	14681:11,13
<b>handwriting</b>	14558:12,13	<b>health</b> 14521:23	14 14705:2	<b>hundred</b>
14634:13,18	14559:18	14649:6 14678:22	<b>history</b>	14618:19
14635:1,22	14560:2,15	<b>hear</b> 14555:20	14517:20	14718:24
14636:4,11	14561:5,10	14568:4,25	14523:23	<b>hurdle</b> 14539:2
14671:25	14562:17	<b>heard</b> 14526:10	14643:18,22	<b>HVAC</b> 14691:3
14719:4,8	14563:6,24	14529:14	14644:6 14659:13	<hr/>
<b>happen</b>	14564:5 14565:2,	14623:13	14688:21	<b>I</b>
14640:13 14676:6	17 14566:2,21	14641:25	14712:19 14713:8	<hr/>
<b>happened</b>	14567:3 14569:8	<b>hearing</b>	<b>hold</b> 14533:24	<b>i.e</b> 14579:14
14515:19	14570:24 14571:2	14696:24	14534:6 14567:16	14592:24
<b>happening</b>	14572:5,15,25	<b>hearings</b>	14585:18	<b>IAQ</b> 14529:13,25
14702:18	14573:5,10,21	14516:22 14517:1	14702:10	14650:11
<b>happy</b> 14619:23	14574:20,25	14518:6	<b>holidays</b>	<b>idea</b> 14674:5
<b>hard</b> 14516:20	14575:14,19	<b>hearsay</b>	14518:18	<b>Ideally</b> 14704:7
14536:14 14682:1	14576:4 14578:7,	14555:20	14722:12,13	
	15,19 14579:17	14565:16,24		
	14580:2,6,15	14566:8,18		
	14582:6,11	14568:10,12		
	14583:21 14584:7			
	14586:9 14587:25			
	14588:18			
	14589:14			
	14591:23			
	14592:12			
	14593:16			

<b>identical</b> 14609:18	14705:14 14707:22 14710:3,7	14582:5 14705:16 14708:14 14713:2	<b>infiltrating</b> 14528:17 14529:8	14719:11
<b>identification</b> 14650:23 14653:13,17	<b>importantly</b> 14608:6	<b>incomplete</b> 14604:3 14711:25 14713:12,16	<b>infiltration</b> 14532:2 14543:4, 20 14584:4,9 14586:7 14587:15 14590:8,12 14603:25 14619:8	<b>informed</b> 14600:11 14675:21
<b>identified</b> 14531:20,23 14532:6 14533:19 14548:23 14559:2 14567:3 14578:19 14588:23,25 14616:3 14658:13 14704:24	<b>imposed</b> 14609:19	<b>incorrectly</b> 14702:4	<b>inform</b> 14680:18 14681:9	<b>initial</b> 14527:4 14528:6 14529:24 14531:13 14570:7 14655:23 14690:17
<b>identifiers</b> 14653:17	<b>impossibility</b> 14606:20	<b>increase</b> 14613:16	<b>information</b> 14524:22,25 14525:1,5,8 14526:20 14536:6 14544:13,16 14545:17 14546:5 14548:19,21 14549:3,7,11 14551:8,12 14552:1,5,12 14555:24 14556:15,19 14562:23 14566:11 14569:16 14573:22 14575:4 14620:25 14621:3,6 14632:22 14633:1,2,6,20 14636:24 14637:7,9 14644:10,14 14654:20 14655:15 14656:20,22 14659:2,4 14661:20 14665:23 14670:8,20 14674:14 14685:2 14687:13,14 14688:11 14690:15 14694:6,17 14695:15 14696:7 14700:23 14702:5,11,15,22 14703:10 14706:7,14 14707:2,24 14708:10 14712:3,19,25 14713:12	<b>injuries</b> 14516:4
<b>identifies</b> 14562:25 14594:9	<b>improvements</b> 14711:8	<b>Incremental</b> 14673:20		<b>innocent</b> 14516:3
<b>identify</b> 14523:18 14525:17 14538:4 14542:14 14546:4 14563:19 14618:7 14658:20 14671:25 14689:4 14703:25 14704:19 14705:17 14712:4 14715:19 14717:4	<b>in-chief</b> 14519:13 14614:11,12 14715:1	<b>indefinitely</b> 14698:4		<b>inquire</b> 14705:1
<b>identifying</b> 14523:9,15 14569:19 14611:20 14702:21	<b>inaccurate</b> 14562:23	<b>indicating</b> 14587:12 14611:22 14625:7		<b>inquiries</b> 14673:25 14711:6
<b>iftikhar</b> 14599:10,11,12 14600:4 14664:1	<b>inappropriate</b> 14530:5	<b>indication</b> 14641:20,22		<b>inquiry</b> 14519:1 14549:22 14601:19 14644:2 14696:25 14711:11,15
<b>ignoring</b> 14699:11	<b>include</b> 14525:15,19 14584:20 14587:4 14603:19 14604:9,14 14605:2 14606:1 14672:22 14700:10 14701:4,6,8,13 14710:16 14711:15,18 14712:10	<b>indicative</b> 14589:2		<b>inserted</b> 14561:20
<b>II</b> 14650:7	<b>included</b> 14577:1 14579:10 14582:3,22 14583:12 14586:18 14603:20 14604:10 14607:4,15 14640:16 14646:21 14670:3 14672:16 14694:23 14695:1 14712:7	<b>indicator</b> 14623:22		<b>inset</b> 14613:12
<b>imagine</b> 14671:7	<b>includes</b> 14524:22 14525:11	<b>indicators</b> 14609:20		<b>inside</b> 14597:13 14612:4,23
<b>impact</b> 14541:10 14552:20 14590:12	<b>including</b> 14516:24 14525:3 14542:4 14569:17	<b>individual</b> 14609:19 14634:14,19 14667:8 14668:4 14684:7 14686:8 14689:19 14694:5 14696:19 14704:25		<b>inspected</b> 14522:23 14565:3 14579:20 14594:6,21 14597:8,12 14662:25 14691:3
<b>impacts</b> 14677:19		<b>individuals</b> 14522:13,15,18 14527:22 14630:20,25 14643:21 14708:7		<b>inspecting</b> 14523:3,5
<b>important</b> 14684:15 14688:8,13		<b>indoor</b> 14529:16 14533:2 14535:8 14650:12		<b>inspection</b> 14523:1 14525:11,13,14 14542:2 14553:3, 4 14556:8 14557:6,7,13 14559:4 14564:9, 17 14566:4,17,18 14571:1 14573:11 14574:21 14576:10 14578:14 14579:18 14582:14,22 14583:12 14589:16 14605:6

14606:11	<b>intent</b> 14525:16	<b>introduced</b>	<b>involvement</b>	<b>joining</b> 14568:4
14607:6,16,19	14581:9 14647:24	14617:14	14524:15 14526:7	<b>joints</b> 14577:16
14608:24	14648:1	14648:19	14537:24	14578:12
14610:14	<b>interactions</b>	<b>introduction</b>	14544:18,22	14586:3,4
14612:15	14523:23	14578:22 14714:7	14631:6,16	<b>Josh</b> 14676:21
14631:21	<b>interest</b>	<b>intrusive</b>	14638:19	<b>Joshua</b>
14632:24	14689:19	14582:25	14686:22	14676:20
14636:19	14717:10	<b>investigate</b>	<b>issue</b> 14552:16,	14686:10
14640:17,20	<b>interests</b>	14608:20	18 14555:22	<b>July</b> 14515:15
14641:1 14661:8	14620:20	14627:11	14568:10	14518:7,20
14682:19	<b>interior</b> 14527:7	<b>investigated</b>	14595:21	14530:17
14699:6,8	14574:1 14597:18	14604:6 14622:21	14601:18 14607:2	14531:8,17
14720:16	14600:1 14612:2	<b>investigating</b>	14622:8 14623:22	14662:12
<b>inspections</b>	<b>intermediary</b>	14605:3 14627:9	14651:6,7	14679:18,20,23
14521:2 14551:9	14696:4	<b>investigation</b>	14659:19 14680:5	14681:10
14618:1 14697:25	<b>intermediate</b>	14526:18	14684:10,11	14722:18
<b>inspector</b>	14695:8 14696:1	14527:10	14717:5	<b>June</b> 14515:18
14564:11	<b>internal</b>	14531:15	<b>issued</b> 14598:9	14516:9,18
14566:16	14530:16 14654:7	14548:20 14549:7	14601:15 14629:4	14526:16
14570:18	14711:19	14587:13	14630:2 14632:8	14527:22
14622:12,13	<b>internally</b>	14595:24	<b>issues</b> 14553:23	14560:13,25
14687:21	14536:11	14601:20	14556:18	14561:12,13
<b>installed</b>	<b>internet</b> 14547:5	14605:10,21	14569:23 14591:4	14562:5,9,13,18,
14661:17	14554:25	14608:11 14625:8	14602:1,19,23	23 14563:1,2
<b>installing</b>	14633:3,4,16,17	14631:9 14688:16	14603:12 14626:6	14564:4 14567:5
14528:15 14529:7	<b>interrelationsh</b>	14692:18	14705:21 14720:7	14579:1 14580:21
<b>instance</b>	<b>ip</b> 14568:22	14719:20	<b>item</b> 14580:12	14588:4 14597:7
14546:19	<b>interrupt</b>	<b>investigations</b>	<b>items</b> 14542:19	14599:24 14600:1
14622:18	14565:8 14616:9	14526:8,9	14666:14	14602:25 14603:4
<b>instances</b>	14720:19	14650:7 14686:2	<hr/> <b>J</b> <hr/>	14607:16,18
14658:17	<b>intertwined</b>	<b>investigatory</b>	<b>Jaime</b> 14518:24	14609:10 14617:7
<b>instructions</b>	14554:9	14690:3	14519:12	14623:8 14662:12
14638:15	<b>intervening</b>	<b>invited</b> 14567:24	<b>Janitor's</b>	14665:16
<b>insulation</b>	14709:11	14567:24	14691:1	14672:12
14572:21	<b>interview</b>	<b>involve</b> 14527:6	<b>Jeffries</b> 14679:2	14674:15
14661:18	14672:19	14693:25	<b>Jim</b> 14550:19	14698:13 14699:6
14689:12	14707:3,8	<b>involved</b>	<b>job</b> 14561:17	<b>juxtaposed</b>
<b>insult</b> 14716:15	14714:20	14524:24	14691:1	14675:3
<b>insulting</b>	<b>interviewed</b>	14525:12	<b>Jobs</b> 14655:15	<hr/> <b>K</b> <hr/>
14716:12	14579:2	14527:25	<b>John</b> 14519:1	<b>Kanata</b>
<b>insurance</b>	<b>interviewing</b>	14532:11,17,19	14542:24 14548:9	14519:20
14525:6	14705:8	14553:22	14549:5	14633:24
<b>integrity</b>	<b>interviews</b>	14631:14	<b>jobs</b> 14655:15	<b>keeping</b>
14593:9	14670:7,19	14645:17	<b>Joe</b> 14628:22	14590:17,20
<b>intended</b>	14699:18 14700:2	14652:18	<b>John</b> 14519:1	<b>Kevin</b> 14547:9
14716:16	14704:15	14656:10 14657:4	14542:24 14548:9	<b>key</b> 14639:20
<b>intensity</b>	14706:23	14658:12,22	14549:5	<b>keys</b> 14663:11
14516:1		14666:13		
		14686:19		
		14695:23		
		14696:14		

<p><b>kind</b> 14647:21 14708:10</p> <p><b>kitchen</b> 14535:14</p> <p><b>knew</b> 14539:5</p> <p><b>knowing</b> 14539:1 14656:9</p> <p><b>knowledge</b> 14568:8 14575:7 14584:13 14619:9 14659:12 14661:6 14686:25 14687:2 14699:3</p> <p><b>knowledgeable</b> 14690:7 14704:1, 5,20 14705:12,15 14706:5 14707:7 14710:4,13 14712:15</p> <p><b>Kuka</b> 14531:3 14547:8,12 14548:7 14553:1 14558:5 14561:2 14563:5,8 14567:1 14571:12 14572:6,8,13 14575:25 14578:16 14580:13 14582:1 14583:18 14585:21 14592:8 14599:22 14610:4 14611:6,15 14612:9 14613:2 14614:13 14615:5 14617:12 14634:5,16 14635:7 14636:10 14661:21,25 14662:2,3,21 14665:5,7 14669:9,10,19 14670:12 14671:10,15,16, 20 14683:2 14690:9 14692:22 14695:19,20 14704:11 14710:22 14715:11 14718:15 14720:2,25</p>	<p style="text-align: center;"><b>L</b></p> <p><b>laboratory</b> 14521:25</p> <p><b>Labour</b> 14627:5 14677:23</p> <p><b>lack</b> 14620:25 14621:2</p> <p><b>ladder</b> 14595:6</p> <p><b>ladies</b> 14515:12 14722:9</p> <p><b>laid</b> 14624:13</p> <p><b>Lake</b> 14515:19, 22 14517:15 14526:14 14547:10 14548:18 14565:16 14625:23 14626:14,15 14669:18 14689:14 14697:22</p> <p><b>landlord</b> 14528:14,25 14531:2 14690:5</p> <p><b>language</b> 14527:21 14630:5</p> <p><b>large</b> 14542:10 14641:11 14688:1</p> <p><b>largely</b> 14560:6</p> <p><b>larger</b> 14607:21 14613:9</p> <p><b>Larry</b> 14548:8, 10,11 14550:19, 24 14632:9 14696:13</p> <p><b>Lasalle</b> 14635:13</p> <p><b>lasted</b> 14554:18, 21 14699:8</p> <p><b>lastly</b> 14534:24 14607:1</p> <p><b>late</b> 14535:20</p> <p><b>lay-in</b> 14535:17</p>	<p><b>layer</b> 14696:6</p> <p><b>layover</b> 14677:25</p> <p><b>Le</b> 14537:3</p> <p><b>lead</b> 14552:8 14647:21 14691:12 14703:17</p> <p><b>leading</b> 14621:16 14631:22</p> <p><b>leak</b> 14530:21 14535:11 14702:14 14709:23</p> <p><b>leakage</b> 14619:2 14642:15</p> <p><b>leaking</b> 14543:25 14555:10,12 14571:8 14573:25 14575:15 14576:14,16, 14589:19,20,24 14591:3,9 14703:18 14705:21 14709:15 14712:20 14713:5</p> <p><b>leaks</b> 14526:22 14527:24 14528:13,19,24 14529:4 14530:20 14531:5,10 14533:8,17 14535:16 14536:2 14545:14,15 14547:11,18,22 14548:2 14571:17 14574:9 14583:23 14590:19,23,25 14591:3 14644:5 14662:15,19 14690:22 14701:15 14705:20 14706:1 14707:25 14708:2,4,13,16, 25 14709:22 14710:1 14712:19 14713:8</p>	<p><b>Lease</b> 14551:16</p> <p><b>leave</b> 14623:12 14667:15 14668:24 14683:18</p> <p><b>Leblanc</b> 14537:1</p> <p><b>led</b> 14517:22 14568:24</p> <p><b>left</b> 14562:5 14572:22 14601:15 14635:4,22</p> <p><b>left-hand</b> 14560:19</p> <p><b>legal</b> 14602:8 14655:19</p> <p><b>legislation</b> 14626:24 14630:14</p> <p><b>leisure</b> 14716:10,24 14717:14</p> <p><b>lender</b> 14541:10</p> <p><b>lenders</b> 14542:10</p> <p><b>length</b> 14624:11</p> <p><b>letter</b> 14524:5,14 14526:15 14527:21 14539:24 14540:2 14541:6 14542:22 14544:11,17,19 14550:20 14602:7, 14607:10,13 14614:3,4 14659:19 14690:13 14691:10</p> <p><b>level</b> 14577:4,5,6 14608:1,2 14616:15 14638:8 14640:4 14693:6, 7</p> <p><b>liabilities</b> 14542:15,16</p>	<p><b>life</b> 14627:14 14673:18</p> <p><b>light</b> 14549:12 14694:1</p> <p><b>lights</b> 14609:21</p> <p><b>likelihood</b> 14668:9 14676:20</p> <p><b>limit</b> 14579:19 14608:23</p> <p><b>limitation</b> 14582:19 14583:1 14594:5</p> <p><b>limitations</b> 14582:24 14606:2,10 14664:4 14670:9</p> <p><b>limited</b> 14579:24 14616:1 14640:21 14641:17 14646:20 14666:3 14672:21</p> <p><b>limits</b> 14712:3</p> <p><b>list</b> 14693:4</p> <p><b>literally</b> 14581:22 14609:19 14632:8</p> <p><b>lives</b> 14516:3</p> <p><b>load</b> 14585:11 14596:10</p> <p><b>load-bearing</b> 14644:15</p> <p><b>Loan</b> 14540:8, 13,17 14543:15 14560:12,25</p> <p><b>lobby</b> 14693:16</p> <p><b>local</b> 14536:16 14539:9 14681:13</p> <p><b>locate</b> 14539:7</p> <p><b>located</b> 14530:23 14547:5</p> <p><b>location</b> 14571:8,9 14573:14 14574:3,7,8 14609:18 14610:11</p>
---	--	---	--	---

14611:18 14613:9	14677:12	14626:13 14627:1	14606:17	<b>manner</b>
14654:18	14682:20	14637:7 14638:23	14622:20	14541:11 14586:6
14656:24	14699:12	14639:2 14659:1	<b>mall</b> 14515:23,25	14648:5
14707:23,25	<b>lunchroom</b>	14663:7 14666:1	14516:6 14517:21	<b>March</b> 14516:22
<b>locations</b>	14530:23	14669:8 14679:25	14523:24	14524:7 14528:9
14535:15	<b>lunchtime</b>	14683:15,22,24	14524:16 14526:8	14529:3 14540:6
14573:25	14714:8	14696:25 14704:5	14527:24	<b>Marie</b> 14681:14
14575:21		14705:25	14528:20	14686:13
14577:24		14709:11	14544:19,23	<b>mark</b> 14516:8
14589:20 14595:1	<b>M</b>	14716:18	14545:1 14547:3,	<b>marking</b>
14609:14,20,22,		<b>maintain</b>	10,19,22 14548:3,	14668:8
23 14611:24	<b>M-a-j-i-d</b>	14554:10	18 14549:9	<b>massive</b>
14612:3,12	14553:10	14698:25	14550:2 14558:16	14517:12
14616:2 14641:17	<b>M-i-l-a-n-i</b>	<b>maintained</b>	14564:2,19,21	<b>Mate</b> 14576:3
14701:15	14553:11	14536:15,16	14565:2 14567:12	<b>material</b>
14705:17,25	<b>M.R.</b> 14628:24	<b>maintenance</b>	14574:2,4	14527:16 14566:8
<b>lock</b> 14639:20	14645:1,11	14528:20	14575:19	14568:17 14618:8
<b>locked</b> 14662:25	<b>Macrae</b> 14565:8	14564:18,	14576:14,15	<b>materials</b>
<b>logistical</b>	14566:7,12	14693:24	14578:4 14579:3	14518:2 14521:22
14677:9	14567:21	14704:2,21	14580:8 14597:9,	14556:23
<b>long</b> 14537:14,16	14568:19 14569:2	14705:10	13,17,18,20,25	14581:17
14538:15	14627:19,20	14712:9,24	14599:13	14645:22
14554:18	14628:3,12	14713:1	14609:16 14617:8	14686:16
14609:12	14648:15,16,19	<b>Majid</b> 14553:6	14635:13	<b>math</b> 14679:11,
14676:15	14662:1,4	14626:20	14641:10,11	14
14685:11	14665:9 14667:2	<b>major</b> 14542:14,	14642:4,	<b>matter</b> 14608:13
14698:2,4,6,8	14669:11	17 14543:5	14645:15	14659:8,20
14708:4 14712:20	14671:18,21	14544:3 14588:15	14646:20 14661:7	<b>Mcsheffrey</b>
<b>LONGO</b>	14676:9,10,14,17,	14591:25	14669:18	14547:9
14625:14	22 14677:9,15	14593:5,13	14672:19	<b>Meaning</b>
<b>looked</b> 14536:10	14678:9	14647:24 14673:9	14693:5,15	14709:16
14545:1 14548:14	14681:19,22,23	<b>make</b> 14515:10,	14694:7 14697:2,	<b>means</b> 14537:22
14555:1 14572:14	14682:5,10,22	12 14530:6	3,4,10,22	14591:18
14588:23	14683:20	14535:8 14549:14	14706:21	<b>meant</b> 14562:1
14594:24	14684:4,11,18	14559:9 14567:25	14710:11	14563:20
14596:14 14599:7	14684:4,11,18	14578:7 14587:6,	14714:18	<b>measure</b>
14614:3 14644:21	14717:25	11 14589:3	14715:14	14523:19
14669:1 14675:18	14721:14,24	14595:22	<b>mall's</b> 14526:13	<b>measures</b>
<b>loss</b> 14516:3	14722:6	14596:17	14555:16	14533:12
<b>losses</b> 14516:4	<b>Macrae's</b>	14606:23 14623:6	<b>manager</b>	<b>mechanical</b>
<b>lot</b> 14518:5	14567:1,17	14631:15	14704:23 14707:6	14525:21 14554:8
14543:24 14593:1	<b>made</b> 14515:20	14637:22,24	14710:13 14712:8	<b>meeting</b>
14694:16	14517:17 14529:6	14641:1 14655:17	<b>managers</b>	14666:10,21,24
14701:24	14532:16	14668:5 14673:25	14707:9	<b>melting</b> 14709:1
14722:16	14536:10	14683:20 14691:4	<b>mandate</b>	<b>member</b>
<b>lower</b> 14611:22	14561:23	14703:6 14717:2	14517:18	14625:25
14704:14	14568:14	<b>makes</b> 14573:9	14530:11,13	
<b>Lucie</b> 14516:17	14586:21	14670:17	14575:4 14596:11	
<b>lunch</b> 14676:16	14593:15 14602:2	<b>making</b>	<b>manifestly</b>	
	14604:18,19	14517:15 14529:4	14530:5	
	14605:1 14606:18	14531:9 14532:5	<b>Manitoba</b>	
	14611:16	14535:21	14536:25	
	14624:10			



14626:21	14554:13,19,24	14630:1 14675:18	<b>Montreal</b>	14615:22
<b>members</b>	14555:15,25	<b>minds</b> 14516:18	14537:2	<b>Myles</b> 14628:7,8
14516:13 14517:3	14556:2,6,25	<b>minimize</b>	<b>morn</b> 14648:20	
14611:21 14625:4	14558:15,20	14586:6	<b>morning</b>	<b>N</b>
<b>membrane</b>	14559:18,22	<b>Ministry</b>	14515:3,5,10	<b>N-i-a</b> 14553:11
14555:11,13,17	14561:7,15	14627:5 14677:23	14519:3,6,9,10,	<b>names</b> 14653:3
14559:19	14564:1,2,16	<b>minor</b> 14531:22	14,15 14582:12	<b>National</b>
14585:5,13,24	14565:2,19,20,22	14571:17	14597:2 14625:25	14598:12,14
<b>memory</b>	14567:4	14577:12,25	14628:13,22,25	<b>nature</b> 14534:10
14608:4	14569:10,13,15	14593:14	14644:13	14566:3 14569:9,
<b>mention</b>	14570:11	14662:15 14694:1	14648:18 14686:6	11 14575:10
14604:18 14619:1	14571:3,18,21	<b>minority</b>	14722:10	14577:21
14693:3 14695:20	14573:16	14534:2	<b>mortgage</b>	14580:20
<b>mentioned</b>	14574:10,21	<b>minute</b> 14677:13	14521:1	<b>Nazarian</b>
14554:2 14571:4	14575:15	14722:14	14540:16,18	14547:21 14551:4
14575:13	14576:11,13	<b>minutes</b>	<b>mould</b> 14522:1	14645:18 14720:1
14576:22 14591:6	14577:1 14578:2	14627:21	14526:8,9,18	<b>necessarily</b>
14595:11	14580:21	14677:16	14527:5,10,12,13,	14538:10 14546:9
14598:25 14620:3	14582:13	<b>missing</b>	15,17 14528:1	14552:10
14691:19	14583:22 14584:8	14571:19	14529:24	14558:12
14697:24	14589:18	14597:22	14530:16	14567:14
<b>messages</b>	14591:25	<b>Mississauga</b>	14531:14,	14570:13 14583:9
14516:10	14594:19	14539:14,16	14532:19,23	14596:21
<b>meta</b> 14665:5,14	14595:15	14545:13,23	14533:1,14	14605:20
<b>metal</b> 14611:20	14596:12	<b>mistaken</b>	14535:7 14538:11	14610:19
14612:14	14597:23 14600:5	14537:18	14539:12	14624:17
<b>metering/</b>	14601:1 14607:5	<b>misunderstood</b>	14544:25 14545:5	14646:20 14651:9
<b>testing</b> 14581:20	14610:9 14622:14	14644:13	14546:7 14619:6,	14653:3 14661:15
<b>methodology</b>	14623:17	<b>moisture</b>	7, 14631:9	14689:3 14701:19
14524:21 14579:8	14624:2,24	14543:4,20,22	14646:14	<b>needed</b>
14582:3,4,20	14626:20	14701:9,15	14649:6,23	14594:24
14583:5	14631:15,20	14703:4	14650:9,10,11,17,	<b>negative</b>
<b>microphone</b>	14636:16	<b>moment</b>	21 14651:2,4,6,	14641:5
14584:24	14643:13	14516:9 14518:11	11,14 14655:9	<b>newspaper</b>
<b>middle</b> 14526:19	14646:8,17	14546:12	14656:25	14547:2 14554:25
14531:4,19	14660:14,17,25	14551:14 14578:9	14657:20	<b>Nicholls</b>
14536:1 14578:22	14667:5,17	14584:7	14658:3,4	14524:6
14603:14	14668:15	14597:20,21	14690:12	<b>nomenclature</b>
<b>Midland</b>	14682:19 14684:7	14631:8 14643:11	14691:11,12	14655:12
14540:8,13,17	14685:5 14698:12	14696:23	14700:10,23	<b>non-intrusive</b>
14543:15	14699:2 14708:13	14703:20	14701:1,2,5,10	14581:3
14560:12,25	14714:17	<b>Monday</b>	14702:4,10,24	<b>normal</b>
14614:19	14718:13,19	14709:11	14703:5,9	14616:14
<b>midway</b>	14719:11	<b>Monitoring</b>	<b>Mould/iaq</b>	<b>NORR</b> 14601:19,
14580:11	<b>Milani-nia's</b>	14586:1	14690:18	20,25 14602:2,12,
<b>Milani-nia</b>	14553:18	<b>month</b> 14646:23	<b>move</b> 14658:25	15,20,24 14603:9
14545:3 14547:4	14573:11		<b>moving</b> 14526:6	14604:3,14
14553:7,10,15	14662:16 14719:7		14611:5 14623:8	
	<b>million</b> 14547:16		<b>multiple</b>	
	14586:19		14649:5	
	14604:12		<b>mumbling</b>	
	<b>mind</b> 14515:9			
	14533:23 14553:8			
	14590:17,20			

14606:9 14607:3, 5,10,15 14608:11 14609:5,11,13,18 14610:4 14611:7, 22 14613:8,22 14614:1,4 14624:22 14625:1,7 14639:15 14648:2 14665:24 14666:4	<b>number</b> 14518:3 14546:20,21 14557:14 14573:23 14586:19,21 14615:13,25 14616:5,16 14641:12,25 14642:14 14644:2 14654:4,7,8,12,18 14655:1,3,24 14656:6,9,19 14657:4 14664:21 14667:12 14669:8 14680:9 14714:13 14715:10	<b>observed</b> 14566:5 14573:21 14575:15 14576:14 14582:13 14589:18 14593:13,14 14605:22 14615:19 14618:11 14673:12	<b>occurring</b> 14613:16	14519:20,23 14536:25 14629:5,11,12, 14630:15 14669:17
<b>north</b> 14593:2		<b>observer</b> 14581:14 14618:12 14710:10	<b>October</b> 14533:2	<b>open</b> 14535:13 14653:12 14655:2,6,8 14656:19
<b>notations</b> 14667:19		<b>observer's</b> 14581:1,22	<b>odour</b> 14527:1	<b>opened</b> 14537:20,25 14538:1 14546:21 14651:24 14652:2,5 14653:2,22 14655:15,18,19, 20 14713:5
<b>note</b> 14530:6 14535:2 14562:13 14595:15,18 14608:14 14622:15 14641:1 14690:12 14691:9	<b>numbered</b> 14634:17	<b>observing</b> 14647:24	<b>offer</b> 14683:21	<b>offers</b> 14521:21
<b>noted</b> 14586:25 14590:4 14593:1 14595:12 14610:23 14622:16 14637:17 14673:13	<b>numbers</b> 14561:3 14571:13 14587:24 14592:9 14638:5 14655:11,13 14656:5	<b>obstacles</b> 14551:25	<b>offered</b> 14533:7	<b>office</b> 14535:13 14536:14,16 14537:9 14539:10,14,16 14543:12 14545:14,23 14553:7 14562:5 14601:13,16 14623:12 14631:2 14632:5 14633:24 14634:8 14636:17 14640:8 14665:1 14672:8 14686:13 14716:10
<b>notes</b> 14556:6, 14,21,25 14557:6, 7,13,16 14558:9, 12,13 14559:2 14565:20 14569:17 14627:22,23 14634:3 14637:6, 8,9,13 14664:15 14667:22,24,25 14668:5,7,9,15,21 14696:19 14698:12,16,24 14718:12,19 14719:1,6 14721:24 14722:2	<b>numeral</b> 14663:22 14670:14	<b>obstinate</b> 14552:4	<b>offering</b> 14651:21	<b>opening</b> 14537:23 14538:21 14546:11 14547:14 14567:2 14572:20,22 14653:13
	<b>O</b>	<b>obtain</b> 14620:11 14623:6 14656:21,23 14688:11 14694:6 14721:17	<b>offices</b> 14519:19 14536:18 14537:6 14693:16	<b>operation</b> 14537:15,16 14581:13
		<b>obtained</b> 14681:25 14687:13,14	<b>oil</b> 14688:14	<b>operations</b> 14694:16
	<b>objection</b> 14565:10	<b>obtaining</b> 14525:20 14620:8 14621:5 14659:4 14694:8	<b>on-line</b> 14538:21	<b>opinion</b> 14638:22
	<b>obligation</b> 14626:22	<b>obvious</b> 14596:22 14690:8	<b>on-site</b> 14525:24 14529:23 14549:19 14568:2,14,18 14651:13 14660:25 14664:16	<b>opinions</b> 14699:22
	<b>obligations</b> 14626:6	<b>occasions</b> 14658:11	<b>one-year</b> 14515:17	<b>opportunity</b> 14517:2 14518:17 14684:13,17 14716:19 14717:9 14718:18
	<b>observation</b> 14529:6 14568:15 14590:20	<b>occupational</b> 14521:23 14649:6	<b>ongoing</b> 14526:22 14528:12 14530:20 14545:15 14584:13 14590:18 14645:6	<b>opposed</b> 14641:2
	<b>observations</b> 14535:21 14578:7 14581:3,23 14592:6 14626:13 14636:18,25 14637:10 14646:19 14648:3 14665:25 14666:3	<b>occupied</b> 14555:5 14693:6	<b>onset</b> 14659:16	<b>option</b> 14585:4,8
<b>notice</b> 14698:11	<b>observe</b> 14573:16 14577:8 14595:16 14613:21	<b>occur</b> 14515:18 14640:12	<b>Ontario</b> 14517:19	<b>options</b> 14585:14,15
<b>noting</b> 14613:13		<b>occurred</b> 14535:17 14565:15 14656:3 14660:25		<b>order</b> 14533:14 14646:2 14650:1 14660:5 14661:7 14687:19 14688:7
<b>notwithstanding</b> <b>g</b> 14630:11				<b>organization</b> 14533:25
<b>Nova</b> 14526:10, 13				
<b>NRC</b> 14598:9,11, 17,20 14622:8,10				

<b>origin</b> 14533:17	<b>P.eng.'s</b> 14629:22 14630:19	14583:10 14585:20 14592:9 14607:18 14619:6	<b>Paul</b> 14625:22	14703:25 14704:19 14712:1, 14717:15
<b>original</b> 14562:22 14602:24 14665:15 14671:23 14673:17,21 14674:13 14676:1	<b>p.m.</b> 14516:8 14681:3,4 14699:9 14722:21	<b>park</b> 14703:20	<b>pavement</b> 14585:13	<b>person's</b> 14636:11
<b>originally</b> 14518:4 14674:14 14693:15	<b>pages</b> 14518:1 14563:9 14587:23 14592:8 14615:5 14634:13,17,23 14635:3,4,7 14636:1,9	<b>parkade</b> 14596:15	<b>PCE</b> 14557:23	<b>personal</b> 14516:25 14568:8 14661:6 14672:19
<b>originated</b> 14539:13	<b>paid</b> 14534:18	<b>parking</b> 14532:3,7 14533:20 14543:6,23,25 14544:5 14550:3 14555:5,16 14559:20 14578:3,7 14583:21 14585:7 14586:20,22 14587:1 14589:8 14590:18 14596:13 14600:10, 14604:12,16 14624:14,18 14713:3	<b>PEC</b> 14669:9	<b>personally</b> 14532:10 14630:12 14686:17 14689:16 14695:11
<b>Ottawa</b> 14683:17	<b>paint</b> 14647:15, 21 14708:17	<b>part</b> 14518:6,7 14523:1,15,17 14525:8 14526:13 14558:18 14562:22 14574:11 14575:3 14584:12,16 14586:17 14591:7 14621:8 14646:24 14647:3,9 14675:8 14682:7 14683:24 14690:2 14700:1 14713:11 14719:21	<b>PEO</b> 14630:2	<b>persons</b> 14645:10 14703:25 14704:19
<b>outfit</b> 14520:9	<b>painted</b> 14647:12	<b>participants</b> 14516:23 14517:8 14558:10 14716:23 14717:7	<b>people</b> 14515:22 14527:25 14561:14 14575:2 14639:25 14647:16 14680:5 14686:13 14690:7 14706:5 14710:4, 11 14712:14 14713:11	<b>personnel</b> 14532:5 14564:19 14567:4 14578:24 14579:4 14600:23 14664:8
<b>outlined</b> 14592:15 14664:4 14670:9	<b>painting</b> 14693:25	<b>participated</b> 14539:20	<b>perform</b> 14627:11	<b>perspective</b> 14636:22 14688:25
<b>outlines</b> 14617:21	<b>Pallett</b> 14602:7	<b>partly</b> 14558:25	<b>performance</b> 14591:12	<b>pertaining</b> 14544:5 14675:7 14700:6
<b>overseeing</b> 14650:18 14658:22	<b>panel</b> 14605:22	<b>party</b> 14617:2	<b>performed</b> 14525:3 14539:10 14541:13,14 14615:20 14616:6,17,22 14623:17 14699:3	<b>pertains</b> 14522:1
<b>overview</b> 14692:12	<b>panels</b> 14584:1 14585:10 14587:2,8,13,19 14589:10,12 14592:25 14603:22 14604:25 14605:18	<b>password</b> 14639:22	<b>performing</b> 14589:1 14591:3, 5,10 14617:19	<b>phase</b> 14517:1 14518:9 14520:23 14524:9,21 14525:1,8, 14618:24,25 14645:17 14646:24 14647:3,9,11,19 14650:7 14669:13,22,25 14674:11 14675:8 14676:19 14677:3,4 14687:5,20 14688:25 14689:3, 14691:20 14692:10 14696:20
<b>owner</b> 14525:6 14534:1,2 14547:11,21 14617:8 14619:20,25 14621:12,20 14622:3 14659:5 14698:10 14704:18,24 14707:7 14710:12 14712:8	<b>paragraph</b> 14531:19 14542:21 14543:18 14567:3 14578:23 14614:18 14672:24 14690:13 14693:8,11 14711:24 14712:7 14721:4	<b>past</b> 14518:11 14543:22,25 14585:4 14706:1 14710:6 14718:20	<b>perimeter</b> 14612:2,21	
<b>owners</b> 14542:11 14550:8,11 14620:5	<b>paragraphs</b> 14547:14		<b>perimeters</b> 14673:16	
<b>P</b>	<b>paraphrasing</b> 14702:4		<b>period</b> 14644:3 14709:12	
<b>P.eng.</b> 14522:8, 12,13 14555:25 14631:14 14638:11,14 14645:11	<b>pardon</b> 14550:10 14557:11 14558:2,7 14567:18		<b>Perizzolo</b> 14516:17	
			<b>person</b> 14537:22 14554:24 14559:4 14617:18	

14720:1,6 14721:19	<b>phrase</b> 14543:19 14544:2 14591:24 14594:11	14533:11,13,18, 24 14534:13 14535:7,21 14536:7,8,11,18, 24 14537:1,3,21, 22,23 14538:21, 23 14539:3, 14540:9 14542:1 14545:7 14547:1 14549:14 14551:20,24 14553:5 14554:14,15,17 14555:3 14556:4, 8 14561:14 14562:7 14567:4 14570:17 14578:24 14579:1 14596:9 14600:23,24 14601:3,13,23,24 14602:1,11,15,20 14603:15,20 14604:5,10 14607:2,10,15 14616:6,17 14617:3 14619:7, 24 14624:10 14629:2,3,11,19 14630:13,19 14636:22 14638:8 14640:17 14641:9,12 14644:25 14645:11 14646:1,4,21 14649:2 14651:12 14663:25 14664:8 14669:15 14672:11,14 14673:13 14674:17 14684:22 14685:9, 14690:12,16 14719:15,17 14721:22	<b>place</b> 14537:21 14538:16 14588:12 14589:25 14637:10 14648:23 14651:15 14652:7,19 14656:13 14657:12 14673:8 14675:13,16,24 14708:5 14720:16 14721:7	14717:1
<b>phases</b> 14585:25	<b>phrases</b> 14543:18		<b>pointed</b> 14529:25 14608:11	
<b>PHH</b> 14537:2	<b>physical</b> 14576:16 14618:8 14654:18 14689:1,2 14699:22 14700:7,12,17,18, 24 14701:18 14702:5,12,15,25 14703:3,11 14704:1,20 14705:9 14711:6, 17,18		<b>pointing</b> 14610:8 14612:12 14618:14	
<b>photo</b> 14613:9, 19 14667:13	<b>physically</b> 14516:14,19		<b>points</b> 14597:7 14635:16	
<b>photograph</b> 14571:14,17,23, 25 14572:14,18 14573:2 14607:19,22 14610:9 14612:16 14613:1,7	<b>pick</b> 14584:24		<b>Poirier</b> 14537:3	
<b>photographed</b> 14609:10	<b>picture</b> 14517:20 14625:2 14665:15 14702:13		<b>policy</b> 14518:9 14536:7 14537:21 14640:8,11	
<b>photographer</b> 14717:3	<b>pictures</b> 14575:25 14577:11 14599:8 14609:5,20 14612:13 14682:4,7 14683:4 14684:8, 14 14694:19 14701:13 14714:5 14717:4 14721:18,25		<b>poor</b> 14591:20	
<b>photographs</b> 14525:4 14556:7 14565:22 14569:18 14570:11 14575:22 14576:2,9 14607:4,5,14 14609:11,13,14, 15 14611:6,9 14637:1 14646:21 14661:23 14662:7,8 14664:15,18 14665:19 14666:3,6 14667:20 14670:19 14682:1,18,25 14683:3,4 14695:2 14714:13,15,16, 22 14715:6,12,23 14716:17,21 14717:11 14720:14,15	<b>piece</b> 14697:1		<b>portable</b> 14682:1	
<b>photos</b> 14576:17 14611:22 14612:23 14624:20,22,23 14625:1 14666:15,18 14669:1 14695:12	<b>pieces</b> 14613:24		<b>portion</b> 14518:8 14572:23 14593:3	
	<b>Pinchin</b> 14518:25 14519:17 14521:4,6,11,15, 18,20 14522:11, 14,15,19 14523:22 14524:6 14526:7,12,16 14527:14,17,22, 23 14528:10,23 14529:3,6 14530:18 14531:4,9 14532:18	<b>plans</b> 14525:6	<b>portions</b> 14585:16,22	
	<b>Pinchin's</b> 14524:15 14543:2 14544:18,22 14588:3 14593:4 14602:8 14606:3, 9,17 14616:24 14646:18 14672:25	<b>plastic</b> 14691:1	<b>position</b> 14533:24 14534:7 14556:8 14668:19	
		<b>plowing</b> 14549:1	<b>positive</b> 14541:4	
		<b>plug</b> 14547:17	<b>possibility</b> 14546:22	
		<b>plugged</b> 14596:20	<b>possibly</b> 14567:25 14568:4 14596:20 14655:1 14700:10 14708:19 14710:12	
		<b>plumbing</b> 14694:1	<b>potential</b> 14525:17 14527:8 14542:15 14599:12 14647:8 14689:5 14691:4 14698:8	
		<b>podium</b> 14543:6,23	<b>potentially</b> 14701:6 14709:19	
		<b>point</b> 14561:19 14565:15 14572:25 14579:13 14602:18 14604:8 14605:20,25 14606:8,9,12,13, 15,16 14611:25 14615:8 14623:6 14633:15 14644:25 14653:21 14661:9 14666:12 14667:15 14696:9	<b>powerful</b> 14589:3	
			<b>practical</b> 14624:16	
			<b>practice</b> 14570:16,23	

14626:9	<b>present</b> 14708:7	14686:6 14688:15	<b>production</b>	14543:13
14629:10,11	14717:4	14696:24	14667:16	14580:4,5
14651:5 14652:4	<b>presentation</b>	14704:16	<b>profession</b>	14581:2,6,24
14698:15,20	14714:6	14714:20	14626:1,22	14588:4,8,23,24
<b>practices</b>	<b>presented</b>	<b>probing</b>	14640:19	14618:13
14588:12	14579:7 14647:13	14581:17	<b>professional</b>	14619:15 14652:6
14616:20 14673:8	<b>presently</b>	<b>problem</b>	14553:19	14653:4,17,23,25
<b>pre-purchase</b>	14659:5 14683:1	14539:1	14617:22	14654:10
14521:1	14685:8	14584:13,14	14626:5,24	14657:9,10
<b>precast</b>	<b>President</b>	14605:5 14616:10	14629:5	14689:2
14559:23	14548:12	14647:13	14685:15,20	14694:13,14
14577:17	<b>pressure</b>	14650:23,24	<b>progress</b>	14696:2 14698:9
14584:1, 14585:9	14683:18	14651:5 14680:23	14515:20	14699:23
14587:1,8,13,19	<b>pretty</b> 14525:7	14703:18	14517:18	14700:3,19
14589:10,12	<b>prevent</b>	<b>problems</b>	14654:21	14702:6,12,16
14592:25	14575:10	14543:22	<b>project</b>	14703:1,3,14
14596:10	<b>prevented</b>	14555:10,12	14532:11	14704:6,22,23
14603:22	14574:10	14591:2 14705:18	14548:17 14655:3	14705:13,16
14604:5,25	<b>preventing</b>	14717:20	14656:14,23,25	14712:8,15
14605:9,10,12,14, 17,22 14608:1	14538:25	<b>procedure</b>	14664:13	<b>property's</b>
<b>preceding</b>	14707:14	14538:16	14696:16	14618:8 14700:7
14697:9	<b>previous</b>	14546:12,15	<b>projected</b>	14705:2
<b>prefer</b> 14571:24	14544:22	14651:25 14652:1	14673:18	<b>proposal</b>
<b>preliminary</b>	14546:5,13	<b>proceed</b>	<b>projects</b>	14524:8 14526:17
14541:18	14549:11	14551:2 14627:25	14652:15	14540:9 14550:20
14560:11,24	14561:17,23	<b>proceeded</b>	14718:22	14614:14,18
14563:15,20,22	14600:5 14604:18	14646:10	<b>pronounce</b>	14615:3,9
14668:2 14672:15	14621:12,21	<b>proceeding</b>	14683:11	14617:25
14674:16	14652:15,24	14569:7	14695:21	<b>propose</b>
14675:2,19	14666:10 14668:7	<b>proceedings</b>	<b>pronounced</b>	14550:5 14558:11
<b>premises</b>	14671:4 14674:10	14549:22	14660:15 14685:6	<b>proprietors</b>
14632:24	14691:19,22,24	<b>process</b>	<b>pronunciation</b>	14707:8
<b>preparation</b>	14713:1	14516:2 14538:20	14553:16	<b>protective</b>
14562:2 14570:7	<b>previously</b>	14541:25 14580:6	<b>proper</b> 14699:22	14581:16
14668:12	14659:5 14700:2	14633:16	<b>properly</b>	<b>protocol</b>
14695:24	<b>primarily</b>	14652:18,20	14584:25	14563:18 14575:9
14699:21 14702:7	14554:6 14576:20	14653:21	14627:24 14650:1	14580:7,18
<b>prepare</b> 14517:1	<b>primed</b> 14573:3	14659:24	14685:2	14583:8 14587:9
14568:4	<b>Prince</b> 14555:7	14668:10 14672:9	<b>properties</b>	14595:10
<b>prepared</b>	<b>print</b> 14627:23	14690:3 14711:4	14520:22	14598:3,9,17,20
14560:12,25	<b>prior</b> 14521:6	14713:3	14525:16 14673:4	14599:4 14606:11
14570:8 14599:10	14533:9 14538:20	<b>processes</b>	14706:15	14610:13
14616:24 14631:2	14544:19	14648:23 14657:4	14711:12	14617:17 14659:3
14646:9 14659:6	14546:25 14550:7	<b>produce</b>	<b>property</b>	<b>protocols</b>
14700:3	14551:10	14633:11	14525:15	14640:5
<b>preparing</b>	14569:14 14617:3	14721:22	14538:2,5,13	<b>provide</b>
14669:4 14712:2	14646:6,7	<b>produced</b>	14540:16	14521:19
<b>presence</b>	14664:13 14668:8	14667:14,24	14541:23,24	14569:25
14688:2 14715:16		14682:11	14542:10	14598:20
		14718:20		14619:25
				14621:12,21
				14630:14

14650:4,22 14651:13 14656:16 14685:3 14692:12 14693:21	14679:3,5 14684:2 14701:24	14629:1 14648:12 14653:11 14667:13 14684:2 14685:3 14686:6 14697:13,15,23 14713:17 14714:1,2,4,6 14716:4,14,20 14717:12,15 14718:1,8 14720:9	14720:14	<b>reasons</b> 14690:8
<b>provided</b> 14525:5 14526:20 14543:1 14544:13 14548:23 14551:7 14566:11 14617:7 14633:2 14637:8 14660:20 14666:6,18 14682:20 14686:5 14690:4 14714:9 14719:12	<b>Q</b>	<b>qualifications</b> 14553:18	<b>re-examination</b> 14678:11 14680:8 14713:20 14714:3 14718:11 14720:12	<b>rebuilding</b> 14516:2
<b>providing</b> 14565:14,18 14621:5 14622:3 14712:25 14717:8 14719:23	<b>qualified</b> 14643:8	<b>quality</b> 14530:17 14533:2 14535:8 14587:7 14650:12 14690:13	<b>re-examine</b> 14714:2 14718:6	<b>recall</b> 14573:24 14575:20 14632:16 14664:17 14667:23 14670:22
<b>Province</b> 14517:19 14629:11,12,15	<b>quarrelling</b> 14642:25	<b>quarrelling</b> 14642:25	<b>reach</b> 14588:21	<b>recalling</b> 14717:19
<b>prudent</b> 14710:9	<b>Quebec</b> 14537:2	<b>quote</b> 14544:3 14548:2	<b>reader</b> 14583:7, 8 14712:5	<b>receive</b> 14549:6, 11 14617:10 14654:23
<b>public</b> 14626:6,7 14627:1 14629:15	<b>question</b> 14529:5 14533:23 14562:16 14566:13 14617:10 14634:24 14635:21 14641:8 14644:17 14659:9,10 14663:13 14664:17 14665:16 14667:18 14668:2 14675:11 14677:9 14684:14 14685:3 14689:7,22,24 14690:11 14692:9,16 14695:1 14711:14 14712:21 14720:13,20,23 14721:16	<b>quotation</b> 14616:24	<b>read</b> 14531:21 14589:6 14616:14 14621:1 14637:6 14711:24,25	<b>received</b> 14519:25 14558:11 14568:17
<b>pulled</b> 14633:3	<b>questioned</b> 14635:20 14683:7,8	<b>quotation</b> 14616:24	<b>reading</b> 14541:6,18 14542:21 14547:10 14550:18 14586:24 14591:23 14641:15 14711:2 14721:3	<b>recent</b> 14545:16 14665:25 14666:20 14711:15
<b>purchase</b> 14644:25	<b>questioning</b> 14559:17	<b>quote</b> 14544:3 14548:2	<b>reads</b> 14526:19 14571:15 14579:9 14580:24 14669:21 14672:24	<b>recently</b> 14530:21 14564:6 14589:18 14669:1 14688:20 14710:14
<b>purchased</b> 14645:5	<b>questions</b> 14536:6 14544:15 14569:8 14583:20 14596:6 14614:7, 8 14621:17 14625:10,14,17 14627:16 14628:5,8,12	<b>rain</b> 14564:9 14596:21 14709:1,5,8,12	<b>readily</b> 14581:4 14582:10 14670:4	<b>RECESSED</b> 14597:3 14628:18 14681:3
<b>purchaser</b> 14599:13	<b>questioning</b> 14559:17	<b>rained</b> 14564:6,8 14589:18	<b>reader</b> 14583:7, 8 14712:5	<b>recognizing</b> 14586:8 14604:4
<b>purpose</b> 14541:1,7 14611:8 14613:14 14720:22	<b>questioning</b> 14559:17	<b>rainfall</b> 14535:19	<b>readily</b> 14581:4 14582:10 14670:4	<b>recommend</b> 14594:20,23
<b>purposes</b> 14563:3 14711:13	<b>questions</b> 14536:6 14544:15 14569:8 14583:20 14596:6 14614:7, 8 14621:17 14625:10,14,17 14627:16 14628:5,8,12	<b>raining</b> 14589:17	<b>reading</b> 14541:6,18 14542:21 14547:10 14550:18 14586:24 14591:23 14641:15 14711:2 14721:3	<b>recommendati on</b> 14528:7 14529:4 14531:9 14595:23 14603:21 14604:11 14605:1,3,8 14622:20 14624:12,13 14627:8,10 14651:7,9 14678:24 14690:18 14703:6
<b>pursuant</b> 14559:11 14580:7,17	<b>questioning</b> 14559:17	<b>rains</b> 14535:14	<b>reads</b> 14526:19 14571:15 14579:9 14580:24 14669:21 14672:24	<b>recently</b> 14530:21 14564:6 14589:18 14669:1 14688:20 14710:14
<b>put</b> 14562:25 14589:19 14604:15 14639:6 14642:7 14667:19 14674:14 14675:13,16	<b>questioning</b> 14559:17	<b>raise</b> 14552:7,11 14615:12	<b>real</b> 14575:6 14711:7,9	<b>recognizing</b> 14586:8 14604:4
	<b>questioning</b> 14559:17	<b>raised</b> 14623:22	<b>realities</b> 14677:9	<b>recommend</b> 14594:20,23
	<b>questions</b> 14536:6 14544:15 14569:8 14583:20 14596:6 14614:7, 8 14621:17 14625:10,14,17 14627:16 14628:5,8,12	<b>raising</b> 14677:8	<b>reality</b> 14679:18	<b>recommendati on</b> 14528:7 14529:4 14531:9 14595:23 14603:21 14604:11 14605:1,3,8 14622:20 14624:12,13 14627:8,10 14651:7,9 14678:24 14690:18 14703:6
	<b>questioning</b> 14559:17	<b>random</b> 14642:14	<b>realize</b> 14603:3 14605:16 14709:14 14710:6	<b>recommended</b> 14528:7 14529:4 14531:9 14595:23 14603:21 14604:11 14605:1,3,8 14622:20 14624:12,13 14627:8,10 14651:7,9 14678:24 14690:18 14703:6
	<b>questioning</b> 14559:17	<b>range</b> 14591:18	<b>realized</b> 14546:9	<b>reasonable</b> 14591:22 14696:17
	<b>questions</b> 14536:6 14544:15 14569:8 14583:20 14596:6 14614:7, 8 14621:17 14625:10,14,17 14627:16 14628:5,8,12	<b>RBC</b> 14543:1 14548:23 14551:14 14614:18,22 14618:17,18,20 14619:21,23 14653:14	<b>reason</b> 14545:24 14600:3 14663:6 14674:23 14675:6, 14719:10	
	<b>questions</b> 14536:6 14544:15 14569:8 14583:20 14596:6 14614:7, 8 14621:17 14625:10,14,17 14627:16 14628:5,8,12	<b>re-exam</b> 14679:13 14713:21	<b>reader</b> 14583:7, 8 14712:5	

<b>recommendations</b> 14518:12 14533:6 14593:15,25 14604:19 14622:1 14624:10 14637:24 14638:5 14690:20 14701:9 14702:24	14682:21	<b>relates</b> 14601:19 14607:3	<b>remember</b> 14667:25	14713:1,2
<b>recommended</b> 14589:7	<b>references</b> 14561:23 14609:18 14652:10	<b>relating</b> 14520:16 14549:7 14558:15 14569:9 14601:25 14701:21,22 14702:5,15	<b>Remembering</b> 14516:11	<b>repeat</b> 14579:21
<b>recommending</b> 14533:13 14536:2	<b>referencing</b> 14654:10	<b>relationship</b> 14540:13 14609:17	<b>remind</b> 14529:12 14621:15	<b>repeated</b> 14518:14
<b>recommends</b> 14528:23 14531:4 14618:9	<b>referred</b> 14602:24 14609:13	<b>Relativity</b> 14665:5,12 14682:2,8,12 14683:24 14716:23	<b>removal</b> 14581:17 14589:21 14606:5	<b>repeatedly</b> 14535:16
<b>reconnaissance</b> 14670:6	<b>referring</b> 14542:18 14563:6 14605:2 14619:17 14620:22 14635:13	<b>release</b> 14516:9	<b>remove</b> 14527:15 14585:16,22 14610:19 14618:2,3 14690:23,25	<b>replace</b> 14690:23,25
<b>record</b> 14550:7 14578:17 14615:23	<b>refinance</b> 14521:1 14541:2,5,9	<b>released</b> 14646:10 14663:19	<b>removed</b> 14571:9 14573:7 14582:15,25 14611:23 14612:17 14674:23	<b>replaced</b> 14528:19 14535:18 14548:25 14642:5 14710:18
<b>recorded</b> 14566:22	<b>refine</b> 14566:13	<b>relevant</b> 14556:20 14615:10 14700:24 14703:10 14711:2 14712:18	<b>rep</b> 14549:19 14620:13 14659:10,11 14663:10 14694:9 14705:13	<b>replacement</b> 14549:2 14673:19,22 14693:25
<b>records</b> 14670:6,16,19 14697:24	<b>reflect</b> 14558:13	<b>reliant</b> 14638:21	<b>repair</b> 14549:1 14551:16 14704:22 14709:10,21	<b>replacements</b> 14705:3
<b>rectification</b> 14650:24	<b>regard</b> 14582:23	<b>relied</b> 14636:23 14637:15	<b>repaired</b> 14528:24 14529:5 14530:19 14531:5,10 14533:9 14536:3 14545:15 14703:7 14709:17	<b>report</b> 14530:12 14535:6, 14536:9 14545:4,16 14548:23 14556:3,11 14558:20 14559:5 14560:1 14561:16,17,25 14562:2,5,9,11, 13,18,24 14563:1, 2,15 14565:23 14566:1,22 14568:2 14569:10,15,22 14570:15,17,21 14571:12,23 14577:11 14578:8,20 14579:7 14582:21 14583:2,4,20 14587:12,23,25 14591:14,17,23 14592:8,11 14594:5,13, 14595:16,19,23 14599:7,9,18,25 14600:5 14601:12,14,21 14602:3,16,20,24, 25 14603:4,10,17, 20 14604:3,10,14, 18 14605:1 14606:9,18,19
<b>rectify</b> 14542:16	<b>registered</b> 14659:19	<b>remain</b> 14715:20	<b>repairs</b> 14533:15,16 14548:21 14586:4,22 14590:17 14604:16 14624:11,14 14627:12 14704:5 14705:2,16,24 14706:8 14710:5, 13,17 14711:15	
<b>red</b> 14552:8 14573:3 14589:2 14623:22	<b>Registrar</b> 14597:2	<b>remained</b> 14603:13		
<b>red-flagged</b> 14627:13	<b>regularly</b> 14528:20	<b>remains</b> 14515:24 14603:16		
<b>redirect</b> 14528:16 14529:8	<b>regulated</b> 14625:25 14626:21 14638:12	<b>remarks</b> 14593:24		
<b>refer</b> 14527:18 14614:25 14620:15,21	<b>regulations</b> 14626:23	<b>remedial</b> 14586:9,13 14657:25		
<b>reference</b> 14562:15 14563:3 14591:11 14603:8,19 14604:9,14,20 14605:16 14631:15 14653:4 14663:21,23 14672:11 14674:8	<b>regulatory</b> 14670:5	<b>remediation</b> 14650:19		
	<b>rehabilitating</b> 14658:12	<b>remediations</b> 14650:7,17		
	<b>reinstate</b> 14585:24	<b>remedy</b> 14699:22		
	<b>reinstating</b> 14533:9			
	<b>relate</b> 14702:25 14703:4			
	<b>related</b> 14526:8 14552:1 14556:7 14589:10 14686:1			

14607:3,5,15 14608:12,14,18, 23 14610:5 14611:7 14613:8 14617:5,6 14618:13,25 14619:1,3 14621:22 14623:9 14624:23 14626:6,12,25 14631:23,24 14632:1 14637:19,22 14638:7,23,24 14639:5 14641:9 14646:3,8 14652:17 14660:5,21 14663:14,16,18 14664:5,12,19,23 14665:24 14668:7,13 14670:10 14671:11,12,17, 18, 14673:24 14674:6,15,21,24 14675:8 14676:1, 20 14684:22,23 14685:1 14686:7 14687:20 14688:25 14691:8 14692:11,12,17, 23 14693:2 14694:5,20,24 14695:1,9,13,19, 24 14696:2,14,16, 18 14698:13 14699:24 14700:11,23 14702:4,24 14703:9 14704:10,13 14712:2,3,5,12, 16,21 14713:14 14714:24 14715:2 14720:1,6 14721:20,25 14722:1	<b>reporters</b> 14517:11 <b>reporting</b> 14530:18 14670:8 <b>reports</b> 14523:2 14537:9,10 14538:22 14539:1,4,7 14544:25 14545:4,5 14548:20 14549:7,8 14550:1,8 14560:4 14561:12 14590:19 14604:18 14618:24 14619:6,7,9,22 14620:1,8,11 14621:13,21 14622:4 14631:2, 7 14646:15 14671:5 14674:10 14686:23,25 14691:12,15,19, 23,24 14692:5,9, 15,18,19 14697:25 14700:3 14721:23 <b>reposition</b> 14665:3 <b>repository</b> 14537:10 <b>represent</b> 14648:6 <b>representation</b> <b>s</b> 14559:9 14637:16 14717:2 <b>representative</b> 14564:12,15 14567:12 14660:13,14 14690:1,5 <b>representative</b> <b>s</b> 14517:8 14525:5 <b>represented</b> 14519:1 <b>represents</b> 14529:13	<b>request</b> 14619:20 14663:7 14695:15 14722:5 <b>requested</b> 14656:11 <b>requests</b> 14549:10,13,18 14699:22 <b>require</b> 14520:25 14618:2 14679:24 14715:15 <b>required</b> 14587:14 14593:25 14617:22 14639:14 14673:19,22 <b>requirement</b> 14698:10 <b>requirements</b> 14630:16 <b>requires</b> 14617:17 14687:5,9,12 <b>rescheduled</b> 14680:15 <b>rescue</b> 14518:8 <b>Research</b> 14598:12,14 <b>researching</b> 14548:16 <b>reserve</b> 14551:16 <b>reserved</b> 14585:11 <b>reside</b> 14519:22 <b>residential</b> 14590:25 <b>residents</b> 14516:7 14517:15 <b>resilience</b> 14515:21 <b>resolved</b> 14602:20	<b>respect</b> 14524:8 14526:17 14527:5 14551:8,21 14556:10,13 14560:3 14565:15 14566:16 14568:1 14570:17 14571:6 14593:14 14602:1 14605:3 14619:7, 10 14622:14 14624:1,9 14629:2 14631:7 14633:20 14637:16 14640:4 14641:9 14643:5 14644:6 14646:19 14650:24 14653:12 14657:8 14659:6,24 14660:4,22,23 14661:6 14662:18,23 14663:13 14665:1,24 14667:13,16,19 14668:2,15,21 14669:2,17 14683:21 14686:7,25 14687:10,15 14689:7 14690:12 14692:1,13 14716:4 14722:1 <b>respectful</b> 14568:11 <b>respective</b> 14691:13 <b>respite</b> 14722:11 <b>respond</b> 14621:7,8,9 <b>responded</b> 14713:11 <b>response</b> 14619:21 14630:9 <b>responsibility</b> 14620:11,25 14621:2 <b>responsible</b> 14621:4 14650:15,16 <b>rest</b> 14547:23	14600:20 <b>restaurants</b> 14693:17 <b>result</b> 14566:10 14584:3 14603:23 14605:21 14608:19 14630:25 14658:9 14666:10 <b>resulted</b> 14526:24 <b>results</b> 14579:6 <b>resume</b> 14515:14 <b>RESUMED</b> 14597:4 14628:19 14681:4 <b>retail</b> 14590:23 14706:18 14707:3 14710:12 <b>retail/ hospitality</b> 14588:8 14673:3 <b>retain</b> 14527:18 <b>retained</b> 14520:21 14536:12,13 14540:8,19 14544:21 14547:1 14556:4 14599:13 14600:4 14664:1 14698:2 14719:17,19,20 <b>retainer</b> 14547:1 <b>retention</b> 14536:7 <b>retrofit</b> 14658:7 <b>return</b> 14533:14 14601:8 <b>returning</b> 14559:17 14600:8 <b>reveal</b> 14588:14 14706:7 <b>review</b> 14523:1 14524:22,25 14525:1,4,6,8 14537:23
---	--	---	---	--



14538:11	14598:21,23	<b>rooms</b>	<b>sat</b> 14517:23	<b>Scott</b> 14550:24
14542:25 14556:5	<b>Riocan</b>	14525:21,22	<b>satisfactory</b>	<b>screw-ups</b>
14558:12	14561:24	14530:25	14588:6,20	14640:12
14569:9,12,22	<b>rise</b> 14515:23	14574:14	14589:15	<b>scroll</b> 14615:7
14570:13	14684:1	<b>rough</b> 14664:21	14590:16	<b>scrolling</b>
14576:10 14588:3	<b>risk</b> 14650:8	<b>roundtables</b>	14591:15,18,20,	14528:22
14593:4	<b>RMS</b> 14670:19,	14518:10	24 14673:1	14572:12
14596:10,12	20	<b>Royal</b> 14540:7,	<b>satisfied</b>	14580:11
14605:13	<b>road</b> 14678:3	11,13,15	14559:1	14583:19
14627:22	14717:16	14550:21	14641:12,16	14599:23
14632:23 14637:8	<b>Rob</b> 14648:18	<b>rubberized</b>	14719:15	<b>search</b> 14518:8
14638:7 14646:3	<b>role</b> 14570:4	14585:5	<b>satisfy</b> 14558:25	14538:3 14545:6,
14664:25	14686:9	<b>rules</b> 14559:11	<b>satisfying</b>	10, 14554:25
14665:17,18,23	<b>Roman</b>	<b>run</b> 14539:2	14567:20,23	14652:7,11,14
14670:4,16	14663:22	14676:16	<b>saturated</b>	14657:8
14675:2 14687:9,	14670:13	<b>running</b>	14573:8	<b>searches</b>
12 14696:1,2,5,6,	<b>roof</b> 14528:12,	14572:20	<b>Sault</b> 14681:14,	14525:3 14546:14
16 14699:18	17,19,24 14529:4,	<b>Russo</b> 14519:2,	15 14686:13	14671:2
14700:2,12	8,10 14530:19	3,5 14557:1,13,	<b>section</b> 14581:7	14583:1,3
14716:24	14531:5,10	19,23 14614:12	14587:24	14592:10
<b>reviewed</b>	14533:8,15,19	14617:4 14621:18	<b>Saunders</b>	14594:5,12
14544:18	14536:2 14543:6	14623:15	14628:23	14617:21 14618:5
14556:6,7	14545:14,15	14625:13	<b>scaffolding</b>	14620:9,15,21,23
14570:1,7,10,14	14547:11,17	14718:6,7,11,16	14581:19	14621:10
14637:21	14548:2 14550:3	14722:3	<b>scale</b> 14591:19	14649:20 14664:5
14674:11	14551:11,17	<b>rust/water</b>	<b>science</b>	14670:10 14674:9
<b>reviewer</b>	14554:7 14555:16	14691:4	14553:23 14554:3	14691:11
14686:23 14695:8	14559:20	<b>S</b>	14649:16 14658:8	14692:24
<b>reviewing</b>	14578:3,6		14686:1	14694:15
14569:14,18	14583:21	<b>S-i-k-o-r-s-k-i</b>	<b>Sciences</b>	<b>sections</b>
14671:2 14700:25	14586:18	14676:25	14520:6	14649:10
14703:21	14589:12	<b>sad</b> 14515:20	<b>scientific</b>	14670:18
<b>reviews</b>	14590:23	<b>safety</b> 14521:23	14616:20	14691:13,18
14620:19	14596:13,15,18	14626:6 14627:1	<b>scope</b> 14556:10	14719:16
<b>revisit</b> 14680:4	14605:9 14608:3	14649:7	14579:8,10,23	<b>security</b>
<b>reworked</b>	14624:1,3,11	<b>sagging</b>	14582:3,4,20	14640:4
14598:19	14627:9,11	14708:17	14583:4 14587:3	<b>seek</b> 14565:11
<b>Richard</b>	14644:16	<b>salary</b> 14534:19	14592:15	<b>seeking</b>
14628:4,5	14673:13,14	<b>samples</b>	14610:14 14616:3	14721:17
14678:13,16	14690:22	14527:11,12	14623:25	<b>self-evident</b>
14680:7 14682:23	14692:17	<b>sampling</b>	14656:11	14671:8
14697:17,18,21	<b>roofing</b>	14642:14 14701:6	14669:21	<b>semantics</b>
14704:12	14661:18	<b>Saskatoon</b>	<b>Scotia</b> 14526:10,	14707:19
14710:23 14718:4	<b>roofs</b> 14591:1	14555:8	13	<b>senior</b> 14695:8
14720:19	14686:2	<b>scope</b> 14556:10	<b>Scotiabank</b>	14696:16
<b>right-hand</b>	<b>room</b> 14530:22,	14579:8,10,23	14526:18	<b>sense</b> 14523:11
14580:12	24 14574:17	14582:3,4,20	14531:21	14527:10 14573:9
14593:20	14662:23,24	14583:4 14587:3	14535:22	
14665:13	14663:11	14592:15	14539:11	
14690:11	14715:20	14610:14 14616:3	14546:20	
<b>rigorous</b>		14623:25		

14624:16 14626:9 14661:10	<b>share</b> 14552:12 14568:20 14717:23	<b>significant</b> 14517:17 14589:7 14604:21 14613:16 14624:25 14641:11 14642:3,23 14644:3	14567:5,11 14569:17,18 14575:9 14578:25 14581:1 14588:5, 19 14592:18,22 14593:8 14600:7, 8 14612:15 14620:13 14631:20 14632:13,23,24 14633:13 14646:3 14659:2,10,11 14660:4,6,10,13 14663:9,10 14664:9,14 14665:20 14667:4,9 14669:14,25 14670:6,18 14672:17,25 14673:17 14687:6,10, 14688:15 14689:20,25 14690:5,7 14693:22,24 14694:9, 14704:16 14705:13 14707:7 14709:15,16,22, 25 14710:7 14714:17 14715:13 14720:16 14721:2	14644:18 <b>slabs-on-grade</b> 14592:21 <b>slash</b> 14649:16 <b>slated</b> 14680:15 <b>slide</b> 14682:15 14683:3 14713:19 14714:5 <b>slimmer</b> 14546:22 <b>slopes</b> 14593:1 <b>slowly</b> 14515:23 <b>small</b> 14613:24 <b>smaller</b> 14607:22 <b>Smith</b> 14625:16, 17 14679:1,6,7 14680:17,25 <b>snow</b> 14549:1 14709:2 <b>soffit</b> 14605:14 <b>soil</b> 14588:16 14673:10 <b>solely</b> 14675:6 <b>solicitor</b> 14648:19,20 <b>sophisticated</b> 14640:3 <b>sort</b> 14520:19 14536:13 14538:5,13 14554:7 14597:14 14609:22 14612:5 14623:23 14640:18 14650:8 14659:13 14677:23 14686:2 14701:7 14711:1 <b>Soul</b> 14576:3 <b>sound</b> 14592:4 14642:17 14643:5,8 14697:6 <b>soundness</b> 14606:19 14641:15
<b>senseless</b> 14516:16	<b>sharing</b> 14536:6 14659:1	<b>signing</b> 14672:3 <b>signs</b> 14576:14 14577:10 14708:13,16,25		
<b>sentence</b> 14588:19 14664:6 14693:20	<b>Shawn</b> 14697:21	<b>Sikorski</b> 14646:1 14676:21 14686:10 14695:17,18		
<b>separate</b> 14649:2,24 14658:1	<b>short</b> 14515:10 14656:24	<b>silence</b> 14516:9 <b>similar</b> 14555:7 14560:5 14561:12 14588:8 14609:23 14611:24 14612:11 14628:13 14652:22 14665:17		
<b>September</b> 14690:16	<b>shortly</b> 14556:5, 11 14601:5 14682:12 14693:4 14697:8	<b>similarly</b> 14612:9 <b>simply</b> 14614:25 14644:7 14682:15 14698:8		
<b>sequence</b> 14655:12	<b>shot</b> 14611:19	<b>single</b> 14570:14 <b>sir</b> 14553:9 14556:14 14559:3, 14563:14 14616:9 14627:15 14628:14 14629:19 14632:21 14633:5 14634:2 14642:7, 18 14644:24 14645:22 14648:12,13		
<b>sequential</b> 14656:5	<b>show</b> 14561:25 14575:23 14611:9 14613:14,15 14633:9 14682:14,15 14683:3 14713:19 14714:5	<b>site</b> 14524:9 14525:5,11,13,14 14527:6 14537:24 14538:23 14542:5 14553:4 14554:20,21 14557:6,7,12 14564:13,15		
<b>series</b> 14619:6 14694:19	<b>showed</b> 14577:10 14633:7,8,10	<b>site-specific</b> 14650:8 <b>sitting</b> 14515:14 14677:18 <b>situation</b> 14533:11 14631:5 14648:7 14677:24 <b>situations</b> 14626:25 <b>size</b> 14642:15 <b>slab</b> 14584:1 14585:9 14587:2 14592:25 14603:22 14627:11 <b>slabs</b> 14559:24 14579:15 14582:5 14596:10 14608:1		
<b>server</b> 14536:14 14537:13,15 14545:23	<b>shows</b> 14573:2			
<b>serves</b> 14608:4	<b>shut</b> 14624:18			
<b>service</b> 14651:21 14654:25 14661:16 14686:22	<b>showing</b> 14611:20 14612:13,16,23 14613:17 14702:14			
<b>services</b> 14521:19,21,25 14540:8,14,17 14542:5 14543:16 14560:12,25 14630:15 14650:4,22	<b>side</b> 14532:22 14560:19 14576:24 14580:12 14650:19 14651:17 14665:13 14690:11 14691:9			
<b>servicing</b> 14540:17	<b>sign</b> 14702:14			
<b>set</b> 14606:10 14607:13 14693:6	<b>signature</b> 14560:15,16,18 14561:19 14639:10,15			
<b>sets</b> 14602:14	<b>signatures</b> 14561:20			
<b>setting</b> 14583:4 14712:2	<b>signed</b> 14550:25 14558:19 14561:4,13			
<b>settlement</b> 14588:17 14673:11				
<b>severity</b> 14707:24				

<b>sounds</b> 14680:9	<b>specifically</b> 14520:24 14571:7 14574:6 14575:20 14590:18 14594:16 14606:4 14651:2 14652:21	14552:24 14570:23 14580:4 14588:12 14598:4,7,8 14614:17,19,23 14617:13,15 14618:21 14619:18 14620:7 14621:25 14622:8,10 14668:4 14673:7	<b>stating</b> 14604:3	<b>streamlined</b> 14538:7,18
<b>source</b> 14536:2 14555:24 14556:19 14621:6 14690:22 14701:9	<b>speculating</b> 14643:19 14696:8		<b>stationary</b> 14530:24	<b>stroked</b> 14691:7
<b>sources</b> 14701:15	<b>spell</b> 14676:23		<b>stayed</b> 14663:18	<b>strongly</b> 14627:8
<b>south</b> 14673:16	<b>spelling</b> 14553:9		<b>staying</b> 14563:10,13 14599:22	<b>structural</b> 14522:5,16,19 14553:24 14555:22 14579:14,19 14582:5 14583:12 14588:15 14592:1,11,17 14593:4,15 14594:21 14595:24 14605:7 14608:19,25 14644:22 14673:10 14699:3 14719:20 14720:7
<b>space</b> 14528:16 14529:7 14555:5 14571:16 14576:4,7 14643:21 14662:15 14710:12	<b>spend</b> 14604:11	<b>Standard'</b> 14670:1	<b>Ste</b> 14681:14 14686:13	
<b>spaces</b> 14707:9	<b>spending</b> 14547:16	<b>standards</b> 14640:15 14669:24	<b>steel</b> 14523:5,6, 9,18 14572:24 14573:3 14577:13,15,24 14590:4 14592:23 14595:12 14605:4,15,22 14608:7,8 14611:21,23 14612:1,2,16,22, 24 14624:21,23 14625:3 14641:13,15 14642:8,19 14643:5 14647:12 14689:13	
<b>speak</b> 14574:21 14588:25 14620:7 14627:14 14628:11 14632:20 14643:13,17,20 14644:8 14668:14 14678:7 14700:17 14707:15 14708:9 14710:4	<b>spoke</b> 14643:24	<b>standing</b> 14588:7 14673:2	<b>steps</b> 14699:17	<b>structurally</b> 14592:4 14643:5, 8
<b>speaking</b> 14524:8 14534:12 14566:21 14575:11 14637:13 14651:2 14707:14	<b>spoken</b> 14517:25 14679:16 14682:3	<b>standpoint</b> 14686:20 14703:12	<b>stock</b> 14701:24	<b>structure</b> 14542:3 14605:4 14606:20 14638:8 14641:3,13,15 14642:12,17 14643:9 14644:15,16 14647:19 14719:17,18,21
<b>speaks</b> 14515:21	<b>spot</b> 14710:25	<b>start</b> 14515:9 14518:7 14521:10 14600:16 14617:18 14648:22 14678:2 14681:10	<b>stop</b> 14651:10 14701:9	<b>structures</b> 14592:23 14593:10 14711:19
<b>speaking</b> 14524:8 14534:12 14566:21 14575:11 14637:13 14651:2 14707:14	<b>spread</b> 14536:21 14624:15	<b>started</b> 14516:22 14538:17 14561:16 14600:6 14679:11	<b>stopped</b> 14547:11,20,23 14590:19	<b>studies</b> 14700:6
<b>speaks</b> 14515:21	<b>square</b> 14641:12 14661:10	<b>starting</b> 14551:10 14588:24	<b>stopping</b> 14584:6	<b>study</b> 14687:5
<b>special</b> 14581:15	<b>staff</b> 14516:24 14517:3 14531:24 14629:21 14630:20 14639:23 14646:4 14677:11	<b>state</b> 14597:8 14624:21,23	<b>storage</b> 14530:22 14574:17 14611:10 14662:23,24 14663:11 14688:3,15	<b>stuff</b> 14641:5,6 14652:13 14671:3
<b>specialization</b> 14537:5	<b>stage</b> 14551:19	<b>stated</b> 14578:23 14590:11	<b>store</b> 14565:3,6 14571:4,5,7 14573:12,13,18 14574:11,12,13, 15,17 14582:14 14589:22 14590:1 14707:9	<b>style</b> 14555:7
<b>specialties</b> 14630:21	<b>stained</b> 14526:24 14571:3,6 14573:21 14576:6 14594:19 14622:13,17 14690:23,25	<b>statement</b> 14515:10,11 14543:9 14589:3, 4,5 14606:17,18, 24 14702:9	<b>stores</b> 14693:16	<b>subject</b> 14526:22 14581:1,6,24 14618:7 14664:4 14670:9 14705:1
<b>specific</b> 14591:11 14595:1 14597:10 14605:16 14630:21 14662:20 14664:22 14668:17 14692:16 14706:14	<b>staining</b> 14687:22 14688:1	<b>statements</b> 14602:2		<b>subjects</b> 14596:3
	<b>stains</b> 14531:23	<b>states</b> 14583:20 14600:23 14690:13		<b>submission</b>
	<b>stairs</b> 14613:7 14693:21			
	<b>stand-alone</b> 14653:16			
	<b>standard</b> 14541:16,22 14542:9 14547:10			

14568:11	<b>summarize</b> 14606:14	<b>surrounded</b> 14610:18	14670:15,17	<b>template</b> 14561:18
<b>submissions</b> 14568:1 14667:16	<b>summarizes</b> 14690:19	<b>surrounding</b> 14525:16	<b>tackles</b> 14516:2	<b>ten</b> 14627:21 14628:16 14677:14,15
<b>submit</b> 14540:9	<b>summary</b> 14531:19 14533:4,5 14583:17 14600:23 14602:14 14604:2 14663:24 14674:9 14721:4	<b>surrounds</b> 14689:2	<b>takes</b> 14602:1	<b>Tenaglia</b> 14645:12,14 14646:2, 14695:16,21
<b>submitted</b> 14556:3	<b>summer</b> 14516:21 14518:18	<b>survey</b> 14524:10 14580:14 14581:4,6,10 14618:6,15 14622:22 14699:19 14703:22 14709:13 14711:5,11	<b>taking</b> 14518:16 14657:2 14668:7 14688:19 14708:5 14722:12,13	<b>tenant</b> 14571:16 14576:4,7 14662:14 14707:9 14712:10
<b>subsequent</b> 14563:21 14639:14 14653:18 14655:24 14658:15 14659:17 14666:21	<b>summons</b> 14722:5	<b>suspect</b> 14675:5	<b>talk</b> 14575:3,6 14615:21 14660:23,24 14680:6,14 14693:9 14705:15 14707:22 14710:11	<b>tenants</b> 14546:8 14574:22,24 14575:2,3,5,11 14643:14 14644:3 14660:23,24 14707:10,14,16, 22 14708:9 14710:12 14713:8
<b>subsequently</b> 14540:9 14544:17 14601:25 14660:20	<b>sunshine</b> 14518:18	<b>suspended</b> 14624:3	<b>talked</b> 14615:11 14657:24	<b>term</b> 14710:10
<b>Substance</b> 14524:10	<b>superimposed</b> 14607:23	<b>SWORN</b> 14519:12	<b>talking</b> 14557:9 14569:19 14618:1 14647:23 14651:8 14691:22	<b>termination</b> 14664:13
<b>subsurface</b> 14615:15	<b>superstructure</b> 14592:21	<b>system</b> 14528:15 14529:7 14538:4,6 14652:7 14656:2, 4,13 14673:14	<b>talks</b> 14617:25 14618:6	<b>terminology</b> 14703:23 14711:1
<b>succeeded</b> 14533:13	<b>supervised</b> 14638:3	<b>systems</b> 14542:4 14551:20 14554:8 14581:5 14618:10	<b>tank</b> 14688:15	<b>terms</b> 14540:24 14551:25 14578:8 14615:4,9 14617:18 14618:16 14624:20 14630:9 14639:14 14641:9 14680:17
<b>suffered</b> 14548:25	<b>supervising</b> 14657:25 14658:3,7		<b>tapping</b> 14623:17	<b>testified</b> 14598:3 14614:16 14631:10 14640:15 14646:6 14714:25
<b>sufficient</b> 14589:20,24 14642:14	<b>supervision</b> 14638:9 14651:13	<hr/> <b>T</b> <hr/>	<b>tarps</b> 14573:17 14624:3	<b>testify</b> 14644:12 14707:17
<b>suggest</b> 14566:25 14573:6 14585:14 14641:24 14653:9 14682:22 14691:16,17 14694:4	<b>supervisor</b> 14712:9	<b>tab</b> 14528:3 14530:15 14531:12 14534:25 14535:2 14539:23 14548:7 14550:17 14557:14, 17, 19, 22 14558:8 14560:9 14572:5, 10 14602:6 14634:3 14645:22 14646:9 14677:5, 6 14718:12	<b>task</b> 14678:4	<b>testimony</b> 14611:11 14613:22 14614:1 14679:17,21
<b>suggested</b> 14570:6 14603:17	<b>support</b> 14517:4 14592:23		<b>team</b> 14522:25	<b>testing</b> 14581:18 14587:4 14598:24 14618:4 14623:24
<b>suggesting</b> 14642:13 14677:1 14682:14	<b>supported</b> 14582:16		<b>technical</b> 14517:4 14651:25	
<b>suggestion</b> 14567:1 14683:22	<b>supporting</b> 14592:24 14607:25		<b>technically</b> 14581:11 14682:13 14691:14,18	
<b>suggests</b> 14568:9	<b>supports</b> 14556:15		<b>technicians</b> 14640:25	
<b>suitable</b> 14595:25	<b>surface</b> 14577:22		<b>technologists</b> 14629:22	
	<b>surmising</b> 14643:19	<b>table</b> 14562:24 14563:5 14570:2, 5 14586:18 14593:11	<b>Technology</b> 14520:1	
	<b>surprised</b> 14697:6		<b>telephone</b> 14549:17 14659:15	
			<b>teller</b> 14535:12	

14650:18 14672:23 14701:7 <b>tests</b> 14623:17 <b>text</b> 14593:3 14662:20 <b>thing</b> 14538:14 14554:8 14562:13,24 14609:22 14650:8 14659:13 14686:3 14701:7 <b>things</b> 14530:12 14641:1,2 14647:10,21 14651:13 14678:6 14686:21 14687:22 14712:4 <b>thinking</b> 14712:1 14722:14,15 <b>third-to-last</b> 14561:1 <b>thorough- going</b> 14598:21 <b>thousands</b> 14518:1 <b>threatening</b> 14627:14 <b>three-week</b> 14515:16,17 14677:25 14722:11 <b>threw</b> 14680:1 <b>throw</b> 14698:18, 23 <b>thrown</b> 14698:20 <b>ticket</b> 14680:24 <b>tile</b> 14531:25 14571:19 14573:7 14582:15 14589:21 14595:7 14597:22 14623:7 14697:10 14702:13 <b>tiles</b> 14526:25 14528:18	14531:22 14535:18 14571:3,6,9 14573:21,23 14576:3,7 14594:19 14595:5 14606:7 14618:3 14622:13,17,21 14642:5 14661:17 14690:24 14708:14 14710:18 <b>time</b> 14516:18 14535:14 14537:17,18 14544:11 14546:3,10 14552:14 14560:23 14563:18 14565:15 14578:14 14591:1 14596:25 14612:19 14613:18,19 14616:21 14620:6,21 14622:23 14624:11,18 14625:4 14628:6 14631:12 14633:13,15 14636:16 14637:22 14640:10,11 14642:3 14644:4 14645:7 14652:16 14653:22 14676:8,13 14677:11 14682:15 14684:6 14688:21 14696:9,18 14698:4 14706:3 14713:19 14716:20 <b>timely</b> 14586:6 14621:9 <b>times</b> 14588:13 14615:1 <b>tip</b> 14521:24 <b>title</b> 14671:2	<b>today</b> 14518:19 14519:1 14589:19 14627:23 14631:10 14661:5 14668:19 14677:10,22,24 14679:10,15,17 14714:9 14715:24 14716:13 <b>told</b> 14540:23 14548:9 14600:13 14632:12 14661:3 14663:4,6 14716:13 <b>tongue</b> 14521:24 <b>tools</b> 14601:10 14715:2 <b>top</b> 14525:10 14535:4 14547:14 14550:18 14555:16 14567:6 14577:23 14578:3,6 14580:3 14583:21 14588:25 14596:13 14599:23 14608:2 14634:17 14635:14 14721:4 <b>topic</b> 14534:25 14539:19 14596:6 <b>topping</b> 14578:11 14583:24 14584:5 14585:6,17,23,25 14586:2,5 <b>topping.'</b> 14604:1 <b>topside</b> 14605:12 <b>total</b> 14604:11 <b>towing</b> 14656:21 <b>tracking</b> 14654:9 <b>tracks</b> 14652:8,9 <b>tragedy</b> 14515:18 14516:16	14518:14 <b>training</b> 14521:24 14553:21 <b>transaction</b> 14711:10 <b>transcript</b> 14518:1 <b>transfer</b> 14654:17 <b>transit</b> 14546:20,21 14654:4,6,8,12,18 <b>translated</b> 14616:13 <b>translators</b> 14517:11 <b>travel</b> 14683:16 <b>troubled</b> 14517:21 <b>true</b> 14524:18 14566:21 14610:22 14629:7 14705:11 14713:15 <b>turn</b> 14525:9 14528:2,21 14530:14 14531:11 14533:3 14534:24 14535:25 14539:18,22 14547:6 14550:16 14560:1,13,21 14567:1 14571:11 14575:24 14578:16 14580:3,10 14581:25 14583:17 14587:22 14592:7 14599:5,21 14601:18 14602:5 14607:1,8 14610:3 14611:14 14666:8 14671:11 14692:23 14704:9 14706:10, 14720:17	<b>turn-around</b> 14600:18 <b>turned</b> 14659:25 14660:1 14675:17 <b>turning</b> 14531:3, 18 14532:24 14535:1 14547:8 14560:22 14578:21 14606:6 14609:3 14612:8 <b>two-week</b> 14600:17 <b>type</b> 14580:16 14590:23 14608:16 14618:3 14640:16 14650:4 14654:25 14688:21,22 14711:11 <b>typed</b> 14639:6 <b>types</b> 14657:17 <b>typical</b> 14573:3 14578:11 14595:9 <b>typically</b> 14520:21,22 14521:13,16 14525:2,14,25 14527:6,18 14529:11 14537:25 14542:13 14546:3 14564:11 14575:3 14600:17 14623:24 14624:16 14651:4 14653:24 14656:18 14659:2 14674:7,10 14688:6 14689:8, 23 14690:6 14691:11 14698:3 14701:1,3 14702:6 14703:2, 4,5,8
<hr/> <b>U</b> <hr/>				
<b>U.S.</b> 14640:18 <b>Uhm-hmm</b> 14657:14				

<b>ultimate</b> 14617:6 14638:22	14720:15 14721:16	<b>V</b>	14703:22 14704:16 14709:13 14714:17 14715:13	14618:6,15 14622:22 14640:20 14647:4,6 14699:19 14711:5
<b>ultimately</b> 14631:2	<b>understood</b> 14625:24	<b>Valo</b> 14602:7	<b>visited</b> 14667:9	<b>walked</b> 14600:14 14605:5 14610:20 14622:24
<b>uncommon</b> 14530:12 14590:21,22 14622:23,25	<b>undertake</b> 14721:22	<b>valuable</b> 14517:9	<b>visual</b> 14525:15 14527:7 14542:2, 13 14552:23 14563:18 14578:25 14579:11,18,23 14581:3,23 14600:24 14605:6 14606:21 14617:25 14619:14 14632:24 14636:19 14637:10 14640:20,25 14642:19 14647:4 14661:7 14664:9 14672:16,21 14701:5	<b>walking</b> 14581:23 14597:15 14612:5 14701:25 14703:13
<b>underground</b> 14688:3	<b>undertaken</b> 14531:2 14578:13	<b>values</b> 14604:19,20,24	<b>visualization</b> 14636:2	<b>walkway</b> 14576:18,22,23 14577:2,9,10,18, 19 14578:1 14582:16 14583:11 14590:3 14595:13 14597:15,19,21 14607:25 14608:3 14609:16 14610:6 14611:20 14612:6,13 14641:21 14648:4 14663:2 14673:15
<b>underneath</b> 14605:13	<b>undertaking</b> 14517:13	<b>variation</b> 14613:15	<b>visually</b> 14582:10	<b>wall</b> 14591:1 14609:20 14658:7 14692:18
<b>underscore</b> 14670:13	<b>unequivocal</b> 14606:19	<b>vary</b> 14615:16 14711:12	<b>volume</b> 14518:2 14526:3	<b>Wallace</b> 14677:18,21 14678:12,17,25 14680:1,11,16,20 14681:7,14,18
<b>underside</b> 14605:14 14608:3	<b>unfairly</b> 14604:14	<b>verify</b> 14668:22	<b>volumes</b> 14515:21	<b>walls</b> 14554:7 14579:15 14582:6 14686:2 14711:19
<b>underside</b> 14605:14 14608:3	<b>unilaterally</b> 14679:1	<b>version</b> 14571:22 14578:19 14623:9	<b>virtually</b> 14642:1	<b>wanted</b> 14682:5 14707:21
<b>understand</b> 14519:23 14520:5 14545:20 14546:24 14549:23 14558:14 14559:3 14565:11 14567:24 14598:2 14599:16 14602:7,19 14626:12 14630:19 14636:17 14650:2 14653:1 14654:8 14657:3 14658:20 14661:11 14662:7 14667:14 14669:12 14682:9 14684:25 14714:16 14715:22 14717:1	<b>uninformed</b> 14583:7	<b>versus</b> 14607:5	<b>waiting</b> 14535:13 14699:15	<b>warrant</b> 14589:21,25
<b>understand</b> 14519:23 14520:5 14545:20 14546:24 14549:23 14558:14 14559:3 14565:11 14567:24 14598:2 14599:16 14602:7,19 14626:12 14630:19 14636:17 14650:2 14653:1 14654:8 14657:3 14658:20 14661:11 14662:7 14667:14 14669:12 14682:9 14684:25 14714:16 14715:22 14717:1	<b>uninitiated</b> 14583:8	<b>Vice</b> 14548:11	<b>walk</b> 14565:5 14574:13 14576:18 14590:22 14652:1 14710:6	<b>waste</b> 14610:15, 25
<b>understand</b> 14519:23 14520:5 14545:20 14546:24 14549:23 14558:14 14559:3 14565:11 14567:24 14598:2 14599:16 14602:7,19 14626:12 14630:19 14636:17 14650:2 14653:1 14654:8 14657:3 14658:20 14661:11 14662:7 14667:14 14669:12 14682:9 14684:25 14714:16 14715:22 14717:1	<b>unit</b> 14691:3	<b>view</b> 14529:6 14543:19 14571:15 14614:2 14662:14 14700:16	<b>walk-around</b> 14574:1 14578:14 14608:9 14624:7 14625:5	<b>watch</b> 14613:23, 25
<b>understand</b> 14519:23 14520:5 14545:20 14546:24 14549:23 14558:14 14559:3 14565:11 14567:24 14598:2 14599:16 14602:7,19 14626:12 14630:19 14636:17 14650:2 14653:1 14654:8 14657:3 14658:20 14661:11 14662:7 14667:14 14669:12 14682:9 14684:25 14714:16 14715:22 14717:1	<b>units</b> 14673:20 14693:4,5,6,18	<b>viewed</b> 14622:12 14624:2 14714:22	<b>walk-through</b> 14577:2 14580:14	
<b>understand</b> 14519:23 14520:5 14545:20 14546:24 14549:23 14558:14 14559:3 14565:11 14567:24 14598:2 14599:16 14602:7,19 14626:12 14630:19 14636:17 14650:2 14653:1 14654:8 14657:3 14658:20 14661:11 14662:7 14667:14 14669:12 14682:9 14684:25 14714:16 14715:22 14717:1	<b>unlocked</b> 14663:7	<b>viewing</b> 14624:21 14715:6		
<b>understand</b> 14519:23 14520:5 14545:20 14546:24 14549:23 14558:14 14559:3 14565:11 14567:24 14598:2 14599:16 14602:7,19 14626:12 14630:19 14636:17 14650:2 14653:1 14654:8 14657:3 14658:20 14661:11 14662:7 14667:14 14669:12 14682:9 14684:25 14714:16 14715:22 14717:1	<b>unusual</b> 14530:9 14552:13,15 14620:3,4 14677:24	<b>views</b> 14717:24		
<b>understand</b> 14519:23 14520:5 14545:20 14546:24 14549:23 14558:14 14559:3 14565:11 14567:24 14598:2 14599:16 14602:7,19 14626:12 14630:19 14636:17 14650:2 14653:1 14654:8 14657:3 14658:20 14661:11 14662:7 14667:14 14669:12 14682:9 14684:25 14714:16 14715:22 14717:1	<b>update</b> 14541:9	<b>virtually</b> 14642:1		
<b>understand</b> 14519:23 14520:5 14545:20 14546:24 14549:23 14558:14 14559:3 14565:11 14567:24 14598:2 14599:16 14602:7,19 14626:12 14630:19 14636:17 14650:2 14653:1 14654:8 14657:3 14658:20 14661:11 14662:7 14667:14 14669:12 14682:9 14684:25 14714:16 14715:22 14717:1	<b>updated</b> 14598:19	<b>visible</b> 14581:5 14592:18 14605:7 14612:18,20 14642:13 14661:18		
<b>understand</b> 14519:23 14520:5 14545:20 14546:24 14549:23 14558:14 14559:3 14565:11 14567:24 14598:2 14599:16 14602:7,19 14626:12 14630:19 14636:17 14650:2 14653:1 14654:8 14657:3 14658:20 14661:11 14662:7 14667:14 14669:12 14682:9 14684:25 14714:16 14715:22 14717:1	<b>upper</b> 14612:12	<b>visibly</b> 14593:7 14594:9,11 14643:10		
<b>understand</b> 14519:23 14520:5 14545:20 14546:24 14549:23 14558:14 14559:3 14565:11 14567:24 14598:2 14599:16 14602:7,19 14626:12 14630:19 14636:17 14650:2 14653:1 14654:8 14657:3 14658:20 14661:11 14662:7 14667:14 14669:12 14682:9 14684:25 14714:16 14715:22 14717:1	<b>user</b> 14704:18	<b>visit</b> 14527:7 14556:6 14581:1 14660:4 14661:23 14662:8 14663:9 14665:20 14667:22 14668:16,21 14687:6 14689:20		
<b>understand</b> 14519:23 14520:5 14545:20 14546:24 14549:23 14558:14 14559:3 14565:11 14567:24 14598:2 14599:16 14602:7,19 14626:12 14630:19 14636:17 14650:2 14653:1 14654:8 14657:3 14658:20 14661:11 14662:7 14667:14 14669:12 14682:9 14684:25 14714:16 14715:22 14717:1	<b>usual</b> 14678:22			
<b>understand</b> 14519:23 14520:5 14545:20 14546:24 14549:23 14558:14 14559:3 14565:11 14567:24 14598:2 14599:16 14602:7,19 14626:12 14630:19 14636:17 14650:2 14653:1 14654:8 14657:3 14658:20 14661:11 14662:7 14667:14 14669:12 14682:9 14684:25 14714:16 14715:22 14717:1	<b>utilization</b> 14687:15 14694:13			
<b>understand</b> 14519:23 14520:5 14545:20 14546:24 14549:23 14558:14 14559:3 14565:11 14567:24 14598:2 14599:16 14602:7,19 14626:12 14630:19 14636:17 14650:2 14653:1 14654:8 14657:3 14658:20 14661:11 14662:7 14667:14 14669:12 14682:9 14684:25 14714:16 14715:22 14717:1	<b>utilize</b> 14665:21			
<b>understand</b> 14519:23 14520:5 14545:20 14546:24 14549:23 14558:14 14559:3 14565:11 14567:24 14598:2 14599:16 14602:7,19 14626:12 14630:19 14636:17 14650:2 14653:1 14654:8 14657:3 14658:20 14661:11 14662:7 14667:14 14669:12 14682:9 14684:25 14714:16 14715:22 14717:1	<b>utilizing</b> 14665:17			

<p><b>water</b> 14526:22, 14527:24 14528:16 14529:8,9 14531:1,22,25 14532:2,6 14535:11,16,22 14543:24 14573:8,17 14576:6 14584:3, 9 14586:7 14587:15 14590:8,12 14603:24 14605:8 14619:2,8 14624:3 14642:6 14651:5,7,10 14690:23,25</p> <p><b>water-stained</b> 14576:3</p> <p><b>waterproof</b> 14555:13,17</p> <p><b>waterproofed</b> 14622:21</p> <p><b>waterproofing</b> 14585:12,24 14586:21 14627:12</p> <p><b>watertight</b> 14544:8 14554:11 14591:8,12</p> <p><b>watertightness</b> 14544:5</p> <p><b>week</b> 14556:18 14714:21</p> <p><b>weeks</b> 14516:15 14545:16 14666:21 14678:3 14717:8</p> <p><b>weight</b> 14585:12</p> <p><b>well-situated</b> 14556:9</p> <p><b>west</b> 14537:1 14673:16</p> <p><b>windows</b> 14554:7 14686:2</p> <p><b>winds</b> 14518:19</p> <p><b>witnessed</b> 14624:24</p>	<p><b>witnesses</b> 14517:24 14518:3 14642:1</p> <p><b>witnesses'</b> 14642:2</p> <p><b>wonderful</b> 14517:4</p> <p><b>Wood</b> 14648:20</p> <p><b>Woodbourne- usa</b> 14542:24</p> <p><b>word</b> 14561:21 14641:16 14661:15</p> <p><b>wording</b> 14638:3,4 14639:3 14662:13</p> <p><b>words</b> 14588:18 14642:2 14643:8</p> <p><b>work</b> 14517:10 14518:5 14519:19 14521:3 14522:2 14524:14 14526:11 14527:15,19 14530:10 14536:17 14537:6 14538:4 14539:5 14540:1 14542:12 14545:1,2 14546:7 14549:4 14551:10 14558:15 14563:17 14566:10 14568:16 14578:13 14586:9,13 14587:3 14589:7, 9 14592:15 14600:10,12,13 14601:9 14614:22 14616:1,6,17,22 14623:25 14630:24 14631:1,8,17 14632:4,8 14633:2,8,11,12, 19 14642:24 14645:6,14 14651:17 14652:3,23 14654:3 14656:11</p>	<p>14657:17,25 14658:1,15 14664:12 14669:21 14677:19 14678:21 14685:24,25 14686:1,18 14694:2 14718:19 14722:3</p> <p><b>worked</b> 14520:5, 9 14564:20, 14633:23</p> <p><b>working</b> 14516:20 14521:6 14562:1 14600:6, 16 14634:7</p> <p><b>works</b> 14521:14 14550:20</p> <p><b>worry</b> 14584:24</p> <p><b>worst</b> 14608:8 14625:3</p> <p><b>Wright</b> 14628:24 14645:1,11</p> <p><b>write</b> 14541:19 14583:22 14588:2 14641:6</p> <p><b>writes</b> 14528:11 14548:15 14550:23</p> <p><b>writing</b> 14544:17,19 14635:16 14690:10</p> <p><b>written</b> 14568:10,12 14607:10 14617:3</p> <p><b>wrong</b> 14676:7 14719:25</p> <p><b>wrote</b> 14544:11</p> <hr/> <p style="text-align: center;"><b>Y</b></p> <hr/> <p><b>yada</b> 14705:4</p> <p><b>Yallowega</b> 14524:6</p> <p><b>year</b> 14551:10 14668:8</p>	<p><b>years</b> 14528:13 14538:19 14547:17,19 14548:3 14553:20 14583:25 14599:2 14614:22 14624:15 14629:18 14638:20</p> <p><b>yesterday</b> 14526:11 14529:14</p> <hr/> <p style="text-align: center;"><b>Z</b></p> <hr/> <p><b>Zellers</b> 14565:3, 6,7 14571:4,5,7 14573:12,18 14574:3,7,8,11, 12,13,15,16 14576:15 14582:14 14583:11 14589:22 14590:1 14597:22 14624:7</p> <p><b>Zellers'</b> 14571:16 14662:14</p> <p><b>zoom</b> 14547:13</p>
--	---	---	--