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154 Colonnade Road South
Ottawa, Ontario
Canada, K2E 7J5
Tel: (613) 226-7381
Fax: (613) 226-6344

Cominar
2820 Boulevard Laurier, bureau 850
Quebec, QC
G1V 0C1

Attention: **Mr. Pierre-Francois Dallaire**

Subject: **Update to Phase I-Environmental Site Assessment**
800 Palladium Drive – Parking Lot
Ottawa, Ontario

Geotechnical Engineering
Environmental Engineering
Hydrogeology
Geological Engineering
Materials Testing
Building Science
Archaeological Services

www.patersongroup.ca

Dear Sir,

Further to your request and authorization, Paterson Group Inc. (Paterson) visited the subject site to assess any potential changes in conditions of the subject property from the time of the Phase I-Environmental Site Assessment (ESA), dated April 20, 2012.

1.0 INTRODUCTION

Paterson completed a Phase I-ESA for the subject site in April of 2012. The site was being used as a gravel parking lot at that time. No structures were present on site with the exception of several catch basins and light standards. No storage or use of hazardous products was noted and no staining or odours were observed on the site surface during the site visit. Three (3) boreholes were drilled on site in 2012 for geotechnical purposes. No deleterious fill or evidence of contamination was apparent in the boreholes. The adjacent lands were being used as office towers or as parking lots. No environmental concerns were noted with the past or current use of the subject site or neighbouring properties. The report concluded that a Phase II - Environmental Site Assessment was not required for the subject property.

The Phase I-ESA was prepared in general accordance with the Canadian Standards Associate document entitled "Phase I Environmental Site Assessment, Z768-01".

2.0 SITE INSPECTION AND OBSERVATIONS

On January 15, 2019, personnel from Paterson's Environmental Division were on-site to assess/update the condition of the subject site. At the time of the site visit, the subject site was still being used as a parking lot. Similarly, the adjacent lands to the north and east were still occupied by office towers and the lands to the west and south remained parking lots. No changes of any significance were observed on the subject or adjacent lands. No potentially contaminating activities or areas of potential environmental concern were identified within the Phase I ESA site area. It is our opinion that there are no changes to the condition of the subject site that would affect the conclusion of the original Phase I ESA. It remains our opinion that a Phase II-ESA is not required for the subject property.

3.0 CLOSURE

This report was prepared for the sole use of Cominar. Permission from the Cominar and Paterson will be required to release this report to any other party.

We trust that this information satisfies your requirements.

Best regards,

Paterson Group Inc.



Mark D'Arcy, P.Eng.



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