



**St. Lawrence Testing
& Inspection Co. Ltd.**

P.O. Box 997, Cornwall, ON, Canada K6H 5V1
814 Second Street W., Phone (613) 938-2521
E-mail: slt@ontarioeast.net Fax (613) 938-7395

December 9, 2020

Mr. Eric Brisson
Oligo Properties Inc.
996-B St. Augustin Rd.,
Embrun, ON
K0A 1W0

**RE: Property located at 1592 Tenth Line, Orleans, ON
Phase 1 Environmental Assessment
Report No. 20C392**

Dear Mr. Brisson:

In accordance with verbal instructions received from you, this report is submitted, outlining the results of a Phase 1 Environmental Site Assessment carried out for a commercial use property located at 1592 Tenth Line in Orleans (Ottawa), Ontario.

1.0 EXECUTIVE SUMMARY

A Phase 1 Environmental Site Assessment (ESA) was undertaken by St. Lawrence Testing & Inspection Co. Ltd. (St. Lawrence Testing) for a residential use property located in Orleans, Ontario.

St. Lawrence Testing was advised that the purpose of this Phase I ESA was to assess the potential issues of environmental concern related to the current and past uses of the properties.

This Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document "Phase I Environmental Site Assessment, CSA Standard Z768-01", November 2001 (reaffirmed 2016 with no changes). Subject to the limitations outlined in Section 9.0 of this report, the scope of work included:

- A Phase 1 site visit was performed on December 7, 2020 that included an exterior and interior visual inspection of the Phase 1 property and any structures found. Observations of the adjoining and neighbouring properties were performed from the Phase 1 property and from public access areas.
- An interview was performed with the owner (Mr. Dan Dore) to discuss previous renovations, waste handling and any environmental concerns noted.
- A records review was made of available documents pertaining to the Phase 1 property included an EcoLog ERIS report, historical aerial photographs, satellite images, insurance records and fire insurance plans.
- A title search was made to determine the Phase 1 property ownership from the available records located at the local Ontario Land Registry office from the Crown patent to the current owner.

The Phase 1 property is rectangular shape. It has a frontage along Tenth Line Rd. of 106 ft. (32.31 m). The depth along the north side is approximately 150.36 ft. (45.83 m) and 151.63 ft. (46.22 m) along the south side. The west side of the Phase 1 property measures 105.99 ft. (32.31 m) and adjoins Phoenix Crescent.

The area of the Phase 1 property is 16,002.82 ft² (1486.71 m²). The Phase 1 property falls within the Residential Third Density (R3Z) zoning for the City of Ottawa. This permits a mix of residential uses.

The Phase 1 property currently has 2 structures present. There is a small, wood framed storage shed located at the south side. There is a rectangular, 2 story structure located near the east side. This structure was possibly constructed in the 1960's as a private residential building. It is currently residential with 5 apartment units present. The building measures approximately 46 ft. by 29 ft. in area. The foundation is made of concrete blocks. The exterior of the building is covered in painted aluminum siding. The roof is peaked and covered in asphalt shingles. The insulation was both yellow and pink fiberglass batt. Heating for the building is via electric baseboards, although the main floor apartment is heated via a hot water boiler system using natural gas as a fuel source. Both potable water and sanitary sewer are provided by the municipality.

The adjoining property to the south and located at 417 Phoenix Crescent is residential in use. The adjoining property to the north appeared to be a common foot/bicycle path used to connect the sidewalk along Tenth Line Road to Phoenix Crescent. There is a residential use property located beyond this path at 1582 Tenth Line Road.

The neighbouring properties to the west and located across Phoenix Crescent are all private, residential use properties. The neighbouring properties to the east and located across Tenth Line Road are commercial and community use

properties (1675 Tenth Line Road parking lot, the Ottawa-Cumberland Public Library along with Ray Friel Recreation Complex).

No areas of natural or scientific interest were present within a 250 m radius of the Site.

On the basis of the programme conducted, St. Lawrence Testing found that:

- The first use of the Phase 1 property was as a private, residential property in the 1960's. It continues to remain residential in use.
- The Phase 1 property is serviced with natural gas. Potable water and sanitary sewer is supplied by the municipality.
- The Phase 1 property is zoned Residential Third Density (R3Z) with the City of Ottawa. This permits a mix of residential uses.
- The adjoining and neighbouring properties did not appear to offer an environmental risk to the Phase 1 property.

St. Lawrence Testing determined that there were no major environmental concerns related to the Phase 1 property. No further environmental work is necessary.

2.0 INTRODUCTION

A Phase 1 ESA was undertaken by St. Lawrence Testing for a residential use property (hereafter referred to as the "Site" or "Site property") located at civic address 1592 Tenth Line in Orleans (Ottawa), Ontario at your request.

St. Lawrence Testing was advised that the purpose of this Phase I ESA was to assess the potential issues of environmental concern related to the current and past uses of the property.

This Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document "Phase I Environmental Site Assessment, CSA Standard Z768-01", November 2001 (reaffirmed 2016 with no changes). Subject to the limitations outlined in Section 9.0 of this report, the scope of work included:

- A Site visit was performed on December 7, 2020 that included a visual inspection of the property and an interior and exterior visual inspection of the building. Observations of the adjoining and neighbouring properties were performed from the property and from public access areas.
- An interview was performed with the owner of the Site property.
- A records review was done of available documents pertaining to the property including an EcoLog ERIS report and historical aerial photographs, insurance records and fire insurance plans.
- A title search to determine the property ownership from the available records located at the local Ontario Land Registry office from the Crown patent to the current owner was carried out.
- A summary of any environmental concerns and the evaluation of these concerns are finalized in this report, all subject to the limitations outlined in Section 9.0 of this report.

3.0 SITE DESCRIPTION

3.1 Site Location

The Site is found at the municipal addresses of 1592 Tenth Line Rd. in Orleans (Ottawa), Ontario. This Site is located on the west side of Tenth Line Rd., approximately 370 m north of the intersection of Charlemagne Blvd. Access to the Site can be had from Tenth Line Rd. The Site property is zoned as R3Z (Residential, Third Density) with the City of Ottawa.

3.2 Site Operations

The Site property is classified as residential in use. It currently operates as a multi-unit apartment building with 5 separate units. There are 2 basement units, a main floor unit along with 2, second floor units.

3.3 Topographic, Geologic and Hydrogeologic Setting

Based on the Physical Setting Report provided by ERIS, the surface elevation of the Site is approximately 85.9 m above sea level. The topographic slope direction is to the west.

The bedrock geology consists of limestone, dolostone, shale, arkose and sandstone of the Ottawa Group; Simcoe Group, Shadow Lake Formation from the Ordovician period. The overburden material is primarily clay, silty clay and silt. The soil is characterized by non-stony, poorly drained clay. The soils have a low runoff potential and very slow infiltration.

The inferred shallow groundwater flow direction would be west towards the Bilberry Creek located approximately 1.3 Km west of the Site. Bilberry Creek empties in to the Ottawa River that is located approximately 3.1 Km north of the Site.

4.0 RECORDS REVIEW

4.1 Aerial Photographs

Aerial photographs for the Site were obtained from the National Air Photo Library through Environmental Risk Information Services (ERIS). These photos are dated 1954, 1960, 1975, 1988 and 1990. In addition, aerial photographs were obtained from the GeoOttawa website for the years 1976, 1991, 1999 and 2002. Along with these, satellite images of the Site property were obtained through Google Earth. These images were taken in 2003, 2008, 2013 and 2018.

The 1956 aerial photograph was blurry. However, Tenth Line Rd. is present. Site specifics were difficult to interpret, although, the property along with the surrounding properties appear residential and agricultural in use.

The 1960 aerial photograph did not show any significant changes in use to the Site property or to the surrounding properties since the 1956 aerial photograph was taken.

The 1975 aerial photograph shows that the Site property is developed. There appears to be a square shaped structure present. Further to the

north there is considerable residential development. To the south, east and north, there is sparse development similar to that found in the 1960 aerial photograph.

The 1976 aerial photograph from GeoOttawa shows a structure on the Site property. It appears residential in use. The adjoining properties are vacant and undeveloped. Tenth Line Rd. is visible along the east side of the Site property. The neighbouring property to the east and across Tenth Line appears agricultural in use.

The 1988 aerial photograph was blurry making Site specifics difficult to interpret. The Site property is developed along with the adjoining properties to the north, west and south. The neighbouring property to the east and across Tenth Line Rd. appears under development at this time.

The 1990 aerial photograph shows no significant changes to the Site property or to the adjoining properties to the north, west and south. The neighbouring property to the east now shows development.

The 1991 aerial photograph from GeoOttawa shows the Site property with a large structure, multiple vehicles present along with what appears to be an above ground swimming pool. The adjoining property to the south appears residential in use with a structure present. The adjoining property to the north appears vacant and undeveloped. Numerous residential properties now appear to the west of the Site. Phoenix Crescent borders the Site property to the west. To the east, Tenth Line

Rd. has become wider. The neighbouring property to the east no longer appears agricultural, rather in the early stages of development.

The 1999 aerial photograph from GeoOttawa shows the Site property with a large structure and appears residential in use. The adjoining property to the south appears residential in use with a structure present. The adjoining property to the north now contains 2 rectangular objects. Numerous residential properties appear to the west of the Site. To the east, Tenth Line has become a 4 lane divided roadway. The neighbouring property to the east appears to be a parking lot.

The 2002 aerial photograph from GeoOttawa shows the Site property with a large structure and appears residential in use. The adjoining property to the south appears residential in use with a structure present. The adjoining property to the north appears like a pathway intersects it. No structures or objects are visible on this property. Numerous residential properties appear to the west of the Site. To the east, Tenth Line Rd. has become a 4 lane divided roadway. The neighbouring property to the east appears to be a parking lot.

The satellite image taken in 2003 shows no significant changes to the Site property or to the surrounding properties since the 2002 aerial photograph was taken.

The satellite image taken in 2008 shows no significant changes to the Site property or to the surrounding properties since the 2003 aerial photograph was taken.

The satellite image taken in 2013 shows no significant changes to the Site property or to the surrounding properties since the 2008 aerial photograph was taken.

The satellite image taken in 2018 shows no significant changes to the Site property or to the surrounding properties since the 2013 aerial photograph was taken.

4.2 Property-Use Records

A search of available Fire Insurance Plans (FIP) and Inspection reports for the Site was undertaken by OPTA Enviroscan. No fire insurance plans or inspection reports were found for the Site property.

4.3 Insurance Reports

No insurance reports describing fire and theft risks were found associated with the Site property.

4.5 Title Search

The following table lists the title transactions for the Site property found at the local Ontario Registry office from the Crown patent to the current owner. No Rights of Way or Easements were discovered in the title.

The legal description of the Site property is: Part of Lot B, Concession 11, being Part 2 on Plan 50R1622, formerly City of Cumberland, City of Ottawa. The Property Identification Number (PIN) is: 14518-0375.

Instrument #	Type	Date	Vendor	Purchaser
	Patent	Oct 20, 1840	Crown	Canada Company
1129	Deed	May 6, 1870	Canada Company	Samuel Sauve
3423	Deed	Feb 2, 1887	Samuel Sauve	Israel Cardinal
15889	Deed	Feb 15, 1932	Israel Cardinal	Octave N. Lacroix
16630	Deed	Jan 22, 1937	Octave N. Lacroix	Victor Lacroix
18755	Deed	April 26, 1949	Victor Lacroix	Oscar Lacroix
1843B	Deed	Aug 14, 1961	Oscar Lacroix	Rejean Lacroix, Lucille Lacroix
RR40544	Quit Claim Deed	June 17, 1974	B.M. & B Holdings Limited	Rejean Lacroix, Lucille Lacroix
Lt1123388	Survivorship Application	May 29, 1998	Rejean Lacroix	Lucille Lacroix
Lt1123553	Deed	May 29, 1998	Lucille Lacroix	Jack Loo, Kim Loo
OC822328	Deed	Feb 5, 2008	Jack Loo, Kim Loo	Daniel Dore, Natalie Vallee-Dore (Current owners)

4.6 Prior Environmental Assessment Reports

No prior environmental assessment reports were provided for review.

4.7 Company Records

No company records were provided for review.

4.8 Regulatory Information

St. Lawrence Testing submitted a request to EcoLog Environmental Risk Information Services (ERIS) for a review of available Federal, Provincial and Private Sector databases as they pertain to the Site along with the surrounding properties in a 250 m radius of the Site boundaries.

The following records were found and listed in the table below:

Database	On-Site	Within a 250 m radius
Certificates of Approval	0	1
Environmental Activity and Sector Registry	0	2
Environmental Compliance Approval	0	2
ERIS Historical Searches	1	3
Ontario Regulation 347 Waste Generators Summary	0	25
Fuel Oil Spills and Leaks	0	1
Pesticide Registry	0	10
Ontario Spills	0	4
Well Water Information System	0	1

There was 1 record associated with the Site property. This record was found in the ERIS Historical Searches database and dated July 8, 2014. The record involved the generation of a standard report from ERIS. This would not have posed an environmental risk to the Site property.

There were 49 records found within a 250 m radius of the Site property. These are described below:

There was 1 record found in the Certificates of Approval database. This record involved the approval to release odour/fumes from Jeff's Foods located at 1675 Tenth Line Rd. in 1987. Since this property is located approximately 245 m east southeast of the Site and that odour is subjective, the environmental risk to the Site is low if not nil.

There were 2 records found in the Environmental Compliance Approval database. Both of these records involved the City of Ottawa at the location of 1585 Tenth Line Rd. The approvals were granted in August of 2014 for air/noise along with the use of ice rink equipment (i.e. evaporative condenser). These approvals would not pose an environmental risk to the Site property.

There were 3 records found in the ERIS Historical Searches database. These record involved the searching of computer databases, fire insurance plans and site plans for properties located at 1585, 1675 and 1540 Tenth Line Rd. and would not have posed an environmental concern to the Site property.

There were 25 records found in the Ontario Waste Generators Summary database. There were 5 records that involved the City of Ottawa for the location approximately 187 m east northeast at 1585 Tenth Line Rd. (Ray Friel Recreation Centre) where inert inorganic wastes, brine along with paint, pigments and coatings were generated. There were 5 records that involved a pharmacy located approximately 245 m east southeast at 1675 Tenth Line Rd. where pharmaceutical and pathological wastes were generated. There were 15 records that involved Sir Wilfrid Laurier

Secondary School located 248 m north northeast at 1515 Tenth Line Rd.. At this location the wastes included light fuels, waste oil & lubricants, oil skimmings & sludges, acid & alkaline wastes, inorganic wastes, petroleum distillates and aliphatic solvents. As the generation, handling and disposal of these wastes are provincially regulated, they would pose a low environmental risk to the Site property.

There was 1 record found in the Fuel Oil Spills and Leaks database. This involved a property located approximately 234 m northwest of the Site at 1540 Tenth Line Rd. In December of 2014 a 1 L heating fuel leak occurred at a private residence. No environmental issues were reported.

There were 10 records found in the Pesticide Registry. All the records involved a limited vendor of retail pesticide located at 1675 Tenth Line Rd. The retail volume of pesticides at this location would not pose an environmental risk to the Site property.

There were 4 spills found in the Ontario Spills database. The nearest spill occurred in 2001 at a property located approximately 187 m east northeast at 1585 Tenth Line Rd. The spill involved an unknown gas into the air. This would not have pose an environmental risk to the Site as the gas would have been sufficiently diluted in the air before reaching the Site.

There were 2 refrigerant spills in 2010 at 1675 Tenth Line Rd. This property is located approximately 245 m east southeast of the Site. The records indicated that no environmental impact was suspected.

The final spill was another refrigerant spill that occurred in 2016 at 1515 Tenth Line Rd. This property is located approximately 248 m north northeast of the Site. There were no environmental issues reported.

There was 1 record found in the Well Water Information Systems database. The record indicated that there is a domestic water source well located at 373 Vince Drive, approximately 189 m west southwest of the Site property. The presence of this well would not pose an environmental risk to the Site property.

5.0 SITE VISIT

A Site visit was performed by Mr. Steven Rowland of St. Lawrence Testing on December 7, 2020. Mr. Rowland performed a thorough visual inspection of the Site where access was available. Only visual observations were noted.

5.1 General Observations

The Site property is located on the west side of Tenth Line Road. Access could be had from Tenth Line Rd. on the east and from Phoenix Crescent on the west side.

The exterior grounds were landscaped with grass, a few trees and shrubs. The north side of the Site property was covered in asphalt. A chain linked fence separates the Site from the adjoining property to the north. A tall, wood fence separates the Site from the adjoining property to the south.

There was a single, 2-story, rectangular building present. This building is residential in use with 5 individual apartments within one structure. The building and grounds appeared well maintained. A small wooden storage shed is located at the south side. There were no exterior fuel tanks observed on the Site property.

The adjoining properties to the east and located across Tenth Line Road appear commercial and/or community use. The adjoining property to the north was a foot path connecting Tenth Line Road to Phoenix Crescent. The adjoining property to the south was residential in use. The neighbouring property to the west and across Phoenix Crescent was residential in use.

Hazardous Materials

No hazardous materials were observed.

Unidentified Substances

No unidentified substances were observed.

Storage Tanks

There were 5, domestic hot water tanks located in the basement of the Site building. There was also a small water tank used for the heating system of the 1st floor apartment located in the basement. No above ground fuel storage tanks were observed.

Odours

A strong cat urine odour was evident within the stairwell. This was due to garbage bags temporarily placed in the 2nd floor landing.

Potable Water Supply

The Site is supplied with municipal water.

Special Attention Items:

Polychlorinated Biphenyls (PCBs)

The past use of PCBs in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common. The federal Environmental Contaminants Act, 1976, prohibited the use of PCBs in heat transfer and electrical equipment installed after September 1, 1977, and in transformers and capacitors installed after July 1, 1980. In addition, storage and disposal of PCB waste materials is regulated.

No indication of PCB containing materials were found on the Site property.

Asbestos-Containing Materials (ACMs)

The common use of potential friable asbestos-containing materials (ACMs) (pipe/boiler insulation and fireproofing) in construction generally ceased voluntarily in the mid-1970s.

The building was constructed sometime in the late 1960's. The use of asbestos containing materials (i.e. drywall joint compound,

textured ceiling spray and vinyl flooring) may have been used. Only textured ceilings were observed in the common area of the building. Testing for asbestos, however, is outside the scope of this report.

Lead

In 1976, the lead content in interior paint was limited to 0.5% by weight under the federal Hazardous Products Act and in recent years the limit was reduced to 0.009% by weight. Lead is also associated with plumbing solder and old pipes as well as other lead based products such as wall shielding (x-ray rooms).

The solder used to connect the copper water lines may contain a small degree of lead, however, this amount would not pose an environmental risk to the Site.

Ozone-Depleting Substances

In 1994, the federal government filed the Ozone-depleting Substances Regulations to amend controls on production and consumption of (chlorofluorocarbons (CFCs)) halons, tetrachloride and methyl chloroform.

There does not appear to be any equipment containing Freon or halon in the subject property.

Urea Foam Formaldehyde Insulation (UFFI)

The sale and installation of UFFI as thermal insulation began in approximately 1970, and continued until December 1980 when it was banned under the federal Hazardous Products Act. UFFI was installed in both new and existing buildings during this period. Urea formaldehyde foam insulation was not commonly used in industrial or commercial buildings.

No UFFI was observed on either portions of the Site building.

Radon

Radon is an odourless, invisible gas that occurs in soils upon the decay of naturally found uranium. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings in the basement floor. The guideline from Health Canada for radon is 200 Bq/m³.

The City of Ottawa Health Unit conducted a study of 64 homes within the region. The survey found that 93.8% of the homes in the survey had radon levels below the 200 Bq/m³ guideline.

The bedrock in the area mainly consists of limestone, dolostone and shale. This suggests that radon would not be present at a concentration that would pose an environmental concern. However, radon cannot be detected without specialized

equipment and testing for radon is outside the scope of this report.

Mold

No visible, or obvious mold growth was observed.

Electric and Magnetic Fields

We tested for the presence of both electric and magnetic fields using a portable electromagnetic radiation meter (Model GM3120) at the east side of the Site property where overhead electrical distribution lines were found. A low electromagnetic field (0.14 μ T) was measured, however, this dissipated with distance.

Noise and Vibrations

A handheld sound meter was used to measure the noise levels at the east side of the Site property near Tenth Line Road. The decibel reading ranged from 70.4 db to 82.9 db with traffic present. No noticeable vibrations were felt during the Site visit.

5.2 External Observations

General Description of Site Structures

There is 1, two story structure on the Site property along with a small wooden storage shed. The 2 story structure is believed to have been constructed in the 1960's. The structure measures approximately 1335 ft² (124 m²) in area.

The building is covered in aluminum siding and has a peaked roof covered in asphalt shingles. The foundation is made of concrete blocks.

There is a small (8ft. x 8ft.) wooden storage building located at the south side of the Site property. The roof is peaked and covered in asphalt shingles.

Observations of Adjoining Properties

A visual observation of adjoining properties was performed from the Site boundary and from the surrounding public roads. The adjoining properties appear commercial in use. No above ground fuel storage tanks were observed.

The adjoining property to the south and located at 417 Phoenix Crescent is residential in use. The adjoining property to the north appeared to be a common foot/bicycle path used to connect the sidewalk along Tenth Line Road to Phoenix Crescent. There is a residential use property located beyond this path at 1582 Tenth Line Road.

The neighbouring properties to the west and located across Phoenix Crescent are all private, residential use properties. The neighbouring properties to the east and located across Tenth Line Road are commercial and community use properties (1675 Tenth Line Road parking lot, the Ottawa-Cumberland Public Library along with Ray Friel Recreation Complex).

No areas of natural or scientific interest were present within a 250 m radius of the Site.

Wells

There is the remnants of a former dug well on the property. This well was abandoned and backfilled. It is no longer in service. There was no record of this well found on the Ontario Well Records website.

Sewage Disposal

The Site is connected to a sanitary sewer line along Tenth Line Road. There is also an abandoned septic system located at the south side of the Site property. This is no longer in use.

Pits and Lagoons

No pits or lagoons were observed on the Site.

Stained Material

No stained materials were observed.

Fill

No fill material was observed.

Stressed Vegetation

No areas of stressed vegetation were observed.

Waste Water

Surface waste water at the east side would travel to catch basins located along Tenth Line Road. These lead into the municipal sewer system. Surface waste water at the west side would travel to catch basins located along Phoenix Crescent.

Watercourses, Ditches, or Standing Water

The nearest watercourse is the Bilberry Creek located approximately 1.3 Km west of the Site. The Ottawa River is located approximately 3.1 Km north of the Site.

No ditches or standing water were observed on the Site property.

Roads, Parking Facilities, and Rights of Way

Tenth Line Road is a divided 4 lane, asphalt covered roadway that travels north and south along the east side of the Site property. Phoenix Crescent is a 2 lane, asphalt covered roadway that travels north and south along the west side of the Site property.

An asphalt covered parking area for tenants and visitors is located along the north side of the Site property. No rights of way were found in the chain of title associated with the Site property.

5.3 Interior Observations

General Description

Access into the individual apartments was not permitted at the time of the Site visit and only common areas were viewed. The common stairwell was covered in carpeting along with the entrance and 2nd floor landing. The walls were covered in painted drywall and the ceiling was covered in sprayed on textured material.

The utility room in the basement was partially finished. It had a bare concrete floor and some drywall covered walls. This room contained the electric hot water heaters, washer and dryer along with a natural gas fueled hot water boiler system.

The attic space is unfinished and contains both yellow and pink fiberglass batt insulation.

Heating and Cooling Systems

Heating for the main floor apartment was via the natural gas fueled hot water boiler system. The remaining areas within the building were heated via electric baseboard heaters. No cooling systems were observed. The small storage shed was not heated or cooled.

Drains and Sumps

There were sanitary drains in the building. These would lead to the municipal sewer system. The laundry equipment drained in the

basement and lead in to the municipal sewer system. No indications of flood staining was observed in the basement. No sumps were observed.

Mechanical Equipment

No mechanical equipment such as underground hoists, hydraulics or air compressors that may pose an environmental risk were observed.

6.0 INTERVIEWS

Mr. Dan Dore, current owner of the Site property was interviewed in person on December 7, 2020. Mr. Dore stated that he has owned the property since 2008 and has lived in this area of Ottawa all his life. He said that the property was used as a residential rental investment property. He knew of no environmental issues with the Site property or within the surrounding area.

Mr. Dore pointed out the abandoned well located at the west side of the Site. He said it was never used. He also pointed out that a former septic system was located along the south side of the Site. It, too, was no longer in service.

7.0 FINDINGS and EVALUATION OF FINDINGS

St. Lawrence Testing determined the following items for the Site property:

- The first use of the Site property was as a private, residential property in the 1960's. It continues to remain residential in use.
- The Site property is serviced with natural gas. Potable water and sanitary sewer is supplied by the municipality.

- The Site is zoned Residential Third Density (R3Z) with the City of Ottawa. This permits a mix of residential uses.
- The adjoining and neighbouring properties did not appear to offer an environmental risk to the Site property.

8.0 CONCLUSIONS

We have completed a Phase 1 Environmental Assessment in general accordance with CSA Z768-01 (reaffirmed without change, 2016) on the Site located at 1592 Tenth Line Road in Orleans (Ottawa), Ontario.

On the basis of the programme conducted, it is the opinion of St. Lawrence Testing that there are no major environmental concerns related to the Site property. No further environmental work is necessary.

9.0 STANDARD LIMITATIONS

The environmental investigation was carried out to address the intent of applicable provincial guidelines. Achieving the objectives stated in the report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking is to perform our work within the limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assists in reducing the client's risks associated with environmental impairment; our work should not be considered "risk mitigation". No other warranty expressed or implied, is included or intended in this report.

The information presented in this report is based on a limited investigation designed to provide information to support an overall assessment of the current environmental conditions on the subject property. The conclusions presented in this report reflect existing site conditions within the scope of our investigation.

This report was prepared for the exclusive use of as per the agreement and terms of reference between Oligo Properties Inc. and St. Lawrence Testing & Inspection Co. Ltd. Any use and interpretation of this report by any other party is entirely at their own risk.

10.0 QUALIFICATIONS OF THE ASSESSOR

Mr. Gilbert G. McIntee, P.Eng: Mr. McIntee has been conducting environmental assessments and remediation for over 25 years and is a QP (Qualified Person).

Mr. Steven Rowland, B.Sc.: Mr. Rowland has a post graduate diploma in Environmental Science and has worked at St Lawrence Testing for 9 years as an environmental technician. Mr. Rowland has worked in pharmaceutical research and has inspected research facilities in Canada and the United States.

11.0 REFERENCES

Phase 1 Environmental Site Assessment. CSA Standards, Z768-01,
(reaffirmed without change, 2016).

Respectfully submitted,

ST. LAWRENCE TESTING & INSPECTION CO. LTD.



G.G. McIntee, P. Eng.

GGM: sr

Attachments

