December 23, 2020

Mr. Raad Akrawi
11421247 Canada Inc
768 St. Joseph Boulevard, #100
Gatineau, Quebec J8Y 4B8

Via Email: rakrawi@groupeheafey.com

**Re: OTT-00260579-A0 Phase Two Environmental Site Assessment**
**1740 - 1760 St. Laurent Boulevard, Ottawa, Ontario**

EXP Services Inc. (EXP) was retained by 11421247 Canada Inc. to prepare Phase One and Phase Two Environmental Site Assessment (ESA) reports for a property located at 1740 – 1760 St. Laurent Boulevard in Ottawa, Ontario. The property is currently used for commercial purposes. It is understood that 11421247 Canada Inc. intends to re-develop the property for residential purposes. Hence, a Record of Site Condition (RSC) will be required.

A report entitled *Phase One Environmental Site Assessment, 1740 – 1760 St. Laurent Boulevard, Ottawa, Ontario*, dated October 23, 2020 (updated December 16, 2020) was prepared for the property. This report was prepared in accordance with Ontario Regulation 153/04.

The report identified three areas of potential environmental concern (APEC), as shown in the table below:

| Area of Potential Environmental Concern (APEC) | Location of APEC on Phase One Property | Potentially Contaminating Activity (PCA) | Location of PCA (On-Site or Off-Site) | Contaminants of Potential Concern | Media Potentially Impacted (Groundwater, Soil and/or Sediment) |
|---|---|---|---|---|---|
| **#1** | The area at 1760 St. Laurent Boulevard that includes the building and the land immediately surrounding the building, as the property was previously operated as a dry-cleaning facility | #37 – Operation of Dry-Cleaning Equipment (where chemicals are used) | On-Site | Volatile Organic Compounds (VOC) | Soil and Groundwater |

| | | | | | |
|---|---|---|---|---|---|
| **#2** | The area adjacent to the south property boundary, as an auto service station is located south adjacent to the Phase One property | #10 – Commercial Autobody Shops | Off-Site | Benzene, Toluene, Ethylbenzene, Xylene (BTEX), Petroleum Hydrocarbons (PHC), Polycyclic Aromatic Hydrocarbons (PAH), and metals | Soil |
| **#3** | 1740 St. Laurent Boulevard | #28 – Gasoline and Associated Products Storage in Fixed Tanks | On-Site | BTEX, PHC, VOC and metals | Soil and Groundwater |

EXP prepared a report entitled *Phase Two Environmental Site Assessment, 1760 St. Laurent Boulevard, Ottawa, Ontario* dated December 13, 2019. EXP confirms that the field work for this investigation was done in accordance with Regulation 153/04. The report included results from a field work program that addressed APEC #1 and #2, per the above table. All soil and groundwater samples were within the applicable Table 3 site condition standards for all parameters that were analysed. Further intrusive investigations on this part of the property are not deemed to by warranted.

As part of the updated Phase One ESA, EXP reviewed the report entitled *Soil and Groundwater Investigation, Suncor Retail Fuel Outlet, 1740 St. Laurent Boulevard, Ottawa, Ontario (SS #14178)*, dated November 30, 2020 prepared by Terrapex Environmental Ltd. for Suncor Energy Products Partnership. Based on our review, the field work program for this investigation was done in accordance with Regulation 153/04. The report included results from a field work program that partially addressed APEC #3, per the above table. All soil and groundwater samples were within the applicable Table 3 site condition standards for all parameters that were analysed. However, EXP agrees with a recommendation in the Terrapex report that further soil and groundwater sampling be conducted after the petroleum handling equipment is removed. Such work will ensure that APEC #3 is fully addressed.

Once the additional soil and groundwater sampling is done, EXP will prepare a Phase Two ESA report that meets the requirements of Regulation 153/04. This report will include a conceptual site model that addresses the environmental conditions of the entire RSC property.

To date and notwithstanding the areas beneath the petroleum handling equipment, the environmental investigations (Phase One and Two ESA) have been completed at 1740 - 1760 St. Laurent Boulevard**,** in accordance with Regulation 153/04, which is a requirement of the City of Ottawa as part of the site plan approval process.

An RSC will subsequently be filed. All reports must be prepared in accordance with Regulation 153/04 in order for an RSC to be acknowledged by the Ontario Ministry of the Environment, Conservation and Parks (MECP).

We trust this letter meets your current needs. If you require additional information pertaining to the work conducted by EXP, do not hesitate to contact the undersigned.

Sincerely,
EXP Services Inc.

Patricia Stelmack, M.Sc., P.Eng.
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Earth & Environment

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Earth & Environment

c.c.: Ismail Taki, EXP Services Inc.