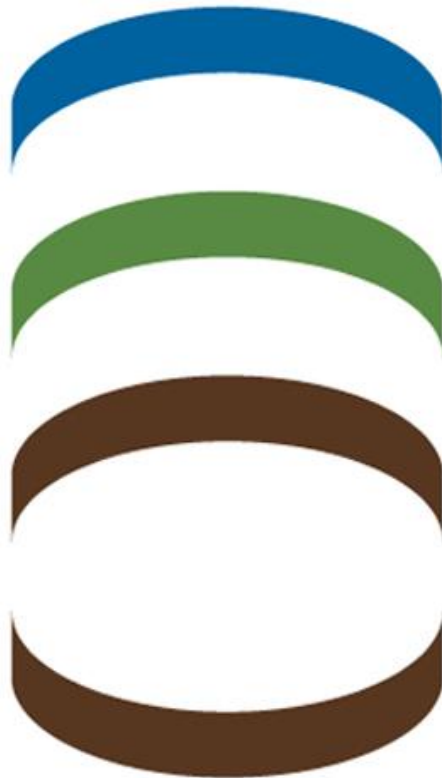


**1199 NEWMARKET HOLDINGS INC.
ENVIRONMENTAL SITE REMEDIATION – PHASE IV**

Property located at 1195 Newmarket Street in Ottawa
O/Ref.: 14234



A handwritten signature in blue ink, appearing to read 'B. Malka'.

Bruce Malka, Eng.
Geo-Environment Director



Pascal Fhima, Eng., P. Eng.
President and CEO - 100199677

MARCH 2021

Montreal, March 15, 2021

Mr. Stanley Zipkin
1199 NEWMARKET HOLDINGS INC.
A-3488 Chemin de la Côte-des-Neiges
Montreal (Quebec)
H3H 2M6

Object: ENVIRONMENTAL SITE REMEDIATION – PHASE IV – LETTER REPORT
Commercial building
Property located at 1195 Newmarket Street in Ottawa

O/Ref: 14234

Dear Sir,

Mr. Stanley Zipkin of the company 1199 NEWMARKET HOLDINGS INC., mandated ORTAM GROUPE INC. (ORTAM) to complete an Environmental Site Rehabilitation (ESR) – Phase IV, on the property located at 1199 Newmarket Street in Ottawa, Ontario (hereafter identified as the “Site” or the “Property”).

This ESR – Phase IV was conducted based on the conclusions brought forth from the report PHASE II – ENVIRONMENTAL SITE ASSESSMENT (ESA – PHASE II) conducted by ORTAM in February 2020 (Ref.: 13246).

The ESA - Phase II site work included the completion of thirteen (13) environmental boreholes (BH1 to BH13) carried out on July 16th, 2019. A total of sixty-three (63) soil samples and six (6) duplicates were collected during the field work. Fourteen (14) soil samples were submitted for chemical analysis for the following parameters: Petroleum Hydrocarbons (PH F2-F4) and/or Petroleum Hydrocarbons (PH F1-BTEX) and/or Polycyclic Aromatic Hydrocarbons (PAHs) and/or Heavy Metals (HM – 13 metals) and/or phenols.

The environmental quality of the soils encountered in the surveys BH1 AND BH5 does not respect the MOECC Table 3 Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, medium to fine textured soils for commercial/industrial property use. Therefore, ORTAM recommends that it is necessary to conduct AN ENVIRONMENTAL SITE REMEDIATION (ESR) – PHASE IV.

The current ESR – Phase IV study conducted by ORTAM consisted of the excavation of the contaminated soils in the sectors of BH1 and BH5. All samples from the final walls and bottom of the excavations showed concentrations below the MOECC Table 3 Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, medium to fine textured soils for commercial/industrial property use for all parameters analysed.

A total of 3,200 MT (metric tonnes) of contaminated soils were excavated and sent to a treatment center.

In conclusion, the environmental quality of the soils within the excavations respects the MOECC Table 3 Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, medium to fine textured soils for commercial/industrial property use. No further environmental intervention is necessary at this time.

We thank you for giving us the opportunity to serve you and hope to engage into future collaborations.

Trusting everything is to your complete satisfaction, we remain yours truly.

ORTAM GROUP INC.



Bruce Malka, Eng.
Geo-Environment Director

