October 16, 2024

**CM3 Project: SDC1023**

**Ernie Cecchetto**
**President**
Roof Maintenance Solutions
195 Menten Pl #105,
Nepean, ON K2H 9C1

**Attention:** Ernie Cecchetto ( ececchetto@roofmaintenancesolutions.ca )

**Yard Cleanup – Automotive Fluid Containers and Oil Stained Areas**
**3210 Albion Road South, Ottawa, Ontario**

## 1 INTRODUCTION

CM3 was retained by Roof Maintenance Solutions (RMS) to conduct a Phase I ESA for the property located at 3210 Albion Road South in Ottawa, Ontario. The Phase I ESA was competed at the request of RMS for due diligence purposes in support of a potential real estate transaction. One of the recommendations from the CM3 Phase I ESA was to have the debris, multiple automotive fluid containers and three areas of stained soil on the property removed by a licensed waste management contractor.

Additionally, CM3 had completed water sampling from the sump pit of the building on September 27, 2024 as a follow up to the Phase II ESA and soil remediation completed on the property in the Summer of 2024.

This report was prepared to document these two activities.

## 2 REMOVAL OF DEBRIS, CONTAINERS AND OIL STAINS

CM3 attended the subject property on October 10, 2024 to certify that all debris, vehicle fluid containers and oil stained gravel areas were removed. The inspection was completed by Bruce Cochrane, P.Geo., of CM3 from 12:30 to 13:00 pm that day. The inspection involved the visual inspection of the property and obtaining photographs of the yard area where debris and/or vehicle fluid containers and/or oil stained gravel areas were previously noted by CM3.

No vehicle fluid containers and/or oil stained gravel areas were noted by CM3 during the October 10, 2024 inspection. The oil stained areas were previously identified by CM3 for Epcon Canada (Epcon) on September 4, 2024 who were advised by CM3 to excavate the shallow areas and dispose of the material with the soil removed for the remedial excavation completed at the west side of the on-site building. Photographs of the yard from October 10, 2024 are provided below.

South-East corner of property where small shed with vehicle fluid containers were noted.


Looking west along north property line where debris and vehicle fluid containers were noted.

Looking south-west across back lot where oil stained area was located (bottom center of picture and at far south-west corner of property where debris and vehicle fluid containers were located.

Looking south from rear lot where debris and vehicle fluid containers were noted along south property line in grassed areas.

## 3 SUMP PIT SAMPLING

CM3 had attended previously the subject property following the September 4, 2024 remedial excavation to obtain a groundwater sample from monitoring well MW1 where petroleum hydrocarbons (PHCs) in the F2 and F3 fractions were reported by CM3 to exceed the Site Condition Standards (SCS) in the CM3 Phase II ESA report dated September 12, 2024. Insufficient water was noted in the monitoring well during each visit due to a drop in the water table because of seasonal variations and/or the now operational sump pit within the adjacent on-site building.

It was recommended by the CM3 QP to instead sample the interior sump pit of the on-site building as it may be representative of the groundwater conditions. The sump pit was considered to possibly represent the exterior groundwater conditions, but it was also noted that there could be false positive interference from any PHCs that may be adhered to the sump pit, piping or sump pump. False negative results were not considered possible. In simpler terms, if the sump pit sample results did not show PHCs then it would be the opinion of the QP that groundwater conditions were favorable. If PHCs were detected, then it would not be possible for the QP to rule out sample interference due to the location of the sample.

CM3 attended the subject property on September 27, 2024 and collected one grab sample from the sump pit of the on-site building with clean sampling materials and nitrile gloves. The sample was placed in laboratory supplied sample containers and submitted to Paracel Laboratories Ltd. of Ottawa, Ontario on the same day for benzene, toluene, ethyl benzene and xylenes (BTEX) and PHCs in the F1 to F4 fractions.

The sample results were received by CM3 on September 30, 2024 and the laboratory report is attached as **Appendix A** of this letter report. BTEX and PHCs in the F1 and F4 fractions were not detected in the sample. PHCs in the F2 and F3 fractions were detected in the sample at the concentrations of 371 ug/l and 592 ug/l respectively. The F2 fractions detected are below the SCS and the F3 fractions detected exceed the SCS.

## 4 CONCLUSIONS

CM3 concludes that the yard debris, vehicle fluid containers and oil stained gravel areas previously noted in the CM3 Phase I ESA have been removed and addressed.

The results of the groundwater sampling of the sump pit have shown levels of PHCs in the F3 fraction more than the SCS. However, the levels detected will decrease in time since the soil source has been removed and the naturally occurring bacteria in the soil and groundwater will continue to degrade the concentrations. The removal of the soil source will eliminate any possibility of an increase in levels and will also allow the oxygen conditions in the soil and water to increase and thus fully activate PHC consuming bacteria. Typically, the reduction in groundwater is rapid but, in this situation, there may be interference from the sump pit or the site conditions may require additional time for the degradation to occur. The maximum time for

degradation is estimated to range from three to six months, based on our experience with similar projects.

## 5 LIMITATIONS

This report has been prepared and the work described in this report has been undertaken by CM3 Environmental Inc. (CM3) for ROOF MAINTENANCE SOLUTIONS AND BUSINESS DEVELOPMENT BANK OF CANADA. It is intended for the sole and exclusive use of ROOF MAINTENANCE SOLUTIONS AND BUSINESS DEVELOPMENT BANK OF CANADA and their authorized agents for the purpose(s) set out in this report. Any use of, reliance on, or decision made based on this report by any person other than ROOF MAINTENANCE SOLUTIONS AND BUSINESS DEVELOPMENT BANK OF CANADA for any purpose, or by ROOF MAINTENANCE SOLUTIONS AND BUSINESS DEVELOPMENT BANK OF CANADA for a purpose other than the purpose(s) set out in this report, is the sole responsibility of such person, or ROOF MAINTENANCE SOLUTIONS AND BUSINESS DEVELOPMENT BANK OF CANADA. CM3 and ROOF MAINTENANCE SOLUTIONS AND BUSINESS DEVELOPMENT BANK OF CANADA make no representation or warranty to any other person with regard to this report and the work referred to in this report and they accept no duty of care to any other person or any liability or responsibility whatsoever for any losses, expense, damages, fines, penalties or other harm that may be suffered or incurred by any other person as a result of the use of, reliance on, any decision made or any action taken based on this report or the work referred to in this report. Nothing in this report is intended to constitute or provide a legal opinion. In addition, revisions to the regulatory standards referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary.

The work undertaken by CM3 for this report and any conclusions or recommendations made in this report reflect CM3's judgement based on the site conditions observed at the time of the site inspection on the date(s) set out in this report, on information available at the time of preparation of this report, on the interpretation of data collected from the field investigation and on the results of laboratory analyses, which were limited to the quantification in select samples of those substances specifically identified in the report. Unless otherwise stated, the findings cannot be extended to previous or future site conditions, portions of the site which were unavailable for direct investigation, subsurface locations which were not investigated directly, or chemical parameters, materials or analysis which were not addressed. Substances other than those addressed by the investigation described in this report may exist within the site; substances addressed by the investigation may exist in areas of the site not investigated and concentrations of substances addressed which are different than those reported may exist in areas other than the locations from which samples were taken. CM3 expresses no warranty with respect to the accuracy of the analytical results by the laboratory. Actual concentrations of the substances identified in the samples submitted may vary according to the extraction and testing procedures used.

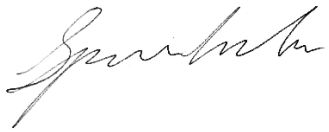
As the evaluation and conclusions reported herein do not preclude the existence of other chemical compounds and/or that variations of conditions within the site may be possible, this report should be used for informational purposes only and should absolutely not be construed as a comprehensive hydrogeological or chemical characterization of the site. If site conditions change or if any additional information becomes available at a future date, modifications to the findings, conclusions and recommendations in this report may be necessary.

Other than by ROOF MAINTENANCE SOLUTIONS AND BUSINESS DEVELOPMENT BANK OF CANADA as set out herein, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of CM3.

We trust that the above is satisfactory for your purposes at this time. Should you have any questions or concerns, please contact either of the undersigned.

Respectfully submitted,

**CM3 Environmental Inc.**



Spencer Cochrane,
Environmental Technician/Project Manager

Bruce Cochrane P.Geo., EP, QP$^{ESA}$
Managing Partner

# APPENDIX A

## Laboratory Report

**Yard Cleanup – Automotive Fluid Containers and Oil Stained Areas**

**3210 Albion Road South, Ottawa, Ontario**

**Roof Maintenance Solutions**

**CM3 Project SDC1023**

PARACEL LABORATORIES LTD.

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RESPONSIVE.
RELIABLE.

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# Certificate of Analysis

**CM3 Environmental Inc.**
5710 Akins Road
Ottawa, ON K2S 1B8
Attn: Spencer Cochrane

Client PO: 3210 Albion Rd. S.
Project: SDC1023
Custody: 75404

Report Date: 30-Sep-2024
Order Date: 27-Sep-2024

**Order #: 2439485**

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

| Paracel ID | Client ID |
|---|---|
| 2439485-01 | Sump |

Approved By:

Mark Foto, M.Sc.
Lab Supervisor

## Analysis Summary Table

| Analysis | Method Reference/Description | Extraction Date | Analysis Date |
|---|---|---|---|
| BTEX by P&T GC-MS | EPA 624 - P&T GC-MS | 28-Sep-24 | 28-Sep-24 |
| PHC F1 | CWS Tier 1 - P&T GC-FID | 27-Sep-24 | 28-Sep-24 |
| PHCs F2 to F4 | CWS Tier 1 - GC-FID, extraction | 27-Sep-24 | 27-Sep-24 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | **Client ID:** | Sump | - | - | - | | |
| | **Sample Date:** | 27-Sep-24 09:00 | - | - | - | - | - |
| | **Sample ID:** | 2439485-01 | - | - | - | | |
| | **Matrix:** | Ground Water | - | - | - | | |
| | **MDL/Units** | | | | | | |
| **Volatiles** | | | | | | | |
| Benzene | 0.5 ug/L | <0.5 | - | - | - | - | - |
| Ethylbenzene | 0.5 ug/L | <0.5 | - | - | - | - | - |
| Toluene | 0.5 ug/L | <0.5 | - | - | - | - | - |
| m,p-Xylenes | 0.5 ug/L | <0.5 | - | - | - | - | - |
| o-Xylene | 0.5 ug/L | <0.5 | - | - | - | - | - |
| Xylenes, total | 0.5 ug/L | <0.5 | - | - | - | - | - |
| Toluene-d8 | Surrogate | 111% | - | - | - | - | - |
| **Hydrocarbons** | | | | | | | |
| F1 PHCs (C6-C10) | 25 ug/L | <25 | - | - | - | - | - |
| F2 PHCs (C10-C16) | 100 ug/L | 371 | - | - | - | - | - |
| F3 PHCs (C16-C34) | 100 ug/L | 592 | - | - | - | - | - |
| F4 PHCs (C34-C50) | 100 ug/L | <100 | - | - | - | - | - |

## Method Quality Control: Blank

| Analyte | Result | Reporting Limit | Units | %REC | %REC Limit | RPD | RPD Limit | Notes |
|---|---|---|---|---|---|---|---|---|
| **Hydrocarbons** | | | | | | | | |
| F1 PHCs (C6-C10) | ND | 25 | ug/L | | | | | |
| F2 PHCs (C10-C16) | ND | 100 | ug/L | | | | | |
| F3 PHCs (C16-C34) | ND | 100 | ug/L | | | | | |
| F4 PHCs (C34-C50) | ND | 100 | ug/L | | | | | |
| **Volatiles** | | | | | | | | |
| Benzene | ND | 0.5 | ug/L | | | | | |
| Ethylbenzene | ND | 0.5 | ug/L | | | | | |
| Toluene | ND | 0.5 | ug/L | | | | | |
| m,p-Xylenes | ND | 0.5 | ug/L | | | | | |
| o-Xylene | ND | 0.5 | ug/L | | | | | |
| Xylenes, total | ND | 0.5 | ug/L | | | | | |
| *Surrogate: Toluene-d8* | *86.9* | | *%* | *109* | *50-140* | | | |

## Method Quality Control: Duplicate

| Analyte | Result | Reporting Limit | Units | Source Result | %REC | %REC Limit | RPD | RPD Limit | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Hydrocarbons** | | | | | | | | | |
| F1 PHCs (C6-C10) | ND | 25 | ug/L | ND | | | NC | 30 | |
| **Volatiles** | | | | | | | | | |
| Benzene | ND | 0.5 | ug/L | ND | | | NC | 30 | |
| Ethylbenzene | ND | 0.5 | ug/L | ND | | | NC | 30 | |
| Toluene | ND | 0.5 | ug/L | ND | | | NC | 30 | |
| m,p-Xylenes | ND | 0.5 | ug/L | ND | | | NC | 30 | |
| o-Xylene | ND | 0.5 | ug/L | ND | | | NC | 30 | |
| *Surrogate: Toluene-d8* | *88.6* | | *%* | | *111* | *50-140* | | | |

## Method Quality Control: Spike

| Analyte | Result | Reporting Limit | Units | Source Result | %REC | %REC Limit | RPD | RPD Limit | Notes |
|---|---|---|---|---|---|---|---|---|---|
| **Hydrocarbons** | | | | | | | | | |
| F1 PHCs (C6-C10) | 1830 | 25 | ug/L | ND | 107 | 85-115 | | | |
| F2 PHCs (C10-C16) | 1480 | 100 | ug/L | ND | 92.8 | 60-140 | | | |
| F3 PHCs (C16-C34) | 3800 | 100 | ug/L | ND | 96.9 | 60-140 | | | |
| F4 PHCs (C34-C50) | 1900 | 100 | ug/L | ND | 76.7 | 60-140 | | | |
| **Volatiles** | | | | | | | | | |
| Benzene | 35.5 | 0.5 | ug/L | ND | 88.7 | 60-130 | | | |
| Ethylbenzene | 31.3 | 0.5 | ug/L | ND | 78.2 | 60-130 | | | |
| Toluene | 35.9 | 0.5 | ug/L | ND | 89.8 | 60-130 | | | |
| m,p-Xylenes | 66.2 | 0.5 | ug/L | ND | 82.8 | 60-130 | | | |
| o-Xylene | 33.6 | 0.5 | ug/L | ND | 83.9 | 60-130 | | | |
| *Surrogate: Toluene-d8* | *85.0* | | *%* | | *106* | *50-140* | | | |

Certificate of Analysis

Report Date: 30-Sep-2024

**Client:** **CM3 Environmental Inc.**

Order Date: 27-Sep-2024

**Client PO:** **3210 Albion Rd. S.**

**Project Description: SDC1023**

**Qualifier Notes:**

**Sample Data Revisions:**

None

**Work Order Revisions / Comments:**

None

**Other Report Notes:**

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

Source Result: Data used as source for matrix and duplicate samples

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

*CCME PHC additional information:*

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.

- F1 range corrected for BTEX.

- F2 to F3 ranges corrected for appropriate PAHs where available.

- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.

- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.

- When reported, data for F4G has been processed using a silica gel cleanup.