# O. G. LAROCO ELECTRICAL SERVICES

**February 2, 2026**

## QUOTATION: 2026

| Bill To | | Ship To | |
|---|---|---|---|
| **Customer** | Mr. Danny Bernal | **Recipient** | Restaurant |
| **Customer ID#** | Builders | **Address** | 260 King Street |
| **Address** | 260 King Street | **Phone** | |
| **Phone** | | | |
| **Payment Due** | | **Delivery Date** | |
| **Salesperson** | Oswald G. Laroco | **Shipping Method** | [Ship Method] |
| **Payment Terms** | 25% down payment/Progress Billing | **Shipping Terms** | [Terms] |

| Qty. | Item# | Description | Unit Price | Amount |
|---|---|---|---|---|
| 1 | unit | Supply labor and materials for new wirings for the whole building as per plan with 400 amps service as per plan, lighting fixtures, outside lights, emergency light, exit sign, switches, plugs, MUA, Exhaust Fan, controls, walk in cooler, grounding system, kitchen plugs and controls, door opener, HWT, Furnace, air-conditioner, panel boards and breakers. Demolition for old wirings. All equipments are not included in the price. | 67,620.00 | 67,620.00 |
| 1 | unit | Permit and electrical inspection | 720.00 | 720.00 |
| | | | Subtotal | 68,340.00 |
| | | | GST#859361966 | 3,417.00 |
| | | | PST#007398-1 | 4,783.80 |
| | | | **Total Amount** | **$76,540.80** |

**Thank you for your business!**

**SRS Signs & Service Inc.**
1520 Notre Dame Ave.
Winnipeg, MB R3E 0P9

# Invoice #: 35067



Order Date: 12/3/2025 1:58:04PM

**Billed To:** SenTeranga Inc
**Address:**
W

**Description:** Projection Sign

| | | Quantity | Unit Price | Subtotal |
|---|---|---|---|---|
| 1 | **Product:** Design / Layout<br>**Description:** Creative design and/or layout. | 1.00 | $0.00 | **$0.00** |
| 2 | **Product:** Site Survey of Customer Location<br>**Description:** Please survey the available space as shown<br>• Location: 3rd Party Location:<br>**260 King Street** | 1.00 | $250.00 | **$250.00** |
| 3 | **Product:** Permit - Sign<br>**Description:** Sign Permit Fee cost + $250. Permit amount will be updated upon issuance | 1.00 | $250.00 | **$250.00** |
| 4 | **Product:** Custom LED Sign - Projection Sign<br>**Description:** Custom Signage - Projection Sign | 1.00 | $1,350.00 | **$1,350.00** |
| 5 | **Product:** Removal<br>**Description:** Remove and dispose of the existing signs<br>• Location: 3rd Party Location:<br>**260 King Street** | 1.00 | $950.00 | **$950.00** |
| 6 | **Product:** Installation<br>**Description:** Install:<br>** PLEASE TAKE COMPLETION PHOTOS **<br>• Location: 3rd Party Location:<br>**260 King Street** | 1.00 | $1,050.00 | **$1,050.00** |

**SRS Signs & Service Inc.**
1520 Notre Dame Ave.
Winnipeg, MB R3E 0P9

# Invoice #: 35067



**Notes**

1. Landlord approval of artwork is customer's responsibility.

2. Payment terms are Due Upon Receipt. Cheques to be made payable to SRS Signs & Service Inc.

3. Sign permits are not included (unless otherwise stated) - if included; sign permits will be calculated upon issuance and added to invoice plus $250.00 standard rate.

4. Primary electrical hookup is the responsibility of the customer. Electrical permits are not included. (unless otherwise stated)

5. Engineering is not included (unless otherwise stated).

6. Visa, Mastercard and American Express accepted. All credit card payments will be charged an additional 4% at the time of transaction - please try to avoid if possible.

7. All illuminated signs are 120V (unless otherwise stated).

| | |
|---|---|
| **Order Subtotal:** | $3,850.00 |
| **GST:** | $192.50 |
| **PST 7%:** | $269.50 |
| **Total Taxes:** | $462.00 |
| **Total:** | $4,312.00 |
| **Order Balance:** | $4,312.00 |
| **50% Deposit:** | $2,156.00 |

# OP Mechanical Inc.

**RECIPIENT:**

**Danny Bernal**
260 King Street
Winnipeg, Manitoba R3B 1J5

## Estimate #3266

Sent on _____

**Total** **$47,264.00**

| Product/Service | Description | Qty. | Unit Price | Total |
|---|---|---|---|---|
| Services | - Supply and install fixtures, drainage, waterlines, venting, water heater, insulation and associated items for working plumbing system.<br>- backflow supply, install and test included<br>- fixtures subject to approval<br><br>cutting and patching by others<br>concrete by others<br>roof sealed by others<br>electrical by others<br>controls by others<br><br>Pricing is based on Mech drawings 2025-10-22<br>no arch drawings provided. | 1 | $32,000.00 | $32,000.00 |
| Triple sink | triple sink Elkay 14-#c166X20 3 compartment sink<br>zurn Z8422x1-XL pre rinse faucet<br><br>supply only, hookup included in original price. | 1 | $4,560.00 | $4,560.00 |
| Wall hung hand sink | WHB1617-& SS wall mount sink<br>Z812B4-Xl lavatory faucet<br><br>supply only, hookup included in original price | 1 | $1,150.00 | $1,150.00 |
| Kitchen sink upstairs | drop in sink and faucet 440.00<br><br>labor and materials<br>to run new drain and waterlines and install<br>300.00 | 1 | $770.00 | $770.00 |
| Toilets and sinks upstairs | toilet: 300.00 each<br>sink: 440.00 each<br>3 washrooms.<br>2200.00 plus taxes<br><br>run new waterlines and install new fixtures.<br>demolition by others.<br>1500.00 | 1 | $3,720.00 | $3,720.00 |

# OP Mechanical Inc.

| | |
|---|---|
| **Subtotal** | $42,200.00 |
| **GST (5.0%)** | $2,110.00 |
| **PST (7.0%)** | $2,954.00 |
| **Total** | $**47,264.00** |

## Attachments

View online https://l.jbbr.io/53xiQII

Terms and Conditions OP Mechanical Inc.docx

This quote is valid for the next 30 days, after which values may be subject to change.
By signing this Estimate, you agree to the above scope of work, estimated price and to the attached Terms and Conditions.

**Signature:** _____ **Date:** _____

Legacy
MECHANICAL SERVICES

# ESTIMATE #2747

**SENT ON:**

Apr 10, 2026

**RECIPIENT:**

**SenTeranga Inc.**

**SENDER:**

**Legacy Mechanical Services Inc**

| Product/Service | Description | Qty. | Unit Price | Total |
|---|---|---|---|---|
| Quoted | Supply and install Plumbing as per Plans and scope of work dated 2025-10-22<br><br>Includes:<br><br>Demolition<br>Supply and install fixtures, drainage, waterlines, venting, insulation and associated items for working plumbing system.<br>Backflow supply, install and test<br>Fixtures<br>Water tank<br>run new waterlines and install new fixtures.<br>Permit<br>Installation of client supplied kitchen sinks.<br><br>Excludes:<br><br>Concrete cut/Patch<br>Triple sink and kitchen hand sink supply<br>Rain water drainage<br>Existing plumbing maintance | 1 | $28,598.82 | $28,598.82 |
| | | | | Not included |
| Quoted | Supply and install 3 toilets, 3 Lavs and 1 kitchen sink on the 2nd floor. | 1 | $7,794.66 | $7,794.66 |

Legacy
MECHANICAL SERVICES

# ESTIMATE #2747

**SENT ON:**

Apr 10, 2026

| Product/Service | Description | Qty. | Unit Price | Total |
|---|---|---|---|---|
| Quoted | Supply and install Mechanical as per Plans and scope of work dated 2025-10-22<br><br>Includes:<br><br>Replace the kitchen hood, (Control wiring and fire suppression for hood included).<br>Indoor refrigeration system<br>Captive air, make up air system as per spec.<br>Stainless steel back splash panels behind hood/kitchen line to be reused.<br>Gas line to make up air/ kitchen line<br>Black iron grease duct including fire wrap<br>Kitchen exhaust fan as per spec<br>Captive air kitchen hood<br>Fire suppression serving Hood<br>Crane included<br>Furnaces and venting<br>Acs and coils<br>Grilles and diffuser package<br>Mechanical and hydro permits<br>Air balancing<br>OFC start up and commissioning<br>Permit<br><br>Excludes:<br><br>Roofing<br>Concrete cut/patch<br>Structural engineering<br>Structural work<br>Existing equipment maintenance/repairs<br>Bollard installation around MUA<br>Protection Bollards<br>Walk in cooler<br>Kitchen equipment gas flex<br>Kitchen equipment | 1 | $125,976.06 | $125,976.06 |
| | | | | Not included |
| Quoted | Supply and install 5'X7' walk in cooler. | 1 | $30,444.00 | $30,444.00 |

Legacy
MECHANICAL SERVICES

# ESTIMATE #2747

**SENT ON:**

Apr 10, 2026

| Product/Service | Description | Qty. | Unit Price | Total |
|---|---|---|---|---|
| | | | | Not included |
| Quoted | A message from my duct supplier:<br><br>As this property neighbours our own, we have a request to pass along to the operators of this restaurant. In the past, garbage/recycling/grease pickups by large equipment in the middle of the night was a disturbance we would like to do without. Our bedroom is in line of sight to the back of this building. If the owner would agree to ensure that these pickups are done during the day (we would draft a written agreement), I will provide a $1000 discount on this material. We would greatly appreciate this and look forward to having new neighbours! | -1 | $1,000.00 | -$1,000.00 |

| | |
|---|---|
| **Subtotal** | $154,574.88 |
| **GST (5.0%)** | $7,728.74 |
| **PST MB (7.0%)** | $10,820.24 |
| **Total** | **$173,123.86** |

This quote is valid for the next 7 days, after which values may be subject to change.

**Signature:** _____ **Date:** _____

**Kiwi Installations**

# INVOICE

Billed to

**King St Restarant**
Sen Teranga

262 King St
Winnipeg, Manitoba

Invoice #

8

Issued on
Nov 18, 2025

Amount due

**$6,836.96**

Due on
Dec 18, 2025

| ITEM | QTY | RATE | AMOUNT |
|---|---|---|---|
| Rock Glass<br>Supply | 2 | 2,377.75 | 4,755.50 T |
| Rock Glass<br>Supply | 1 | 1,080.89 | 1,080.89 T |
| Installation<br>installation | 3 | 225.00 | 675.00 T |

| | |
|---|---|
| **Subtotal** | **$6,511.39** |
| **Tax (5%)** | **$325.57** |
| **Amount due** | **$6,836.96** |

TOLENTINO-DUVAL
ENGINEERING

# INVOICE

| | |
|---|---|
| DATE | 22-10-2025 |
| INVOICE # | 2567-02 |
| CUSTOMER ID | - |
| DUE DATE | 21-11-2025 |

## BILL TO

SenTeranga Inc.

| DESCRIPTION | UNIT PRICE | QTY | TAXED | AMOUNT |
|---|---|---|---|---|
| [Service Fee] | | | | - |
| *Mechanical & Electrical engineering services* | | | | - |
| 260 King St - Renovation | | | | - |
| 100% Final Payment | 5,800.00 | | | 5,800.00 |
| | | | | |
| | | | | - |
| Other: PAID 50% down payment = 2900 | | | | |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |

| | |
|---|---|
| Subtotal | 5,800.00 |
| RST (2.1%) | 121.80 |
| GST (5%) | 290.00 |
| Tax due | 411.80 |
| Other | (2,900.00) |
| **TOTAL** | **3311.80** |

## OTHER COMMENTS

1. Total payment due in 30 days
2. Please include the invoice number on your check
3. Make all checks payable to: TOLENTINO-DUVAL ENGINEERING
4. RST Calculation: (30% x 7%)
5. GST # 790058416RT0001

If you have any questions about this invoice, please contact us through email or phone provided above.

***Thank You For Your Business!***

Precise input

Phone: +1 (204) 430-3190
Email: arch_danny21@yahoo.ca
Address: 50 Hazelton Drive Winnipeg, Manitoba, R2R 0S9

**INVOICE :** 00117
**Date :** Sept. 20, 2025

**TO: Sen Teranga Inc.**
c/o Khady Daro Niang

**PROJECT:** Proposed Interior Fit-up & Kitchen upgrade
260 Kings Street, Winnipeg, MB

| DESCRIPTION | HOURS | UNIT PRICE/Hr | TOTAL |
|---|---|---|---|
| - Payment for Architectural Engineering services: | | | |
| A. 50% Initial Payment - Aug. 28, 2025 | **L/S** | **L/S** | **$2,250.00** |
| --- | | | |
| | | **SUB-TOTAL** | **$2,250.00** |
| | | **GST** | **$112.50** |
| REGISTRATION NO. 81266 1387MC0001 | This Invoice is subject to our Terms and Conditions which are available for your review. | **TOTAL** | **$2,362.50** |

January 29,2026

**Project** : Demolition works
**Location** : 260 King Street, Winnipeg, MB
**Owner**: Khady Daro Niang

## Scope of works:

A – Main floor and Second floor interior:
1 – Demolition of existing ceiling at the Dining and Kitchen area ( Main floor )
2 – Demolition of existing ceiling at the storage room ( Second floor )
3 – Demolition of existing cabinet and bulkhead ( Second floor )

B – Mechanical:
1 – Demolish all existing overhead ducts ( Main floor and Second Floor )
2 – Dis-connect and pull out 2-units existing fan ( Main floor )

C – Garbage bin and disposal = 1- trip with landfill fees

D – Clearing and cleaning

Labor Cost : $ 1,200,00
5% GST = $ 60.00
Garbage disposal and landfill fees w/ taxes = $ 640.00

Total cost of project = $ 1,900.00

**Project** : Demolition works
**Location** : 260 King Street, Winnipeg, MB
**Owner**: Khady Daro Niang

## Scope of works:

A – Interior of main floor:

1 – Demolition of existing vestibule
2 – Demolition of washroom wall
3 – Demolition of main entrance door
4 – Install flooring located at the demolished base board heaters

B – Mechanical:

1 – Removal of all existing baseboard heaters ( Main floor/Second floor )
2 – Dis-connect and pull out all existing gas lines
3 – Pull-out existing boiler and dis-connect electrical supply switch
4- Pull-out and dis-connect the existing grease trap interceptor
5 – Pull-out the existing Fire suppression system
6 – Pull-out all existing kitchen cooking equipment
7 – Demolish the existing stainless steel back of the kitchen
8 – Pull-out existing window type ac and infill with materials to match the existing
9 – Demolish existing water closet and vanity

C – Garbage bin and disposal = 2.5 trip with landfill fees

D – Clearing and cleaning

Labor Cost : $ 3,584.00
5% GST = $ 179.20
Garbage disposal and landfill fees w/ taxes $ 1,687.50
Total cost of project = $ 5,450.70

March 30, 2026

PRAIRIE environmental

# ASBESTOS CONTAINING MATERIALS INVENTORY

## 260 King Street, Winnipeg, Manitoba



Submitted to:
7430796 Manitoba Ltd.
260 King Street
Winnipeg, Manitoba
R3B 1J5

# EXECUTIVE SUMMARY

A pre-renovation Asbestos-Containing Materials Inventory was undertaken at 260 King Street in Winnipeg, Manitoba (the "Site"). The purpose of the Inventory was to identify asbestos containing materials (ACMs) at the Site, and provide recommendations for their removal, prior to the commencement of renovation or demolition activities at the Site. At the time of the Inventory the Site consisted of a two-story building with a basement.

The following is a summary of the asbestos containing materials identified and Manitoba Workplace minimum required precautions to be implemented in the event of renovations or demolition:

Friable asbestos-containing joint compound associated with **pink drywall** was found at the Site. **All drywall throughout the Site that is a pink tint/ color** shall be treated as asbestos-containing. If the abatement area is less than 1m$^2$ and removal is carried out in less than 3 hours, **Type 2** precautions are required. If more than 1m$^2$ of material will be removed, and/or the removal will take more than three hours, **Type 3** precautions are required. All joint compound associated with white drywall can be treated as non-asbestos.

The **vinyl sheet flooring** located on the **basement staircase** of the Site was found to contain asbestos. The flooring was observed to be in good/ fair condition, and can remain safely in place until renovation/ demolition activities are to disturb this material This material is non-friable, however can become friable during removal. Removal of this material can be handled safely under **Type 2** precautions. Please note that this material may be in other areas of the Site, potentially under other building materials.

Friable asbestos-containing **pipe insulation** was observed within the **basement** of the Site. This material is friable, and was observed to be in **fair/ poor** condition. **It is recommended this material is removed**. If the asbestos mechanical insulation will be disturbed/ removed, it is recommended that a minimum of the **Glove Bag** Method or **Type 3** precautions are utilized. Please note there is potential for this material to be located in other areas of the Site, potentially behind other building materials.

Asbestos-containing **insulation with tar** was observed on a **pipe on the ceiling of the 2nd floor** of the Site. This material is non-friable, and was observed to be in poor condition. **It is recommended this material is removed**. If this material will be disturbed/ removed, it can be handled safely under **Type 1** precautions. Please note, this material may be located in other areas of the Site, potentially behind other building materials.

If any asbestos-containing materials are scheduled for removal, or the building is scheduled for demolition, we recommend the following:

- Retain an experienced and trained asbestos abatement contractor to remove the asbestos-containing materials identified and in accordance with the Manitoba Workplace Safety and Health Division's Guideline entitled *Guide for Asbestos Management* prior to demolition; and
- Conduct inspection and air monitoring in accordance with requirements of Manitoba Workplace Safety.

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**Document Attachments:**

**Appendix A – Laboratory Certificate of Analysis – Asbestos**
**Appendix B – Photo Index**

# 1.0 PROJECT BACKGROUND AND INTRODUCTION

At the request of Daniel Bernal of 7430796 Manitoba Ltd. (the "Client"), Prairie Environmental Inc. ("Prairie") completed a pre-renovation Asbestos-Containing Materials Inventory at 260 King Street in Winnipeg, Manitoba (the "Site"). The purpose of the Inventory was to identify asbestos containing materials (ACMs) at the Site, and provide recommendations for their removal, prior to the commencement of renovation or demolition activities at the Site.

At the time of the Inventory the Site consisted of a two-story building with a basement. The Inventory was conducted on March 20, 2026 by Mr. Nathan Wright and Mr. David Storey of Prairie. Daniel Bernal (the Site Representative) arranged access to the Site during the investigation and has provided Prairie with additional Site details and information.

The Inventory included areas accessible at the time of the Inventory, emphasizing the structural, mechanical and architectural systems of the Site in order to determine the type and extent of ACMs within the Site. Accessible area is defined as an area above a suspended ceiling tile, within an access hatch or behind a closed door, not impeded by any structure, article or item. An enclosed area that requires demolition to gain entry is considered inaccessible. This report reflects the observations of accessed areas, and analysis results of materials sampled during the Inventory.

# 2.0 SCOPE OF WORK

- Complete an Asbestos-Containing Materials Inventory, on a room-by-room basis, including field and laboratory testing to confirm the presents/absence of asbestos at the Site.
- For each potential asbestos containing material observed, make notes regarding the condition of the material.
- Prepare a factual report summarizing the results of the field assessment and laboratory analysis. Including relevant conclusions and recommendations for materials that require special handling.

# 3.0 METHODOLOGY

The Asbestos Inventory will generally consist of a room-by-room assessment within accessible areas of the Site. Locations and types of asbestos materials were identified, along with the level of risk they represent and recommendations on the management, and abatement and disposal of the materials in accordance with applicable regulations. Areas of damage or deteriorated asbestos containing materials (ACMs) were noted and sampled. For each ACM observed, notes were made regarding condition (GOOD, FAIR, POOR), approximate quantities of materials and location of bulk samples collected. Roof finishes and roofing materials are not included in this inventory due of the destructive nature required to perform the sampling.

Bulk Samples collected for asbestos identification were analyzed by an accredited lab. Sample preparation and analytical procedures followed the protocol outlined for NIOSH Method 9002 for bulk asbestos analysis, and the US EPA Method EPA/600/R-93/116 dated July 1993.

# 4.0 REGULATIONS AND GUIDELINES

## Asbestos

Manitoba Regulation 217/2006 defines asbestos substances that may be present within buildings and prescribes requirements regarding their control and/or removal. Specifically, control and/or removal of asbestos and other hazardous substances are prescribed under Parts 33 and 37 of M.R. 217/2006, the purpose of which is to limit/prevent occupational exposures prior to any demolition activities. Specific minimum requirements concerning the handling, removal, and disposal of asbestos within a Manitoba workplace are outlined in the Manitoba Guidelines entitled Guideline for Asbestos Management (November 2020).

Part 36 of M.R. 217/2006 prescribes airborne occupational exposure limits to chemical and biological substances based on Threshold Limit Values (TLV's) established by the American Conference of Governmental Industrial Hygienists (ACGIH). The TLVs for a particular contaminant represents conditions to which it is believed that nearly all workers may be exposed, day after day, over a working lifetime without adverse health effects.

Part 37 of M.R. 217/2006 prescribes the overall requirements of a building owner or operator with respect to asbestos-containing materials in the workplace, as well as responsibilities prior to renovation or demolition of all or part of a workplace.

# 5.0 Results and Discussion

## *Asbestos*

During the completion of the assessment at the Site, a total of 23 samples of suspect ACMs were collected to confirm or deny the presence of asbestos. The samples collected during the assessment were submitted to an accredited lab for analysis. Select photographs of representative sampled materials are included in **Appendix B – Photo Index.** The results of Prairies ACM sampling activities are summarized in Table 1 below:

**TABLE 1: Analytical Results of Suspected ACMs**

| Sample Number | Material | Location | Asbestos Containing Material (Yes/No) |
|---|---|---|---|
| **S-001** | **Vinyl Sheet Flooring (VSF)** | **Back of Basement Staircase** | **YES** |
| S-002 | VSF | Basement Washroom & Main Floor | No |
| S-003 | Ceiling Tile | Top of Basement Staircase | No |
| S-004 | Ceiling Tile | Basement Washroom | No |
| **S-005** | **Pipe Insulation** | **Basement** | **YES** |
| **S-006** | **Insulation with Tar** | **2nd Floor Pipe** | **YES** |
| S-007A | Drywall Joint Compound (DJC) | Basement Hallway | No |
| S-007B | DJC | Basement Washroom | No |
| S-007C | DJC | Bottom of Basement Staircase | No |
| S-008A | DJC | Main Floor (White) | No |
| S-008B | DJC | Main Floor (White) | No |
| S-008C | DJC | Main Floor (White) | No |

| TABLE 1: Analytical Results of Suspected ACMs | | | |
|---|---|---|---|
| **Sample Number** | **Material** | **Location** | **Asbestos Containing Material (Yes/No)** |
| S-008D | DJC | Main Floor (Pink) | No |
| **S-008E** | **DJC** | **Main Floor (Pink)** | **YES** |
| S-009A | DJC | 2nd Floor | No |
| S-009B | DJC | 2nd Floor | No |
| S-009C | DJC | 2nd Floor | No |
| S-010A | Mortar With Tar | Main Floor Exterior Walls | No |
| S-010B | Mortar With Tar | Main Floor Exterior Walls | No |
| S-010C | Mortar With Tar | Main Floor Exterior Walls | No |
| S-011A | Brick Mortar | Exterior | No |
| S-011B | Brick Mortar | Exterior | No |
| S-011C | Brick Mortar | Exterior | No |

Full laboratory analytical results for all samples have been included in **Appendix A – Laboratory Certificate of Analysis – Asbestos**. Based on the results presented in Table 1 above, as well as visual assessments during the Site visit, the following observations can be made with regards to the asbestos-containing materials on Site:

## 5.1 Drywall Finishes

Drywall was observed to have been installed on walls & ceilings throughout the Site. The sample collected of the joint compound associated with the pink drywall on the main floor of the Site (Sample S-008E) was found to contain 1-5% Chrysotile asbestos. All pink drywall that is a pink tint/ color throughout the Site shall be treated as asbestos-containing.

The remaining samples of the joint compound associated with the white drywall throughout the Site (Samples S-007A, S-007B, S-007C, S-008A, S-008B, S-008C, S-009A, S-009B, S-009C) were found to be non-asbestos.

## 5.2 Ceiling Tiles

Two styles of ceiling tiles were observed at the Site. The samples collected of each style of ceiling tile (Samples S-003 & S-004) were found to be non-asbestos.

## 5.3 Flooring

Two styles of vinyl sheet flooring were observed at the Site. The sample collected of the vinyl sheet flooring located on the back of the basement staircase (Sample S-001) was found to contain 10-25% Chrysotile asbestos. The sample collected of the vinyl sheet flooring located within the basement washroom, as well as on the main floor (Sample S-002) was found to be non-asbestos.

The remainder of the flooring throughout the Site consisted of new vinyl materials or other non-suspect materials such as wood or concrete.

## 5.4 Mechanical Insulation

Pipe insulation was observed within the basement of the Site. The sample collected of this material (Sample S-005) was found to contain 25-50% Chrysotile asbestos. It should be noted there is potential for this material to be located in other areas throughout the Site, potentially behind other building materials.

Visual observation of the accessible mechanical ducting found the ducting was uninsulated. It should be noted that buildings constructed in this timeframe may contain an asbestos paper wrap around ducting in wall cavities. If discovered during renovation or demolition activities, work should cease until the material can be sent for laboratory analysis.

## 5.5 Other

Insulation with tar was observed on a pipe on the 2nd floor ceiling of the Site. The sample collected of this material (Sample S-006) was found to contain 10-25% Chrysotile asbestos. It should be noted there is potential for this material to be located in other areas throughout the Site, potentially behind other building materials.

Mortar with tar was observed on the main floor exterior walls of the Site. The samples collected of this material (Samples S-010A, S-010B, S-010C) were found to be non-asbestos.

Brick mortar was observed on the exterior of the Site. The samples collected of this material (Samples S-011A, S-011B, S-011C) were found to be non-asbestos.

The attic was not readily accessible from the interior of the Site at the time of the assessment. If vermiculite is discovered, it should be considered to be asbestos containing until sampling and laboratory analysis are completed.

# 6.0 Recommendations

The following is a summary of the asbestos containing materials identified and Manitoba Workplace minimum required precautions to be implemented in the event of renovations or demolition:

Friable asbestos-containing joint compound associated with **pink drywall** was found at the Site. **All drywall throughout the Site that is a pink tint/ color** shall be treated as asbestos-containing. If the abatement area is less than 1m$^2$ and removal is carried out in less than 3 hours, **Type 2** precautions are required. If more than 1m$^2$ of material will be removed, and/or the removal will take more than three hours, **Type 3** precautions are required. All joint compound associated with white drywall can be treated as non-asbestos.

The **vinyl sheet flooring** located on the **basement staircase** of the Site was found to contain asbestos. The flooring was observed to be in good/ fair condition, and can remain safely in place until renovation/ demolition activities are to disturb this material This material is non-friable, however can become friable during removal. Removal of this material can be handled safely under **Type 2** precautions. Please note that this material may be in other areas of the Site, potentially under other building materials.

Friable asbestos-containing **pipe insulation** was observed within the **basement** of the Site. This material is friable, and was observed to be in **fair/ poor** condition. **It is recommended this material is removed**. If the asbestos mechanical insulation will be disturbed/ removed, it is recommended that a minimum of the **Glove Bag** Method or **Type 3** precautions are utilized. Please note there is potential for this material to be located in other areas of the Site, potentially behind other building materials.

Asbestos-containing **insulation with tar** was observed on a **pipe on the ceiling of the 2nd floor** of the Site. This material is non-friable, and was observed to be in poor condition. **It is recommended this material is removed**. If this material will be disturbed/ removed, it can be handled safely under **Type 1** precautions. Please note, this material may be located in other areas of the Site, potentially behind other building materials.

If any asbestos-containing materials are scheduled for removal, or the building is scheduled for demolition, we recommend the following:

- Retain an experienced and trained asbestos abatement contractor to remove the asbestos-containing materials identified and in accordance with the Manitoba Workplace Safety and Health Division's Guideline entitled *Guide for Asbestos Management* prior to demolition; and
- Conduct inspection and air monitoring in accordance with requirements of Manitoba Workplace Safety.

# 7.0 Limitations

This report was prepared for the exclusive use of 7430796 Manitoba Ltd. The findings and conclusions of this report are based solely on the conditions of the Site encountered at the time of the Site Visit on March 20, 2026 and are limited by the availability of information at the time of the Inventory, supplemented by historical information and data obtained by Prairie as described in this report. Any use which a third party makes of this report, or any reliance on or discussion to be made based on it, are the sole responsibility of the third party. With respect to third parties, Prairie has no liability or responsibility for losses of any kind whatsoever, including direct or consequential finical efforts on transaction or property values, or for follow up actions and costs.

The conclusions and recommendations contained in this report are based upon professional opinions in accordance with generally accepted practices regarding the subject matter; using the degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. These opinions are in accordance with applicable and currently accepted occupational health and safety or environmental assessment standards and practices applicable to the Site location.

The information and findings presented in this report are valid as of the date of the assessment and are based solely on the conditions of the Site encounter at the time of the assessment. Prairie has relied in good faith on information provided by others. We accept no responsibility for any deficiency, mis-statements or inaccuracies contained in this report because of omissions, misinterpretations or fraudulent acts of the persons involved.

Reasonable efforts were made to identify all substances designated in this report; however, Prairie may not have been able to identify and assess all suspected designated substances, as certain building materials may exist that were not visible or accessible at the time of the Inventory. Inaccessible locations include those that require demolition to gain entry, which present an unacceptable health or safety risk to the surveyors, and where entry is prohibited by security of other institutional restrictions. Areas above suspended ceiling, crawl spaces, pipe chases and series tunnels, and areas behind an access hatcher were considered accessible. Materials hidden by wall finishes and equipment at the time of the inventory were considered inaccessible. If additional hazardous building materials are discovered that were not identified in this report during renovation or demolition activities, Prairie requests that this information be brought to our attention so that we may re-assess the conclusions presented herein.

This report does not constitute legal advice. Prairie makes no other representations whatsoever, including those concerning the legal significate of its finds, or as to other legal matters touch on this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statues, are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel. In addition, Prairie makes no determination or recommendation regarding the decision to purchase, sell or provide financing for this property.

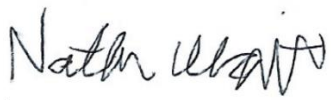
For the purposes of this report, estimated quantities of designated substance were noted herein, and this report is limited in that regard. If designated substances are to be removed from the Site, it is the responsibility of the company or contractor accountable for the work to determine the exact quantities of the designated substance prior to removal.

## 8.0 Closure

If you have any questions or require any further information, please feel free to contact the undersigned at (204) 250-6659. Thank you for the opportunity to be of service. We look forward to working with you again.

Yours very truly,

**PRAIRIE ENVIRONMENTAL INC.**
Prepared By:



Nathan Wright
**Environmental Technician**

**Reviewed by:**



Jeff Wright
**Senior Project Manager**

Attachments: Appendix A - Laboratory Certificate of Analysis – Asbestos

Appendix B - Photo Index

PRAIRIE environmental

# APPENDIX A

Laboratory Certificate of Analysis - Asbestos

# D40449 ANALYTICAL REPORT

### WORK ORDER INFORMATION

| | | | |
|---|---|---|---|
| **Work Order:** | D40449 | **Location/Address:** | 260 King Street |
| **Report History:** | Revision 0 | **PO:** | |
| **Client:** | C032 Prairie Environmental | **Sampled By:** | NW |
| | | **Submitted Date:** | 23 Mar 2026 |
| | | **Report Issue Date:** | 25 Mar 2026 |

### LABORATORY INFORMATION

| | |
|---|---|
| **Laboratory:** | Duracan Ltd |
| **Account Manager:** | - |
| **Address:** | |
| **Telephone:** | |

### SAMPLE INFORMATION

| | |
|---|---|
| **Number of samples:** | 23 |
| **Samples Received:** | 23 Mar 2026 |

## REPORT COMMENTS

### REVIEWED BY

This report has been reviewed and electronically signed by the authorized reviewers below:

Alyssa Paskaruk

### DISCLAIMER

This report constitutes the exclusive property of Duracan Ltd. and is furnished solely for the use of the designated recipient. Any modification, alteration, reproduction, or dissemination of this report, in whole or in part, is strictly prohibited without the prior express written consent of Duracan Ltd. The report must be utilized in its entirety, and any reliance on or use of this report, if altered or partially reproduced, is expressly forbidden.

## ANALYTICAL RESULTS

| Sample Identification | | Result | LOD | Units | Analysed | Qualifiers |
|---|---|---|---|---|---|---|
| Sample Number | Blank | | | | | |
| Sample Description | | | | | | |
| Material type | Quality Control | | | | | |
| Sampled by | | | | | | |
| **Matrix** | Bulk | | | | 25 Mar 2026 | |
| Bulk Asbestos Content | | | | | | |
| Asbestos | | N/A | N/A | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | | | | | | |
| **Quality Control Blank** | | | | | | |
| Sample Number | 1 | | | | | |
| Sample Description | S-001 VSF - Back of Basement Staircase | | | | | |
| Material type | Vinyl | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | Chrysotile | 10-25% | 1 | % | | |
| Non Asbestos | Filler | 75-99% | | | | |
| Sample Comments | Sample Contains Asbestos | | | | | |
| Sample Number | 2 | | | | | |
| Sample Description | S-002 VSF - Basement Washroom & Main Floor | | | | | |
| Material type | Vinyl | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |
| Sample Number | 3 | | | | | |
| Sample Description | S-003 Top of Basement Staircase | | | | | |
| Material type | Ceiling Tile | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Sample Number | 4 | | | | | |
| Sample Description | S-004 Basement Washroom | | | | | |
| Material type | Ceiling Tile | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |
| Sample Number | 5 | | | | | |
| Sample Description | S-005 Pipe Insulation - Basement | | | | | |
| Material type | Insulation | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | Chrysotile | 25-50% | 1 | % | | |
| Non Asbestos | Filler | 50-75% | | | | |
| Sample Comments | Sample Contains Asbestos | | | | | |
| Sample Number | 6 | | | | | |
| Sample Description | S-006 Insulation with Tar - 2nd Floor Pipe | | | | | |
| Material type | Other | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | Chrysotile | 10-25% | 1 | % | | |
| Non Asbestos | Filler | 75-99% | | | | |
| Sample Comments | Sample Contains Asbestos | | | | | |
| Sample Number | 7 | | | | | |
| Sample Description | S-007A Basement Hallway | | | | | |
| Material type | Drywall Joint Compound | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |
| Sample Number | 8 | | | | | |
| Sample Description | S-007B Basement Washroom | | | | | |
| Material type | Drywall Joint Compound | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Sample Number | 9 | | | | | |
| Sample Description | S-007C Bottom of Basement Staircase | | | | | |
| Material type | Drywall Joint Compound | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |
| Sample Number | 10 | | | | | |
| Sample Description | S-008A Main Floor (White) | | | | | |
| Material type | Drywall Joint Compound | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |
| Sample Number | 11 | | | | | |
| Sample Description | S-008B Main Floor (White) | | | | | |
| Material type | Drywall Joint Compound | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |
| Sample Number | 12 | | | | | |
| Sample Description | S-008C Main Floor (White) | | | | | |
| Material type | Drywall Joint Compound | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |
| Sample Number | 13 | | | | | |
| Sample Description | S-008D Main Floor (Pink) | | | | | |
| Material type | Drywall Joint Compound | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Sample Number | 14 | | | | | |
| Sample Description | S-008E Main Floor (Pink) | | | | | |
| Material type | Drywall Joint Compound | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | Chrysotile | 1-5% | 1 | % | | |
| Non Asbestos | Filler | 75-99% | | | | |
| Sample Comments | Sample Contains Asbestos | | | | | |
| Sample Number | 15 | | | | | |
| Sample Description | S-009A 2nd Floor | | | | | |
| Material type | Drywall Joint Compound | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |
| Sample Number | 16 | | | | | |
| Sample Description | S-009B 2nd Floor | | | | | |
| Material type | Drywall Joint Compound | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |
| Sample Number | 17 | | | | | |
| Sample Description | S-009C 2nd Floor | | | | | |
| Material type | Drywall Joint Compound | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |
| Sample Number | 18 | | | | | |
| Sample Description | S-010A Mortar with Tar - Main Floor on Exterior Walls | | | | | |
| Material type | Mortar | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Sample Number | 19 | | | | | |
| Sample Description | S-010B Mortar with Tar - Main Floor on Exterior Walls | | | | | |
| Material type | Mortar | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |
| Sample Number | 20 | | | | | |
| Sample Description | S-010C Mortar with Tar - Main Floor on Exterior Walls | | | | | |
| Material type | Mortar | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |
| Sample Number | 21 | | | | | |
| Sample Description | S-011A Brick Mortar - Exterior | | | | | |
| Material type | Mortar | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |
| Sample Number | 22 | | | | | |
| Sample Description | S-011B Brick Mortar - Exterior | | | | | |
| Material type | Mortar | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |
| Sample Number | 23 | | | | | |
| Sample Description | S-011C Brick Mortar - Exterior | | | | | |
| Material type | Mortar | | | | | |
| Sampled by | NW | | | | | |
| **Matrix** | Bulk BAT-PC | | | | 25 Mar 2026 | - |
| Bulk Asbestos Content | | | | | | |
| Asbestos | None | <0.1% | 0.1 | % | | |
| Non Asbestos | Filler | 100% | | | | |
| Sample Comments | Asbestos not detected in any layers | | | | | |

KEY

| | | | |
|---|---|---|---|
| **LOD:** | Laboratory Limit of Detection | **L:** | Liters |
| **%:** | Percent | **Min:** | Minutes |
| **<:** | Less than | **L/min:** | Liters per minute |
| **>:** | Greater than | **Fibres/mm²:** | Fibres per square millimetre |
| **mg/L:** | Milligrams per liter | **Fibres/cc:** | Concentration of fibres |
| **mpn/100mL:** | Most probable number per 100 milliliters | **Spores/m³:** | Spores per cubic meter of air |

SUMMARY OF QUALIFIERS

| | |
|---|---|
| **FRZ** | Sample received < 1°C, unable to process. |
| **QTY** | Sample receivied below minimum quantity needed for analysis |
| **HTE** | Sample received past recommended holding time |
| **TEMP** | Sample received over recommended temperature |
| **CON** | Sample received in incorrect sampling container |
| **HTE30** | Sample received > 30 hours but < 48 hours after collection. |
| **IDM** | Water system name/ sample identification missing, unable to process sample. Please re-sample. |
| **THI** | Temperature > 10°C. Quantitative test will be performed. |
| **TLOW** | Temperature < 1°C, unable to process sample. Please re-sample. |
| **HTE48** | Sample received > 48 hours, not suitable for quantitative testing. Water system notified to re-sample. |
| **BROK** | Sample received broken/leaking, unable to process. Water system notified to re-sample. |
| **NOMAT** | Number of samples on COC does not match number of samples received. Water system notified to re-sample. |
| **DWON** | Drinking water officer notified. |
| **HTE96** | Sample received > 96 hours, unable to process. Water system notified to re-sample. |
| **MISINF** | Name and/or Identification missing. Unable to process sample. |
| **INSVOL** | Sample received with insufficient volume, unable to process. |
| **HT48E** | Sample received > 48 hours after collection. Unable to process. Hold time exceeded. |
| **P/A** | Sample received > 48 hours but < 96 hours, not suitable for quantitative testing. Water system notified, permission to perform presence/absence. Water system informed to re-sample for quantitative testing. |
| **IDMPR** | Water system name missing / sample Identification missing, all samples in cooler received from one water system. Samples processed. |
| **UBWA** | Under boil water advisory. |
| **RS** | Resample. |

QUALITY CONTROL MEASURES

| Quality Control | Frequency | Passing Indicator |
|---|---|---|
| Method Blank | One per batch | N/A |
| Batch Sample | Duplicate 10% of samples or one per set of samples | +/- Range |
| Reference Material | One per batch | +/- Range |

All layers present in the sample as received were analyzed. Where multiple layers were observed and were physically distinguishable, analytical comments identify which layers are asbestos-positive and/or asbestos-negative. Layer identification and separation are sample-dependent. Where layers are not physically distinct or do not comprise separate materials, the sample was treated and analyzed as a single layer. If requested by the client, individual layers may be separated and submitted as separate samples for independent analysis.

**N/A indicates that the method blank did not show any fibre contamination. <0.1% indicates that no asbestos fibres were observed during analysis by PLM at the method detection limit. Due to the limitations of PLM at trace levels, further analysis by Transmission Electron Microscopy (TEM) may be considered at the client's discretion through a laboratory of their choice.**
**Asbestos analysis by PLM is semi-quantitative. Results above 1% are reported as concentration ranges as follows:**
BAT: 1–5%, 5–10%, 10–25%, 25–50%, 50–75%, 75–99%.
BAT-PC (Point Count): 0.1–0.9%

The laboratory shall be responsible for all information provided in the report, except when information is supplied by the customer. Data provided by the customer shall be clearly identified. In such cases, the report will apply only to the results of the items tested and is based on the sample as received, particularly if the laboratory was not involved in the sampling process (e.g., when the sample is provided by the customer). The results relate only to the items tested. Any information supplied by the customer that could affect the validity of the results will be clearly noted in the report.

## METHOD OF ANALYSIS

Bulk Asbestos Testing by PLM

## METHOD REFERENCE

EPA/600/R-93/116 July 1993 Method for the Determination of Asbestos in Bulk Building Materials.

NIOSH Method 9002 ASBESTOS (bulk) by PLM 9002.

| Services Available ( ✓ ) |
|---|
| 3 / 5 Business Days |
| 24 Hours |
| 2-4 Hours (Material Dependent, please inquire) |

3 Days ✓

WORK ORDER NUMBER: D40449

| SERVICE | | | | BILLING | | | |
|---|---|---|---|---|---|---|---|
| Client: | Prairie Environmental | Temperature: | | Client: | Prairie Environmental | PO # | |
| Service Address: | 260 King Street | Pick Up Fee: | Yes / No | Address: | 946 St Mary's Rd Winnipeg MB R2M 3R5 | | |
| Date/Time Sampled: | | Sampled By: | | Phone Number: | | | |
| Reporting E-mail Address: | | | | Additional E-mail Addresses: | | | |

| SAMPLE NUMBER | TEST CODE | MATERIAL | SAMPLE DESCRIPTION | IF APPLICABLE | | | Stop Positive ( ✓ ) | SAMPLE DATE |
|---|---|---|---|---|---|---|---|---|
| | | | | Flow Rate (L/min) | Duration (mins) | Volume (L) | | |
| S-001 | | Vinyl Flooring | VSF - Back of Basement Staircase | | | | | |
| S-002 | | Vinyl Flooring | VSF - Basement Washroom & Main Floor | | | | | |
| S-003 | | Ceiling Tile | Top of Basement Staircase | | | | | |
| S-004 | | Ceiling Tile | Basement Washroom | | | | | |
| S-005 | | Insulation | Pipe Insulation - Basement | | | | | |
| S-006 | | Other | Insulation with Tar - 2nd Floor Pipe | | | | | |
| S-007A | | DJC | Basement Hallway | | | | ✓ | |
| S-007B | | DJC | Basement Washroom | | | | ✓ | 3 |
| S-007C | | DJC | Bottom of Basement Staircase | | | | ✓ | |
| S-008A | | DJC | Main Floor (White) | | | | ✓ | |
| S-008B | | DJC | Main Floor (White) | | | | ✓ | |
| S-008C | | DJC | Main Floor (White) | | | | ✓ | 5 |
| S-008D | | DJC | Main Floor (Pink) | | | | ✓ | |
| S-008E | | DJC | Main Floor (Pink) | | | | ✓ | |
| S-009A | | DJC | 2nd Floor | | | | ✓ | |
| S-009B | | DJC | 2nd Floor | | | | ✓ | 3 |
| S-009C | | DJC | 2nd Floor | | | | ✓ | |

COMMENTS

Air and mold testing information to be noted in the sample description: Flow-rate, sampling time and volume collected All samples for asbestos testing must be submitted in double bagged ziploc bags with a submission form. Sample size for asbestos testing must be 2 X 2 square inch in size and vermiculite must be half the ziploc bag in volume. Volume collected for air fibre testing must be a minumum of 400 L and mold testing must be 75L. A field blank must be submitted with air and mold testing samples. The samples must be submitted in sterile bacerla sampling bottles otherwise results may not be accurate due to possible contamination. Samples must be submitted less than 48 hours after sampling and must be tested no later than 48 hours after sampling. Samples must be submitted as soon as possible after sampled and kept cool. Temperature will affect the accuracy of the results.

The quality of samples are out of the control of the laboratory and the samples are analyzed as received. The quality of the samples are not in the laboratory control and received in the quality of which the client submits them. The laboratory is not responsible for the quality or quantity of the samples which have been submitted. We are not legally responsible for results of any samples after analysis or what situations may arise after analysis.

All samples are tested with the current validated methods in the industry. By signing this submission form you are acknowledging to all that is noted above.

Sampled By: [signature] Date: March 23, 2026

RECEIVED MAR 23 2026 BY: [signature]

1/2

Created Date: September 22,2022
Revised Date: May 29, 2023

| Services Available ( ✓ ) | |
|---|---|
| | 3 / 5 Business Days |
| | 24 Hours |
| | 2-4 Hours (Material Dependent, please inquire) |

3 Days ✓

| WORK ORDER NUMBER: |
|---|
| D40449 |

| SERVICE | | | | BILLING | | | |
|---|---|---|---|---|---|---|---|
| Client: | Prairie Environmental | Temperature: | | Client: | Prairie Environmental | PO # | |
| Service Address: | 260 King Street | Pick Up Fee: | Yes / No | Address: | 946 St Mary's Rd Winnipeg MB R2M 3R5 | | |
| Date/Time Sampled: | | Sampled By: | | Phone Number: | | | |
| Reporting E-mail Address: | | | | Additional E-mail Addresses: | | | |

| SAMPLE NUMBER | TEST CODE | MATERIAL | SAMPLE DESCRIPTION | IF APPLICABLE Flow Rate (L/min) | Duration (mins) | Volume (L) | Stop Positive ( ✓ ) | SAMPLE DATE |
|---|---|---|---|---|---|---|---|---|
| S-010A | | Other | Mortar with Tar - Main Floor on Exterior Walls | | | | ✓ | 3 |
| S-010B | | Other | Mortar with Tar - Main Floor on Exterior Walls | | | | ✓ | |
| S-010C | | Other | Mortar with Tar - Main Floor on Exterior Walls | | | | ✓ | |
| | | | | | | | | |
| S-011A | | Other | Brick Mortar - Exterior | | | | ✓ | 3 |
| S-011B | | Other | Brick Mortar - Exterior | | | | ✓ | |
| S-011C | | Other | Brick Mortar - Exterior | | | | ✓ | |
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COMMENTS

Air and mold testing information to be noted in the sample description: Flow-rate, sampling time and volume collected All samples for asbestos testing must be submitted in double bagged ziploc bags with a submission form. Sample size for asbestos testing must be 2 X 2 square inch in size and vermiculite must be half the ziploc bag in volume. Volume collected for air fibre testing must be a minumum of 400 L and mold testing must be 75L. A field blank must be submitted with air and mold testing samples. The samples must be submitted in sterile bacteria sampling bottles otherwise results may not be accurate due to possible contamination. Samples must be submitted less than 48 hours after sampling and must be tested no later than 48 hours after sampling. Samples must be submitted as soon as possible after sampled and kept cool. Temperature will affect the accuracy of the results.

The quality of samples are out of the control of the laboratory and the samples are analyzed as received. The quality of the samples are not in the laboratory control and received in the quality of which the client submits them. The laboratory is not responsible for the quality or quantity of the samples which have been submitted. We are not legally responsible for results of any samples after analysis or what situations may arise after analysis.

All samples are tested with the current validated methods in the industry. By signing this submission form you are acknowledging to all that is noted above.

RECEIVED MAR 23 2026 BY: 116

Sampled By: Nath [signature] Date: March 23, 2026

2/2

Created Date: September 22,2022
Revised Date: May 29, 2023

DQF-01 Sample Submission Form 1.3

PRAIRIE environmental

# APPENDIX B

Photo Index



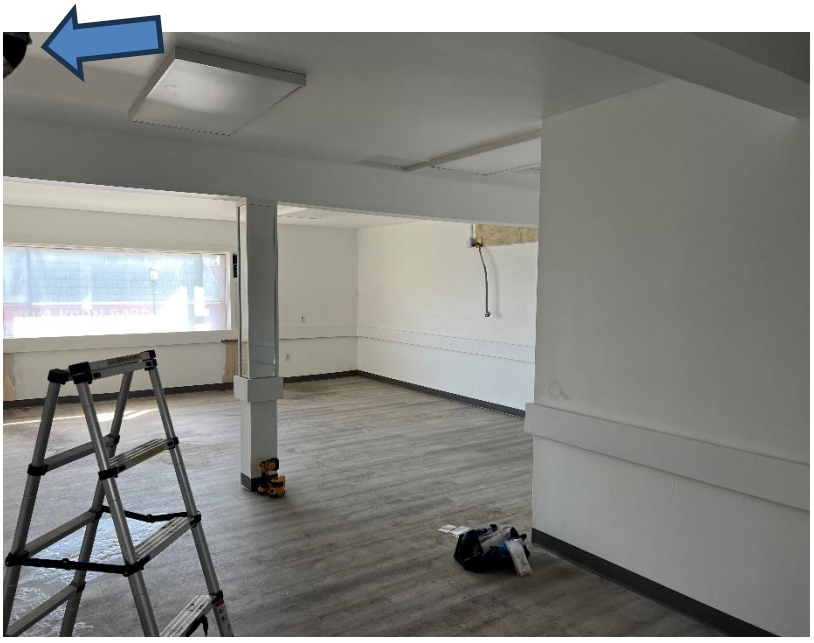
Photograph 1: Showing an example of the asbestos-containing joint compound associated with the pink drywall at the Site. All drywall that is a pink tint/ color shall be treated as asbestos-containing.



Photograph 2: Showing an example of the asbestos-containing vinyl sheet flooring located on the back of the basement staircase of the Site.



Photograph 3: Showing an example of the asbestos-containing pipe insulation located within the basement of the Site. It should be noted there is potential for this material to be located in other areas throughout the Site, potentially behind other building materials.



Photograph 4: Showing an example of the location of the asbestos-containing insulation with tar located on the pipe on the 2nd floor ceiling of the Site. It should be noted there is potential for this material to be located in other areas throughout the Site, potentially behind other building materials. Also showing the non-asbestos joint compound associated with the white drywall throughout the 2nd floor.



Photograph 5: Showing an example of the non-asbestos joint compound associated with the white drywall throughout the Site (Example from the basement).



Photograph 6: Showing an additional example of the non-asbestos joint compound associated with the white drywall throughout the Site (Example from the 2nd floor).



Photograph 7: Showing an example of the non-asbestos mortar with tar located on the exterior walls on the main floor of the Site.



Photograph 8: Showing an example of the non-suspect flooring found in various areas throughout the Site.



Photograph 9: Showing the remainder of the basement of the Site finished with non-suspect building materials.



Photograph 10: Showing an example of the non-asbestos brick mortar located on the exterior of the Site.

FACTURE 3843

PRAIRIE environmental

Prairie Environmental Consulting Inc.

**À remettre le 24/03/2026**

# 1 559,25 $

**Examiner et payer**

Propulsé par QuickBooks







