October 9, 2020

1213763 Ontario Inc. c/o GWL Realty Advisors Inc.
33 Yonge Street, Suite 1000
Toronto, ON M5E 1G4

E-mail: andrew.hanna@gwlra.com

Attention: Mr. Andrew Hanna

Re: Phase Two Environmental Site Assessment – Summary
320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario
Pinchin File: 230236.006

Pinchin Ltd. (Pinchin) was retained by 1213763 Ontario Inc. c/o GWL Realty Advisors Inc. (Client) to complete a Phase Two Environmental Site Assessment (Phase Two ESA) of the property located at 320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario (hereafter referred to as the Site or Phase Two Property). The Site location is shown on Figure 1. The Phase Two Property is presently developed with a single-storey commercial/light industrial building complete with a two-storey office portion (Site Building), as well as two, two-storey residential dwellings (Site Buildings B and C). In addition, it should be noted that a retail fuel outlet (RFO) was formerly located on the northeast portion of the Phase Two Property (see Figure 2).

This Phase Two ESA was conducted at the request of the Client as a condition for the future redevelopment of the Phase Two Property. It is Pinchin's understanding that the Phase Two Property will be redeveloped from its current mixed commercial/residential land use to a residential land use. Given that this constitutes a change to a more sensitive land use, the filing of a Record of Site Condition (RSC) for the Phase Two Property with the Ontario Ministry of the Environment, Conservation and Parks (MECP) is a mandatory requirement of the Province of Ontario's *Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Act*, which was last amended by Ontario Regulation 274/20 on July 1, 2020 (O. Reg. 153/04). As such, the Phase Two ESA report will be prepared in accordance with O. Reg. 153/04 to support the filing of an RSC for the Phase Two Property. The Phase Two ESA will also support the filing of a Site Plan Approval (SPA) application with the City of Ottawa.

The objectives of this Phase Two ESA were to assess the soil and groundwater quality in relation to 18 areas of potential environmental concern (APECs) and related potentially contaminating activities (PCAs) and contaminants of potential concern (COPCs) identified in a Phase One ESA completed by Pinchin in accordance with O. Reg. 153/04. The Phase One Study Area, PCAs and APECs are summarized on Figures 3 to 6. The Phase Two ESA was completed by Pinchin between November 1, 2018 and September 9, 2020 and consisted of the initial investigation of the APECs, as well as delineation of identified impacts.

The APECs investigation included the advancement of 29 boreholes at the Phase Two Property, 10 of which were completed as groundwater monitoring wells to facilitate the sampling of groundwater and the assessment of groundwater flow. In addition, five existing groundwater monitoring wells were sampled as part of the Phase Two ESA. The boreholes were advanced to depths ranging from approximately 0.5 to 15.24 metres below ground surface (mbgs). Select soil samples collected from each of the borehole locations were submitted for laboratory analysis of volatile organic compounds (VOCs), petroleum hydrocarbons (PHCs) fractions 1 through 4 (F1-F4), polycyclic aromatic hydrocarbons (PAHs), metals and/or inorganic parameters. In addition, groundwater samples were collected from each of the newly-installed monitoring wells, as well as five previously-installed monitoring wells, and submitted for laboratory analysis of VOCs, PHCs, PAHs, metals and/or inorganic parameters. The locations of the boreholes and monitoring wells are shown on the attached Figure 7.

Based on Site-specific information, the applicable regulatory standards for the Phase Two Property were determined to be the *"Table 7: Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition",* provided in the MECP document entitled, *"Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act"* dated April 15, 2011 *(Table 7 Standards)* for coarse-textured soils and residential/parkland/institutional property use.

The laboratory results for the submitted soil samples indicated that all reported concentrations for the parameters analyzed met the corresponding *Table 7 Standards*, except for the following:

As indicated in Tables 1 to 4, reported concentrations in the soil samples submitted for analysis of PHCs (F1-F4), VOCs, PAHs and/or metals satisfied the *Table 7 Standards* with the following exceptions:

- Soil sample SS-1 collected at borehole BH-7, which had concentrations of PHCs (F3), boron (hot water soluble) and lead that exceeded the *Table 7 Standards*;
- Soil sample SS-1 collected at borehole BH-11, which had concentrations of PHCs (F3 F4) that exceeded the *Table 7 Standards*;

- Soil sample SS-2 collected at borehole MW-4, which had concentrations of antimony, arsenic, barium, boron (hot water soluble), cadmium, lead, copper, mercury and zinc that exceeded the *Table 7 Standards*;
- Soil sample SS-1 collected at borehole BH-8, which had concentrations boron, cadmium, lead, mercury and zinc that exceeded the *Table 7 Standards*;
- Soil sample SS-1 collected at borehole BH-10, which had a concentration of lead that exceeded the *Table 7 Standards*;
- Soil sample SS-1 collected at BH104, which had concentrations of PHCs (F1) and xylenes that exceeded the *Table 7 Standards*;
- Soil sample SS-2 collected at BH106, which had a concentration of barium that exceeded the *Table 7 Standards*;
- Soil sample SS-4 collected at BH107, which had concentrations of PHCs (F3), copper and numerous PAHs that exceeded the *Table 7 Standards*;
- Soil sample SS-1 collected at BH108, which had a concentration of boron (hot water soluble) that exceeded the *Table 7 Standards*;
- Soil sample SS-3 collected at BH109, which had concentrations of boron (hot water soluble), lead, molybdenum and numerous PAHs that exceeded the *Table 7 Standards*;
- Soil sample SS-2 collected at BH113, which had concentrations of PHCs (F2 and F3), boron (hot water soluble), cadmium, lead, mercury, zinc and numerous PAHs that exceeded the *Table 7 Standards*; and
- Soil sample SS-1 collected at MW114, which had concentrations of PHCs (F3), cadmium, lead, mercury, zinc and benzo(a)pyrene that exceeded the *Table 7 Standards*.

As indicated in Tables 5 to 8, reported concentrations in the groundwater samples submitted for analysis of PHCs (F1-F4), VOCs, PAHs and/or metals satisfied the *Table 7 Standards* with the following exceptions:

- Groundwater sample collected at MW-1, which had concentrations of PHCs (F1 and F2), benzene, ethylbenzene, xylenes and naphthalene that exceeded the *Table 7 Standards*; and
- Groundwater sample collected at EXMW-1, which had a concentration of mercury that exceeded the *Table 7 Standards*.

Based on the results of the Phase Two ESA, the applicable *Table 7 Standards* for soil and groundwater at the Phase Two Property have not been met. It is Pinchin understanding that soil excavation and off-Site disposal will be conducted as part of Site redevelopment. Pinchin will provide the necessary support services including soil sampling and groundwater remediation in order to obtain the necessary data to complete the Phase Two ESA Report, as required by O. Reg. 153/04.

Pinchin Ltd.

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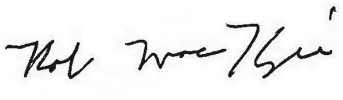

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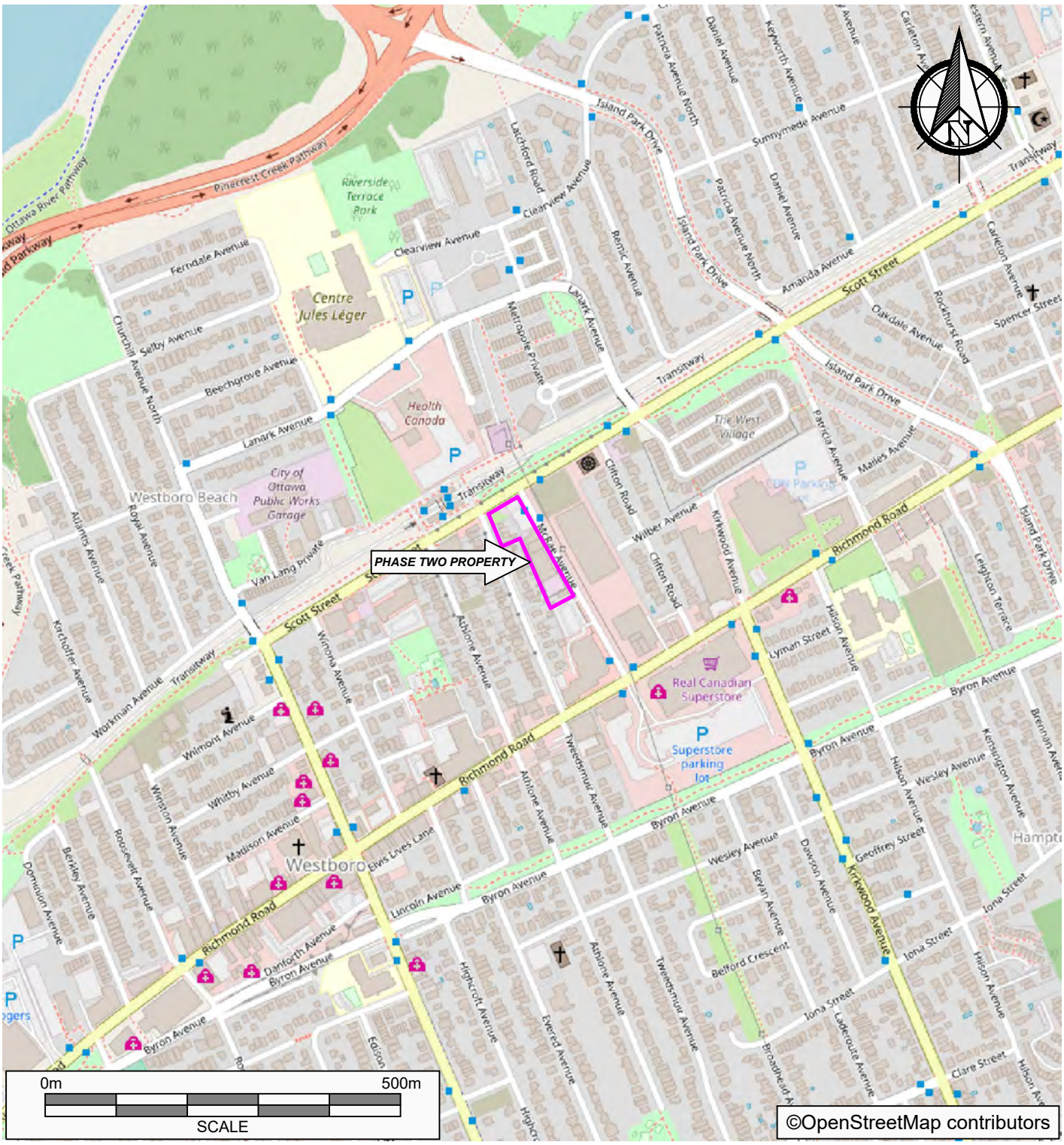
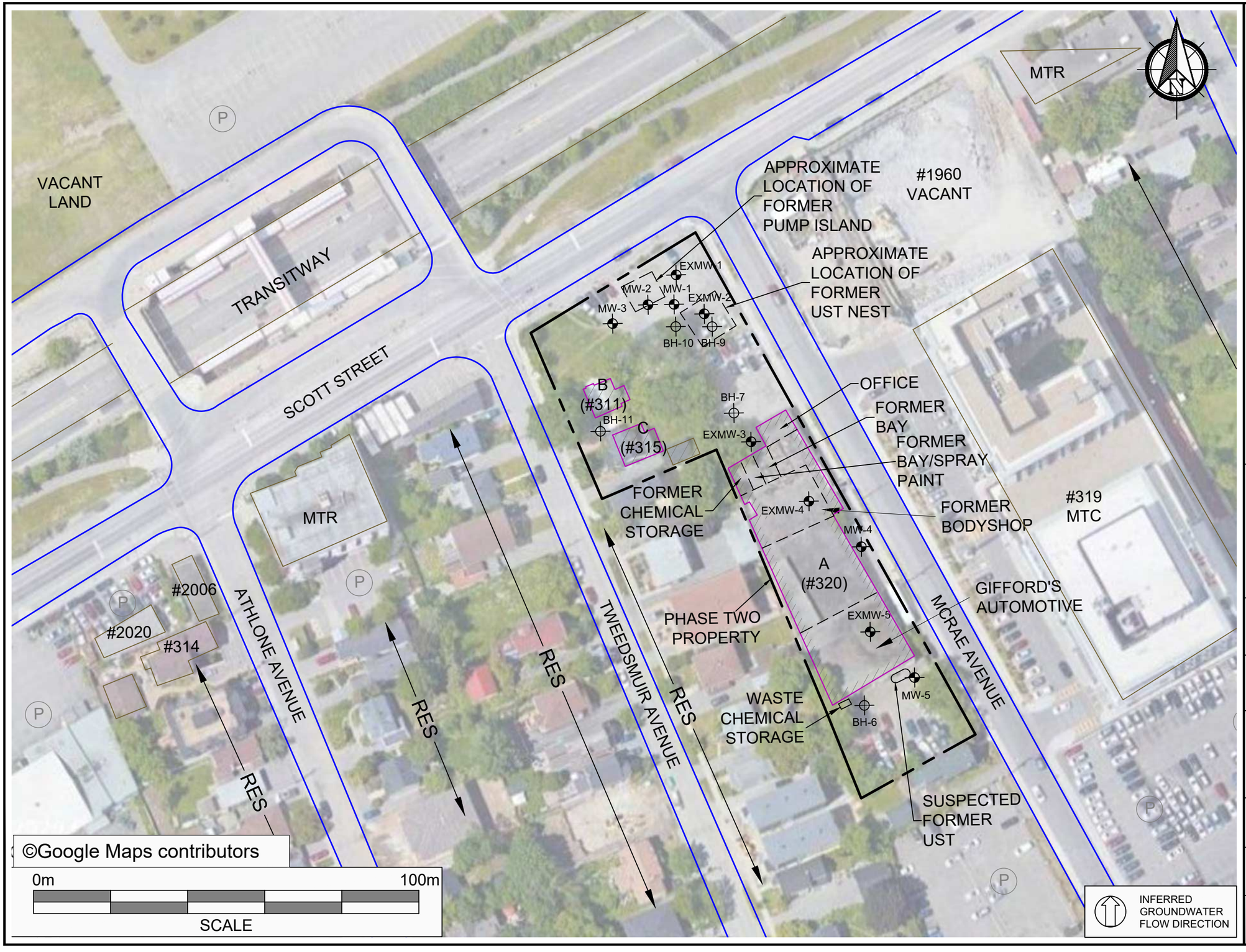
230236.006 Phase Two ESA Summary Letter 320 McRae Scott Tweedsmuir Ott ON GWL

Template: RSC Phase Two ESA & RSC Filing Proposal Template, EDR, July 14, 2019



PINCHIN

PROJECT NAME: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT		
CLIENT NAME: 1213763 ONTARIO INC.		
PROJECT LOCATION: 320 MCRAE AVENUE, 1976 SCOTT STREET, AND 311 AND 315 TWEEDSMUIR AVENUE, OTTAWA, ONTARIO		
FIGURE NAME: KEY MAP		FIGURE NO.: 1
SCALE: AS SHOWN	PROJECT NO.: 230236.006	DATE: OCTOBER 2020



LEGEND

- PHASE TWO PROPERTY BOUNDARY
- SITE BUILDING
- RES RESIDENTIAL
- MTR MULTI-TENANT RESIDENTIAL
- COM COMMERCIAL
- UST UNDERGROUND STORAGE TANK
- (P) PARKING
- BOREHOLE
- MONITORING WELL

PINCHIN

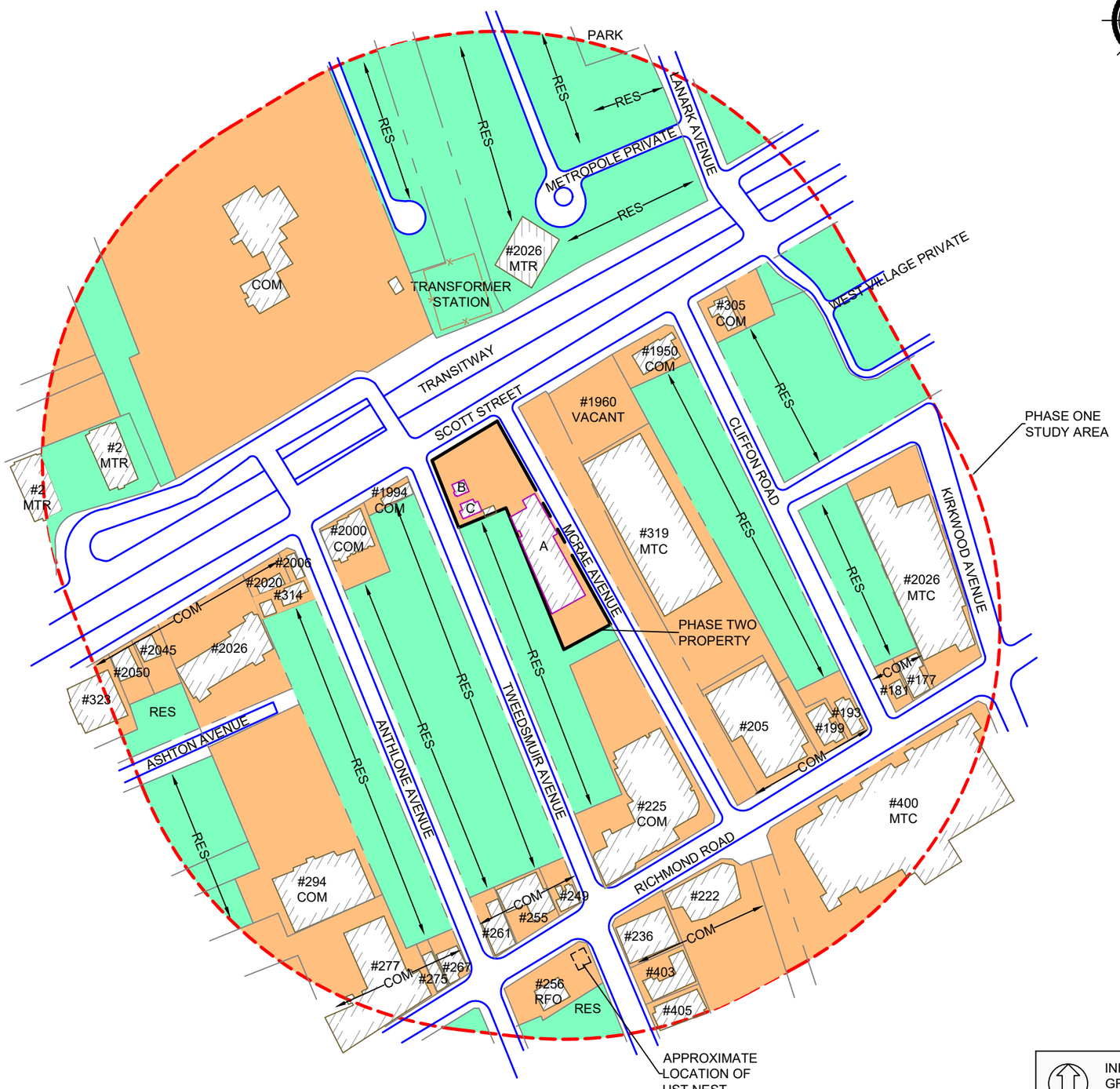
PROJECT NAME
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME
1213763 ONTARIO INC.

PROJECT LOCATION
320 MCRAE AVENUE, 1976 SCOTT STREET, AND 311 AND 315 TWEEDSMUIR AVENUE, OTTAWA, ONTARIO

FIGURE NAME
PHASE TWO PROPERTY

SCALE	PROJECT NO.
AS SHOWN	230236.006
DATE	FIGURE NO.
OCTOBER 2020	2



LEGEND

- INDUSTRIAL/COMMERCIAL/COMMUNITY/ LAND USE
- RESIDENTIAL/PARKLAND/INSITUTIONAL LAND USE
- PHASE TWO PROPERTY BOUNDARY
- PHASE ONE STUDY AREA BOUNDARY

COM	COMMERCIAL
MTC	MULTI-TENANT COMMERCIAL
MTR	MULTI-TENANT RESIDENTIAL
RES	RESIDENTIAL
RFO	RETAIL FUEL OUTLET
UST	UNDERGROUND STORAGE TANK

PINCHIN

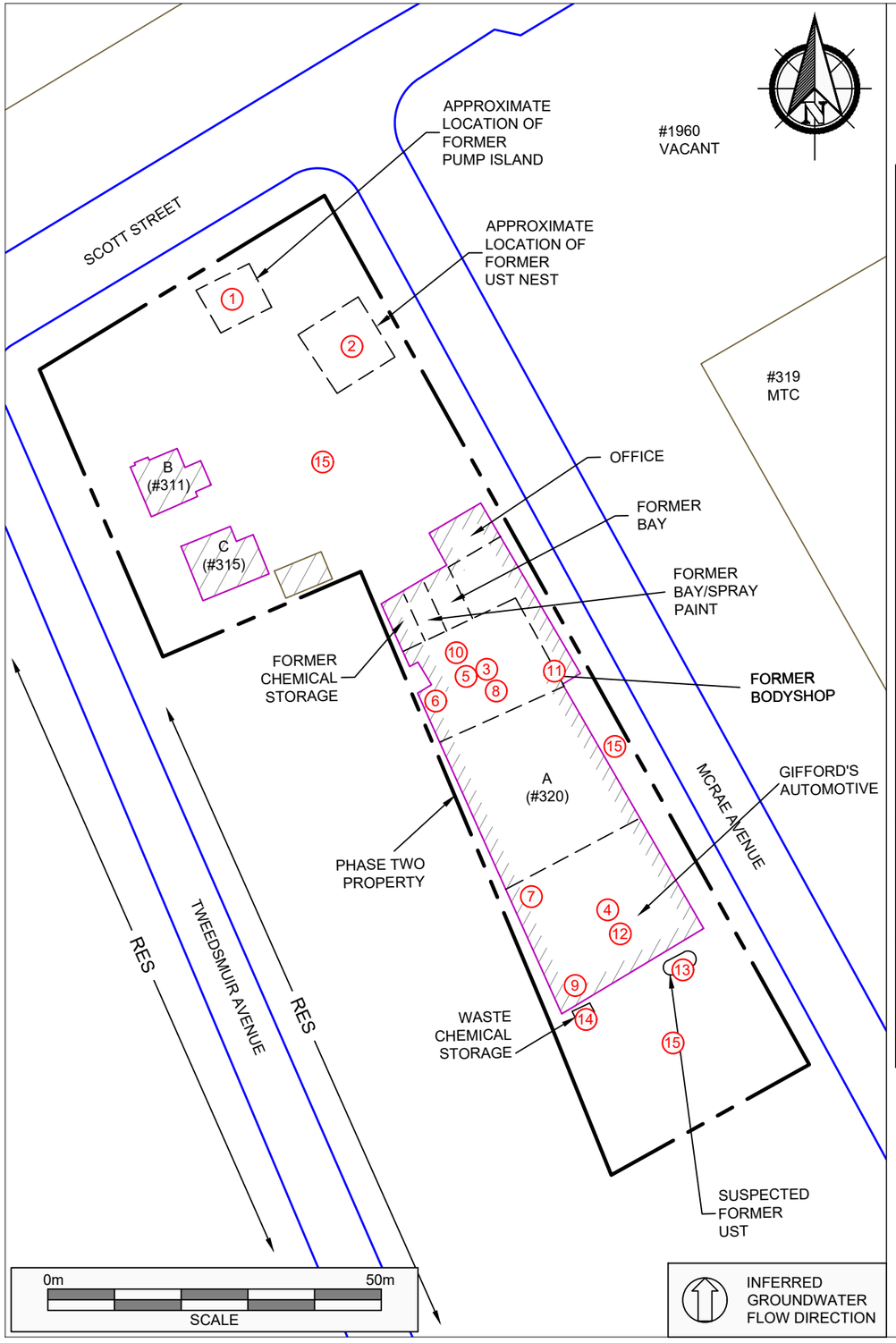
PROJECT NAME
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME
1213763 ONTARIO INC.

PROJECT LOCATION
320 MCRAE AVENUE, 1976 SCOTT STREET, AND 311 AND 315 TWEEDSMUIR AVENUE, OTTAWA, ONTARIO

FIGURE NAME
PHASE ONE STUDY AREA

SCALE	PROJECT NO.
AS SHOWN	230236.006
DATE	FIGURE NO.
OCTOBER 2020	3



PCA Designation	Location of Potentially Contaminating Activity	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contributing to an APEC at the Site (Yes/No)	Media Impacted or Potentially Impacted (Ground Water, Soil and/or Sediment)
PCA-1	Underground storage tanks associated with a retail fuel outlet located (RFO) in the northeast portion of the Phase One Property.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Yes	Soil and Groundwater
PCA-2	Pump island associated with a retail fuel outlet located in the northeast portion of the Phase One Property.	Other – Fuel Pump Island	On-Site	Yes	Soil and Groundwater
PCA-3	An automotive repair/servicing operation within the north tenant space in Site Building A.	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	Yes	Soil and Groundwater
PCA-4	An automotive repair/servicing operation within the south tenant space in Site Building A.	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	Yes	Soil and Groundwater
PCA-5	Automotive wrecking facility associated with automotive repair/servicing operation within the north portion of the Site Building A.	Item 49 - Salvage Yard, including Automobile Wrecking	On-Site	Yes	Soil and Groundwater
PCA-6	Two former 1,100-L single-walled steel aboveground storage tanks (ASTs) containing new oil within the north tenant space in Site Building A.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Yes	Soil
PCA-7	One 1,008-L single-walled steel AST containing new oil within the south tenant space in Site Building A.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Yes	Soil
PCA-8	One 910-L single-walled steel AST containing waste oil within the north tenant space in Site Building A.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Yes	Soil
PCA-9	One 910-L single-walled steel AST containing waste oil within the south tenant space in Site Building A.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Yes	Soil
PCA-10	Former commercial autobody shop within the north portion of Site Building A.	Item 10 - Commercial Autobody Shops	On-Site	Yes	Soil and Groundwater
PCA-11	An oil/water separator within the north tenant space in Site Building A.	Other – Oil/Water Separator	On-Site	Yes	Soil and Groundwater
PCA-12	An oil/water separator within the south tenant space in Site Building A.	Other – Oil/Water Separator	On-Site	Yes	Soil and Groundwater
PCA-13	Potential UST adjacent to the south elevation of Site Building A.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	Yes	Soil and Groundwater
PCA-14	Waste liquid storage (i.e., waste antifreeze and other unknown automotive fluids) adjacent to the southwest corner of Site Building A.	Other - Hazardous Waste Generation	On-Site	Yes	Soil
PCA-15	Importation of fill material to Phase One Property	Item 30 - Importation of Fill Material of Unknown Quality	On-Site	Yes	Soil

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- RES RESIDENTIAL
- APEC AREA OF ENVIRONMENTAL CONCERN
- PCA POTENTIALLY CONTAMINATING ACTIVITY
- MTC MULTI-TENANT COMMERCIAL
- UST UNDERGROUND STORAGE TANK
- (#) PCA CONTRIBUTES TO AN APEC
- (#) PCA DOES NOT CONTRIBUTE TO AN APEC

PINCHIN

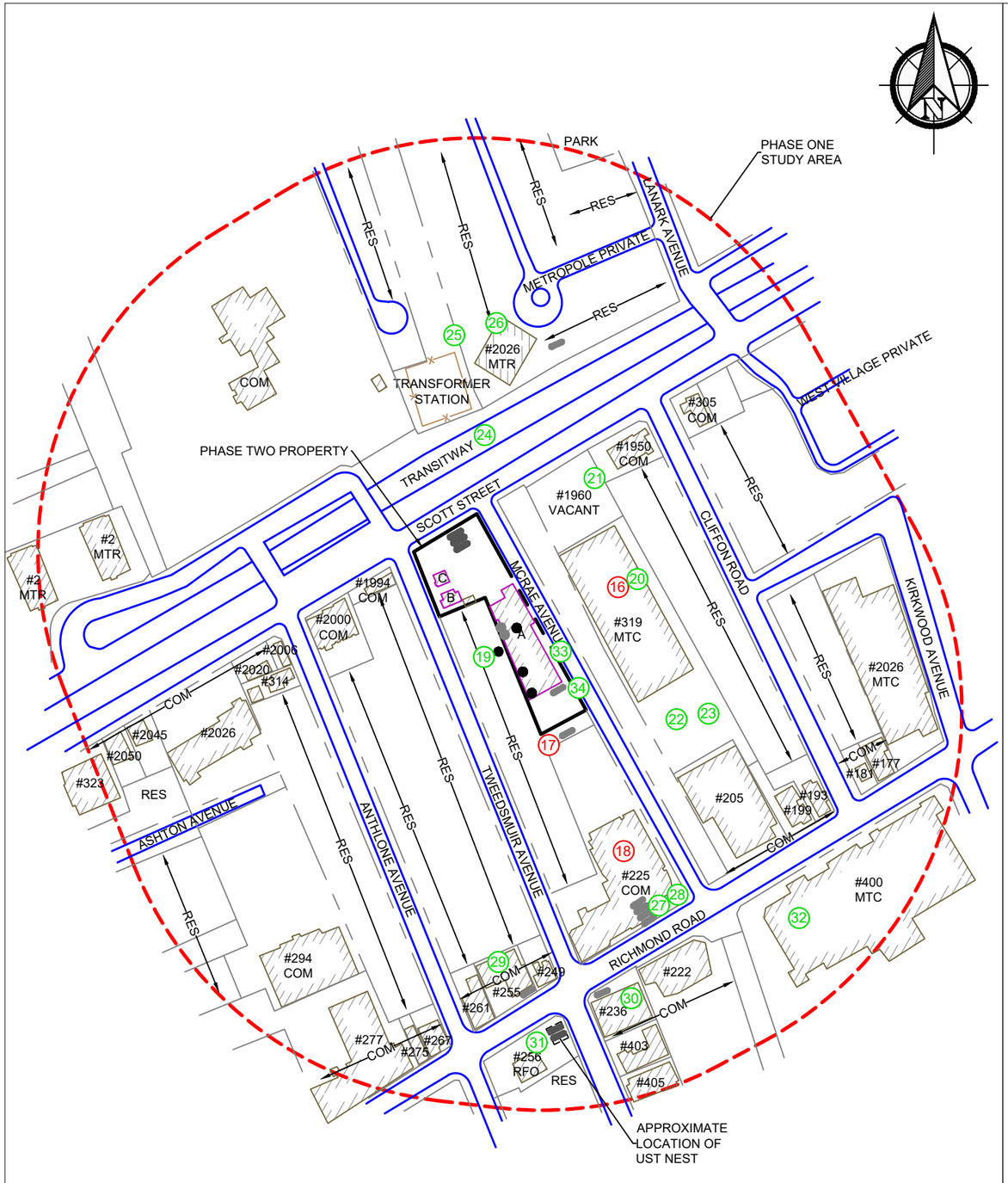
PROJECT NAME
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME
1213763 ONTARIO INC.

PROJECT LOCATION
320 MCRAE AVENUE, 1976 SCOTT STREET, AND 311 AND 315 TWEEDSMUIR AVENUE, OTTAWA, ONTARIO

FIGURE NAME
POTENTIALLY CONTAMINATING ACTIVITIES - ON-SITE

SCALE	PROJECT NO.
AS SHOWN	230236.006
DATE	FIGURE NO.
OCTOBER 2020	4



PCA Designation	Location of Potentially Contaminating Activity	Potentially Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contributing to an APEC at the Site (Yes/No)	Media Impacted or Potentially Impacted (Ground Water, Soil and/or Sediment)
PCA-16	Former industrial operation (i.e., commercial/light industrial building and associated exterior storage areas) located at 319 McCrae Avenue, east of the Phase One Property.	Other - Industrial Operations	Off-Site	Yes	Groundwater
PCA-17	Fuel UST south of the Phase One Property.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	Yes	Groundwater
PCA-18	An automotive repair/servicing operation (Otto's Subaru or Otto's Service Centre Ltd.), south of the Phase One Property.	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site	Yes	Groundwater
PCA-19	Spill of a small quantity of furnace oil at residence at 325 Tweedsmuir Avenue, west of the Phase One Property.	Other - Spill	Off-Site	No	Groundwater
PCA-20	Spill of hydraulic oil (approximately 375 L) at 319 McRae Ave, east of the Phase One Property.	Other - Spill	Off-Site	No	Groundwater
PCA-21	Gervais Motors Ltd., an automotive repair/servicing operation, that was located at 1960 Scott Street from 1984 until 1998.	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site	No	Groundwater
PCA-22	Fuel storage tank located at 359 McRae Avenue, southeast of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	No	Groundwater
PCA-23	Leak of heating oil from a UST (approximately 50 L) at 359 McRae Avenue, southeast of the Phase One Property.	Other - Spill	Off-Site	No	Groundwater
PCA-24	A railway line formerly located northwest of the Phase One Property.	Item 46 - Rail Yards, Tracks and Spurs	Off-Site	No	Groundwater
PCA-25	A rail yard formerly located north-northeast of the Phase One Property.	Item 46 - Rail Yards, Tracks and Spurs	Off-Site	No	Groundwater
PCA-26	Fuel UST within former rail yard located north-northeast of the Phase One Property.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	No	Groundwater
PCA-27	A former RFO located at 225 Richmond Road, south of the Phase One Property.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	No	Groundwater
PCA-28	Automotive repair/servicing operation located at 225 Richmond Road, south of the Phase One Property.	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site	No	Groundwater
PCA-29	Former RFO located at 255 Richmond Road, southwest of the Phase One Property.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	No	Groundwater
PCA-30	Former RFO located at 236 Richmond Road, southwest of the Phase One Property.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	No	Groundwater
PCA-31	Former RFO located at 256 Richmond Road, southwest of the Phase One Property.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	No	Groundwater
PCA-32	Former large-scale printing operation (Crain Printers) at 190 Richmond Road, southeast of the Phase One Property.	Item 31 - Ink Manufacturing, Processing and Bulk Storage	Off-Site	No	Groundwater
PCA-33	Pole-mounted oil-cooled transformer located adjacent to the east of Gifford's Automotive (south portion of Site Building A).	Item 55 - Transformer Manufacturing, Processing and Use	Off-Site	No	Soil
PCA-34	Pole-mounted oil-cooled transformer located adjacent to the southeast corner of the Phase One Property.	Item 55 - Transformer Manufacturing, Processing and Use	Off-Site	No	Soil

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- PHASE ONE STUDY AREA BOUNDARY
- COM COMMERCIAL
- MTC MULTI-TENANT COMMERCIAL
- MTR MULTI-TENANT RESIDENTIAL
- RES RESIDENTIAL
- RFO RETAIL FUEL OUTLET
- UST UNDERGROUND STORAGE TANK
- APEC AREA OF ENVIRONMENTAL CONCERN
- PCA POTENTIALLY CONTAMINATING ACTIVITY
- UNDERGROUND STORAGE TANK
- ABOVEGROUND STORAGE TANK
- FORMER UNDERGROUND STORAGE TANK
- FORMER ABOVEGROUND STORAGE TANK
- (#) PCA CONTRIBUTES TO AN APEC
- (#) PCA DOES NOT CONTRIBUTE TO AN APEC

PINCHIN

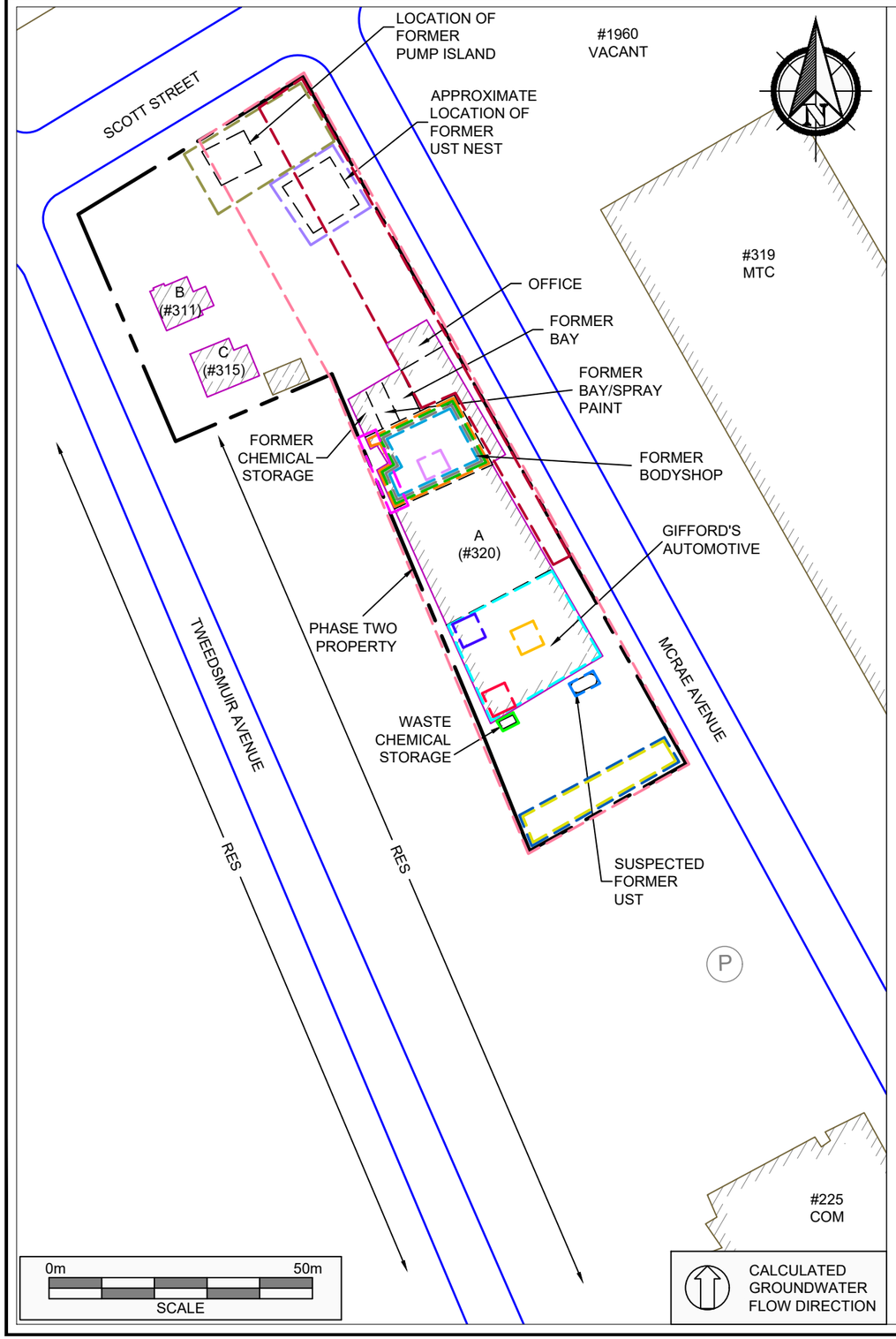
PROJECT NAME
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME
1213763 ONTARIO INC.

PROJECT LOCATION
320 MCRAE AVENUE, 1976 SCOTT STREET, AND 311 AND 315 TWEEDSMUIR AVENUE, OTTAWA, ONTARIO

FIGURE NAME
POTENTIALLY CONTAMINATING ACTIVITIES - OFF-SITE

SCALE	PROJECT NO.
AS SHOWN	230236.006
DATE	FIGURE NO.
OCTOBER 2020	5



Area of Potential Environmental Concern[1]	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity[2]	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern[3]	Media Impacted or Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC-1	Northeast portion of the Phase One Property.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs BTEX PAHs VOCs Metals	Soil and Groundwater
APEC-2	Northeast portion of the Phase One Property.	Other – Fuel Pump Island	On-Site	PHCs BTEX PAHs VOCs Metals	Soil and Groundwater
APEC-3	North tenant space in Site Building A.	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	PHCs BTEX PAHs VOCs	Soil and Groundwater
APEC-4	South tenant space in Site Building A.	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	PHCs BTEX PAHs VOCs	Soil and Groundwater
APEC-5	North tenant space in Site Building A.	Item 10 - Commercial Autobody Shops	On-Site	PHCs BTEX PAHs VOCs Metals	Soil and Groundwater
APEC-6	Along the west wall of the north tenant space in Site Building A	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs BTEX PAHs VOCs	Soil
APEC-7	Along the north wall of the south tenant space in Site Building A.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs BTEX PAHs VOCs	Soil
APEC-8	Along the south wall of the north tenant space in Site Building A.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs BTEX PAHs VOCs	Soil
APEC-9	Along the south wall of the south tenant space in Site Building A.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs BTEX PAHs VOCs	Soil
APEC-10	Within the north tenant space in Site Building A.	Item 10 - Commercial Autobody Shops	On-Site	PHCs BTEX PAHs VOCs Metals	Soil
APEC-11	Within the north tenant space in Site Building A.	Other – Oil/Water Separator	On-Site	PHCs BTEX PAHs VOCs Metals	Soil and Groundwater
APEC-12	Within the south tenant space in Site Building A.	Other – Oil/Water Separator	On-Site	PHCs BTEX PAHs VOCs Metals	Soil and Groundwater
APEC-13	Adjacent to the southeast corner of the exterior of Site Building A.	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs BTEX PAHs VOCs Metals	Soil and Groundwater
APEC-14	Adjacent to the southwest corner of the exterior of Site Building A.	Other – Hazardous Waste Generation	On-Site	PHCs BTEX PAHs VOCs Metals	Soil
APEC-15	Southeast, east and northeast portions of the Phase One Property.	Item 58 - Waste Disposal and Waste Management, including Thermal Treatment, Landfilling and Transfer of Waste, Other Than Use of Biosolls as Soil Conditioners	On-Site	PHCs BTEX PAHs VOCs Metals	Soil and Groundwater
APEC-16	Approximately 15 m east of the Phase One Property	Other – Industrial Operations	Off-Site	PHCs BTEX PAHs VOCs Metals	Groundwater
APEC-17	Approximately 20 m south of the Phase One Property	Item 28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site	PHCs BTEX PAHs VOCs Metals	Groundwater
APEC-18	Approximately 75 m south of the Phase One Property	Item 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Off-Site	PHCs BTEX PAHs VOCs Metals	Groundwater

LEGEND

PHASE TWO PROPERTY BOUNDARY
MTC MULTI-TENANT COMMERCIAL
RES UNDERGROUND STORAGE TANK
COM UNDERGROUND STORAGE TANK
UST UNDERGROUND STORAGE TANK

APEC AREA OF ENVIRONMENTAL CONCERN

APEC-1
APEC-2
APEC-3
APEC-4
APEC-5
APEC-6
APEC-7
APEC-8
APEC-9
APEC-10
APEC-11
APEC-12
APEC-13
APEC-14
APEC-15
APEC-16
APEC-17
APEC-18

PINCHIN

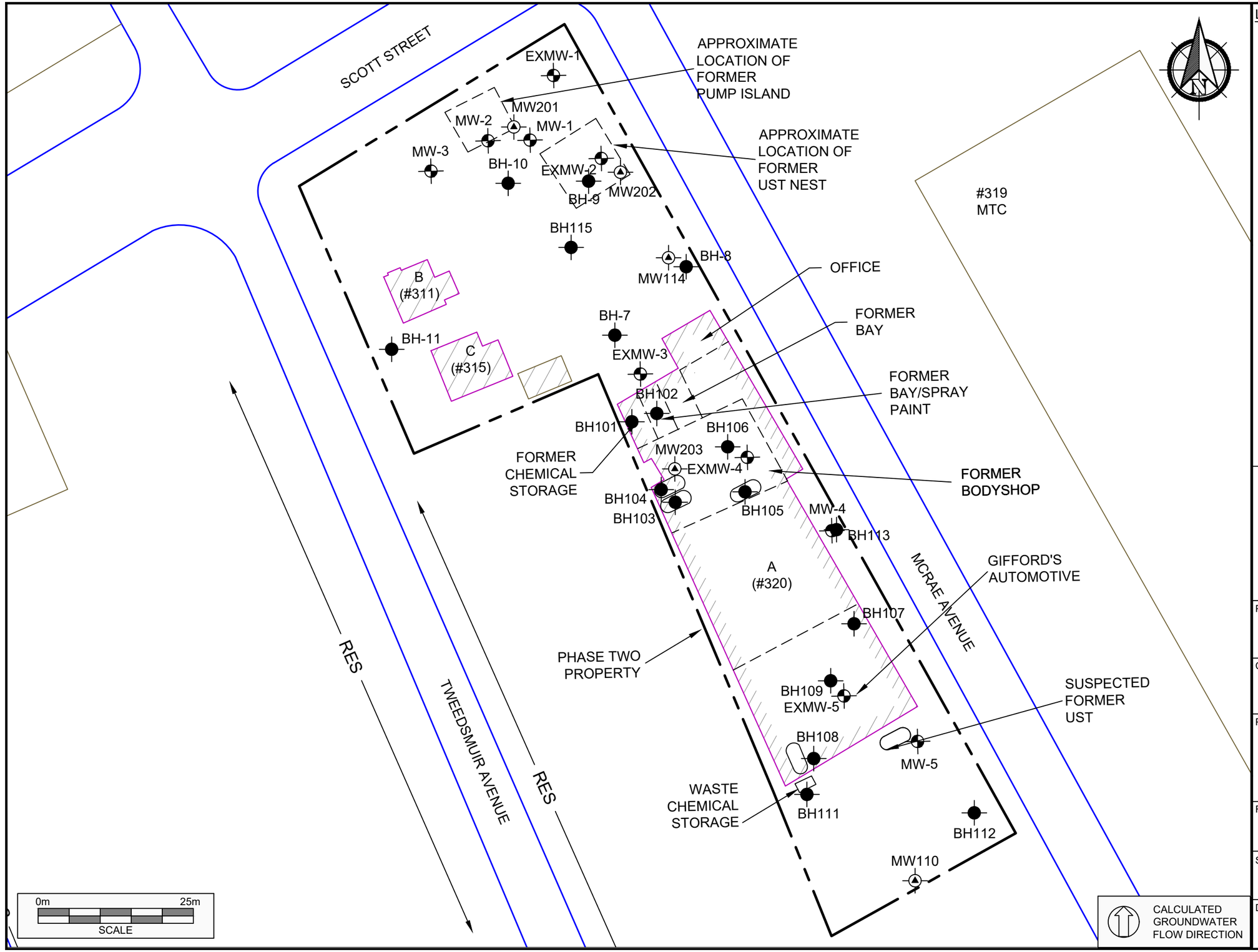
PROJECT NAME
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME
1213763 ONTARIO INC.

PROJECT LOCATION
320 MCRAE AVENUE, 1976 SCOTT STREET, AND 311 AND 315 TWEEDSMUIR AVENUE, OTTAWA, ONTARIO

FIGURE NAME
AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

SCALE	PROJECT NO.
AS SHOWN	230236.006
DATE	FIGURE NO.
OCTOBER 2020	6



LEGEND

- PHASE TWO PROPERTY BOUNDARY
- RES RESIDENTIAL
- MTC MULTI-TENANT COMMERCIAL
- UST UNDERGROUND STORAGE TANK
- BOREHOLE (PINCHIN, 2018 AND 2020)
- MONITORING WELL (PINCHIN, 2020)
- SITE BUILDING
- EXISTING MONITORING WELL

PINCHIN

PROJECT NAME
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME
1213763 ONTARIO INC.

PROJECT LOCATION
320 MCRAE AVENUE, 1976 SCOTT STREET, AND 311 AND 315 TWEEDSMUIR AVENUE, OTTAWA, ONTARIO

FIGURE NAME
BOREHOLE AND MONITORING WELL LOCATION PLAN

SCALE	PROJECT NO.
AS SHOWN	230236.006
DATE	FIGURE NO.
OCTOBER 2020	7

TABLE 1
PETROLEUM HYDROCARBON ANALYSIS FOR SOIL
1213763 Ontario Inc.
320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario

Parameter	MECP Table 7 Standards*	Sample Designation	MW-1 SS-2	MW-2 SS-2	MW-3 SS-1	MW-4 SS-2	MW-5 SS-2	BH-6 SS-2	BH-7 SS-1	BH-8 SS-1	BH-9 SS-4	BH-10 SS-1	BH-11 SS-1	DUP-1	BH101 SS1	DUP-1	BH102 SS2	BH103 SS1	BH104 SS1	BH105 SS1	BH106 SS2	BH107 SS4	BH108 SS1	BH109 SS3	MW110 SS2	DUP-2	BH111 SS1	BH112 SS2	BH113 SS2	MW114 SS1	BH115 SS2
		Sample Collection Date (dd/mm/yyyy)	01/11/2018	01/11/2018	01/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	19/05/2020	19/05/2020	19/05/2020	19/05/2020	19/05/2020	19/05/2020	19/05/2020	20/05/2020	20/05/2020	20/05/2020	20/05/2020	20/05/2020	14/05/2020	14/05/2020	14/05/2020	14/05/2020	14/05/2020
		Sample Depth (mbgs)	0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.8 - 1.5	0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.0 - 0.8	2.3 - 3.1	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	0.8 - 1.5	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	0.8 - 1.5	2.3 - 3.1	0.0 - 0.8	1.5 - 2.3	0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.8 - 1.5
Petroleum Hydrocarbons F1 (C_6 - C_{10})	55		<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	110	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
Petroleum Hydrocarbons F2 (>C_{10} - C_{16})	98		<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	21	<10	<10	<10	<10	<10	<10	220	<10	<10
Petroleum Hydrocarbons F3 (>C_{16} - C_{34})	300		<50	<50	<50	110	<50	<50	400	200	<50	75	580	470	<50	68	<50	<50	<50	<50	<50	730	66	220	<50	<50	<50	<50	4500	430	<50
Petroleum Hydrocarbons F4 (>C_{34} - C_{50})	2800		<50	<50	68	81	<50	<50	2500	190	<50	2200	3400	2900	<50	<50	<50	<50	<50	<50	<50	200	<50	90	<50	<50	<50	<50	990	2500	63

Notes:

MECP Table 7 Standards: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 7 Standards, Coarse-Textured Soils, Non-Potable Groundwater Condition, for Residential/Parkland/Institutional Property Use.

BOLD: Exceeds Site Condition Standard
BOLD: Reportable Detection Limit Exceeds Site Condition Standard
Units: All Units in ug/g
mbgs: Metres Below Ground Surface
BTEX: Benzene, Toluene, Ethylbenzene and Xylenes

Pinchin File: 230236.002

TABLE 2
VOLATILE ORGANIC COMPOUND ANALYSIS FOR SOIL
1213763 Ontario Inc.
320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario

Parameter	MECP Table 7 Standards*	Sample Designation																														
		Sample Collection Date (dd/mm/yyyy)																														
		Sample Depth (mbgs)																														
		MW-1 SS-2	MW-2 SS-2	MW-3 SS-1	MW-4 SS-2	MW-5 SS-2	BH-6 SS-2	BH-7 SS-1	BH-8 SS-1	BH-9 SS-4	BH-10 SS-1	BH-11 SS-1	DUP-1	BH101 SS1	DUP-1	BH102 SS2	BH103 SS1	BH104 SS1	BH105 SS1	BH106 SS2	BH107 SS4	BH108 SS1	BH109 SS3	MW110 SS2	DUP-2	BH111 SS1	BH112 SS2	BH113 SS2	MW114 SS1	BH115 SS2
		01/11/2018	01/11/2018	01/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	19/05/2020	19/05/2020	19/05/2020	19/05/2020	19/05/2020	19/05/2020	19/05/2020	20/05/2020	20/05/2020	20/05/2020	20/05/2020	20/05/2020	14/05/2020	14/05/2020	14/05/2020	14/05/2020	14/05/2020	14/05/2020	14/05/2020
		0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.8 - 1.5	0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.0 - 0.8	2.3 - 3.1	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	<0.50	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	0.8 - 1.5	2.3 - 3.1	0.0 - 0.8	1.5 - 2.3	0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.8 - 1.5	0.8 - 1.5
Acetone	16	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Benzene	0.21	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
Bromodichloromethane	13	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Bromoform	0.27	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Bromomethane	0.05	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Carbon Tetrachloride	0.05	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Chlorobenzene	2.4	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Chloroform	0.05	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Dibromochloromethane	9.4	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
1,2-Dichlorobenzene	3.4	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
1,3-Dichlorobenzene	4.8	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
1,4-Dichlorobenzene	0.083	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
1,1-Dichloroethane	3.5	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
1,2-Dichloroethane	0.05	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
1,1-Dichloroethylene	0.05	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Cis-1,2-Dichloroethylene	3.4	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Trans-1,2-Dichloroethylene	0.084	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
1,2-Dichloropropane	0.05	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Cis-1,3-Dichloropropylene	NV	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030
Trans-1,3-Dichloropropylene	NV	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.10	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040
Ethylbenzene	2	<0.020	<0.020	0.046	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	1.3	0.06	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
Ethylene Dibromide	0.05	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Methyl Ethyl Ketone	16	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Methylene Chloride	0.1	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Methyl Isobutyl Ketone	1.7	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Methyl-t-Butyl Ether	0.75	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Styrene	0.7	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
1,1,1,2-Tetrachloroethane	0.058	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
1,1,2,2-Tetrachloroethane	0.05	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Toluene	2.3	<0.020	0.05	0.053	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	0.047	0.14	<0.020	0.1	0.034	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	0.038	0.035	0.03		
Tetrachloroethylene	0.28	<0.050	<0.050	<0.050	<0.050	0.22	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
1,1,1-Trichloroethane	0.38	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
1,1,2-Trichloroethane	0.05	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Trichloroethylene	0.061	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Vinyl Chloride	0.02	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
m-Xylene & p-Xylene	NV	<0.020	0.047	0.22	<0.020	<0.020	<0.020	<0.020	0.027	<0.020	<0.020	<0.020	<0.020	0.05	0.12	<0.020	1.6	4.6	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	0.23	0.04	<0.020		
o-Xylene	NV	<0.020	<0.020	0.074	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	0.026	0.065	<0.020	0.074	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	0.077	<0.020	<0.020		
Total Xylenes	3.1	<0.020	0.047	0.29	<0.020	<0.020	<0.020	<0.020	0.027	<0.020	<0.020	<0.020	<0.020	0.077	0.19	<0.020	1.7	4.6	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	0.31	0.04	<0.020		
Dichlorodifluoromethane	16	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Hexane(n)	2.8	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	0.063	0.11	<0.050	<0.050	<0.050	<0.050	0.15	0.09	<0.050		
Trichlorofluoromethane	4	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
1,3-Dichloropropene (cis + trans)	0.05	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.10	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050

Notes:

MECP Table 7 Standards: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 7 Standards, Coarse-Textured Soils, Non-Potable Groundwater Condition, for Residential/Parkland/Institutional Property Use.

BOLD Exceeds Site Condition Standard
BOLD Reportable Detection Limit Exceeds Site Condition Standard
Units: All Units in µg/g
mbgs: Metres Below Ground Surface

Pinchin File: 230236.002

TABLE 3

POLYCYCLIC AROMATIC HYDROCARBON ANALYSIS FOR SOIL

1213763 Ontario Inc.

320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario

Parameter	MECP Table 7 Standards*	Sample Designation																												
		Sample Collection Date (dd/mm/yyyy)																												
		Sample Depth (mbgs)																												
		MW-1 SS-2	MW-2 SS-2	MW-3 SS-1	MW-4 SS-2	MW-5 SS-2	BH-6 SS-2	BH-7 SS-1	BH-8 SS-1	BH-9 SS-4	BH-10 SS-1	BH-11 SS-1	DUP-1	BH101 SS1	DUP-1	BH102 SS2	BH103 SS1	BH104 SS1	BH105 SS1	BH106 SS2	BH107 SS4	BH108 SS1	BH109 SS3	MW110 SS2	DUP-2	BH111 SS1	BH112 SS2	BH113 SS2	MW114 SS1	BH115 SS2
		01/11/2018	01/11/2018	01/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	19/05/2020	19/05/2020	19/05/2020	19/05/2020	19/05/2020	19/05/2020	19/05/2020	20/05/2020	20/05/2020	20/05/2020	20/05/2020	20/05/2020	14/05/2020	14/05/2020	14/05/2020	14/05/2020	14/05/2020
		0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.8 - 1.5	0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.0 - 0.8	2.3 - 3.1	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	0.8 - 1.5	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	0.8 - 1.5	2.3 - 3.1	0.0 - 0.8	1.5 - 2.3	0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.8 - 1.5
Acenaphthene	7.9	<0.0050	<0.0050	<0.0050	0.026	0.01	<0.0050	0.014	0.0082	<0.0050	0.0076	0.028	0.01	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	1.5	0.0083	0.1	<0.0050	<0.0050	<0.0050	<0.0050	5.8	<0.050	<0.0050
Acenaphthylene	0.15	<0.0050	<0.0050	0.0062	0.022	0.018	<0.0050	0.01	0.02	<0.0050	0.0075	<0.0050	<0.0050	0.013	0.014	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	1.1	0.015	0.097	0.016	<0.0050	<0.0050	<0.0050	13	0.051	<0.0050
Anthracene	0.67	<0.0050	<0.0050	<0.0050	0.046	0.033	<0.0050	0.021	0.027	<0.0050	0.015	0.053	0.019	0.0078	0.0085	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	7.8	0.027	0.41	0.012	<0.0050	<0.0050	<0.0050	22	0.064	<0.0050
Benzo(a)anthracene	0.5	0.01	<0.0050	0.026	0.28	0.093	<0.0050	0.16	0.29	<0.0050	0.1	0.2	0.085	0.038	0.042	<0.0050	<0.0050	<0.0050	0.0055	<0.0050	16	0.089	0.99	0.054	<0.0050	<0.0050	<0.0050	67	0.3	0.0092
Benzo(a)pyrene	0.3	0.015	<0.0050	0.03	0.28	0.11	<0.0050	0.15	0.28	<0.0050	0.093	0.15	0.073	0.046	0.049	<0.0050	<0.0050	<0.0050	0.0069	<0.0050	12	0.087	0.86	0.059	<0.0050	<0.0050	<0.0050	57	0.22	0.0066
Benzo(b)fluoranthene	0.78	0.024	0.01	0.044	0.33	0.15	<0.0050	0.18	0.32	<0.0050	0.12	0.19	0.094	0.067	0.071	<0.0050	0.0057	<0.0050	0.01	<0.0050	15	0.12	1.1	0.085	<0.0050	<0.0050	<0.0050	65	0.43	0.013
Benzo(ghi)perylene	6.6	0.018	0.0081	0.028	0.25	0.1	<0.0050	0.12	0.17	<0.0050	0.074	0.11	0.068	0.038	0.04	<0.0050	<0.0050	<0.0050	0.0058	<0.0050	5.7	0.063	0.54	0.047	<0.0050	<0.0050	<0.0050	27	0.26	0.0057
Benzo(k)fluoranthene	0.78	0.0076	<0.0050	0.016	0.12	0.053	<0.0050	0.07	0.12	<0.0050	0.045	0.072	0.036	0.023	0.025	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	5.8	0.042	0.39	0.029	<0.0050	<0.0050	<0.0050	26	0.15	<0.0050
Chrysene	7	0.016	0.0076	0.035	0.3	0.1	<0.0050	0.17	0.24	<0.0050	0.1	0.21	0.099	0.036	0.04	<0.0050	<0.0050	<0.0050	0.0051	<0.0050	11	0.08	0.75	0.049	<0.0050	<0.0050	<0.0050	55	0.25	0.0097
Dibenzo(a,h)anthracene	0.1	0.0057	<0.0050	0.0071	0.076	0.028	<0.0050	0.041	0.065	<0.0050	0.027	0.031	0.02	0.0088	0.0095	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	2	0.016	0.16	0.011	<0.0050	<0.0050	<0.0050	9.1	0.059	<0.0050
Fluoranthene	0.69	0.019	0.0065	0.055	0.52	0.19	<0.0050	0.45	0.53	<0.0050	0.22	0.58	0.25	0.077	0.083	<0.0050	0.0052	<0.0050	0.012	<0.0050	32	0.17	2.2	0.091	<0.0050	<0.0050	<0.0050	120	0.57	0.023
Fluorene	62	<0.0050	<0.0050	<0.0050	0.034	0.016	<0.0050	0.03	0.029	<0.0050	0.023	0.041	0.03	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	3.3	0.012	0.18	<0.0050	<0.0050	<0.0050	<0.0050	10	<0.050	<0.0050
Indeno(1,2,3-cd)pyrene	0.38	0.013	<0.0050	0.025	0.23	0.093	<0.0050	0.12	0.19	<0.0050	0.079	0.11	0.063	0.037	0.04	<0.0050	<0.0050	<0.0050	0.0058	<0.0050	6.5	0.063	0.55	0.047	<0.0050	<0.0050	<0.0050	29	0.26	0.0058
Methylnaphthalene 2-(1-)	0.99	<0.014	<0.014	<0.014	0.049	<0.014	<0.014	0.039	0.035	<0.014	0.034	0.032	0.033	<0.0071	<0.0071	<0.0071	0.012	<0.0071	<0.0071	<0.0071	1.4	<0.0071	0.095	<0.0071	<0.0071	<0.0071	<0.0071	9.1	<0.071	<0.0071
Naphthalene	0.6	<0.0050	<0.0050	<0.0050	0.013	<0.0050	<0.0050	0.012	0.011	<0.0050	0.0086	0.0065	0.0078	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	0.86	0.012	0.062	<0.0050	<0.0050	<0.0050	<0.0050	2.3	<0.050	<0.0050
Phenanthrene	6.2	0.015	0.0084	0.02	0.2	0.11	<0.0050	0.17	0.12	<0.0050	0.096	0.31	0.14	0.032	0.034	<0.0050	0.0075	<0.0050	<0.0050	<0.0050	24	0.09	1.5	0.033	<0.0050	<0.0050	<0.0050	75	0.22	0.015
Pyrene	78	0.018	0.0055	0.048	0.45	0.15	<0.0050	0.33	0.47	<0.0050	0.18	0.41	0.18	0.064	0.069	<0.0050	0.0052	<0.0050	0.011	<0.0050	24	0.15	1.7	0.085	<0.0050	<0.0050	<0.0050	120	0.49	0.019

Notes:

MECP Table 7 Standards — Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 7 Standards, Coarse-Textured Soils, Non-Potable Groundwater Condition, for Residential/Parkland/Institutional Property Use.

BOLD — Exceeds Site Condition Standard

BOLD — Reportable Detection Limit Exceeds Site Condition Standard

Units — All Units in µg/g

mbgs — Metres Below Ground Surface

TABLE 4
METALS ANALYSIS FOR SOIL
1213763 Ontario Inc.
320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario

Parameter	MECP Table 7 Standards*	Sample Designation																														
		Sample Collection Date (dd/mm/yyyy)																														
		Sample Depth (mbgs)																														
		MW-1 SS-2	MW-2 SS-2	MW-3 SS-1	MW-4 SS-2	MW-5 SS-2	BH-6 SS-2	BH-7 SS-1	BH-8 SS-1	BH-9 SS-4	BH-10 SS-1	BH-11 SS-1	DUP-1	BH101 SS1	DUP-1	BH102 SS1	BH103 SS1	BH104 SS1	BH105 SS1	BH106 SS2	BH107 SS4	BH108 SS1	BH109 SS3	MW110 SS2	DUP-2	BH111 SS1	BH112 SS2	BH113 SS2	MW114 SS1	BH115 SS2
		01/11/2018	01/11/2018	01/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	02/11/2018	19/05/2020	19/05/2020	19/05/2020	19/05/2020	19/05/2020	19/05/2020	20/05/2020	20/05/2020	20/05/2020	20/05/2020	20/05/2020	20/05/2020	14/05/2020	14/05/2020	14/05/2020	14/05/2020	14/05/2020
		0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.8 - 1.5	0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.0 - 0.8	2.3 - 3.1	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	0.8 - 1.5	0.0 - 0.8	0.0 - 0.8	0.0 - 0.8	0.8 - 1.5	2.3 - 3.1	0.0 - 0.8	1.5 - 2.3	0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.8 - 1.5	0.8 - 1.5	0.0 - 0.8	0.8 - 1.5
Antimony	7.5	<0.20	<0.20	-	43	0.41	<0.20	3.1	6.4	<0.20	2.6	<0.20	<0.20	0.63	0.61	<0.20	<0.20	<0.20	<0.20	<0.20	5.9	1.8	3.9	<0.20	<0.20	<0.20	<0.20	4.3	6.6	<0.20
Arsenic	18	1.5	4.3	-	64	2.9	<1.0	4.5	11	<1.0	9	1.7	1.5	2.8	2.5	1.4	<1.0	<1.0	1.9	<1.0	2.1	7.1	9.8	<1.0	<1.0	<1.0	<1.0	18	9.4	1.2
Barium	390	260	190	-	460	140	86	390	260	36	280	290	280	110	110	160	70	30	84	430	150	190	180	99	82	130	51	330	300	90
Beryllium	4	0.32	0.33	-	0.75	0.54	0.24	0.4	0.46	<0.20	0.78	0.36	0.36	0.47	0.46	0.45	0.24	<0.20	0.45	0.21	0.32	0.66	0.41	0.3	0.31	0.37	<0.20	0.41	0.42	0.31
Boron (Total)	120	13	9.5	-	20	11	5.2	13	19	<5.0	10	8.7	9.6	12	11	16	8.2	<5.0	9.6	7.9	12	16	16	9.3	9.8	6.7	<5.0	14	11	9.1
Boron (Hot Water Soluble)	1.5	0.55	0.22	-	1.8	0.93	0.19	1.7	3.9	0.071	0.77	0.25	0.23	0.89	0.8	0.34	0.11	0.083	0.55	0.19	0.85	2.8	1.6	0.21	0.21	0.32	<0.050	1.6	1.4	0.18
Cadmium	1.2	<0.10	<0.10	-	8.7	0.17	<0.10	0.71	1.7	<0.10	0.58	0.11	<0.10	0.29	0.23	<0.10	<0.10	<0.10	<0.10	<0.10	0.25	0.42	0.53	<0.10	<0.10	<0.10	<0.10	1.8	1.4	<0.10
Chromium	160	17	12	-	45	21	13	15	25	9.5	19	13	18	23	23	19	40	11	21	12	20	27	33	15	14	21	16	45	21	15
Chromium VI	8	<0.2	<0.2	-	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18
Cobalt	22	4.5	8	-	20	8.7	4.4	6.2	8.4	4.3	8	6	7.7	7.1	7.4	8.6	6.6	4.5	6.5	4.7	6.1	12	8.6	4.9	4.9	7	5	9.2	7.9	5.2
Copper	140	11	16	-	310	16	8.4	28	60	10	37	9.4	12	16	15	12	9.5	6.2	9	8.2	59	26	140	10	12	14	6.4	65	46	9.6
Lead	120	16	15	-	15000	40	6.8	190	870	4.4	180	17	17	41	28	13	6.9	7.6	9.9	4.7	150	100	350	3.5	3.4	3.3	2.1	720	470	6.8
Mercury	0.27	<0.050	<0.050	-	1	0.088	<0.050	0.13	0.47	<0.050	0.097	<0.050	<0.050	0.075	0.06	<0.050	<0.050	<0.050	0.062	<0.050	<0.050	0.19	0.19	<0.050	<0.050	<0.050	<0.050	10	1.3	<0.050
Molybdenum	6.9	1.2	2.6	-	3.9	0.9	<0.50	0.83	1.9	<0.50	1.3	0.88	0.8	1.5	1.5	<0.50	<0.50	<0.50	1.2	<0.50	2.1	2.8	7.9	<0.50	<0.50	<0.50	<0.50	2.2	1.4	0.76
Nickel	100	10	14	-	77	16	7.9	16	22	7	14	12	16	16	15	17	8.5	5.6	14	9	11	19	76	10	9.4	12	7	22	21	12
Selenium	2.4	<0.50	<0.50	-	1.1	<0.50	<0.50	<0.50	1.1	<0.50	1.5	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	1.2	0.74	<0.50
Silver	20	<0.20	<0.20	-	1.6	0.21	<0.20	<0.20	1.3	<0.20	0.34	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.87	0.22	<0.20	<0.20	<0.20	<0.20	0.48	0.38	<0.20
Thallium	1	0.11	0.22	-	0.64	0.2	0.083	0.16	0.21	<0.050	0.18	0.21	0.23	0.21	0.2	0.24	0.085	0.084	0.095	0.23	0.11	0.21	0.11	0.16	0.16	0.13	0.068	0.18	0.24	0.12
Uranium	23	0.42	0.58	-	1.7	0.59	0.47	0.49	1.3	0.55	0.62	0.39	0.39	0.67	0.63	0.55	0.45	0.44	0.66	0.29	0.6	0.69	0.64	0.46	0.48	0.53	0.43	0.87	0.74	0.49
Vanadium	86	22	16	-	37	31	24	21	27	23	28	18	20	35	35	22	20	18	41	16	21	38	31	23	22	37	23	32	24	22
Zinc	340	25	24	-	4200	51	19	140	590	20	250	23	24	72	59	19	32	14	33	14	120	220	310	28	18	34	20	1100	460	24
pH (pH Units)	NV	7.85	-	7.73	-	-	7.91	7.58	-	7.92	7.72	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:

MECP Table 7 Standards Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 7 Standards, Coarse-Textured Soils, Non-Potable Groundwater Condition, for Residential/Parkland/Institutional Property Use.

BOLD Exceeds Site Condition Standard
BOLD Reportable Detection Limit Exceeds Site Condition Standard
Units All Units in µg/g
mbgs Metres Below Ground Surface
NA Not Applicable

Pinchin File: 230236.002

TABLE 5
PETROLEUM HYDROCARBON ANALYSIS FOR GROUNDWATER
1213763 Ontario Inc.
320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario

Parameter	*MECP Table 7 Standards**																		
		EXMW-1	*MW-1*	*DUP-2*	*EXMW-2*	*MW-2*	*EXMW-3*	*MW-4*	*EXMW-4*	*MW-5*	*EXMW-5*	*MW-1*	*DUP-3*	*MW-3*	*MW110*	*MW201*	*DUP-201*	*MW202*	*MW203*
		14/11/2018	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*08/06/2020*	*08/06/2020*	*08/06/2020*	*02/07/2020*	*09/09/2020*	*09/09/2020*	*09/09/2020*	*09/09/2020*
Petroleum Hydrocarbons F1 (C_6 - C_{10})	420	<25	**460**	390	<25	<25	<25	<25	<25	<25	<25	350	350	<25	<25	<25	<25	<25	<25
Petroleum Hydrocarbons F2 (>C_{10} - C_{16})	150	<100	**380**	**470**	<100	<100	<100	<100	<100	<100	<100	120	130	<100	<100	<100	<100	<100	<100
Petroleum Hydrocarbons F3 (>C_{16} - C_{34})	500	<200	<200	<200	<200	<200	<200	<200	<200	<200	<200	<200	**540**	<200	<200	<200	<200	<200	<200
Petroleum Hydrocarbons F4 (>C_{34} - C_{50})	500	<200	<200	<200	<200	<200	<200	<200	<200	<200	<200	<200	390	<200	<200	<200	<200	<200	<200

Notes:

MECP Table 7 Standards — Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 7 Standards, Coarse-Textured Soils, Non-Potable Groundwater Condition, for All Types of Property Use.

BOLD — Exceeds Site Condition Standard
BOLD — Reportable Detection Limit Exceeds Site Condition Standard
Units — All Units in µg/L
BTEX — Benzene, Toluene, Ethylbenzene and Xylenes

TABLE 6
VOLATILE ORGANIC COMPOUND ANALYSIS FOR GROUNDWATER
1213763 Ontario Inc.
320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario

Parameter	*MECP Table 7 Standards**	*EXMW-1*	*MW-1*	*DUP-2*	*EXMW-2*	*MW-2*	*EXMW-3*	*MW-4*	*EXMW-4*	*MW-5*	*EXMW-5*	*MW-1*	*DUP-3*	*MW-3*	*MW110*	*MW201*	*DUP-201*	*MW202*	*MW203*
		13/11/2018	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*08/06/2020*	*08/06/2020*	*08/06/2020*	*02/07/2020*	*09/09/2020*	*09/09/2020*	*09/09/2020*	*09/09/2020*
Acetone	100000	<10	<10	<10	<10	12	75	<10	40	<10	34	<15	<15	<10	<10	<10	<10	<10	<10
Benzene	0.5	<0.20	78	68	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	23	21	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Bromodichloromethane	67000	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Bromoform	5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Bromomethane	0.89	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Carbon Tetrachloride	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Chlorobenzene	140	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Chloroform	2	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.28	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.64	0.75	<0.20	0.23
Dibromochloromethane	65000	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,2-Dichlorobenzene	150	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,3-Dichlorobenzene	7600	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,4-Dichlorobenzene	0.5	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1-Dichloroethane	11	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,2-Dichloroethane	0.5	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1-Dichloroethylene	0.5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Cis-1,2-Dichloroethylene	1.6	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Trans-1,2-Dichloroethylene	1.6	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,2-Dichloropropane	0.58	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Cis-1,3-Dichloropropylene	NV	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Trans-1,3-Dichloropropylene	NV	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
Ethylbenzene	54	<0.20	37	30	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	66	73	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Ethylene Dibromide	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Methyl Ethyl Ketone	21000	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
Methylene Chloride	26	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
Methyl Isobutyl Ketone	5200	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Methyl-t-Butyl Ether	15	<0.50	1.2	1.2	<0.50	1.3	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Styrene	43	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1,1,2-Tetrachloroethane	1.1	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1,2,2-Tetrachloroethane	0.5	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Toluene	320	<0.20	16	14	<0.20	<0.20	<0.20	<0.20	0.31	<0.20	0.3	1.7	2.1	<0.20	<0.20	<0.20	<0.30	<0.20	<0.40
Tetrachloroethylene	0.5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1,1-Trichloroethane	23	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1,2-Trichloroethane	0.5	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Trichloroethylene	0.5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Vinyl Chloride	0.5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
m-Xylene & p-Xylene	NV	<0.20	68	58	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	4.4	5.8	<0.20	<0.20	<0.20	<0.20	<0.20	0.22
o-Xylene	NV	<0.20	20	18	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	3.2	4.1	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Total Xylenes	72	<0.20	89	75	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	7.5	9.9	<0.20	<0.20	<0.20	<0.20	<0.20	0.22
Dichlorodifluoromethane	3500	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Hexane(n)	5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Trichlorofluoromethane	2000	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,3-Dichloropropene (cis + trans)	0.5	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50

Notes:

MECP Table 7 Standards — Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 7 Standards, Coarse-Textured Soils, Non-Potable Groundwater Condition, for All Types of Property Use.

BOLD — Exceeds Site Condition Standard
BOLD — Reportable Detection Limit Exceeds Site Condition Standard
Units — All Units in µg/L

Pinchin File: 230236.002

TABLE 7

POLYCYCLIC AROMATIC HYDROCARBON ANALYSIS FOR GROUNDWATER

1213763 Ontario Inc.

320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario

Parameter	*MECP Table 7 Standards**	*Sample Designation*																	
		Sample Collection Date (dd/mm/yyyy)																	
		EXMW-1	*MW-1*	*DUP-2*	*EXMW-2*	*MW-2*	*EXMW-3*	*MW-4*	*EXMW-4*	*MW-5*	*EXMW-5*	*MW-1*	*DUP-3*	*MW-3*	*MW110*	*MW201*	*DUP-201*	*MW202*	*MW203*
		13/11/2018	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*08/06/2020*	*08/06/2020*	*08/06/2020*	*02/07/2020*	*09/09/2020*	*09/09/2020*	*09/09/2020*	*09/09/2020*
Acenaphthene	17	<0.050	0.076	0.094	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Acenaphthylene	1	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Anthracene	1	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Benzo(a)anthracene	1.8	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Benzo(a)pyrene	0.81	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.0090	<0.0090	<0.0090	<0.0090	<0.0090	<0.0090	<0.0090	<0.0090
Benzo(b)fluoranthene	0.75	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Benzo(ghi)perylene	0.2	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Benzo(k)fluoranthene	0.4	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Chrysene	0.7	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Dibenzo(a,h)anthracene	0.4	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Fluoranthene	44	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Fluorene	290	<0.050	0.11	0.14	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Indeno(1,2,3-cd)pyrene	0.2	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Methylnaphthalene 2-(1-)	1500	<0.071	7.6	10	<0.071	<0.071	<0.071	<0.071	<0.071	<0.071	<0.071	2.1	2	<0.071	<0.071	<0.071	<0.071	<0.071	<0.071
Naphthalene	7	<0.050	**11**	**15**	<0.050	<0.050	<0.050	<0.050	0.089	<0.050	<0.050	2.5	2.3	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Phenanthrene	380	<0.030	0.043	0.054	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030	<0.030
Pyrene	5.7	<0.050	0.053	0.051	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050

Notes:

MECP Table 7 Standards — Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 7 Standards, Coarse-Textured Soils, Non-Potable Groundwater Condition, for All Types of Property Use.

BOLD — Exceeds Site Condition Standard

BOLD — Reportable Detection Limit Exceeds Site Condition Standard

Units — All Units in µg/L

TABLE 8
METALS ANALYSIS FOR GROUNDWATER
1213763 Ontario Inc.
320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario

Parameter	*MECP Table 7 Standards**	*Sample Designation*													
		Sample Collection Date (dd/mm/yyyy)													
		EXMW-1	*MW-1*	*EXMW-2*	*MW-2*	*EXMW-3*	*MW-4*	*EXMW-4*	*MW-5*	*EXMW-5*	*DUP-2*	*MW110*	*MW201*	*MW202*	*DUP-202*
		13/11/2018	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*13/11/2018*	*02/07/2020*	*09/09/2020*	*09/09/2020*	*09/09/2020*
Antimony	16000	0.82	<0.50	<0.50	0.61	<0.50	2.7	<0.50	<0.50	0.51	<0.50	<0.50	-	0.71	0.64
Arsenic	1500	<1.0	1.2	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	1.2	<1.0	-	<1.0	<1.0
Barium	23000	120	260	130	160	200	74	230	110	160	260	130	-	130	130
Beryllium	53	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.40	-	<0.40	<0.40
Boron	36000	140	280	260	1100	280	210	98	280	230	290	190	-	690	660
Cadmium	2.1	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	0.15	<0.10	<0.090	-	<0.090	<0.090
Chromium	640	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	-	<5.0	<5.0
Chromium VI	110	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	-	<0.50	<0.50
Cobalt	52	<0.50	3.9	38	3.3	<0.50	1.1	<0.50	1.9	5.9	4.1	0.81	-	5.1	5.2
Copper	69	3.7	<1.0	5.4	1.9	<1.0	6.1	<1.0	2.4	2.3	<1.0	<0.90	-	2.2	2.7
Lead	20	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	-	<0.50	<0.50
Mercury	0.1	**0.2**	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.10	<0.10	<0.10	<0.10
Molybdenum	7300	3.5	1.2	2	4.6	<0.50	3.5	0.63	4.7	1.4	1.2	0.79	-	3.3	3.4
Nickel	390	3.6	8.6	6.2	12	1.2	6	<1.0	12	8.2	8.8	4.8	-	15	16
Sodium	1800000	570000	720000	680000	630000	230000	190000	62000	370000	170000	700000	92000	-	990000	990000
Selenium	50	<2.0	<2.0	<2.0	<2.0	<2.0	2	<2.0	<2.0	<2.0	<2.0	<2.0	-	<2.0	<2.0
Silver	1.2	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.090	-	<0.090	<0.090
Thallium	400	0.098	<0.050	<0.050	0.23	<0.050	<0.050	<0.050	0.068	0.072	<0.050	0.064	-	0.21	0.21
Uranium	330	2.2	0.78	2.5	3.5	0.51	4	<0.10	3.6	1	0.81	0.99	-	5.0	5.1
Vanadium	200	<0.50	<0.50	<0.50	<0.50	<0.50	0.76	<0.50	<0.50	<0.50	<0.50	<0.50	-	1.1	1.1
Zinc	890	31	<5.0	16	<5.0	<5.0	<5.0	<5.0	<5.0	26	<5.0	5.3	-	<5.0	<5.0

Notes:

MECP Table 7 Standards — Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 7 Standards, Coarse-Textured Soils, Non-Potable Groundwater Condition, for All Types of Property Use.

BOLD — Exceeds Site Condition Standard
BOLD — Reportable Detection Limit Exceeds Site Condition Standard
Units — All Units in µg/L