Developpements Proximi-T Inc.

Phase Two Environmental Site Assessment
971 Montreal Road
Ottawa, Ontario

MM2320

August 10th, 2022

CM3 Environmental Inc.

5710 Akins Road Ottawa, Ontario K2S 1B8

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ACRONYMS

0 ppm	not detected
ANSI(s)	area(s) of natural and scientific interest
APEC(s)	area(s) of potential environmental concern
BFD	blind field duplicate
BH	borehole
BTEX	benzene, toluene, ethylbenzene, xylenes
CALA	Canadian Association for Laboratory Accreditation
CGD	combustible gas detector
cm	centimetre
CM3	CM3 Environmental
CSA	Canadian Standards Association
CSM	conceptual site model
Downing	Forage Downing Drilling
ESA	environmental site assessment
g	gram
Ha	hectare(s)
HSVL	headspace vapour level
Kg	kilogram
Km	kilometre(s)
L	litre(s)
LDPE	low density polyethylene
LNAPL	light non-aqueous phase liquid(s)
LPH	liquid phase hydrocarbon
m	metre(s)
m arl	metres above reference level
m asl	metres above sea level
m bg	metres below grade
m bgs	metres below ground surface
MDL	method detection limit
MECP	Ontario Ministry of the Environment, Conservation and Parks
mg	milligram
mL	millilitre
mm	millimetre
MRL	method reporting limit
MDL	method detection limit
µg	microgram
µm	micrometre
MW	monitoring well
N/S	not specified

NA	not applicable/not analysed
O. Reg.	Ontario Regulation
O.Reg. 153/04	Ontario Regulation 153/04, as amended
O.Reg. 558	Ontario Regulation 558, as amended
O.Reg. 903	Ontario Regulation 903, as amended
OGS	OGS Drilling Inc.
PAH(s)	polycyclic aromatic hydrocarbon(s)
Paracel	Paracel Laboratories Limited
PCA(s)	potentially contaminating activity(ies)
PHCs	petroleum hydrocarbons
PHCs F1-F4	petroleum hydrocarbons F1 to F4 fractions
PIN	property identification number
ppm	parts per million
QA	quality assurance
QC	quality control
QPESA	Qualified Person for ESAs per O.Reg. 153/04
RDL	reporting detection limit
RPD	relative percent difference
RSC	Record of Site Condition
SAP	sampling and analysis plan
SCS	site condition standard(s)
site	971 Montreal Road
SOP	standard operating procedure(s)
SQG	soil quality guidelines
subject property	971 Montreal Road
UST	underground storage tank
VOC(s)	volatile organic compound(s)

1.0 EXECUTIVE SUMMARY

CM3 Environmental (CM3) was retained by Developpements Proximi-T Inc. to conduct a Phase I Environmental Site Assessment (ESA) for the property located at 971 Montreal Road Ottawa, Ontario ("site" or "subject property"). The Phase I ESA was completed in 2020 in support of a real estate transaction. A Phase II ESA was completed in July 2020, based on the findings of the Phase I ESA. CM3 issued the Phase I ESA report on July 28, 2020, and the Phase II ESA report was issued on July 31, 2020.

CM3 was requested to revise the 2020 Phase I and II ESAs to provide a Phase One ESA and Phase Two ESA in the reporting format required by the City of Ottawa to support a Site Plan Control Application and for the filing of a record of site condition (RSC). The July 2020 Phase II ESA was incorporated into the updated Phase Two ESA.

The initial Phase II ESA was entitled "*CM3 Environmental. Phase II Environmental Site Assessment 971 Montreal Road Ottawa, Ontario. July 31, 2020*".

The Phase II ESA was completed in July 2020 following the July 2020 Phase I ESA. The Phase II ESA include the advancement of three boreholes completed as monitoring wells to evaluate soil and groundwater conditions, and the presence of contaminants of concern related to APEC(s). The results of the Phase II ESA are incorporated into this report and are discussed in the appropriate sections.

The scope of work for the Phase II ESA included:

- The preparation of a site-specific health and safety plan;
- The determination of the locations of all underground utilities by a third-party utility locator;
- The advancement of three boreholes completed as monitoring wells;
- The continuous collection of soil samples during the drilling for soil logging and on-site field screening;
- The selection of soil samples from each borehole for laboratory analysis of PHCs F1-F4, VOCs and metals;
- The measurement of the depth to LPH and groundwater in all newly installed monitoring wells; and
- The collection of groundwater samples from all newly installed monitoring wells for laboratory analysis of PHCs F1-F4, VOCs and metals.

The results of the Phase Two ESA identified the presence of impacted (concentrations above applicable SCS) soil at the southeast corner, northeast property boundary and southwest corner of the property.

The contaminants and impacted media at each location are summarized in the following table.

Summary of Soil and Groundwater Contamination				
Location	**Contaminant Group**	**Borehole (Sample ID; depth) / Monitoring Well**	**Contaminant**	**Impacted Media**
Southeast corner	PHCs F1-F4	MW4 (SA3; 1.52-1.91 m bg)	F3 fraction	Soil
Northeast property boundary	Metals	MW8 (SA1; 0.0-0.76 m bg)	zinc	Soil
Southwest corner	PAHs	MW5 (SA1; 0.0-0.76 m bg)	fluoranthene	Soil
Center of site	VOCs	MW1, MW2, MW3	chloroform	Groundwater

2.0 INTRODUCTION

CM3 Environmental (CM3) was retained by Developpements Proximi-T Inc. to conduct a Phase I Environmental Site Assessment (ESA) for the property located at 971 Montreal Road Ottawa, Ontario ("site" or "subject property"). The Phase I ESA was completed in 2020 in support of a real estate transaction. A Phase II ESA was completed in July 2020, based on the findings of the Phase I ESA. CM3 issued the Phase I ESA report on July 28, 2020, and the Phase II ESA report was issued on July 31, 2020.

CM3 was requested to revise the 2020 Phase I and II ESAs to provide a Phase One ESA and Phase Two ESA in the reporting format required by the City of Ottawa to support a Site Plan Control Application and for the filing of a record of site condition (RSC). The July 2020 Phase II ESA was incorporated into the updated Phase Two ESA.

2.1 Site Description

The civic address for the subject property is 971 Montreal Road, Ottawa, Ontario. The legal description is Lot 22, Concession 10F. The property identification number for the subject property is 042740181. The subject property is zoned AM for Arterial Mainstreet Zone and the current use is commercial. The site location is provided as **Figure 1**. A survey of the subject property is provided in **Appendix C**.

The subject property is rectangular in shape and is bounded by Montreal Road to the south, commercial properties to the east and west, and commercial and residential development to the north. The total area of the subject property is approximately 0.18 hectares (0.44 acres). One two-storey commercial building is located on the east property boundary. The building consists of a large kitchen, dining room, unfinished basement with mechanical rooms, a vacant second floor apartment with two bedrooms and a washroom. A large parking lot spans the south, west and north areas of the property with roughly 20 spaces. A small patch of vegetation is present on the west and north boundaries of the property. A site plan is provided as **Figure 2**.

2.2 Property Ownership

CM3 was retained by Developpements Proximi-T Inc. in July 2020 to conduct the Phase I/II ESAs. At the time of the 2020 Phase I ESA, the property owner was Mr. Ying Ling Liao. The current property owner is 12318407 Canada Inc. Contact Information for Developpements Proximi-T Inc. and the current owner is provided below:

12318407 Canada Inc.
6-3500 Av Atwater
Montreal, QC
H3H 1Y5
martin.sacksner@placementssommet.com

2.3 Current and Proposed Future Uses

The current and past land uses were determined based on the historical records search, a review of historical aerial photographs, and site interviews completed as part of the Phase One ESA. The subject property was developed prior to 1958 and has been used for commercial purposes since development and the current property use is commercial. The property has been vacant since late 2020.

The proposed future property use, as conveyed by Developpements Proximi-T Inc., is multi-unit residential. Based on the proposed change in land use from commercial to residential, the filing of an RSC would be required under the Ontario Environmental Protection Act, section 168.3.1.

2.4 Applicable Site Condition Standard

The results of the soil and groundwater analyses were compared to the Ontario Ministry of Environment, Conservation and Parks (MECP) *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act,* under Ontario Regulation (O. Reg.) 153/04. The following site conditions were used in the selection of the appropriate site condition standards (SCS):

- No environmentally sensitive areas were located on site or in the immediate vicinity;
- Conservatively, the site was considered a shallow soil property (i.e. bedrock less than 2 metres below grade);
- The site was not located within 30 m of a water body;
- Groundwater was not used as a potable water source in the area; and
- Land use at the site was considered commercial, however a residential development is proposed for the property.

The Table 7 Full Depth Generic Site Condition Standards in a Non-Potable Groundwater Condition with fine soils and residential land use were selected for evaluation of the analytical results, based on the above.

3.0 BACKGROUND INFORMATION

3.1 Physical Setting

3.1.1 Water Bodies and Areas of Natural Significance

There are multiple unevaluated wetlands to the south and west o the subject property, outside of the Phase One Study Area. There were no wetlands identified within the Phase One study area.

The Ottawa River is approximately 1.8 km north of the site, outside of the Phase One study area. No water bodies were identified within the Phase One study area.

One Area of Natural and Scientific Interest (ANSI) ("St. Laurent – Montreal Road") was identified within 2000 m of the site but outside of the Phase One study area. No ANSI were identified within the Phase One study area.

3.1.2 Topography and Drainage

The subject property is relatively flat at an elevation of approximately 102 m above sea level (m asl). The site the site slopes slightly downward from Montreal Road at the south to north property boundary. The subject property is located on a topographic high, and the Phase One study area slopes downwards in all directions to 88-96 m asl to the north and east, and 80 m asl to the south and west. The topography is shown on the site location map, **Figure 1**.

The Ottawa River is approximately 1.8 km north of the site, outside of the Phase One study area. No water bodies were identified within the Phase One study area. The Ottawa River is shown on the site location map, **Figure 1**.

Surface drainage at the subject property is likely controlled by the primary surface covering (asphalt) and site grading. The surface drainage is likely by overland flow toward the north property boundary. There were no drainage ditches surrounding the subject property. Information regarding soil and bedrock drainage were not available. The inferred regional groundwater flow direction was north towards the Ottawa River.

3.1.3 Geology

The surficial geology of the subject property and Phase One study area was interpreted from the Ontario Geological Survey Surficial Geology of Southern Ontario (Miscellaneous Releases, 2010) and the ERIS PSR. The surficial geology consists of a thin veneer of unconsolidated Quaternary sediments up to 1m thick, overlying relatively flat lying, bare, tabular outcrops of limestone, dolomite, sandstone and locally shale and the surficial geology of the Phase One study consists of clay, silty clay and silt, locally overlain by sand.

The bedrock geology of the subject property was interpreted from the Ontario Geological Survey Bedrock Geology of Ontario (Miscellaneous Releases, 2011) and the ERIS PSR. The bedrock at

the site consists of limestone, dolostone, shale, arkose and sandstone of the Ottawa Group and Simcoe Group, Shadow Lake Formation.

3.1.4 Wellhead Protection Area, Water Supply and Wells

The subject property is not within a City of Ottawa wellhead protection area and supply wells were not identified at the subject property. The Phase One study area is supplied potable water by the City of Ottawa municipal drinking water system, based on available information. CM3 did not identify any wells within the phase one study area that supply water used for human consumption or an agricultural use.

3.2 Past Investigations

The following reports were reviewed in preparation of the phase Two ESA work plan:

CM3 Environmental. Phase I Environmental Site Assessment 971 Montreal Road Ottawa, Ontario. July 28, 2020. Revised July, 2022 (Phase One ESA)

CM3 completed a Phase I ESA in July 2020 in support of a real estate transaction. The Phase I ESA was revised and updated to provide a Phase One ESA to support a City of Ottawa Site Plan Control Application, and for the filing of a record of site condition (RSC). Information provided in the Phase I ESA was incorporated into the updated Phase One ESA. The Phase One ESA identified two on-site potentially contaminating activities (PCAs) and 20 off-site PCAs within the Phase One study area. One area of potential environmental concern (APEC) was identified at the subject property based on the evaluation of the PCAs. The APEC and contaminants of concerns are summarized in the following table:

Areas of Potential Environmental Concern			
APEC	**Location**	**Cause of Concern**	**COCs**
1	Subject property	PCA 1. Former heating fuel storage tank (unconfirmed).	VOCs, PHCs F1-F4, PAHs
		PCA 2. Importation of Fill Material of Unknown Quality	VOCs, PHCs F1-F4, PAHs, metals
		PCA 6. 989 Montreal Road. Generator and fuel storage tank.	BTEX, PHCs F1-F4
		PCA 10. 881 Montreal Road. Former Gas Station.	BTEX, PHCs F1-F4
		PCA 12. 947 Montreal Road. Former Gas Station.	BTEX, PHCs F1-F4
		PCA 13. 973 Montreal Road. Former Gas Station.	BTEX, PHCs F1-F4
		PCA 14. 973 Montreal Road. Automobile service Garage.	VOCs, PHCs F1-F4, metals
		PCA 16. 561 Foxview Place. Former Fuel Oil Tanks.	BTEX, PHCs F1-F4
		PCA 17. 53 Hochelaga Street. Former Fuel Oil Tanks.	BTEX, PHCs F1-F4

BTEX Benzene, toluene, ethylbenzene, xylenes
PHCs F1-F4 Petroleum hydrocarbons F1 to F4 fractions
VOCs Volatile organic compounds (including BTEX)
PCBs Polychlorinated biphenyls
PAHs Polycyclic aromatic hydrocarbons

The subject property was identified as an APEC due to the locations of the PCAs, overlap between PCAs, COCs, the size of the property and potential areas of contamination. Any subsurface investigation at the subject property would address multiple PCAs simultaneously.

CM3 Environmental. Phase II Environmental Site Assessment 971 Montreal Road Ottawa, Ontario. July 31, 2020.

The Phase II ESA was completed in July 2020 following the July 2020 Phase I ESA. The Phase II ESA include the advancement of three boreholes completed as monitoring wells to evaluate soil and groundwater conditions, and the presence of contaminants of concern related to APEC(s). The results of the Phase II ESA are incorporated into this report and are discussed in the appropriate sections.

4.0 SCOPE OF THE INVESTIGATION

4.1 Overview of Site Investigation

The Phase Two ESA was completed in two stages between, based on the requirements of Developpements Proximi-T Inc. The fist stage was the completion of a Phase II ESA in July 2020, and the second stage was this Phase Two ESA. The investigations were completed following the requirements of the Canadian Standards Association (CSA) Standard Z769-00 (R2008) and in accordance with Ontario Regulation (O. Reg.) 153/04.

The July 2020 Phase II ESA was completed as described in CM3's proposal. The purpose of the July 2020 investigation was to assess the presence of potential contaminants of concern identified in the July 2020 Phase I ESA. The scope of work for the Phase II ESA included:

- The preparation of a site-specific health and safety plan;
- The determination of the locations of all underground utilities by a third-party utility locator;
- The advancement of three boreholes completed as monitoring wells;
- The continuous collection of soil samples during the drilling for soil logging and on-site field screening;
- The selection of soil samples from each borehole for laboratory analysis of PHCs F1-F4, VOCs and metals;
- The measurement of the depth to LPH and groundwater in all newly installed monitoring wells; and
- The collection of groundwater samples from all newly installed monitoring wells for laboratory analysis of PHCs F1-F4, VOCs and metals.

This Phase Two ESA was completed to enhance the previous Phase II ESA and for the purposes of a Record of Site Condition. The purpose of the Phase Two ESA was to assess the presence of contaminants at the east and west property boundaries, and delineate the extent of contamination, if present. The scope of work for the Phase Two ESA included the following, in addition to the scope of work described above:

- The advancement of five boreholes completed as monitoring wells;
- The continuous collection of soil samples during the drilling for soil logging and on-site field screening;
- The selection of soil samples from each borehole for laboratory analysis of petroleum PHCs F1-F4, VOCs, metals and polycyclic aromatic hydrocarbons;
- The measurement of the depth to LPH and groundwater in all newly installed and existing monitoring wells; and
- The collection of groundwater samples from all newly installed and existing monitoring wells for laboratory analysis of PHCs F1-F4, VOCs, metals and PAHs.

4.2 Media Investigated

The Phase Two ESA included the investigation of soil and groundwater at the site to address the APEC identified in the Phase One ESA. Surface water and sediments were not present on the site and were therefore not included in the investigation. Soil samples were collected during the advancement of eight boreholes. All boreholes were completed as monitoring wells for the collection of groundwater samples.

4.3 Phase One Conceptual Site Model

The Phase One Conceptual Site Model (CSM) was provided in the July 25th, 2022 Phase One ESA report. The Phase One ESA identified two PCAs on-site related to a former fuel storage tank in the building and importation of fill to develop the property, and twenty PCAs were identified within the Phase One study area, including historic and current fuel storage tanks and automobile repair garages, to the east, west and south, and transformers to the east south and northwest of the subject property, **Figure 3**. The subject property was identified as one APEC based on the evaluation of the PCAs, **Figure 4**. The contaminants of concern included BTEX, VOCs, PHCs F1-F4, PAHs and metals.

Underground utilities to the on-site building included natural gas from Montreal Road to the exterior south wall of the building and hydro from the southwest corner of the property to the west wall of the building. The presence of underground utilities may influence groundwater flow in the immediate vicinity of the utility corridor and may affect the overall groundwater flow at the property. Potential subsurface contaminant distribution may be influenced by the presence pf underground utilities.

The surface soil at the site was crushed stone, sand, gravel, organics and trace clay fill to approximately 2.5-3 m bg. Till (suspected) was present at three borehole locations, at depths ranging from 1.37 m bg to 3.05 m bg. Limestone bedrock was present at depths of 1.37-3.0 m bg towards the south and west areas of the site. The surface soil within the Phase One study area consists of a thin veneer of unconsolidated Quaternary sediments, clay, silty clay and silt, locally overlain by sand. The bedrock geology consists of limestone, dolostone, shale, arkose and sandstone of the Ottawa Group and Simcoe Group, Shadow Lake Formation. Well records identified the bedrock in the study area as shale at depths of 0.0 m bg and 2.74 m bg.

The inferred regional groundwater flow direction was north towards the Ottawa River. The site groundwater flow direction was northeast, based on the results of the July 2020 Phase II ESA.

4.4 Deviations From Sampling and Analysis Plan

No deviations from the sampling and Analysis Plan were required.

4.5 Impediments

Drilling could not be completed along the east property boundary due to the presence of overhead and underground utilities. The proposed borehole/wells were relocated to the west to maintain a safe working distance from the utilities.

5.0 INVESTIGATION METHOD

5.1 General

All work conducted as part of the site investigations was completed following standard operating procedures for environmental drilling and monitoring well installation methods, soil sampling, and groundwater monitoring and sampling.

5.2 Drilling and Excavating

A total of eight boreholes (MW1 through MW8) were completed between July 10, 2020 and April 21, 2022, under supervision of CM3 personnel. Boreholes MW1, MW2 and MW3 were completed on July 10, 2020, by Forage Downing Drilling (Downing) from Hawkesbury, Ontario, using a CME-20 truck mount drill rig. Boreholes MW4 through MW8 were completed between April 19 and 21, 2022, by OGS Drilling Inc. (OGS) from Almonte, Ontario, using a CME-55 truck mount drill rig. All boreholes were advanced through overburden from grade to a depth of practical refusal (bedrock) using hollow stem augers and split spoon samplers. Boreholes MW1, MW2 and MW3 were advanced into bedrock using 0.10 m diameter coring equipment, and municipal water. Boreholes MW4 through MW8 were advanced into bedrock using a 0.10 m diameter down-hole air hammer.

Soil samples were collected using 60 cm long, 5.1 cm diameter split spoon samplers, advanced below the lead auger into undisturbed soil. The hollow stem augers and split-spoon sampling equipment were washed and rinsed between each sample interval and borehole location to prevent cross-contamination. At each borehole location, soil samples were collected continuously every 0.60 m from grade to refusal on bedrock, when soil conditions permitted.

5.3 Soil: Sampling

Soil samples were collected using a 60 cm long, 5.1 cm diameter split spoon sampler. A new pair of clean, disposal nitrile gloves was used for each spoon sample to manually remove the soil from the spoon and place it in the appropriate laboratory supplied sample containers following MECP protocols for the required analyses, and a food-grade polyethylene bag. The containerized samples were placed into an iced chilled cooler pending laboratory analysis. The bagged samples were used for field screening of relative combustible vapours. The soils recovered during the drilling generally consisted of crushed stone, sand, gravel, organics and trace clay fill (topsoil in some locations), underlain by limestone bedrock.

5.4 Field Screening Measurements

Field screening of the soil samples for relative combustible vapour concentrations was completed using an RKI Eagle combustible vapour meter, operated in methane elimination mode. The RKI Eagle detects combustible vapours (minimizing the influence from methane) and registers combustible vapours from 0 (i.e. not detected) to 10 000 parts per million (ppm). The RKI Eagle is calibrated weekly by CM3 using hexane calibration gas of known concentration. The equipment calibration is checked daily before use by measuring vapours in ambient background (upwind)

air. The RKI Eagle is maintained by an independent supplier on an as-needed basis or every three months at a minimum.

The bagged soil samples were allowed to equilibrate to ambient temperature prior to combustible vapour measurements. The vapour concentrations were measured and recorded from the bag sample headspace by inserting and sealing the intake probe of the vapour meter into the plastic bag. The highest vapour reading from each sample was recorded and the meter was allowed to zero following each reading by exposing the intake probe to the atmosphere.

The results of the combustible vapour analysis were used to confirm field observations with respect to the presence of petroleum hydrocarbons. A minimum of one soil sample from each borehole location was selected for laboratory analysis of PHCs F1-F4 and/or VOCs, based on the results of the field screening and field observations. In general, the soil sample showing the highest relative vapour concentrations at each borehole location was selected for analysis.

5.5 Ground Water: Monitoring Well Installation

All boreholes were completed as monitoring wells, under supervision of CM3 following the completion of the soil sampling and bedrock drilling. Monitoring wells MW1, MW2 and MW3 were constructed by Downing, and wells MW4 through MW8 were constructed by OGS. Monitoring wells were constructed manually using flush-threaded schedule 40 PVC well screens and risers. To minimize the potential for cross contamination, all well materials were handled wearing a new pair of clean, disposal nitrile gloves for each installation.

Monitoring well construction consisted of 38 mm (MW1, MW2, MW3) or 50 mm (MW4 through MW8) outside diameter well pipe. At each borehole, a 10-slot well screen was installed in the borehole and a silica sand pack was placed around the outside of the well screen in the annular space of the borehole to a minimum of 0.3 m above the screened interval. A bentonite seal was placed above the sand pack to approximately ground surface. All monitoring wells were capped with lockable j-plugs and finished below grade in 200 mm manhole covers set in concrete. The monitoring well construction details are provided in **Table 1** and on the borehole logs, **Appendix A**.

Monitoring wells were developed following installation to ensure that subsequent groundwater samples collected were representative of overburden groundwater conditions. Each well was developed using 5/8” outside diameter low density polyethylene (LDPE) tubing and inertial lift pumps (foot valves), dedicated to the well. Well development was accomplished by removing water from the wells at a rate fast enough to re-suspend and extract sediment from the bottom of the well, where present.

The volume of water for well development were calculated based on the depth the static water level measurements, the well depth and the volume of the well and borehole annulus. If possible, three standing water volumes were removed. If insufficient water was present to achieve the required volume, the well was purged dry. Qualitative observations regarding the purge water quality were recorded.

5.6 Ground Water: Field Measurement of Water Quality Parameters

Field measurement of groundwater quality was not completed as part of the Phase Two ESA due to limited groundwater recovery in the wells. Qualitative observations with respect to the purge water quality were recorded at the time of well development and water sampling and included: turbidity; hydrocarbon odour; and hydrocarbon sheen.

5.7 Ground Water: Sampling

5.7.1 LPH and Water Level Measurement

The depth to liquid phase hydrocarbons (LPH) and groundwater was measured in monitoring wells MW1, MW2 and MW3 on July 16, 2020 and April 20, 2022, and monitoring wells MW1 through MW8 on April 25, 2022 and May 3, 2022. The depth to LPH (if present) and water were measured the nearest millimetre from the highest point of the well riser using a Solinst® electronic oil/water interface meter. The interface probe was cleaned and rinsed with distilled water between each well to prevent cross contamination.

5.7.2 Sample Collection

Groundwater samples were collected from monitoring wells MW1, MW2 and MW3 on July 16 and July 23, 2020, and from wells MW1 through MW8 between May 3 and 5, 2022, including field duplicate samples. Prior to sampling, each well was purged to remove stagnant water from within the well bore to obtain samples that were representative of formation groundwater. If possible, three standing water well volumes were purged from each well, calculated based on the static water level measurements at the depth to the bottom of each well. If insufficient water was present to achieve the required volume, the well was purged dry and allowed to recover before sampling. Qualitative observations regarding the purge water quality were recorded.

Groundwater purging and sampling was conducted using 3/8” outside diameter LDPE tubing and a peristaltic pump. Groundwater samples were collected directly from the outlet of the LDPE tubing into the appropriate laboratory supplied containers for the required analyses, following MECP sampling protocols. Samples for metals analysis were field filtered at the time of collection using a 45µm in-line filter. To minimize the potential for cross-contamination, all sampling tubing and filters were dedicated to each well, and a new pair of clean, disposal nitrile gloves was used for each well. Following collection, the samples were placed into an iced chilled cooler pending submission to the laboratory for analysis.

5.8 Analytical Testing

Soil and groundwater samples selected for analysis were submitted to Paracel Laboratories Limited of Ottawa, Ontario. Samples were submitted within 24 hours of collection for regular turnaround. The analytical testing is summarized in the table below:

Summary of Soil and Groundwater Analyses							
Sample ID	Sample Date	Analysis					
		PHCs F1 -F4	VOCs	metals	PAHs	chloroform	pH
Soil							
BH1-SA1	10-Jul-20			X			
BH1-SA5	10-Jul-20	X	X				
BH2-SA1	10-Jul-20			X			
BH2-SA5	10-Jul-20	X	X				
BH3-SA3	10-Jul-20	X	X				
MW4 SA1	19-Apr-22	X	X	X	X		
MW4 SA3	19-Apr-22	X	X	X	X		
MW5 SA1	19-Apr-22	X	X	X	X		
MW5 SA2	19-Apr-22	X	X	X	X		X
MW6 SA2	19-Apr-22	X	X	X	X		
MW6 SA5	19-Apr-22	X	X	X	X		
MW7 SA1	19-Apr-22	X	X	X	X		
MW8 SA1	19-Apr-22	X	X	X	X		
MW8 SA2	19-Apr-22	X	X	X	X		X
DUP 1	19-Apr-22	X	X	X	X		
Groundwater							
MW1	16-Jul-20	X	X	X			
MW2	16-Jul-20	X	X	X			
MW3	16-Jul-20	X	X	X			
MW1	23-Jul-20					X	
MW2	23-Jul-20					X	
MW3	23-Jul-20					X	
MW1	3-May-22	X	X	X	X		
MW2	3-May-22	X	X	X	X		
DUP 1	3-May-22	X	X	X	X		
MW3	3-May-22	X	X	X	X		
MW4	4-May-22	X	X	X	X[(1)]		
MW5	3-May-22	X	X	X	X		
MW6	4-May-22	X	X	X	X		
MW7	4-May-22	X	X	X	X		
MW8	3-May-22	X	X	X	X		

1 Sample collected May 5, 2022

Soil and groundwater soil samples were collected following MECP sampling protocols and industry accepted standard operating procedures. All samples were collected in the appropriate clean, laboratory supplied samples containers for the requested analyses. Soil samples were placed in a 40 mL vial with methanol preservative for VOCs and PHCs F1 analysis, and a 250 mL amber glass jar for all other analyses. Groundwater samples were placed in three 40 mL vials for VOCs and PHCs F1 analysis, and one 500 mL glass bottle, one 1 L glass bottle and one 500 mL plastic bottle for PHCs F2-F4, PAHs and metals analysis, respectively.

5.9 Residue Management Procedures

All residual soil from the drilling and soil sampling operations, water from the cleaning of the sampling equipment and purge water from well development and sampling were stored on-site in sealed drums pending disposal.

5.10 Elevation Surveying

The locations of all boreholes/monitoring wells were referenced to existing site buildings and structures. The ground surface and monitoring well top of pipe elevations were referenced to a site benchmark (monitoring well MW3 top of well pipe)) of 100 m above reference level (m arl) using a TopCon AT-B4 automatic level. The ground surface and top of pipe elevations are included in the borehole logs, **Appendix A**.

5.11 Quality Assurance and Quality Control Measures

CM3 followed a quality assurance and quality control (QA/QC) program to ensure that the results of the Phase II ESA were representative of site conditions. The QA/QC program included general field procedures to maintain sample integrity and blind field duplicate (BFD) sampling to demonstrate that the field sampling techniques were capable of yielding reproducible results. The general field QA/QC procedures included, but were not limited to:

- A new pair of disposable nitrile gloves was used for each sample collected;
- Sampling equipment was either single use or was dedicated to a specific location (i.e. LDPE tubing and foot valves for monitoring well sampling);
- Equipment that came into contact with the media to be collected (interface probe, stainless-steel trowel, etc.) was decontaminated between each monitoring location or sample;
- Clean, laboratory prepared sample containers containing the required preservatives were obtained from the laboratory for the proposed analyses;
- Sample containers were labelled prior to sample collection;
- Samples were placed in the appropriate sample containers for the selected analyses, following CM3 standard operating procedures and MECP protocols;
- Immediately following collection, all samples were stored in laboratory supplied coolers with the appropriate packing materials and ice packs, pending shipment to the laboratory; and
- Chain of Custody forms with CM3 contact information, date sampled, sample matrix, number and type of containers, and requested analyses travelled with all samples delivered to the laboratory for analysis.

All samples collected by CM3 were given unique sample identification and field staff recorded the location and identification of each sample collected using field logs and/or notebooks. Chain of Custody forms were filled out on site and travelled with all samples placed in coolers delivered to the laboratory for analysis. Each Chain of Custody included the CM3 contact information, date sampled, sample matrix, number and type of containers, and requested analyses.

5.11.1 Blind Field Duplicates – Sampling QA/QC

In addition to the general QA/QC measures described above, a field duplicate program for sample analysis was used to evaluate sample QA/QC and repeatability. The field duplicate program included the collection of a duplicate sample from the same location and at the same time as the original sample, submitted to the laboratory under "blind label" for the same analyses as the original sample. The number of duplicates collected was approximately 10% for each media sampled, when possible. The reproducibility and precision of the sampling results precision was determined by calculating the relative percentage difference (RPD) for the duplicate sample pair as follows:

$$RPD\ (\%) = [(Dup1 - Dup2)/(average\ of\ Dup1+Dup2)]\ x100$$

Where Dup1 and Dup2 are the concentrations in the original and duplicate samples, respectively. The RPD was calculated for duplicate sample pairs returning contaminant concentrations greater than 5 times the reported analytical method detection limit (MDL) in both samples. For duplicate pairs that showed concentrations close to the MDL (less than 5 times the MDL) in one or both samples, an RPD was not calculated because of a decrease in the precision of the analytical equipment approaching the MDL. When the analytical result for one or both of the duplicate pair was less than the MDL (i.e. not detected), an RPD was not calculated. Generally accepted RPDs for soil and ground water are 40% and 30%, respectively, but can vary by parameters analysed.

5.11.2 Trip Blanks and Trip Spikes

To assess potential sample contamination during storage or transport to and from the laboratory, trip blanks and trip spikes were prepared at the laboratory and analysed for VOCs. Trip blanks were prepared using deionized water and trip spikes were prepared with known concentrations of analytes. The trip blank and trip spike sets accompanied the water sampling containers to sampling locations and were placed in coolers with the samples for shipment back to the laboratory for analysis.

5.11.3 Laboratory QA/QC

Paracel is a Canadian Association for Laboratory Accreditation Inc. (CALA) accredited laboratory that uses Ministry of Environment recognized methods to conduct analyses and follows an in-house WA/QC program. Paracel employs method blanks, control standard samples, certified reference material standards, method spikes, replicates, duplicates and instrument blanks as part of their internal QA/QC programs. The results of the laboratory QA/QC are reported in the laboratory certificates. If the internal QA/QC criteria are not met, the laboratory either re-analyses the affected samples or qualifies the results.

6.0 REVIEW AND EVALUATION

6.1 Geology

The site geology was determined based on the borehole drilling and soil logging. Surface materials included asphalt underlain by crushed stone fill to approximately 0.76 m bg. The overburden soil at the site consisted of gravelly sand fill and silty sand fill to approximately 0.56-3.81 m bg. Organics (topsoil) was present in borehole MW2 at 2.13-3.05 m bg and in borehole MW3 at 0.20-0.86 m bg. Limestone bedrock was present at 0.56 m bg tp 3.081 m bg, at an average depth of 2.26 m bg. The site stratigraphy is provided on the borehole logs, **Appendix A**.

6.2 Ground Water: Elevations and Flow Direction

The depth to LPH (if present) and groundwater was measured in all accessible on-site monitoring wells July 16, 2020, April 20 and 25, 2022, and May 3, 2022, **Table 2**. LPH or hydrocarbon sheen was not present during any of the monitoring events. The May 3, 2022 water levels were at a relative elevation of 96.14 m arl to 97.04 m arl, and the average groundwater elevation was 96.72 m arl.

The groundwater flow direction was interpreted based on the May 3, 2022 water levels at monitoring wells MW1 through MW8. All monitoring wells were screened in the shallow bedrock and were considered to be in the same unconfined shallow aquifer. The May 3, 2022 water level measurements showed a groundwater flow divide in the center of the site, from the southwest to north. Groundwater flow was to the east-southeast and west from the center of the site. The inferred groundwater contours and flow are provided on **Figure 5**. The flow direction was not consistent with the interpreted flow in previous reports.

The groundwater flow at the site may be influenced by the presence of drainage under the building and underground utilities (i.e., hydro, water, sewer, gas lines) to the south and west of the building, and municipal service mains along Montreal Road. Groundwater flow may also be influenced by the presence of fill (higher permeability than the native soil) used in the development of the property.

6.3 Ground Water: Hydraulic Gradients

6.3.1 Horizontal Gradients

Horizontal hydraulic gradients were determined based on the May 3, 2020 water levels and inferred groundwater flow direction. The hydraulic gradient in the shallow bedrock was 0.02-0.07 m/m toward the east-southeast, and 0.03-0.14 m/m toward the west, from the center of the site. Additional water level monitoring would be required to assess potential seasonal variations of groundwater flow and hydraulic gradients.

6.3.2 Vertical Gradients

All monitoring wells were screened in the shallow bedrock, and vertical hydraulic gradients could not be determined. However, it is suspected that the vertical gradients are predominantly downward. The observed water levels at the site are likely within an unconfined overburden-shallow bedrock aquifer and the water table likely fluctuates across the overburden and bedrock interface. Additional multi-level monitoring wells would be required to confirm the vertical gradients at the site and seasonal groundwater monitoring would be required to determine the variations in the water table.

6.4 Fine-Medium Soil Texture

Soil grain size analysis was not completed as part of the Phase Two ESA. The soils observed in the field at the time of sampling were predominantly described as coarse-grained. Therefore, grain size analysis was not completed.

6.5 Soil: Field Screening

APEC 1 – Subject Property

A total of 35 soil samples were collected from boreholes MW1 through MW8 for field screening and combustible vapour analysis. Soil vapours were 0 ppm (not detected) in samples from boreholes MW1, MW4, MW5, MW6 and MW7. The vapour concentrations at borehole MW2 were 0 ppm from grade to 2.44 m bg and 15 ppm in sample MW4 SA5, at 2.44-3.05 m bg, collected near the overburden bedrock contact. Soil samples at borehole MW3 showed vapour concentrations of 0 ppm from grad to 10 ppm at 0.71-1.22 m bg, and 0 ppm below 1.22 m bg. The vapour concentrations in samples from borehole MW 8 were 10 ppm from grade to bedrock at 1.52 m bg. The relatively low vapour concentrations confirm the field observations. The borehole locations are provided on **Figure 2** and the vapour concentrations and field observations are included on the borehole logs, **Appendix A**.

6.6 Soil Quality

6.6.1 APEC 1 – Subject Property

A total of 15 soil samples, including one BFD, from boreholes MW1 through MW8 were submitted for laboratory analysis of PHCs F1-F4, VOCs, metals and/or PAHs. The soil sample PHCs F1-F4 results, including BTEX are summarized in **Table 3**. The results of the soil VOCs, metals and PAHs analyses are summarized in **Table 4** through **Table 6**. The borehole soil sample locations and soil quality are provided on **Figure 6**, **Figure 7**, **Figure 8** and **Figure 9**, respectively for BTEX and PHCs F1-F4, VOCs, metals and PAHs. The soil sample laboratory reports are provided in **Appendix B**.

BTEX and PHCs F1-F4 Fractions

Soil samples BH1-SA5, BH2-SA5, BH3-SA3, MW4 SA1, MW4 SA3, MW5 SA1, MW5 SA2, MW6 SA2, MW6 SA5, MW7 SA1, MW8 SA1, MW8 SA2 and DUP 1 (BFD of MW6 SA2) were analysed for PHCs F1-F4 and VOCs (including BTEX). Concentrations above the MECP Table 7 SCS were present in the following samples:

- MW4 SA3 (APEC 1); 1.52-2.21 m bg: PHCs F3 fraction

PHCs F4 fraction was also present in sample MW4 SA3, at a concentration below the Table 7 SCS. One or more PHCs F1-F4 were detected in samples BH1-SA5, BH2-SA1, BH2-SA5, BH3-SA3, MW4 SA1, MW5 SA1, MW5 SA2, MW6 SA2, DUP 1 (BFD of MW6 SA2), MW6 SA5, MW7 SA1, MW8 SA1 and MW8 SA2, at concentrations below the Table 7 SCS. PHCs F1-F4 were not detected in sample BH2-SA5. BTEX were mot detected in any of the samples.

The PHCs detected in the samples were primarily F3 and F4 fractions, suggesting a heavier-end hydrocarbon source or weathered hydrocarbon plume. The depth of eth impacts may be due to on-site migration from off-site sources. The presence of PHCs F3 an dF4 in the majority of the samples may also be the result of poor-quality fill used in the development of the site.

VOCs

Soil samples BH1-SA5, BH2-SA1, BH2-SA5, BH3-SA3, MW4 SA1, MW4 SA3, MW5 SA1, MW5 SA2, MW6 SA2, MW6 SA5, MW7 SA1, MW8 SA1, MW8 SA2 and DUP 1 (BFD of MW6 SA2) were analysed for VOCs. The results showed that VOCs were not present in any of the analysed samples, meeting the MECP Table 7 SCS.

The absence of VOCs (including BTEX) suggests that gasoline storage may not be the contaminant source.

Metals

Soil samples BH1-SA1, BH2-SA1, BH2-SA5, MW4 SA1, MW4 SA3, MW5 SA1, MW5 SA2, MW6 SA2, MW6 SA5, MW7 SA1, MW8 SA1, MW8 SA2 and DUP 1 (BFD of MW6 SA2) were analysed for metals. Concentrations above the MECP Table 7 SCS were present in the following samples:

- MW8 SA1 (APEC 1); 0.0-0.76 m bg: zinc

All other metals detected in sample MW8 SA1 were at concentrations below the Table 7 SCS. One or more metals were detected in all other analysed samples, at concentrations below the Table 7 SCS.

The presence of metals in all soil samples and the zinc concentration above SCS in borehole MW8 may result from the presence of metal debris in the fill at the site.

PAHs

Soil samples MW4 SA1, MW4 SA3, MW5 SA1, MW5 SA2, MW6 SA2, MW6 SA5, MW7 SA1, MW8 SA1, MW8 SA2 and DUP 1 (BFD of MW6 SA2) were analysed for PAHs. Concentrations above the MECP Table 7 SCS were present in the following samples:

- MW5 SA1 (APEC 1); 0.0-0.76 m bg: fluoranthene

All other PAHs detected in sample MW5 SA1 were at concentrations below the Table 7 SCS. One or more PAHs were detected in samples MW4 SA3, MW5 SA2, MW6 SA2, MW6 SA5, MW7 SA1, MW8 SA1, MW8 SA2 and DUP 1 (BFD of MW6 SA2), at concentrations below the Table 7 SCS. PAHs were not detected in sample BH4 SA1.

The presence of PAHs in all soil samples and the zinc fluoranthene above SCS may result from the presence of poor-quality fill and debris in the fill at the site.

6.7 Ground Water Quality

Groundwater samples were collected from monitoring wells MW1, MW2 and MW3 on July 16, 2020 for laboratory analysis of PHCs F1-F4, VOCs, and/or metals, and on July 23, 2020 for analysis of chloroform. Monitoring wells MW1 through MW8 were sampled between May 3 and 5, 2022 for analysis of PHCs F1-F4, VOCs, metals and PAHs. The groundwater sample analytical results are summarized in **Table 7** for BTEX and PHCs F1-F4 and **Table 8** through **Table 10**, respectively for VOCs, metals and PAHs. The monitoring well locations and groundwater quality are provided on **Figure 10**, **Figure 11**, **Figure 12** and **Figure 13**, respectively for BTEX and PHCs F1-F4, VOCs, metals and PAHs. The groundwater sample laboratory reports are provided in **Appendix B**.

6.7.1 APEC 1 – Subject Property

BTEX and PHCs F1-F4 Fractions

Groundwater samples MW1, MW2 and MW3 were collected on July 16, 2020, and analysed for PHCs F1-F4 and VOCs (including BTEX). The results showed the presence of PHCs F3 and F4 fractions in all samples, at concentrations below the MECP Table 7 SCS.

Wells MW1 through MW8 were sampled between May 3 and 4, 2022 for PHCs F1-F4 analysis. The results showed the presence of PHCs F3 and F4 fractions in samples MM4 and MW7, at concentrations below the MECP Table 7 SCS. PHCs F1 and F2 fractions were not detected in samples MW4 or MW7, and PHCS F1-F4 were not detected in any other samples, meeting the Table 7 SCS. BTEX were not detected in any of the samples.

The groundwater PHCs results were consistent with the soil analytical results, showing primarily PHCs F3 and F4 fractions. The groundwater results also indicated a weathered plume or heavy-end hydrocarbon source. Based on the reported concentrations, it is unlikely that the PHCs in groundwater are contributing to the observed soil contamination.

VOCs

Groundwater samples MW1, MW2 and MW3 were collected on July 16, 2020, and analysed for VOCs. Concentrations above the MECP Table 7 SCS were present in the following samples:

- MW1 (APEC 1): chloroform
- MW2 (APEC 1): chloroform
- MW2 (APEC 1): chloroform

No other VOCs were detected in the above samples, meeting the Table 7 SCS.

Wells MW1, MW2 and MW3 were sampled on July 23, 2020 for chloroform analysis. Chloroform was present in all three samples. The reported concentration in sample MW1 was equal to the Table 7 SCS. The concentrations were below the SCS in samples MW2 and MW3.

Groundwater samples MW1 through MW8 and DUP 1 (BFD of MW2) were collected between May 3 and 5, 2022, and analysed for VOCs. VOCs were not detected in any of the analysed samples, meeting the MECP Table 7 SCS.

The elevated chloroform concentrations during the July 2020 sampling events were attributed to the addition of chlorinated municipal water during the bedrock coring of wells MW1, MW2 and MW3. Sources of chloroform were not identified in the Phase One ESA. Chloroform was not detected in wells installed during subsequent drilling using a down hole air hammer and chloroform concentrations were reduced or not detected in the above wells during subsequent sampling.

Metals

Groundwater samples MW1, MW2 and MW3 were collected on July 16, 2020, and analysed for metals. The results showed the presence of several metals in all samples, at concentrations below the MECP Table 7 SCS.

Wells MW1 through MW8 were sampled between May 3 and 4, 2022 for metals analysis. The results showed the presence of several metals in all samples, at concentrations below the MECP Table 7 SCS.

The presence of metals in all groundwater samples may result from the presence of metal debris in the fill at the site.

PAHs

Groundwater samples MW1 through MW8 were collected between May 3 and 5, 2022 for PAHs analysis. The results showed the presence of one or more PAH in samples MW1, MW2, MW4, MW5, MW6, MW7 and MW8, at concentrations below eth MECP Table 7 SCS.

The presence of PAHs in all groundwater samples may result from the presence of debris in the fill and poor-quality fill at the site.

6.8 Quality Assurance and Quality Control Results

6.8.1 Blind Field Duplicates

Soil

One soil BFD was collected during the April 2022 drilling program. Soil sample DUP 1 was submitted as a blind duplicate of sample MW6 SA2, for analysis of VOCs, PHCs F1-F4, metals and PAHs. RPDs were not calculated for several parameters in the duplicate pairs because the concentrations were reported as non-detect or were less than five times the RDL in one or both of the samples. In general, parameters that were detected at concentrations near the RDL (<5x RDL) in both samples of the duplicate pair, showed similar concentrations between the pair. RPDs were calculated for parameters detected in both samples at concentrations greater than five times the RDL, showing acceptable RPDs of 19% and 16%, respectively, for PHCs F3 and F4 fractions. Valid RPDs ranging from 6% to 21% were also calculated for metals including arsenic, barium, chromium, cobalt, lead and nickel. RPDs for PAHs benzo[b]fluoranthene, fluoranthene and pyrene ranged from 0% to 9%. The acceptable RPDs for the above parameters and consistent concentrations between samples near the RDL verifies the sampling protocols and confirms the results.

Groundwater

One groundwater BFD was collected during the May 2022 sampling program. Sample DUP 1 was submitted as a blind duplicate of sample MW2, for analysis of VOCs, PHCs F1-F4, metals and PAHs. RPDs were not calculated for several parameters in the duplicate pairs because the concentrations were reported as non-detect or were less than five times the RDL in one or both of the samples. In general, parameters that were detected at concentrations near the RDL (<5x RDL) in both samples of the duplicate pair, showed similar concentrations between the pair. RPDs were calculated for parameters detected in both samples at concentrations greater than five times the RDL, showing acceptable RPDs for barium (3%), boron (2%), molybdenum (3%), nickel (0%), sodium (4%) and uranium (5%). The acceptable RPDs for the above parameters and consistent concentrations between samples near the RDL verifies the sampling protocols and confirms the results.

6.8.2 Trip Blanks and Trip Spikes

The groundwater sampling program was completed between May 3 and 5, 2022. One trip blank and one trip spike were submitted to the laboratory in the May 3, 2022 shipment, for VOCs analysis. Methylene chloride was detected in the trip blank sample. No other VOCs were detected in the trip blank. The detection of methylene chloride may be a result of the preservative used in the VOCs sample vial. The trip spike results showed concentrations within 27% or less of the laboratory prepared concentrations. The variations in concentrations are attributed to the interactions of the analytes within the sample container. The trip blank and trip spike results are considered acceptable and show that sample contamination during transport and storage was not

likely. The trip blank and trip spike analytical results are provided in the laboratory reports, **Appendix B**.

6.8.3 Laboratory QA/QC

Laboratory Method Blanks

Method blanks (reagents processed through the extraction/digestion and analysis procedures) prepared by the laboratory were used at a minimum frequency of one blank per analysis suite per batch of samples. Method blanks give a measure of the quantity of any contaminant (analyte) that may be added during the analyses and are not expected to produce detectable results.

Benzo(ghi)perylene and pyrene were detected in the method blank for the July 16, 2020 groundwater samples, at concentrations close to the MDL. No other parameters were detected in the sample and the laboratory did not provide comment or qualification of the results. All other method quality control blanks reported as part of the laboratory QA/QC measures were below the detection limit. The laboratory method blank results are included in the laboratory reports, **Appendix B**.

Laboratory Method Spikes

Method spikes prepared by the laboratory were used at a minimum frequency of one per analysis suite per batch of samples. Method spikes are prepared with a known concentration of analyte and the concentration of analyte in the results is evaluated based on the percent recovery. If the percent recovery is not within the acceptable laboratory limits, a qualifier is provided.

The zinc concentration was below laboratory lab percent recovery limits in the method blank in the method blank for the July 2020 groundwater samples. Beryllium, lead and sodium concentrations were below laboratory lab percent recovery limits in the method blank for the May 2022 groundwater samples. All other parameters were within the percent recovery limits and the batches were accepted based on other acceptable quality control results. All other method quality control spikes reported as part of the laboratory QA/QC measures were within the laboratory accepted criteria. The laboratory method spike results are included in the laboratory reports, **Appendix B**.

Laboratory Duplicates

In addition to the field duplicates collected by CM3, the laboratory also ran duplicate samples for some parameters as part of their own internal QA/QC program. The results of the laboratory duplicate samples were either non-calculable or met the internal laboratory criteria, verifying the reproducibility of the laboratory analytical methods. The laboratory duplicate QA/QC results are included in the laboratory reports, **Appendix B**.

Reportable Detection Limits Exceeding Applicable Criteria

The reportable detection limits for PHCs F2 and F3 fractions in the April 2022 soil samples MW4 SA3 and MW8 SA1 were elevated (10x MSL) due to the nature of the sample matrix. The leveated RDLs did not exceed the applicable SCS. There were no other qualifiers for any other soil or groundwater samples and all MDLs met the SCS. The laboratory MDLs and RDLs are included in the laboratory reports, **Appendix B**.

6.9 Phase Two Conceptual Site Model

The Phase Two Conceptual Site Model (CSM) was developed based on the Phase One ESA and the findings of the Phase Two ESA. Potentially contamination activities have occurred on site, including a former fuel storage tank in the building and the use of fill in all areas of the site during development of the property. Off site PCAs included historic and current fuel storage tanks and automobile repair garages, to the east, west and south, and transformers to the east south and northwest of the subject property.

The subject property was identified as one APEC based on the evaluation of the PCAs. The contaminants of concern included BTEX, PHCs F1-F4, VOCs, metals and PAHs.

Underground utilities to the on-site building included natural gas from Montreal Road to the exterior south wall of the building and hydro from the southwest corner of the property to the west wall of the building. The presence of underground utilities may influence groundwater flow in the immediate vicinity of the utility corridor and may affect the overall groundwater flow at the property. Potential subsurface contaminant distribution may be influenced by the presence pf underground utilities.

Stratigraphy and Aquifer or Aquitard Investigated

The geology of the subject property consists of a thin veneer of unconsolidated Quaternary sediments up to 1m thick, overlying relatively flat lying, bare, tabular bedrock outcrops of limestone, dolomite, sandstone and locally shale, of the Ottawa Group and Simcoe Group, Shadow Lake Formation. The stratigraphy at the site was investigated to a maximum depth of 7.19 m bg. Asphalt was present at grade, underlain by various fill, consisting of crushed stone, gravelly sand and silty sand, to limestone bedrock. Organic soil was present at two borehole locations.

The surficial unconfined overburden-shallow bedrock aquifer was investigated to a depth of 7.19 m bg. Groundwater flow was to the east-southeast and to the west from the center of the site. Horizontal gradients were 0.02-0.07 m/m toward the east-southeast, and 0.03-0.14 m/m toward the west. All wells were screened within the same hydrostratigraphic unit and vertical hydraulic gradients could not be determined. It is assumed that vertical gradients at the site are downward.

Bedrock was present at 0.56-3.05 m bg.

The water table was at an average elevation of 96.72 m arl (3.731 m bg), based on the May 3, 2022 monitoring event.

Application of Sections 35, 41 and 43.1 of O.Reg. 153

Section 35 of O.Reg 153, Non-potable site condition standards, is applicable to the subject property:

- The site and surrounding properties within 250 m of the site are supplied by a municipal drinking water system.
- The subject property is not agricultural use.
- The property is not in a wellhead protection area or other designation identified by the municipality for the protection of groundwater.
- Wells used or intended for use as a source of water for human consumption or agriculture were not identified at the property or in the phase one study area.

Written notice of intention to apply the standards in preparing a record of site condition for the property will be submitted to the municipality.

Section 41 of O.Reg. 153, Site Condition Standards, Environmentally Sensitive Areas, does not apply to the subject property:

- the subject property:
  - is not within an area of natural significance,
  - does not include or is adjacent to an area of natural significance, and
  - does not include land within 30 metres of an area of natural significance;
- The surface soil at the property has a pH value between 5 and 9.

Section 43.1, Site condition standards, shallow soil property or water body, is applicable to the subject property:

- The property is considered a shallow soil property.

It was conservatively estimated that one third or more of the site consists of soil equal to or less than 2 m in depth beneath the soil surface, excluding any non-soil surface treatment such as asphalt, concrete or aggregate.

Excess Soil at the Subject Property

Soil was not brought to the subject property and excess soil was not generated during this Phase Two ESA.

Proposed Development

The proposed redevelopment of the property includes a multi-storey apartment building, with underground parking. The proposed building is located approximately 6.3 m from the center of

the south property line and is approximately 1430 square meters. The proposed building and underground parking occupy the majority of the site.

Distribution of Contaminants

Contaminants at concentrations above the applicable SCS were present at the southeast corner, northeast property boundary and southwest corner of the site. Contaminant concentrations above SCS were also present in the center of the site.

The contaminants and impacted media at each location are summarized in the following table.

Summary of Soil and Groundwater Contamination				
Location	**Contaminant Group**	**Borehole (Sample ID; depth) / Monitoring Well**	**Contaminant**	**Impacted Media**
Southeast corner	PHCs F1-F4	MW4 (SA3; 1.52-1.91 m bg)	F3 fraction	Soil
Northeast property boundary	Metals	MW8 (SA1; 0.0-0.76 m bg)	zinc	Soil
Southwest corner	PAHs	MW5 (SA1; 0.0-0.76 m bg)	fluoranthene	Soil
Center of site	VOCs	MW1, MW2, MW3	chloroform	Groundwater

Soil sample MW4 SA3 from borehole MW4 showed a PHCs F3 concentration above applicable SCS. The relative combustible vapour concentration was 0 ppm and field evidence of PHCs were not observed during soil logging. The impact was at a depth of 1.52-2.21 m bg, in silty sand fill at the overburden-bedrock contact. PHCs F3 fraction was also present in a shallower soil sample from the same borehole, but at a concentration that met the SCS. BTEX and PHCs F1-F2 fractions were not detected in either sample, indicating either a heavy-end hydrocarbon source or a weathered contaminant plume. The depth of the sample suggests that the contamination may be due to migration from an off-site source and fluctuations in the groundwater table.

The zinc concentration above applicable SCS in soil sample MW8 SA1 was from gravelly sand fill at a depth of 0.0-0.76 m bg. Metals were detected in 11 of 11 soil samples including MW8 SA1, at concentrations that met the SCS. The zinc impact is attributed to the presence of metal debris in the fill at borehole MW8.

Soil sample MW5 SA1 from borehole MW5 showed a fluoranthene concentration above applicable SCS. The relative combustible vapour concentration was 0 ppm and field evidence of impacts were not observed during soil logging. The impact was at a depth of 0.0-0.76 m bg, in gravelly sand fill. PAHs were detected in eight of nine soil samples including MW5 SA1, at concentrations that met the SCS. The anomalous fluoranthene impact is attributed to the presence of debris in the fill at borehole MW5.

The chloroform contamination in groundwater at wells MW1, MW2 and MW3 was present during the July 2020 sampling events. Chloroform was present in well MW1 at a concentration below the SCS and was not detected in wells MW2 or MW3 during the May 2022 sampling event. The elevated chloroform concentrations during the July 2020 sampling events were attributed to the addition of chlorinated municipal water during the bedrock coring of wells MW1, MW2 and MW3.

Sources of chloroform were not identified in the Phase One ESA. Chloroform was not detected in wells installed during subsequent drilling using a down hole air hammer.

The maximum concentrations of the COC in Ground Water and Soil are provided in **Table 11**.

The distribution of PHCs F1-F4 contamination in soil is shown on **Figure 6**. The PHCs contamination was present as F3 fraction in one soil sample at borehole MW4. The nearest boreholes to the north and west met the applicable SCS for PHCs F1-F4 fractions.

The distribution of VOCs in soil is shown on **Figure 7**. VOCs were either not detected or were at concentrations that met the Table 7 SCS.

The distribution of metals contamination in soil is shown on **Figure 8**. The metals contamination was present as zinc in one soil sample at borehole MW8. The nearest boreholes south and west met the applicable SCS for metals.

The distribution of PAHs contamination in soil is shown on **Figure 9**. The PAHs contamination was present as fluoranthene in one soil sample at borehole MW5. The nearest boreholes north and east met the applicable SCS for PAHs.

The most recent groundwater sampling event did not identify any contaminants of concern at concentrations above the applicable SCS. The groundwater quality is shown on **Figure 10** to **Figure 13**, respectively for PHCs F1-F4, VOCs, metals and PAHs.

Contaminant Discharge and Migration

The PHCs F1-F4 contamination at the site may the result of historical activities at adjacent properties, including historic and current fuel storage tanks and automobile repair garages. The metals and PAHs contamination may be due to the use of poor-quality, debris containing fill during the development of the site. The PHCs contamination may also be due to poor quality fill.

There is the potential for migration of the contamination to the east and west, based on water level measurements and the inferred groundwater flow direction in this investigation. Migration to the south may also occur due to the presence of underground municipal utilities along Montreal Road. However, the contamination was present in soil above and near the overburden-bedrock interface, the water table was within the bedrock, and the groundwater sampling results did not show any contaminants above the SCS, that corresponded to the soil impacts. Contaminant migration may only occur during high seasonal water levels. Seasonal fluctuations in groundwater levels and/or flow directions may also result in on-site migration of contaminants from off-site sources.

This investigation was completed in the early spring, and it is anticipated that the measured water levels were relatively high. Seasonal precipitation may result in fluctuations in the groundwater levels, across the overburden-bedrock interface. This may result in the vertical migration of contaminants. Mobilization of contamination in soil may occur during high water table. However, contaminants (i.e. PHCs) may be trapped in bedrock during high water table.

Vapour Intrusion

The current site building has a partially finished basement and underground utilities enter through the south and west basement walls. The proposed building includes underground parking. The depth of contamination may result in vapour intrusion into the basement of the current building and parking garage of the proposed building. However, it is anticipated that the contaminated soil will be removed to bedrock for the construction of the parking garage, and the parking garage will be ventilated. Therefore, vapour intrusion should not be a concern.

Lateral and Vertical Extents of Contamination

The lateral vertical extents of the soil and groundwater contamination (prior to remediation) were interpreted based on the analytical results, field observations, distance between samples and the presence of structures and underground utilities. The lateral vertical extents of the soil and groundwater contamination (concentrations above applicable SCS) are provided on **Figure 14** through **Figure 17,** for PHCs F1-F4 fractions, VOCs, metals and PAHs. Cross sections showing the vertical extent of PHCs F1-F4 contamination are provided as **Figure 14A** and **Figure 14B**. The vertical extent of VOCs, metals and PAHs contamination are shown on **Figure 15A/B**, **Figure 16A/B** and **Figure 17A/B**, respectively. The cross sections include the approximate depth to the water table, site stratigraphy to the deepest aquifer investigated, and underground structures or utilities that may affect contaminant transport.

Contaminant Release, Transport and Exposure

On-site and off-site sources of contamination were identified by the Phase One and Two ESAs. Contaminant releases on site may have occurred from the former heating oil tank and oil burning equipment. Off-site contaminant releases may have occurred during the historic operation of retail gasoline outlets and automotive repair garages and current fuel storage (ASTs, USTs, waste oil tanks, parts cleaning, hydraulic lift, etc.). The placement of contaminated fill during on-site and off-site development may also be a source of contamination.

The primary contaminant transport pathway is likely migration in groundwater. The water table was near the overburden-bedrock interface and likely fluctuates seasonally between the soil and shallow bedrock. The soil at the site was a coarse textured fill and the shallow bedrock is likely heavily fractured, and conducive to groundwater flow and contaminant migration. It is also likely that coarse grained fill (gravel) may be present surrounding buried utilities, providing a preferred migration pathway for contamination near the utility. Vapour migration from soil and/or groundwater into the basement of the on-site building may also be a viable pathway, based on the site soil and groundwater conditions.

Potential receptors were identified based on the site characteristics and the above exposure pathways, including humans in the building due to vapour intrusion and human exposure during construction activities. The site is currently covered with asphalt and terrestrial receptors are less likely.

The routes of exposure included human uptake by inhalation, ingestion, or direct contact, and root uptake by terrestrial plants. The exposure by vapour intrusion is likely limited to the basement of the building. Vapour intrusion may increase if the basement of the building is extended into bedrock. Human exposure by inhalation, ingestion and direct contact during construction activities is more likely, specifically during excavation of soil and/or /bedrock.

7.0 CONCLUSIONS

CM3 Environmental was retained by Developpements Proximi-T Inc. to conduct a Phase Two ESA for the property located at 971 Montreal Road Ottawa, Ontario. The Phase Two ESA undertaken to support a City of Ottawa Site Plan Control Application and the filing of a Record of Site Condition (RSC). The Phase Two addressed the APEC identified in the Phase One ESA and include the installation of eight boreholes/monitoring wells. The results of the Phase Two ESA are summarized below:

Site Characterization

- The overburden soil at the site consisted of crushed stone fill, gravelly sand fill and silty sand fill to approximately 0.56-3.81 m bg. Limestone bedrock was present at an average depth of 2.26 m bg. Organics (topsoil) were present in two boreholes at 0.20-0.86 m bg and 2.13-3.05 m bg
- Groundwater was present at a relative elevation of 96.14 m arl to 97.04 m arl, and the average groundwater elevation was 96.72 m arl.
- The groundwater flow was east-southeast and west from a groundwater flow divide the center of the site.

Soil Quality

- Fifteen soil samples were submitted for analysis of one or more of PHCs F1-F4, VOCs. Metals and/or PAHs;
    - PHCs were detected in all samples, primarily in the F3 and F4 fractions. A PHCs F3 concentration above The Table 7 SCS was detected in one soil sample from borehole MW4, at the southeast corner of the property;
    - VOCs (including BTEX) were not detected in any samples, meeting the MECP Table 7 SCS;
    - Metals were detected in all samples. A zinc concentration above The Table 7 SCS was detected in one soil sample from borehole MW8, near the northeast corner of the property;
    - PAHs were detected in all samples. A fluoranthene concentration above The Table 7 SCS was detected in one soil sample from borehole MW5, near the southwest property boundary;

Groundwater Quality

- Monitoring wells MW1 through MW3 were sampled for PHCs F1-F4, VOCs (including BTEX) and metals on July 16, 2020 and for chloroform on July 23, 2020;
    - PHCs were detected in all samples, primarily in the F3 and F4 fractions, at concentrations that met the Table 7 SCS.
    - Chloroform concentrations were above the SCS in all three wells during the July 16 sampling event;
    - The July 23 sampling event showed chloroform above the SCS in monitoring well MW1, and concentrations that met the SCS in wells MW2 and MW3;

- Monitoring wells MW1 through MW8 were sampled for PHCs F1-F4, VOCs (including BTEX), metals and PAHs on May 3-4, 2022;
    - PHCs F3 and F4 fractions were detected in wells MW4 at the southeast corner of the property and MW7 at the northwest corner of the property, at concentrations that met the SCS;
    - VOCs were either not detected or were at concentrations that met the SCS;
    - Metals were detected in all wells at concentrations that met the SCS;
    - PAHs were detected in wells MW1, MW2, MW5, MW6 and MW7, at concentrations that met the SCS.

The results of the Phase Two ESA identified the presence of impacted (concentrations above applicable SCS) soil at the southeast corner, northeast property boundary and southwest corner of the property. The initial water sampling identified impacted groundwater at the center of site.

Soil PHCs F3 impact was identified in borehole MW4 at the southeast corner of the property, in silty sand fill at the overburden-bedrock contact at a depth of 1.52-2.21 m bg. PHCs F4 was also present in the sample and PHCs F3 and F4 were detected in all other soil samples, at concentrations that met the SCS. BTEX and PHCs F1-F2 fractions were typically not detected in any samples. The presence of primarily PHCs F3 and F4 indicated either a heavy-end hydrocarbon source or a weathered contaminant plume. The depth of the sample suggests that the contamination may be due to migration from an off-site source and fluctuations in the groundwater table. The presence of PHCs may also be due to the use of fill for the development of the site.

A zinc concentration above SCS was present in borehole MW8 at the northeast corner of the property, in gravelly sand fill at a depth of 0.0-0.76 m bg. A fluoranthene concentration above SCS was present in borehole MW5 at the southwest corner of the property, in gravelly sand fill at a depth of 0.0-0.76 m bg. Several metals and PAHs were detected in most of the soil samples. The metals and PAHs impacts are attributed to the presence of metal and debris at the borehole locations.

The groundwater impacts at the centre of the site in wells MW1, MW2 and MW3 during the July 2020 sampling events included chloroform. Chloroform impacted groundwater was not present during the May 2022 sampling event. The elevated chloroform concentrations during the July 2020 sampling events were attributed to the addition of chlorinated municipal water during the bedrock coring of wells MW1, MW2 and MW3. Sources of chloroform were not identified in the Phase One ESA. Chloroform was not detected in wells installed during subsequent drilling using a down hole air hammer.

The results of the soil analyses did not meet the MECP Table 7 SCS. A risk assessment is not necessary based on the subject property environmental conditions. The impacts may be addressed by soil remediation (exaction) during the development of the site. The results of the remedial activities may be used to support the RSC submission. Additional testing may be required to confirm the site conditions, further characterize soil and groundwater quality, and to develop a remedial plan for the site.

7.1 Signatures

This report has been prepared and the work referred to in this report has been undertaken by CM3 Environmental Inc. for Developpements Proximi-T. It is intended for the sole and exclusive use of Developpements Proximi-T, its affiliated companies and partners and their respective insurers, agents, employees and advisors. Any use, reliance on, or decision made by any person other than Developpements Proximi-T based on this report is the sole responsibility of such other person. CM3 Environmental Inc. and Developpements Proximi-T make no representation or warranty to any other person with regard to this report and the work referred to in this report, and they accept no duty of care to any other person or any liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm that may be suffered or incurred by any other person as a result of the use of, reliance on, any decision made or any action taken based on this report or the work referred to in this report.

The investigation undertaken by CM3 Environmental Inc. with respect to this report and any conclusions or recommendations made in this report reflect CM3 Environmental Inc.'s judgement based on the site conditions observed at the time of the site inspection on the date(s) set out in this report and on information available at the time of preparation of this report. This report has been prepared for specific application to this site and it is based, in part, upon visual observation of the site, subsurface investigation at discrete locations and depths, and specific analysis of specific chemical parameters and materials during a specific time interval, all as described in this report. Unless otherwise stated, the findings cannot be extended to previous or future site conditions, portions of the site which were unavailable for direct investigation, subsurface locations which were not investigated directly, or chemical parameters, materials or analysis which were not addressed. Substances other than those addressed by the investigation described in this report may exist within the site, substances addressed by the investigation may exist in areas of the site not investigated and concentrations of substances addressed which are different than those reported may exist in areas other than the location from which samples were taken.

If site conditions or applicable standards change or if any additional information becomes available at a future date, modifications to the findings, conclusions and recommendations in this report may be necessary.

Other than by Developpements Proximi-T, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of CM3 Environmental Inc. Nothing in this report is intended to constitute or provide a legal opinion.

This Phase Two ESA was completed under supervision of Mr. Marc MacDonald, P.Eng. of CM3 Environmental Inc. Mr. MacDonald is a Qualified Person as defined in O.Reg. 153/04 and confirms that this report includes all findings and conclusions of the Phase Two ESA.

We trust that the above is satisfactory for your purposes at this time. Please feel free to contact the undersigned if you have any questions.

Yours sincerely,

CM3 Environmental Inc.

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Senior Geoscientist

Marc MacDonald, P.Eng. QP, EP
Principal

LICENSED PROFESSIONAL ENGINEER
M. R. MACDONALD
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Aug 10, 2022
PROVINCE OF ONTARIO

8.0 REFERENCES

Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, Ontario Ministry of Environment, April, 2011.

Guide for Completing Phase Two Site Assessments under Ontario Regulation 153/04, Ontario Ministry of Environment, June 2011.

Guide for Completing Phase One Site Assessments under Ontario Regulation 153/04, Ontario Ministry of Environment, June 2011.

Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario, Ontario Ministry of Environment, December 1996.

Ontario Regulation 153/04 (made under the Environmental Protection Act), as amended, Ontario Ministry of Environment, 2004.

Environmental Protection Act, R.S.O. 1990, Chapter E.19, as amended, Ontario Ministry of Environment, 2004.

TABLES

Phase Two Environmental Site Assessment

971 Montreal Road Ottawa, Ontario

Developpements Proximi-T Inc.

MM2320

Table 1:
Monitoring Well Construction
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

ID	Date Drilled	Drilling Method	TOC	Ground	Stickup	End of Hole		Well Diameter	Top of Well Screen		Bottom of Well Screen		Screen Length	Top of Sand		Well Completion
			(marl)	(marl)	(m)	(m bg)	(m arl)	(mm)	(m bg)	(m arl)	(m bg)	(m arl)	(m)	(m bg)	(m arl)	
MW1	10-Jul-20	SS/HSA and core	100.89	101.08	-0.18	7.16	93.92	32	4.11	96.97	7.16	93.92	3.05	3.86	97.22	FM
MW2	10-Jul-20	SS/HSA and core	100.07	100.22	-0.15	7.19	93.03	32	4.14	96.08	7.19	93.03	3.05	3.66	96.56	FM
MW3	10-Jul-20	SS/HSA and core	100.00	100.17	-0.17	6.13	94.04	32	3.07	97.10	6.12	94.05	3.05	2.74	97.43	FM
MW4	19-Apr-22	SS/HSA and AH	100.94	101.06	-0.12	7.06	94.00	50	4.01	97.05	7.06	94.00	3.05	3.70	97.36	FM
MW5	19-Apr-22	SS/HSA and AH	100.51	100.61	-0.10	7.11	93.50	50	4.06	96.55	7.11	93.50	3.05	3.75	96.86	FM
MW6	19-Apr-22	SS/HSA and AH	100.12	100.23	-0.11	6.53	93.70	50	3.48	96.75	6.53	93.70	3.05	3.17	97.06	FM
MW7	19-Apr-22	SS/HSA and AH	99.82	99.93	-0.10	6.35	93.58	50	3.30	96.63	6.35	93.58	3.05	2.99	96.94	FM
MW8	19-Apr-22	SS/HSA and AH	100.17	100.29	-0.11	6.27	94.02	50	3.22	97.07	6.27	94.02	3.05	2.92	97.37	FM

Notes:
TOC - top of casing
m - metres
mm - millimeters
m arl - metres above reference level
m bg - metres below grade
SS/HSA - split spoon and hollow stem auger
AH - downhole air hammer

Table 2:
LPH and Water Level Measurements
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Well ID	Date	TOC (marl)	Grade (marl)	Depth to		Elevation		Comments
				LPH (mbtoc)	GW (mbtoc)	LPH (marl)	GW (marl)	
MW1	16-Jul-20	100.894	101.079		4.320	--	96.574	
MW1	20-Apr-22	100.894	101.079		3.865	--	97.029	
MW1	25-Apr-22	100.894	101.079		3.887	--	97.007	
MW1	3-May-22	100.894	101.079		3.921	--	96.973	
MW2	16-Jul-20	100.071	100.218		3.370	--	96.701	
MW2	20-Apr-22	100.071	100.218		2.942	--	97.129	
MW2	25-Apr-22	100.071	100.218		3.003	--	97.068	
MW2	3-May-22	100.071	100.218		3.036	--	97.035	
MW3	16-Jul-20	100.000	100.169		4.050	--	95.950	
MW3	20-Apr-22	100.000	100.169		2.858	--	97.142	
MW3	25-Apr-22	100.000	100.169		2.983	--	97.017	
MW3	3-May-22	100.000	100.169		3.015	--	96.985	
MW4	25-Apr-22	100.941	101.057		NV	--	NV	dry at 6.94m
MW4	3-May-22	100.941	101.057		4.805	--	96.136	
MW5	25-Apr-22	100.513	100.613		3.463	--	97.050	
MW5	3-May-22	100.513	100.613		3.487	--	97.026	
MW6	25-Apr-22	100.119	100.227		4.435	--	95.684	
MW6	3-May-22	100.119	100.227		3.906	--	96.213	
MW7	25-Apr-22	99.824	99.929		4.840	--	94.984	
MW7	3-May-22	99.824	99.929		3.474	--	96.350	
MW8	25-Apr-22	100.171	100.286		3.117	--	97.054	
MW8	3-May-22	100.171	100.286		3.155	--	97.016	

Notes:
TOC - top of casing
marl - metres above reference level
mbtoc - metres below top of casing
LPH - liquid phase hydrocarbons
GW - groundwater
NM - not measured
NV / -- - no value/LPH not present

Table 3:
Summary of Soil Analytical Results - BTEX and PHCs F1-F4
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID >	MDL	MECP Table 7 SCS	BH1-SA1	BH1-SA5	BH2-SA1	BH2-SA5	BH3-SA3	MW4 SA1	MW4 SA3	MW5 SA1	MW5 SA2	MW6 SA2	DUP 1 (MW6 SA2)	MW6 SA5
Depth (m bg) >			0.61-1.22	2.44-2.75	0.0-0.61	2.44-3.05	1.22-1.37	0.0-0.76	1.52-1.91	0.0-0.76	1.52-2.13	0.76-1.52	0.76-1.52	3.05-3.13
HSVL (ppm) >			0	0	0	15	0	0	0	0	0	0	0	0
Sample Date >			10-Jul-20	10-Jul-20	10-Jul-20	10-Jul-20	10-Jul-20	19-Apr-22	19-Apr-22	19-Apr-22	19-Apr-22	19-Apr-22	19-Apr-22	19-Apr-22
BTEX														
Benzene	0.02	**0.21**	NA	ND (0.02)	NA	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)
Ethylbenzene	0.05	**2**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Toluene	0.05	**2.3**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
m,p-Xylene	0.05	**NV**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
o-Xylene	0.05	**NV**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Xylene (Total)	0.05	**3.1**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
PHCs														
PHC F1(C6-C10)	7	**55**	NA	ND (7)	NA	ND (7)	NA	7	ND (7)	ND (7)	ND (7)	ND (7)	8	ND (7)
PHC F2(C10-C16)	4	**98**	NA	ND (4)	NA	ND (4)	NA	17	ND (40)	ND (4)	7	15	20	ND (4)
PHC F3(C16-C34)	8	**300**	NA	88	NA	ND (8)	NA	92	***445***	74	50	47	57	32
PHC F4(>C34)	6	**2800**	NA	162	NA	ND (6)	NA	266	1110	159	96	79	93	12
PHCs F4G (gravimetric)	50	**2800**	NA	NA	NA	NA	NA	150	1360	365	NA	NA	NA	NA

Notes:

mg/kg - all concentrations provided in parts per million (milligrams per kilogram)
MDL - reported analytical method detection limit
HSVL - headspace vapour level (combustible vapour meter, calibrated to hexane)
m bg - metres below grade
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 3:
Summary of Soil Analytical Results - BTEX and PHCs F1-F4
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID >	MDL	MECP Table 7 SCS	MW7 SA1	MW8 SA1	MW8 SA2
Depth (m bg) >			0.0-0.56	0.0-0.76	0.76-1.52
HSVL (ppm) >			0	10	10
Sample Date >			19-Apr-22	19-Apr-22	19-Apr-22
BTEX					
Benzene	0.02	**0.21**	ND (0.02)	ND (0.02)	ND (0.02)
Ethylbenzene	0.05	**2**	ND (0.05)	ND (0.05)	ND (0.05)
Toluene	0.05	**2.3**	ND (0.05)	ND (0.05)	ND (0.05)
m,p-Xylene	0.05	**NV**	ND (0.05)	ND (0.05)	ND (0.05)
o-Xylene	0.05	**NV**	ND (0.05)	ND (0.05)	ND (0.05)
Xylene (Total)	0.05	**3.1**	ND (0.05)	ND (0.05)	ND (0.05)
PHCs					
PHC F1(C6-C10)	7	**55**	ND (7)	ND (7)	ND (7)
PHC F2(C10-C16)	4	**98**	8	ND (40)	ND (4)
PHC F3(C16-C34)	8	**300**	90	ND (80)	56
PHC F4(>C34)	6	**2800**	259	272	80
PHCs F4G (gravimetric)	50	**2800**	164	384	NA

Notes:

mg/kg - all concentrations provided in parts per million (milligrams per kilogram)
MDL - reported analytical method detection limit
HSVL - headspace vapour level (combustible vapour meter, calibrated to hexane)
m bg - metres below grade
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 4:
Summary of Soil Analytical Results - VOCs
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID >	MDL	MECP Table 7 SCS	BH1-SA1	BH1-SA5	BH2-SA1	BH2-SA5	BH3-SA3	MW4 SA1	MW4 SA3	MW5 SA1	MW5 SA2	MW6 SA2	DUP 1 (MW6 SA2)	MW6 SA5
Depth (m bg) >			0.61-1.22	2.44-2.75	0.0-0.61	2.44-3.05	1.22-1.37	0.0-0.76	1.52-1.91	0.0-0.76	1.52-2.13	0.76-1.52	0.76-1.52	3.05-3.13
HSVL (ppm) >			0	0	0	15	0	0	0	0	0	0	0	0
Sample Date >			10-Jul-20	10-Jul-20	10-Jul-20	10-Jul-20	10-Jul-20	19-Apr-22	19-Apr-22	19-Apr-22	19-Apr-22	19-Apr-22	19-Apr-22	19-Apr-22
VOCs														
Acetone	0.5	**16**	NA	ND (0.50)	NA	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)
Benzene	0.02	**0.21**	NA	ND (0.02)	NA	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)
Bromodichloromethane	0.05	**13**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Bromoform	0.05	**0.27**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Bromomethane	0.05	**0.05**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Carbon Tetrachloride	0.05	**0.05**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Chlorobenzene	0.05	**2.4**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Chloroform	0.05	**0.05**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Dibromochloromethane	0.05	**9.4**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Dichlorodifluoromethane	0.05	**16**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
1,2-Dichlorobenzene	0.05	**3.4**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
1,3-Dichlorobenzene	0.05	**4.8**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
1,4-Dichlorobenzene	0.05	**0.083**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
1,1-Dichloroethane	0.05	**3.5**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
1,2-Dichloroethane	0.05	**0.05**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
1,1-Dichloroethylene	0.05	**0.05**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
cis-1,2-Dichloroethylene	0.05	**3.4**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
trans-1,2-Dichloroethylene	0.05	**0.084**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
1,2-Dichloropropane	0.05	**0.05**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
cis-1,3-Dichloropropylene	0.05	**NV**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
trans-1,3-Dichloropropylene	0.05	**NV**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
1,3-Dichloropropene, total	0.05	**0.05**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Ethylbenzene	0.05	**2**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Ethylene dibromide (dibromoethane, 1,2-)	0.05	**0.05**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Hexane	0.05	**2.8**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Methyl Ethyl Ketone (2-Butanone)	0.5	**16**	NA	ND (0.50)	NA	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)
Methyl Isobutyl Ketone	0.5	**1.7**	NA	ND (0.50)	NA	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)
Methyl tert-butyl ether	0.05	**0.75**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Methylene Chloride	0.05	**0.1**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Styrene	0.05	**0.7**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
1,1,1,2-Tetrachloroethane	0.05	**0.058**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
1,1,2,2-Tetrachloroethane	0.05	**0.05**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Tetrachloroethylene	0.05	**0.28**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Toluene	0.05	**2.3**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
1,1,1-Trichloroethane	0.05	**0.38**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
1,1,2-Trichloroethane	0.05	**0.05**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Trichloroethylene	0.05	**0.061**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Trichlorofluoromethane	0.05	**4**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Vinyl Chloride	0.02	**0.02**	NA	ND (0.02)	NA	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)
m/p-Xylene	0.05	**NV**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
o-Xylene	0.05	**NV**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Xylenes, total	0.05	**3.1**	NA	ND (0.05)	NA	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)

Notes:

mg/kg - all concentrations provided in parts per million (milligrams per kilogram)
MDL - reported analytical method detection limit
HSVL - headspace vapour level (combustible vapour meter, calibrated to hexane)
m bg - metres below grade
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 4:
Summary of Soil Analytical Results - VOCs
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID >	MDL	MECP Table 7 SCS	MW7 SA1	MW8 SA1	MW8 SA2
Depth (m bg) >			0.0-0.56	0.0-0.76	0.76-1.52
HSVL (ppm) >			0	10	10
Sample Date >			19-Apr-22	19-Apr-22	19-Apr-22
VOCs					
Acetone	0.5	**16**	ND (0.50)	ND (0.50)	ND (0.50)
Benzene	0.02	**0.21**	ND (0.02)	ND (0.02)	ND (0.02)
Bromodichloromethane	0.05	**13**	ND (0.05)	ND (0.05)	ND (0.05)
Bromoform	0.05	**0.27**	ND (0.05)	ND (0.05)	ND (0.05)
Bromomethane	0.05	**0.05**	ND (0.05)	ND (0.05)	ND (0.05)
Carbon Tetrachloride	0.05	**0.05**	ND (0.05)	ND (0.05)	ND (0.05)
Chlorobenzene	0.05	**2.4**	ND (0.05)	ND (0.05)	ND (0.05)
Chloroform	0.05	**0.05**	ND (0.05)	ND (0.05)	ND (0.05)
Dibromochloromethane	0.05	**9.4**	ND (0.05)	ND (0.05)	ND (0.05)
Dichlorodifluoromethane	0.05	**16**	ND (0.05)	ND (0.05)	ND (0.05)
1,2-Dichlorobenzene	0.05	**3.4**	ND (0.05)	ND (0.05)	ND (0.05)
1,3-Dichlorobenzene	0.05	**4.8**	ND (0.05)	ND (0.05)	ND (0.05)
1,4-Dichlorobenzene	0.05	**0.083**	ND (0.05)	ND (0.05)	ND (0.05)
1,1-Dichloroethane	0.05	**3.5**	ND (0.05)	ND (0.05)	ND (0.05)
1,2-Dichloroethane	0.05	**0.05**	ND (0.05)	ND (0.05)	ND (0.05)
1,1-Dichloroethylene	0.05	**0.05**	ND (0.05)	ND (0.05)	ND (0.05)
cis-1,2-Dichloroethylene	0.05	**3.4**	ND (0.05)	ND (0.05)	ND (0.05)
trans-1,2-Dichloroethylene	0.05	**0.084**	ND (0.05)	ND (0.05)	ND (0.05)
1,2-Dichloropropane	0.05	**0.05**	ND (0.05)	ND (0.05)	ND (0.05)
cis-1,3-Dichloropropylene	0.05	**NV**	ND (0.05)	ND (0.05)	ND (0.05)
trans-1,3-Dichloropropylene	0.05	**NV**	ND (0.05)	ND (0.05)	ND (0.05)
1,3-Dichloropropene, total	0.05	**0.05**	ND (0.05)	ND (0.05)	ND (0.05)
Ethylbenzene	0.05	**2**	ND (0.05)	ND (0.05)	ND (0.05)
Ethylene dibromide (dibromoethane, 1,2-)	0.05	**0.05**	ND (0.05)	ND (0.05)	ND (0.05)
Hexane	0.05	**2.8**	ND (0.05)	ND (0.05)	ND (0.05)
Methyl Ethyl Ketone (2-Butanone)	0.5	**16**	ND (0.50)	ND (0.50)	ND (0.50)
Methyl Isobutyl Ketone	0.5	**1.7**	ND (0.50)	ND (0.50)	ND (0.50)
Methyl tert-butyl ether	0.05	**0.75**	ND (0.05)	ND (0.05)	ND (0.05)
Methylene Chloride	0.05	**0.1**	ND (0.05)	ND (0.05)	ND (0.05)
Styrene	0.05	**0.7**	ND (0.05)	ND (0.05)	ND (0.05)
1,1,1,2-Tetrachloroethane	0.05	**0.058**	ND (0.05)	ND (0.05)	ND (0.05)
1,1,2,2-Tetrachloroethane	0.05	**0.05**	ND (0.05)	ND (0.05)	ND (0.05)
Tetrachloroethylene	0.05	**0.28**	ND (0.05)	ND (0.05)	ND (0.05)
Toluene	0.05	**2.3**	ND (0.05)	ND (0.05)	ND (0.05)
1,1,1-Trichloroethane	0.05	**0.38**	ND (0.05)	ND (0.05)	ND (0.05)
1,1,2-Trichloroethane	0.05	**0.05**	ND (0.05)	ND (0.05)	ND (0.05)
Trichloroethylene	0.05	**0.061**	ND (0.05)	ND (0.05)	ND (0.05)
Trichlorofluoromethane	0.05	**4**	ND (0.05)	ND (0.05)	ND (0.05)
Vinyl Chloride	0.02	**0.02**	ND (0.02)	ND (0.02)	ND (0.02)
m/p-Xylene	0.05	**NV**	ND (0.05)	ND (0.05)	ND (0.05)
o-Xylene	0.05	**NV**	ND (0.05)	ND (0.05)	ND (0.05)
Xylenes, total	0.05	**3.1**	ND (0.05)	ND (0.05)	ND (0.05)

Notes:

mg/kg - all concentrations provided in parts per million (milligrams per kilogram)
MDL - reported analytical method detection limit
HSVL - headspace vapour level (combustible vapour meter, calibrated to hexane)
m bg - metres below grade
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 5:
Summary of Soil Analytical Results - Metals
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID >	MDL	MECP Table 7 SCS	BH1-SA1	BH1-SA5	BH2-SA1	BH2-SA5	BH3-SA3	MW4 SA1	MW4 SA3	MW5 SA1	MW5 SA2	MW6 SA2	DUP 1 (MW6 SA2)	MW6 SA5
Depth (m bg) >			**0.61-1.22**	**2.44-2.75**	**0.0-0.61**	**2.44-3.05**	**1.22-1.37**	**0.0-0.76**	**1.52-1.91**	**0.0-0.76**	**1.52-2.13**	**0.76-1.52**	**0.76-1.52**	**3.05-3.13**
HSVL (ppm) >			**0**	**0**	**0**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Sample Date >			**10-Jul-20**	**10-Jul-20**	**10-Jul-20**	**10-Jul-20**	**10-Jul-20**	**19-Apr-22**	**19-Apr-22**	**19-Apr-22**	**19-Apr-22**	**19-Apr-22**	**19-Apr-22**	**19-Apr-22**
Metals														
Antimony	1.0	**7.5**	ND (1.0)	NA	ND (1.0)	NA	NA	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Arsenic	1.0	**18**	3.6	NA	5.6	NA	NA	3.3	4.4	4.4	13	6.4	6	9.2
Barium	1.0	**390**	86.4	NA	68.6	NA	NA	148	141	74.6	157	186	161	90.8
Beryllium	0.5	**4**	ND (0.5)	NA	ND (0.5)	NA	NA	ND (0.5)	0.7	ND (0.5)	0.6	0.6	0.6	0.5
Boron	5.0	**120**	ND (5.0)	NA	5.4	NA	NA	8	12.1	5.7	12.5	9.5	9.7	10.7
Cadmium	0.5	**1.2**	ND (0.5)	NA	ND (0.5)	NA	NA	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
Chromium	5.0	**160**	19.6	NA	15.8	NA	NA	12.8	34.1	16.9	18.7	28.4	26.5	19.2
Cobalt	1.0	**22**	5.1	NA	7.8	NA	NA	4.6	8.7	4.7	6.4	10.6	9.3	4.5
Copper	5.0	**140**	12.7	NA	27.8	NA	NA	13.5	27.1	12.2	22.5	24.9	23.5	21.8
Lead	1.0	**120**	16.9	NA	97.3	NA	NA	13.2	13.6	31.6	28.4	37.2	30.2	31.8
Molybdenum	1.0	**6.9**	ND (1.0)	NA	2.2	NA	NA	1.3	5.1	ND (1.0)	4.3	3.3	3.1	2
Nickel	5.0	**100**	13	NA	22.6	NA	NA	14.9	22	11.2	24.5	29.8	28.1	15.4
Selenium	1.0	**2.4**	ND (1.0)	NA	ND (1.0)	NA	NA	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Silver	0.3	**20**	ND (0.3)	NA	ND (0.3)	NA	NA	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)
Thallium	1.0	**1**	ND (1.0)	NA	ND (1.0)	NA	NA	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Uranium	1.0	**23**	ND (1.0)	NA	1	NA	NA	ND (1.0)	ND (1.0)	ND (1.0)	1.3	1.2	1.2	1.1
Vanadium	10	**86**	24	NA	24.2	NA	NA	14.3	32.8	23.9	18.7	30.7	28.1	22.5
Zinc	20	**340**	36.3	NA	61.2	NA	NA	24.5	38.3	44.4	34.9	44.6	44.9	52.1

Notes:

mg/kg - all concentrations provided in parts per million (milligrams per kilogram)
MDL - reported analytical method detection limit
HSVL - headspace vapour level (combustible vapour meter, calibrated to hexane)
m bg - metres below grade
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 5:
Summary of Soil Analytical Results - Metals
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID > / Depth (m bg) > / HSVL (ppm) > / Sample Date >	MDL	MECP Table 7 SCS	MW7 SA1 0.0-0.56 0 19-Apr-22	MW8 SA1 0.0-0.76 10 19-Apr-22	MW8 SA2 0.76-1.52 10 19-Apr-22
Metals					
Antimony	1.0	**7.5**	ND (1.0)	ND (1.0)	ND (1.0)
Arsenic	1.0	**18**	9	3.6	5.7
Barium	1.0	**390**	94	65.1	81
Beryllium	0.5	**4**	0.6	ND (0.5)	ND (0.5)
Boron	5.0	**120**	9.5	6.2	11.5
Cadmium	0.5	**1.2**	ND (0.5)	ND (0.5)	ND (0.5)
Chromium	5.0	**160**	20.4	14.8	21
Cobalt	1.0	**22**	8	4.1	5.2
Copper	5.0	**140**	23.1	11.4	22.5
Lead	1.0	**120**	50	61.2	45.8
Molybdenum	1.0	**6.9**	2.7	ND (1.0)	1.5
Nickel	5.0	**100**	26.8	10.7	16.2
Selenium	1.0	**2.4**	ND (1.0)	ND (1.0)	ND (1.0)
Silver	0.3	**20**	ND (0.3)	ND (0.3)	ND (0.3)
Thallium	1.0	**1**	ND (1.0)	ND (1.0)	ND (1.0)
Uranium	1.0	**23**	1	ND (1.0)	ND (1.0)
Vanadium	10	**86**	24.6	17.7	22.5
Zinc	20	**340**	76.1	***1340***	184

Notes:

mg/kg - all concentrations provided in parts per million (milligrams per kilogram)
MDL - reported analytical method detection limit
HSVL - headspace vapour level (combustible vapour meter, calibrated to hexane)
m bg - metres below grade
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 6:
Summary of Soil Analytical Results - PAHs
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID >	MDL	MECP Table 7 SCS	BH1-SA1	BH1-SA5	BH2-SA1	BH2-SA5	BH3-SA3	MW4 SA1	MW4 SA3	MW5 SA1	MW5 SA2	MW6 SA2	DUP 1 (MW6 SA2)	MW6 SA5
Depth (m bg) >			0.61-1.22	2.44-2.75	0.0-0.61	2.44-3.05	1.22-1.37	0.0-0.76	1.52-1.91	0.0-0.76	1.52-2.13	0.76-1.52	0.76-1.52	3.05-3.13
HSVL (ppm) >			0	0	0	15	0	0	0	0	0	0	0	0
Sample Date >			10-Jul-20	10-Jul-20	10-Jul-20	10-Jul-20	10-Jul-20	19-Apr-22	19-Apr-22	19-Apr-22	19-Apr-22	19-Apr-22	19-Apr-22	19-Apr-22
PAHs (Semi-Volatiles)														
Acenaphthene	0.02	**7.9**	NA	NA	NA	NA	NA	ND (0.02)	ND (0.02)	0.1	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)
Acenaphthylene	0.02	**0.15**	NA	NA	NA	NA	NA	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	0.02	ND (0.02)
Anthracene	0.02	**0.67**	NA	NA	NA	NA	NA	ND (0.02)	ND (0.02)	0.24	ND (0.02)	0.02	0.03	0.03
Benzo[a]anthracene	0.02	**0.5**	NA	NA	NA	NA	NA	ND (0.02)	ND (0.02)	0.29	0.04	0.08	0.08	0.04
Benzo[a]pyrene	0.02	**0.3**	NA	NA	NA	NA	NA	ND (0.02)	0.03	0.22	0.05	0.1	0.1	0.04
Benzo[b]fluoranthene	0.02	**0.78**	NA	NA	NA	NA	NA	ND (0.02)	0.03	0.25	0.06	0.11	0.12	0.05
Benzo[g,h,i]perylene	0.02	**6.6**	NA	NA	NA	NA	NA	ND (0.02)	0.05	0.11	0.04	0.07	0.08	0.03
Benzo[k]fluoranthene	0.02	**0.78**	NA	NA	NA	NA	NA	ND (0.02)	ND (0.02)	0.15	0.03	0.05	0.06	0.02
Chrysene	0.02	**7**	NA	NA	NA	NA	NA	ND (0.02)	0.02	0.24	0.04	0.08	0.08	0.05
Dibenzo[a,h]anthracene	0.02	**0.1**	NA	NA	NA	NA	NA	ND (0.02)	ND (0.02)	0.04	ND (0.02)	ND (0.02)	0.02	ND (0.02)
Fluoranthene	0.02	**0.69**	NA	NA	NA	NA	NA	ND (0.02)	0.02	***0.74***	0.08	0.16	0.16	0.07
Fluorene	0.02	**62**	NA	NA	NA	NA	NA	ND (0.02)	ND (0.02)	0.15	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)
Indeno[1,2,3-cd]pyrene	0.02	**0.38**	NA	NA	NA	NA	NA	ND (0.02)	ND (0.02)	0.12	0.03	0.06	0.08	0.03
1-Methylnaphthalene	0.02	**0.99**	NA	NA	NA	NA	NA	ND (0.02)	ND (0.02)	0.04	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)
2-Methylnaphthalene	0.02	**0.99**	NA	NA	NA	NA	NA	ND (0.02)	ND (0.02)	0.05	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)
Methylnaphthalene (1&2)	0.04	**0.99**	NA	NA	NA	NA	NA	ND (0.04)	ND (0.04)	0.09	ND (0.04)	ND (0.04)	ND (0.04)	ND (0.04)
Naphthalene	0.01	**0.6**	NA	NA	NA	NA	NA	ND (0.01)	ND (0.01)	0.06	ND (0.01)	ND (0.01)	ND (0.01)	0.01
Phenanthrene	0.02	**6.2**	NA	NA	NA	NA	NA	ND (0.02)	ND (0.02)	0.85	0.06	0.07	0.08	0.07
Pyrene	0.02	**78**	NA	NA	NA	NA	NA	ND (0.02)	0.02	0.56	0.07	0.14	0.14	0.06

Notes:

mg/kg - all concentrations provided in parts per million (milligrams per kilogram)
MDL - reported analytical method detection limit
HSVL - headspace vapour level (combustible vapour meter, calibrated to hexane)
m bg - metres below grade
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 6:
Summary of Soil Analytical Results - PAHs
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID > / Depth (m bg) > / HSVL (ppm) > / Sample Date >	MDL	MECP Table 7 SCS	MW7 SA1 0.0-0.56 0 19-Apr-22	MW8 SA1 0.0-0.76 10 19-Apr-22	MW8 SA2 0.76-1.52 10 19-Apr-22
PAHs (Semi-Volatiles)					
Acenaphthene	0.02	**7.9**	ND (0.02)	0.04	0.04
Acenaphthylene	0.02	**0.15**	ND (0.02)	ND (0.02)	ND (0.02)
Anthracene	0.02	**0.67**	ND (0.02)	0.08	0.09
Benzo[a]anthracene	0.02	**0.5**	0.03	0.19	0.17
Benzo[a]pyrene	0.02	**0.3**	0.04	0.16	0.16
Benzo[b]fluoranthene	0.02	**0.78**	0.05	0.18	0.19
Benzo[g,h,i]perylene	0.02	**6.6**	0.04	0.1	0.09
Benzo[k]fluoranthene	0.02	**0.78**	0.02	0.1	0.11
Chrysene	0.02	**7**	0.03	0.2	0.16
Dibenzo[a,h]anthracene	0.02	**0.1**	ND (0.02)	0.03	0.03
Fluoranthene	0.02	**0.69**	0.06	0.4	0.37
Fluorene	0.02	**62**	ND (0.02)	0.04	0.04
Indeno[1,2,3-cd]pyrene	0.02	**0.38**	0.02	0.1	0.09
1-Methylnaphthalene	0.02	**0.99**	ND (0.02)	ND (0.02)	ND (0.02)
2-Methylnaphthalene	0.02	**0.99**	ND (0.02)	ND (0.02)	ND (0.02)
Methylnaphthalene (1&2)	0.04	**0.99**	ND (0.04)	ND (0.04)	ND (0.04)
Naphthalene	0.01	**0.6**	ND (0.01)	ND (0.01)	ND (0.01)
Phenanthrene	0.02	**6.2**	0.04	0.31	0.31
Pyrene	0.02	**78**	0.05	0.31	0.29

Notes:

mg/kg - all concentrations provided in parts per million (milligrams per kilogram)
MDL - reported analytical method detection limit
HSVL - headspace vapour level (combustible vapour meter, calibrated to hexane)
m bg - metres below grade
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 7:
Summary of Groundwater Analytical Results - BTEX and PHCs F1-F4
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID > / Sample Date >	MDL	MECP Table 7 SCS	MW1 16-Jul-20	MW1 23-Jul-20	MW1 3-May-22	MW2 16-Jul-20	MW2 23-Jul-20	MW2 3-May-22	DUP 1 MW2 BFD 3-May-22	MW3 16-Jul-20	MW3 23-Jul-20	MW3 3-May-22	MW4 4-May-22	MW5 3-May-22
BTEX														
Benzene	0.5	**0.5**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Ethylbenzene	0.5	**54**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Toluene	0.5	**320**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
m,p-Xylene	0.5	**NV**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
o-Xylene	0.5	**NV**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Xylene (Total)	0.5	**72**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
PHCs														
PHC F1(C6-C10)	25	**420**	ND (25)	NA	ND (25)	ND (25)	NA	ND (25)	ND (25)	ND (25)	NA	ND (25)	ND (25)	ND (25)
PHC F2(C10-C16)	100	**150**	ND (100)	NA	ND (100)	ND (100)	NA	ND (100)	ND (100)	ND (100)	NA	ND (100)	ND (100)	ND (100)
PHC F3(C16-C34)	100	**500**	360	NA	ND (100)	320	NA	ND (100)	ND (100)	260	NA	ND (100)	337	ND (100)
PHC F4(>C34)	100	**500**	100	NA	ND (100)	140	NA	ND (100)	ND (100)	119	NA	ND (100)	257	ND (100)

Notes:

µg/L - all concentrations provided in micrograms per litre (parts per billion)
MDL - reported analytical method detection limit
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 7:
Summary of Groundwater Analytical Results - BTEX and PHCs F1-F4
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID > / Sample Date >	MDL	MECP Table 7 SCS	MW6 4-May-22	MW7 4-May-22	MW8 3-May-22
BTEX					
Benzene	0.5	**0.5**	ND (0.5)	ND (0.5)	ND (0.5)
Ethylbenzene	0.5	**54**	ND (0.5)	ND (0.5)	ND (0.5)
Toluene	0.5	**320**	ND (0.5)	ND (0.5)	ND (0.5)
m,p-Xylene	0.5	**NV**	ND (0.5)	ND (0.5)	ND (0.5)
o-Xylene	0.5	**NV**	ND (0.5)	ND (0.5)	ND (0.5)
Xylene (Total)	0.5	**72**	ND (0.5)	ND (0.5)	ND (0.5)
PHCs					
PHC F1(C6-C10)	25	**420**	ND (25)	ND (25)	ND (25)
PHC F2(C10-C16)	100	**150**	ND (100)	ND (100)	ND (100)
PHC F3(C16-C34)	100	**500**	ND (100)	243	ND (100)
PHC F4(>C34)	100	**500**	ND (100)	157	ND (100)

Notes:

µg/L - all concentrations provided in micrograms per litre (parts per billion)
MDL - reported analytical method detection limit
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 8:
Summary of Groundwater Analytical Results - VOCs
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID > / Sample Date >	MDL	MECP Table 7 SCS	MW1 16-Jul-20	MW1 23-Jul-20	MW1 3-May-22	MW2 16-Jul-20	MW2 23-Jul-20	MW2 3-May-22	DUP 1 MW2 BFD 3-May-22	MW3 16-Jul-20	MW3 23-Jul-20	MW3 3-May-22	MW4 4-May-22	MW5 3-May-22
VOCs														
Acetone	5	**100000**	ND (5.0)	NA	ND (5.0)	ND (5.0)	NA	ND (5.0)	ND (5.0)	ND (5.0)	NA	ND (5.0)	6.8	ND (5.0)
Benzene	0.5	**0.5**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Bromodichloromethane	0.5	**67000**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Bromoform	0.5	**5**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Bromomethane	0.5	**0.89**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Carbon Tetrachloride	0.2	**0.2**	ND (0.2)	NA	ND (0.2)	ND (0.2)	NA	ND (0.2)	ND (0.2)	ND (0.2)	NA	ND (0.2)	ND (0.2)	ND (0.2)
Chlorobenzene	0.5	**140**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Chloroform	0.5	**2**	***5.7***	***2***	0.6	***4.9***	1.9	ND (0.5)	ND (0.5)	***6.7***	1.2	ND (0.5)	ND (0.5)	ND (0.5)
Dibromochloromethane	0.5	**65000**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Dichlorodifluoromethane	1	**3500**	ND (1.0)	NA	ND (1.0)	ND (1.0)	NA	ND (1.0)	ND (1.0)	ND (1.0)	NA	ND (1.0)	ND (1.0)	ND (1.0)
1,2-Dichlorobenzene	0.5	**150**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
1,3-Dichlorobenzene	0.5	**7600**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
1,4-Dichlorobenzene	0.5	**0.5**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
1,1-Dichloroethane	0.5	**11**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
1,2-Dichloroethane	0.5	**0.5**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
1,1-Dichloroethylene	0.5	**0.5**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
cis-1,2-Dichloroethylene	0.5	**1.6**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
trans-1,2-Dichloroethylene	0.5	**1.6**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
1,2-Dichloropropane	0.5	**0.58**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
cis-1,3-Dichloropropylene	0.5	**NV**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
trans-1,3-Dichloropropylene	0.5	**NV**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
1,3-Dichloropropene, total	0.5	**0.5**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Ethylbenzene	0.5	**54**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Ethylene dibromide (dibromoethane, 1,2-)	0.2	**0.2**	ND (0.2)	NA	ND (0.2)	ND (0.2)	NA	ND (0.2)	ND (0.2)	ND (0.2)	NA	ND (0.2)	ND (0.2)	ND (0.2)
Hexane	1	**5**	ND (1.0)	NA	ND (1.0)	ND (1.0)	NA	ND (1.0)	ND (1.0)	ND (1.0)	NA	ND (1.0)	ND (1.0)	ND (1.0)
Methyl Ethyl Ketone (2-Butanone)	5	**21000**	ND (5.0)	NA	ND (5.0)	ND (5.0)	NA	ND (5.0)	ND (5.0)	ND (5.0)	NA	ND (5.0)	ND (5.0)	ND (5.0)
Methyl Isobutyl Ketone	5	**5200**	ND (5.0)	NA	ND (5.0)	ND (5.0)	NA	ND (5.0)	ND (5.0)	ND (5.0)	NA	ND (5.0)	ND (5.0)	ND (5.0)
Methyl tert-butyl ether	2	**15**	ND (2.0)	NA	ND (2.0)	ND (2.0)	NA	ND (2.0)	ND (2.0)	ND (2.0)	NA	ND (2.0)	ND (2.0)	ND (2.0)
Methylene Chloride	5	**26**	ND (5.0)	NA	ND (5.0)	ND (5.0)	NA	ND (5.0)	ND (5.0)	ND (5.0)	NA	ND (5.0)	ND (5.0)	ND (5.0)
Styrene	0.5	**43**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
1,1,1,2-Tetrachloroethane	0.5	**1.1**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
1,1,2,2-Tetrachloroethane	0.5	**0.5**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Tetrachloroethylene	0.5	**0.5**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Toluene	0.5	**320**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
1,1,1-Trichloroethane	0.5	**23**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
1,1,2-Trichloroethane	0.5	**0.5**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Trichloroethylene	0.5	**0.5**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Trichlorofluoromethane	1	**2000**	ND (1.0)	NA	ND (1.0)	ND (1.0)	NA	ND (1.0)	ND (1.0)	ND (1.0)	NA	ND (1.0)	ND (1.0)	ND (1.0)
Vinyl Chloride	0.5	**0.5**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
m/p-Xylene	0.5	**NV**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
o-Xylene	0.5	**NV**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Xylenes, total	0.5	**72**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)

Notes:

µg/L - all concentrations provided in micrograms per litre (parts per billion)
MDL - reported analytical method detection limit
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
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Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 8:
Summary of Groundwater Analytical Results - VOCs
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID > / Sample Date >	MDL	MECP Table 7 SCS	MW6 4-May-22	MW7 4-May-22	MW8 3-May-22
VOCs					
Acetone	5	**100000**	ND (5.0)	ND (5.0)	ND (5.0)
Benzene	0.5	**0.5**	ND (0.5)	ND (0.5)	ND (0.5)
Bromodichloromethane	0.5	**67000**	ND (0.5)	ND (0.5)	ND (0.5)
Bromoform	0.5	**5**	ND (0.5)	ND (0.5)	ND (0.5)
Bromomethane	0.5	**0.89**	ND (0.5)	ND (0.5)	ND (0.5)
Carbon Tetrachloride	0.2	**0.2**	ND (0.2)	ND (0.2)	ND (0.2)
Chlorobenzene	0.5	**140**	ND (0.5)	ND (0.5)	ND (0.5)
Chloroform	0.5	**2**	ND (0.5)	ND (0.5)	ND (0.5)
Dibromochloromethane	0.5	**65000**	ND (0.5)	ND (0.5)	ND (0.5)
Dichlorodifluoromethane	1	**3500**	ND (1.0)	ND (1.0)	ND (1.0)
1,2-Dichlorobenzene	0.5	**150**	ND (0.5)	ND (0.5)	ND (0.5)
1,3-Dichlorobenzene	0.5	**7600**	ND (0.5)	ND (0.5)	ND (0.5)
1,4-Dichlorobenzene	0.5	**0.5**	ND (0.5)	ND (0.5)	ND (0.5)
1,1-Dichloroethane	0.5	**11**	ND (0.5)	ND (0.5)	ND (0.5)
1,2-Dichloroethane	0.5	**0.5**	ND (0.5)	ND (0.5)	ND (0.5)
1,1-Dichloroethylene	0.5	**0.5**	ND (0.5)	ND (0.5)	ND (0.5)
cis-1,2-Dichloroethylene	0.5	**1.6**	ND (0.5)	ND (0.5)	ND (0.5)
trans-1,2-Dichloroethylene	0.5	**1.6**	ND (0.5)	ND (0.5)	ND (0.5)
1,2-Dichloropropane	0.5	**0.58**	ND (0.5)	ND (0.5)	ND (0.5)
cis-1,3-Dichloropropylene	0.5	**NV**	ND (0.5)	ND (0.5)	ND (0.5)
trans-1,3-Dichloropropylene	0.5	**NV**	ND (0.5)	ND (0.5)	ND (0.5)
1,3-Dichloropropene, total	0.5	**0.5**	ND (0.5)	ND (0.5)	ND (0.5)
Ethylbenzene	0.5	**54**	ND (0.5)	ND (0.5)	ND (0.5)
Ethylene dibromide (dibromoethane, 1,2-)	0.2	**0.2**	ND (0.2)	ND (0.2)	ND (0.2)
Hexane	1	**5**	ND (1.0)	ND (1.0)	ND (1.0)
Methyl Ethyl Ketone (2-Butanone)	5	**21000**	ND (5.0)	ND (5.0)	ND (5.0)
Methyl Isobutyl Ketone	5	**5200**	ND (5.0)	ND (5.0)	ND (5.0)
Methyl tert-butyl ether	2	**15**	ND (2.0)	ND (2.0)	ND (2.0)
Methylene Chloride	5	**26**	ND (5.0)	ND (5.0)	ND (5.0)
Styrene	0.5	**43**	ND (0.5)	ND (0.5)	ND (0.5)
1,1,1,2-Tetrachloroethane	0.5	**1.1**	ND (0.5)	ND (0.5)	ND (0.5)
1,1,2,2-Tetrachloroethane	0.5	**0.5**	ND (0.5)	ND (0.5)	ND (0.5)
Tetrachloroethylene	0.5	**0.5**	ND (0.5)	ND (0.5)	ND (0.5)
Toluene	0.5	**320**	ND (0.5)	ND (0.5)	ND (0.5)
1,1,1-Trichloroethane	0.5	**23**	ND (0.5)	ND (0.5)	ND (0.5)
1,1,2-Trichloroethane	0.5	**0.5**	ND (0.5)	ND (0.5)	ND (0.5)
Trichloroethylene	0.5	**0.5**	ND (0.5)	ND (0.5)	ND (0.5)
Trichlorofluoromethane	1	**2000**	ND (1.0)	ND (1.0)	ND (1.0)
Vinyl Chloride	0.5	**0.5**	ND (0.5)	ND (0.5)	ND (0.5)
m/p-Xylene	0.5	**NV**	ND (0.5)	ND (0.5)	ND (0.5)
o-Xylene	0.5	**NV**	ND (0.5)	ND (0.5)	ND (0.5)
Xylenes, total	0.5	**72**	ND (0.5)	ND (0.5)	ND (0.5)

Notes:

µg/L - all concentrations provided in micrograms per litre (parts per billion)
MDL - reported analytical method detection limit
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 9:
Summary of Groundwater Analytical Results - Metals
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID > / Sample Date >	MDL	MECP Table 7 SCS	MW1 16-Jul-20	MW1 23-Jul-20	MW1 3-May-22	MW2 16-Jul-20	MW2 23-Jul-20	MW2 3-May-22	DUP 1 MW2 BFD 3-May-22	MW3 16-Jul-20	MW3 23-Jul-20	MW3 3-May-22	MW4 4-May-22	MW5 3-May-22
Metals														
Antimony	0.5	**16000**	0.6	NA	0.6	0.6	NA	0.6	0.6	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Arsenic	1	**1500**	ND (1)	NA	ND (1)	2	NA	3	3	ND (1)	NA	ND (1)	ND (1)	ND (1)
Barium	1	**23000**	224	NA	74	143	NA	107	104	104	NA	25	113	95
Beryllium	0.5	**53**	ND (0.5)	NA	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Boron	10	**36000**	117	NA	50	95	NA	67	66	49	NA	39	60	43
Cadmium	0.1	**2.1**	ND (0.1)	NA	ND (0.1)	ND (0.1)	NA	ND (0.1)	ND (0.1)	ND (0.1)	NA	ND (0.1)	ND (0.1)	ND (0.1)
Chromium	1	**640**	ND (1)	NA	ND (1)	ND (1)	NA	ND (1)	ND (1)	ND (1)	NA	ND (1)	ND (1)	ND (1)
Cobalt	0.5	**52**	0.5	NA	ND (0.5)	1.4	NA	1.2	1.1	0.6	NA	ND (0.5)	ND (0.5)	ND (0.5)
Copper	0.5	**69**	9.2	NA	3.4	4.1	NA	1.9	2.1	3.8	NA	1	1.3	2
Lead	0.1	**20**	0.1	NA	ND (0.1)	0.1	NA	ND (0.1)	ND (0.1)	0.2	NA	ND (0.1)	ND (0.1)	ND (0.1)
Molybdenum	0.5	**7300**	12.6	NA	6.3	6.7	NA	7.4	7.2	1.5	NA	0.6	3.6	10.5
Nickel	1	**390**	7	NA	2	5	NA	9	9	2	NA	1	1	4
Selenium	1	**50**	1	NA	1	ND (1)	NA	ND (1)	ND (1)	ND (1)	NA	ND (1)	ND (1)	ND (1)
Silver	0.1	**1.2**	ND (0.1)	NA	ND (0.1)	ND (0.1)	NA	ND (0.1)	ND (0.1)	ND (0.1)	NA	ND (0.1)	ND (0.1)	ND (0.1)
Sodium	200	**1800000**	710000	NA	417000	195000	NA	117000	112000	41000	NA	75700	74100	382000
Thallium	0.1	**400**	0.2	NA	ND (0.1)	ND (0.1)	NA	ND (0.1)	ND (0.1)	0.4	NA	0.2	ND (0.1)	0.1
Uranium	0.1	**330**	25.2	NA	5.3	13.7	NA	14.8	15.5	0.7	NA	1.5	0.8	3.8
Vanadium	0.5	**200**	ND (0.5)	NA	0.5	0.8	NA	0.9	0.9	ND (0.5)	NA	ND (0.5)	ND (0.5)	ND (0.5)
Zinc	5	**890**	20	NA	12	7	NA	7	7	6	NA	ND (5)	ND (5)	15

Notes:

µg/L - all concentrations provided in micrograms per litre (parts per billion)
MDL - reported analytical method detection limit
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 9:
Summary of Groundwater Analytical Results - Metals
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID > / Sample Date >	MDL	MECP Table 7 SCS	MW6 4-May-22	MW7 4-May-22	MW8 3-May-22
Metals					
Antimony	0.5	***16000***	ND (0.5)	ND (0.5)	ND (0.5)
Arsenic	1	***1500***	2	ND (1)	6
Barium	1	***23000***	95	101	75
Beryllium	0.5	***53***	ND (0.5)	ND (0.5)	ND (0.5)
Boron	10	***36000***	41	61	144
Cadmium	0.1	***2.1***	ND (0.1)	ND (0.1)	ND (0.1)
Chromium	1	***640***	ND (1)	ND (1)	ND (1)
Cobalt	0.5	***52***	ND (0.5)	0.5	3.7
Copper	0.5	***69***	1.8	1.1	ND (0.5)
Lead	0.1	***20***	ND (0.1)	ND (0.1)	0.9
Molybdenum	0.5	***7300***	6.2	10	1.7
Nickel	1	***390***	4	2	8
Selenium	1	***50***	ND (1)	1	ND (1)
Silver	0.1	***1.2***	ND (0.1)	ND (0.1)	ND (0.1)
Sodium	200	***1800000***	64800	72500	61900
Thallium	0.1	***400***	ND (0.1)	ND (0.1)	0.6
Uranium	0.1	***330***	1.5	1.1	0.6
Vanadium	0.5	***200***	0.6	ND (0.5)	ND (0.5)
Zinc	5	***890***	ND (5)	6	ND (5)

Notes:

µg/L - all concentrations provided in micrograms per litre (parts per billion)
MDL - reported analytical method detection limit
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 10:
Summary of Groundwater Analytical Results - PAHs
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID > / Sample Date >	MDL	MECP Table 7 SCS	MW1 16-Jul-20	MW1 23-Jul-20	MW1 3-May-22	MW2 16-Jul-20	MW2 23-Jul-20	MW2 3-May-22	DUP 1 MW2 BFD 3-May-22	MW3 16-Jul-20	MW3 23-Jul-20	MW3 3-May-22	MW4 4-May-22	MW5 3-May-22
PAHs (Semi-Volatiles)														
Acenaphthene	0.05	**17**	NA	NA	ND (0.05)	NA	NA	ND (0.05)	ND (0.05)	NA	NA	ND (0.05)	NA	ND (0.05)
Acenaphthylene	0.05	**1**	NA	NA	ND (0.05)	NA	NA	ND (0.05)	ND (0.05)	NA	NA	ND (0.05)	NA	ND (0.05)
Anthracene	0.01	**1**	NA	NA	ND (0.01)	NA	NA	ND (0.01)	ND (0.01)	NA	NA	ND (0.01)	NA	ND (0.01)
Benzo[a]anthracene	0.01	**1.8**	NA	NA	ND (0.01)	NA	NA	ND (0.01)	ND (0.01)	NA	NA	ND (0.01)	NA	ND (0.01)
Benzo[a]pyrene	0.01	**0.81**	NA	NA	ND (0.01)	NA	NA	ND (0.01)	ND (0.01)	NA	NA	ND (0.01)	NA	ND (0.01)
Benzo[b]fluoranthene	0.05	**0.75**	NA	NA	ND (0.05)	NA	NA	ND (0.05)	ND (0.05)	NA	NA	ND (0.05)	NA	ND (0.05)
Benzo[g,h,i]perylene	0.05	**0.2**	NA	NA	ND (0.05)	NA	NA	ND (0.05)	ND (0.05)	NA	NA	ND (0.05)	NA	ND (0.05)
Benzo[k]fluoranthene	0.05	**0.4**	NA	NA	ND (0.05)	NA	NA	ND (0.05)	ND (0.05)	NA	NA	ND (0.05)	NA	ND (0.05)
Chrysene	0.05	**0.7**	NA	NA	ND (0.05)	NA	NA	ND (0.05)	ND (0.05)	NA	NA	ND (0.05)	NA	ND (0.05)
Dibenzo[a,h]anthracene	0.05	**0.4**	NA	NA	ND (0.05)	NA	NA	ND (0.05)	ND (0.05)	NA	NA	ND (0.05)	NA	ND (0.05)
Fluoranthene	0.01	**44**	NA	NA	ND (0.01)	NA	NA	ND (0.01)	ND (0.01)	NA	NA	ND (0.01)	NA	ND (0.01)
Fluorene	0.05	**290**	NA	NA	ND (0.05)	NA	NA	ND (0.05)	ND (0.05)	NA	NA	ND (0.05)	NA	ND (0.05)
Indeno [1,2,3-cd] pyrene	0.05		NA	NA	ND (0.05)	NA	NA	ND (0.05)	ND (0.05)	NA	NA	ND (0.05)	NA	ND (0.05)
1-Methylnaphthalene	0.05	**1500**	NA	NA	ND (0.05)	NA	NA	ND (0.05)	ND (0.05)	NA	NA	ND (0.05)	NA	ND (0.05)
2-Methylnaphthalene	0.05	**1500**	NA	NA	0.17	NA	NA	ND (0.05)	ND (0.05)	NA	NA	ND (0.05)	NA	ND (0.05)
Methylnaphthalene (1&2)	0.1	**1500**	NA	NA	0.17	NA	NA	ND (0.10)	ND (0.10)	NA	NA	ND (0.10)	NA	ND (0.10)
Naphthalene	0.05	**7**	NA	NA	0.53	NA	NA	ND (0.05)	ND (0.05)	NA	NA	ND (0.05)	NA	ND (0.05)
Phenanthrene	0.05	**380**	NA	NA	ND (0.05)	NA	NA	ND (0.05)	ND (0.05)	NA	NA	ND (0.05)	NA	ND (0.05)
Pyrene	0.01	**5.7**	NA	NA	0.04	NA	NA	0.03	0.03	NA	NA	ND (0.01)	NA	0.03

Notes:

µg/L - all concentrations provided in micrograms per litre (parts per billion)
MDL - reported analytical method detection limit
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 10:
Summary of Groundwater Analytical Results - PAHs
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter / Sample ID > / Sample Date >	MDL	MECP Table 7 SCS	MW6 4-May-22	MW7 4-May-22	MW8 3-May-22
PAHs (Semi-Volatiles)					
Acenaphthene	0.05	**17**	ND (0.05)	ND (0.05)	ND (0.05)
Acenaphthylene	0.05	**1**	ND (0.05)	ND (0.05)	ND (0.05)
Anthracene	0.01	**1**	ND (0.01)	ND (0.01)	ND (0.01)
Benzo[a]anthracene	0.01	**1.8**	ND (0.01)	ND (0.01)	ND (0.01)
Benzo[a]pyrene	0.01	**0.81**	ND (0.01)	ND (0.01)	ND (0.01)
Benzo[b]fluoranthene	0.05	**0.75**	ND (0.05)	ND (0.05)	ND (0.05)
Benzo[g,h,i]perylene	0.05	**0.2**	ND (0.05)	ND (0.05)	0.05
Benzo[k]fluoranthene	0.05	**0.4**	ND (0.05)	ND (0.05)	ND (0.05)
Chrysene	0.05	**0.7**	ND (0.05)	ND (0.05)	ND (0.05)
Dibenzo[a,h]anthracene	0.05	**0.4**	ND (0.05)	ND (0.05)	ND (0.05)
Fluoranthene	0.01	**44**	ND (0.01)	ND (0.01)	ND (0.01)
Fluorene	0.05	**290**	ND (0.05)	ND (0.05)	ND (0.05)
Indeno [1,2,3-cd] pyrene	0.05		ND (0.05)	ND (0.05)	ND (0.05)
1-Methylnaphthalene	0.05	**1500**	ND (0.05)	ND (0.05)	ND (0.05)
2-Methylnaphthalene	0.05	**1500**	ND (0.05)	ND (0.05)	ND (0.05)
Methylnaphthalene (1&2)	0.1	**1500**	ND (0.10)	ND (0.10)	ND (0.10)
Naphthalene	0.05	**7**	0.17	0.17	ND (0.05)
Phenanthrene	0.05	**380**	ND (0.05)	ND (0.05)	ND (0.05)
Pyrene	0.01	**5.7**	0.02	ND (0.01)	0.04

Notes:

µg/L - all concentrations provided in micrograms per litre (parts per billion)
MDL - reported analytical method detection limit
ppm - parts per million
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

Table 11:
Soil and Groundwater Maximum Concentrations
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter	SOIL					GROUNDWATER				
	MDL	MECP Table 7 SCS	Maximum Concentration mg/kg	Location Sample ID	Depth Sample Interval m bg	MDL	MECP Table 7 SCS	Maximum Concentration µg/L	Location/ Sample ID	Depth Screen Interval m bg
BTEX										
Benzene	0.02	**0.21**	ND (0.02)	-	-	0.5	**0.5**	ND (0.5)	-	-
Ethylbenzene	0.05	**2**	ND (0.05)	-	-	0.5	**54**	ND (0.5)	-	-
Toluene	0.05	**2.3**	ND (0.05)	-	-	0.5	**320**	ND (0.5)	-	-
m,p-Xylene	0.05	**NV**	ND (0.05)	-	-	0.5	**NV**	ND (0.5)	-	-
o-Xylene	0.05	**NV**	ND (0.05)	-	-	0.5	**NV**	ND (0.5)	-	-
Xylene (Total)	0.05	**3.1**	ND (0.05)	-	-	0.5	**72**	ND (0.5)	-	-
PHCs										
PHC F1(C6-C10)	7	**55**	8	DUP 1	0.76-1.52	25	**420**	ND (25)	-	-
PHC F2(C10-C16)	4	**98**	20	DUP 1	0.76-1.52	100	**150**	ND (100)	-	-
PHC F3(C16-C34)	8	**300**	***445***	MW4 SA3	1.52-1.91	100	**500**	360	MW1	4.11 - 7.16
PHC F4(>C34)	6	**2800**	1110	MW4 SA3	1.52-1.91	100	**500**	257	MW4	4.01 - 7.06
PHCs F4G (gravimetric)	50	**2800**	1360	MW4 SA3	1.52-1.91	NA	**500**	NA	NA	NA
VOCs										
Acetone	0.5	**16**	ND (0.5)	-	-	5	**100000**	6.8	MW4	4.01 - 7.06
Benzene	0.02	**0.21**	ND (0.02)	-	-	0.5	**0.5**	ND (0.5)	-	-
Bromodichloromethane	0.05	**13**	ND (0.05)	-	-	0.5	**67000**	ND (0.5)	-	-
Bromoform	0.05	**0.27**	ND (0.05)	-	-	0.5	**5**	ND (0.5)	-	-
Bromomethane	0.05	**0.05**	ND (0.05)	-	-	0.5	**0.89**	ND (0.5)	-	-
Carbon Tetrachloride	0.05	**0.05**	ND (0.05)	-	-	0.2	**0.2**	ND (0.2)	-	-
Chlorobenzene	0.05	**2.4**	ND (0.05)	-	-	0.5	**140**	ND (0.5)	-	-
Chloroform	0.05	**0.05**	ND (0.05)	-	-	0.5	**2**	***6.7***	MW3	3.07 - 6.12
Dibromochloromethane	0.05	**9.4**	ND (0.05)	-	-	0.5	**65000**	ND (0.5)	-	-
Dichlorodifluoromethane	0.05	**16**	ND (0.05)	-	-	1	**3500**	ND (1)	-	-
1,2-Dichlorobenzene	0.05	**3.4**	ND (0.05)	-	-	0.5	**150**	ND (0.5)	-	-
1,3-Dichlorobenzene	0.05	**4.8**	ND (0.05)	-	-	0.5	**7600**	ND (0.5)	-	-
1,4-Dichlorobenzene	0.05	**0.083**	ND (0.05)	-	-	0.5	**0.5**	ND (0.5)	-	-
1,1-Dichloroethane	0.05	**3.5**	ND (0.05)	-	-	0.5	**11**	ND (0.5)	-	-
1,2-Dichloroethane	0.05	**0.05**	ND (0.05)	-	-	0.5	**0.5**	ND (0.5)	-	-
1,1-Dichloroethylene	0.05	**0.05**	ND (0.05)	-	-	0.5	**0.5**	ND (0.5)	-	-
cis-1,2-Dichloroethylene	0.05	**3.4**	ND (0.05)	-	-	0.5	**1.6**	ND (0.5)	-	-
trans-1,2-Dichloroethylene	0.05	**0.084**	ND (0.05)	-	-	0.5	**1.6**	ND (0.5)	-	-
1,2-Dichloropropane	0.05	**0.05**	ND (0.05)	-	-	0.5	**0.58**	ND (0.5)	-	-
cis-1,3-Dichloropropylene	0.05	**NV**	ND (0.05)	-	-	0.5	**NV**	ND (0.5)	-	-
trans-1,3-Dichloropropylene	0.05	**NV**	ND (0.05)	-	-	0.5	**NV**	ND (0.5)	-	-
1,3-Dichloropropene, total	0.05	**0.05**	ND (0.05)	-	-	0.5	**0.5**	ND (0.5)	-	-
Ethylbenzene	0.05	**2**	ND (0.05)	-	-	0.5	**54**	ND (0.5)	-	-
Ethylene dibromide (dibromoethane, 1,2-)	0.05	**0.05**	ND (0.05)	-	-	0.2	**0.2**	ND (0.2)	-	-
Hexane	0.05	**2.8**	ND (0.05)	-	-	1	**5**	ND (1)	-	-
Methyl Ethyl Ketone (2-Butanone)	0.5	**16**	ND (0.5)	-	-	5	**21000**	ND (5)	-	-
Methyl Isobutyl Ketone	0.5	**1.7**	ND (0.5)	-	-	5	**5200**	ND (5)	-	-
Methyl tert-butyl ether	0.05	**0.75**	ND (0.05)	-	-	2	**15**	ND (2)	-	-
Methylene Chloride	0.05	**0.1**	ND (0.05)	-	-	5	**26**	ND (5)	-	-
Styrene	0.05	**0.7**	ND (0.05)	-	-	0.5	**43**	ND (0.5)	-	-
1,1,1,2-Tetrachloroethane	0.05	**0.058**	ND (0.05)	-	-	0.5	**1.1**	ND (0.5)	-	-
1,1,2,2-Tetrachloroethane	0.05	**0.05**	ND (0.05)	-	-	0.5	**0.5**	ND (0.5)	-	-
Tetrachloroethylene	0.05	**0.28**	ND (0.05)	-	-	0.5	**0.5**	ND (0.5)	-	-
Toluene	0.05	**2.3**	ND (0.05)	-	-	0.5	**320**	ND (0.5)	-	-
1,1,1-Trichloroethane	0.05	**0.38**	ND (0.05)	-	-	0.5	**23**	ND (0.5)	-	-
1,1,2-Trichloroethane	0.05	**0.05**	ND (0.05)	-	-	0.5	**0.5**	ND (0.5)	-	-
Trichloroethylene	0.05	**0.061**	ND (0.05)	-	-	0.5	**0.5**	ND (0.5)	-	-
Trichlorofluoromethane	0.05	**4**	ND (0.05)	-	-	1	**2000**	ND (1)	-	-
Vinyl Chloride	0.02	**0.02**	ND (0.02)	-	-	0.5	**0.5**	ND (0.5)	-	-
m/p-Xylene	0.05	**NV**	ND (0.05)	-	-	0.5	**NV**	ND (0.5)	-	-
o-Xylene	0.05	**NV**	ND (0.05)	-	-	0.5	**NV**	ND (0.5)	-	-
Xylenes, total	0.05	**3.1**	ND (0.05)	-	-	0.5	**72**	ND (0.5)	-	-
Metals										
Antimony	1	**7.5**	ND (1)	-	-	0.5	**16000**	0.6	MW1	4.11 - 7.16
Arsenic	1	**18**	13	MW5 SA2	1.52-2.13	1	**1500**	6	MW8	3.22 - 6.27

Table 11:
Soil and Groundwater Maximum Concentrations
Phase Two ESA
971 Montreal Road Ottawa, Ontario
MM2320

Parameter	SOIL					GROUNDWATER				
	MDL	MECP Table 7 SCS	Maximum Concentration mg/kg	Location Sample ID	Depth Sample Interval m bg	MDL	MECP Table 7 SCS	Maximum Concentration µg/L	Location/ Sample ID	Depth Screen Interval m bg
Barium	1	390	186	MW6 SA2	0.76-1.52	1	23000	224	MW1	4.11 - 7.16
Beryllium	0.5	4	0.7	MW4 SA3	1.52-1.91	0.5	53	ND (0.5)	-	-
Boron	5	120	12.5	MW5 SA2	1.52-2.13	10	36000	144	MW8	3.22 - 6.27
Cadmium	0.5	1.2	ND (0.5)	-	-	0.1	2.1	ND (0.1)	-	-
Chromium	5	160	34.1	MW4 SA3	1.52-1.91	1	640	ND (1)	-	-
Cobalt	1	22	10.6	MW6 SA2	0.76-1.52	0.5	52	3.7	MW8	3.22 - 6.27
Copper	5	140	27.8	BH2-SA1	0.0-0.61	0.5	69	9.2	MW1	4.11 - 7.16
Lead	1	120	97.3	BH2-SA1	0.0-0.61	0.1	20	0.9	MW8	3.22 - 6.27
Molybdenum	1	6.9	5.1	MW4 SA3	1.52-1.91	0.5	7300	12.6	MW1	4.11 - 7.16
Nickel	5	100	29.8	MW6 SA2	0.76-1.52	1	390	9	MW2	4.14 - 7.19
Selenium	1	2.4	ND (1)	-	-	1	50	1	MW1	4.11 - 7.16
Silver	0.3	20	ND (0.3)	-	-	0.1	1.2	ND (0.1)	-	-
Sodium	NA	NV	NA	NA	NA	200	1800000	710000	MW1	4.11 - 7.16
Thallium	1	1	ND (1)	-	-	0.1	400	0.6	MW8	3.22 - 6.27
Uranium	1	23	1.3	MW5 SA2	1.52-2.13	0.1	330	25.2	MW1	4.11 - 7.16
Vanadium	10	86	32.8	MW4 SA3	1.52-1.91	0.5	200	0.9	MW2	4.14 - 7.19
Zinc	20	340	***1340***	MW8 SA1	0.0-0.76	5	890	20	MW1	4.11 - 7.16
PAHs (Semi-Volatiles)										
Acenaphthene	0.02	7.9	0.1	MW5 SA1	0.0-0.76	0.05	17	ND (0.05)	-	-
Acenaphthylene	0.02	0.15	0.02	DUP 1	0.76-1.52	0.05	1	ND (0.05)	-	-
Anthracene	0.02	0.67	0.24	MW5 SA1	0.0-0.76	0.01	1	ND (0.01)	-	-
Benzo[a]anthracene	0.02	0.5	0.29	MW5 SA1	0.0-0.76	0.01	1.8	ND (0.01)	-	-
Benzo[a]pyrene	0.02	0.3	0.22	MW5 SA1	0.0-0.76	0.01	0.81	ND (0.01)	-	-
Benzo[b]fluoranthene	0.02	0.78	0.25	MW5 SA1	0.0-0.76	0.05	0.75	ND (0.05)	-	-
Benzo[g,h,i]perylene	0.02	6.6	0.11	MW5 SA1	0.0-0.76	0.05	0.2	0.05	MW8	3.22 - 6.27
Benzo[k]fluoranthene	0.02	0.78	0.15	MW5 SA1	0.0-0.76	0.05	0.4	ND (0.05)	-	-
Chrysene	0.02	7	0.24	MW5 SA1	0.0-0.76	0.05	0.7	ND (0.05)	-	-
Dibenzo[a,h]anthracene	0.02	0.1	0.04	MW5 SA1	0.0-0.76	0.05	0.4	ND (0.05)	-	-
Fluoranthene	0.02	0.69	***0.74***	MW5 SA1	0.0-0.76	0.01	44	ND (0.01)	-	-
Fluorene	0.02	62	0.15	MW5 SA1	0.0-0.76	0.05	290	ND (0.05)	-	-
Indeno[1,2,3-cd]pyrene	0.02	0.38	0.12	MW5 SA1	0.0-0.76	NA	0.2	NA	NA	NA
1-Methylnaphthalene	0.02	0.99	0.04	MW5 SA1	0.0-0.76	0.05	1500	ND (0.05)	-	-
2-Methylnaphthalene	0.02	0.99	0.05	MW5 SA1	0.0-0.76	0.05	1500	0.17	MW1	4.11 - 7.16
Methylnaphthalene (1&2)	0.04	0.99	0.09	MW5 SA1	0.0-0.76	0.1	1500	0.17	MW1	4.11 - 7.16
Naphthalene	0.01	0.6	0.06	MW5 SA1	0.0-0.76	0.05	7	0.53	MW1	4.11 - 7.16
Phenanthrene	0.02	6.2	0.85	MW5 SA1	0.0-0.76	0.05	380	ND (0.05)	-	-
Pyrene	0.02	78	0.56	MW5 SA1	0.0-0.76	0.01	5.7	0.04	MW1	4.11 - 7.16

Notes:
m bg - metres below grade
NV - no standard listed
"<" or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not analysed
MECP Table 7 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Generic Site Condition Standards for Shallow Soils in a Non-Potable Ground Water Condition, residential land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 7 SCS
0.5 - MDL above applicable MECP Table 7 SCS (refer to laboratory reports)

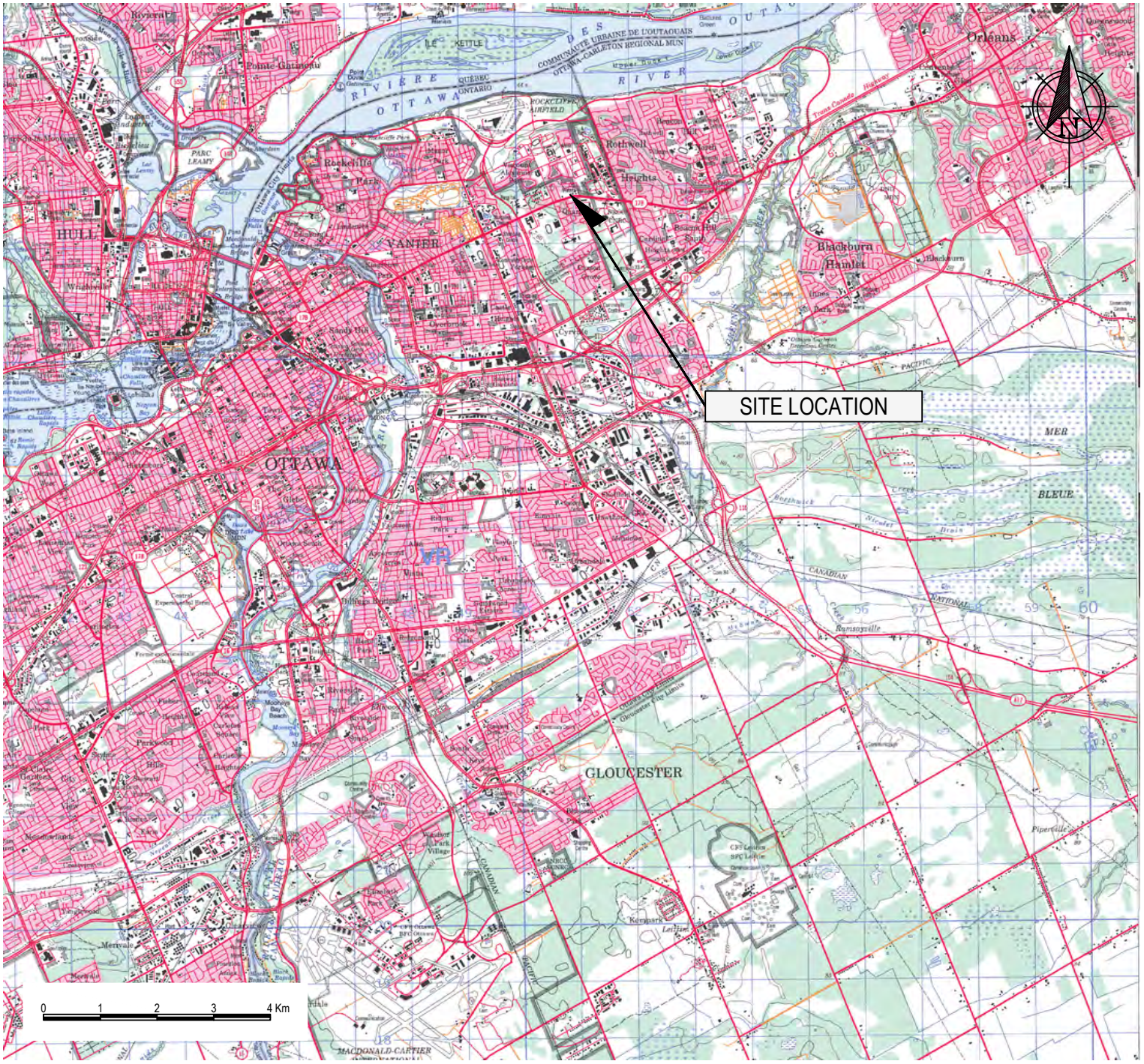
FIGURES

Phase Two Environmental Site Assessment

971 Montreal Road Ottawa, Ontario

Developpements Proximi-T Inc.

MM2320



CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

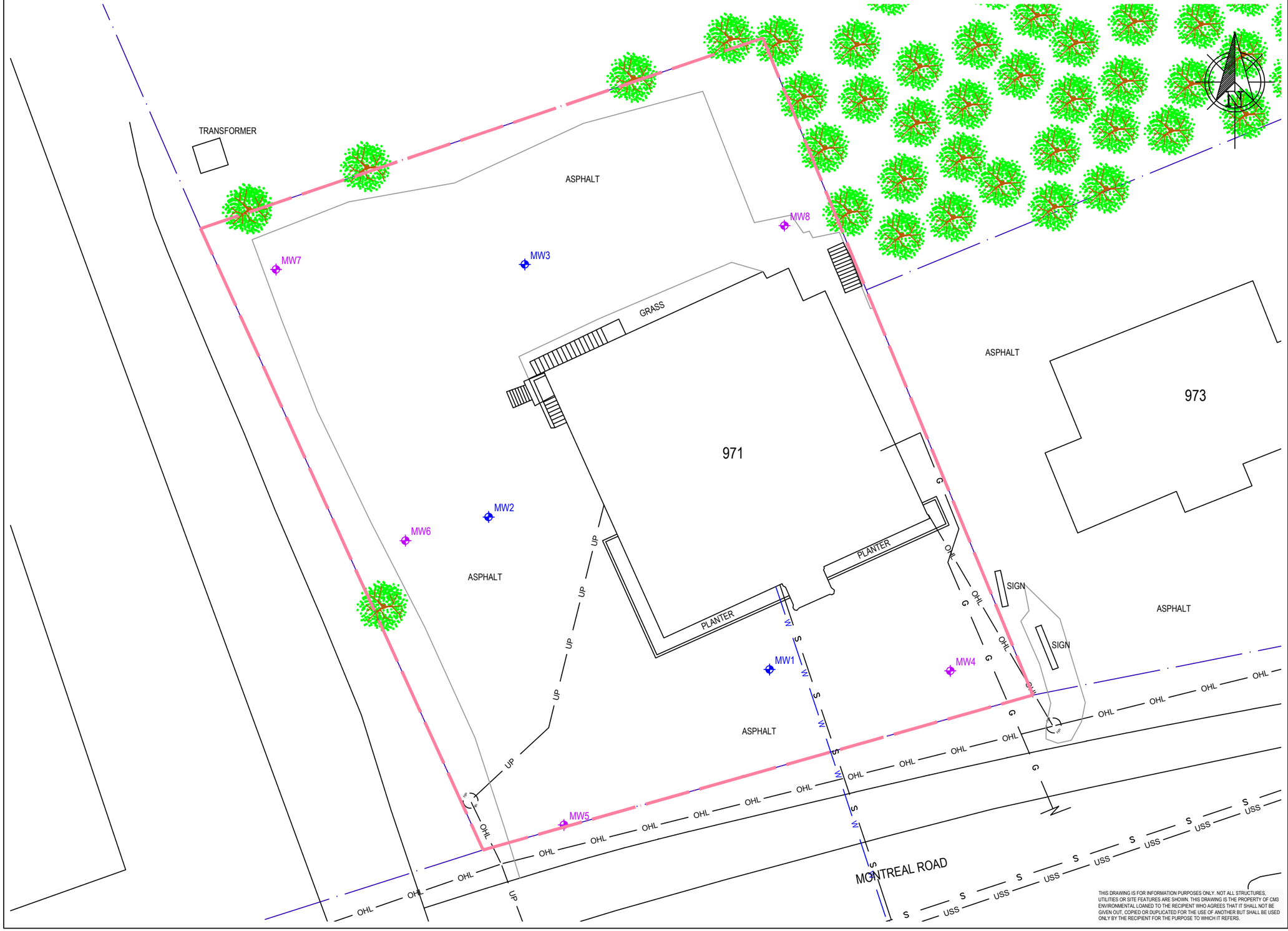
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

SITE LOCATION

Project: MM2320	Drawn By: CL
Date: JUL 2022	Reviewed By: MM
Scale: AS SHOWN	Figure: 1



LEGEND

- PROPERTY BOUNDARY
- SUBJECT PROPERTY
- RESIDENCE/BUILDING
- HYDRO POLE WITH TRANSFORMER
- UP — UNDERGROUND HYDRO
- OHL — OVERHEAD HYDRO
- S — SANITARY SEWER
- USS — STORM SEWER
- W — WATER
- G — GAS
- MONITORING WELL (2020)
- MONITORING WELL (2022)

Scale 1:250

0 2 4 6 8 m

(Approx. When plotted 11x17)

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

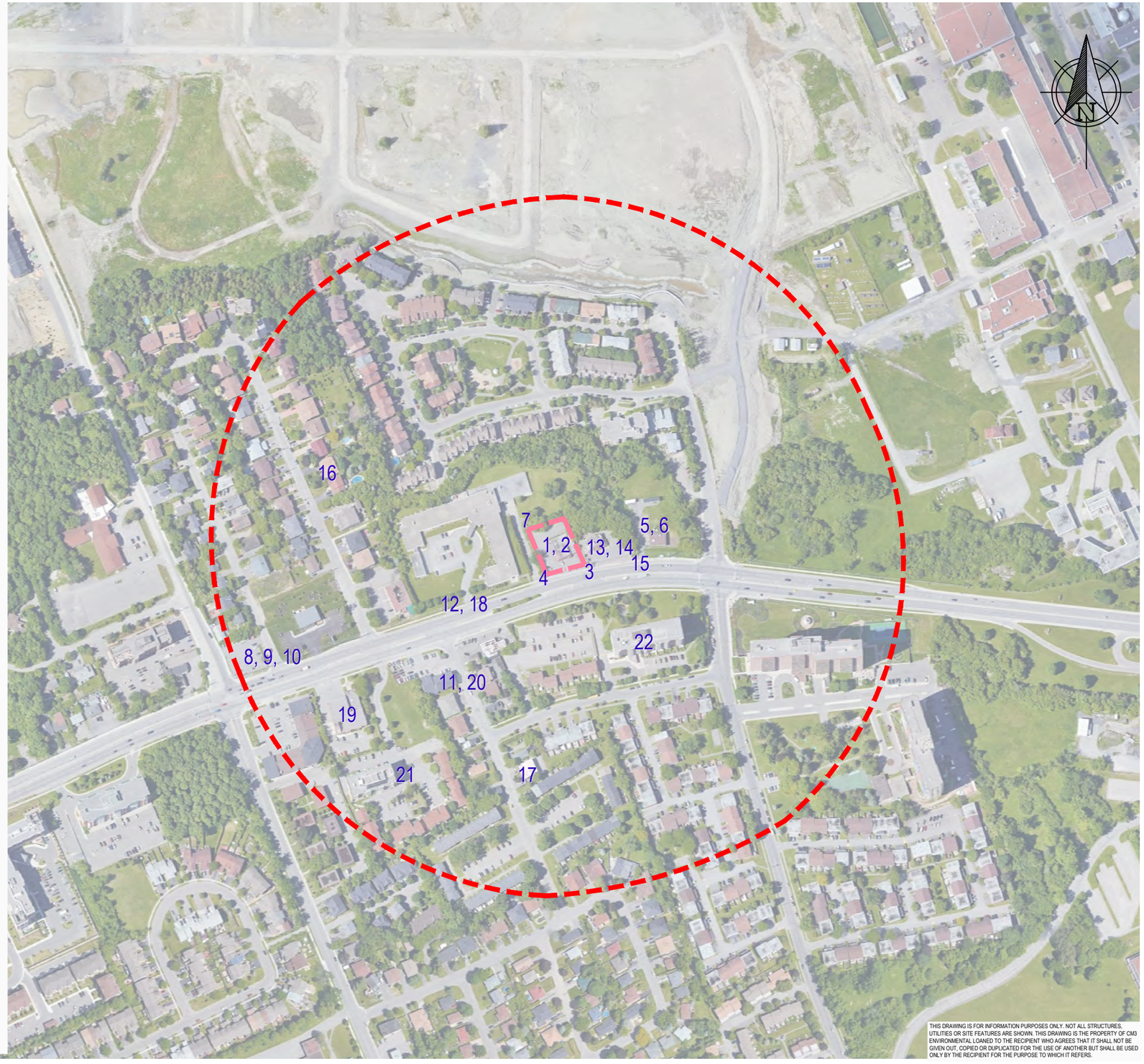
971 MONTREAL ROAD
OTTAWA, ONTARIO

SITE PLAN

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUL 2022	MM
Scale:	Figure:
1:250	2

LIST OF PCAS

1. SUBJECT PROPERTY (ITEM 28): FORMER FORCED AIR OIL HEATING AND TANK (NOT CONFIRMED)
2. SUBJECT PROPERTY (ITEM 30): POSSIBLE IMPORTATION OF FILL DURING SITE DEVELOPMENT OR BUILDING CONSTRUCTION
3. 971 MONTREAL ROAD, OFF-SITE TO SOUTHEAST (ITEM 18): POLE MOUNTED TRANSFORMER
4. 971 MONTREAL ROAD, OFF-SITE TO SOUTHWEST (ITEM 18): POLE MOUNTED TRANSFORMER
5. 989 MONTREAL ROAD (ITEM 18): PAD MOUNTED TRANSFORMER
6. 989 MONTREAL ROAD (ITEM 28): GENERATOR AND FUEL STORAGE TANK
7. 949 MONTREAL ROAD (ITEM 18): PAD MOUNTED TRANSFORMER
8. 875 MONTREAL ROAD (ITEM 28): FUEL STORAGE TANKS (DELISTED, FUEL STORAGE, PRIVATE AND RETAIL)
9. 871 MONTREAL ROAD (ITEM 28): FORMER GAS STATION
10. 881 MONTREAL ROAD (ITEM 28): FORMER GAS STATION
11. 916 MONTREAL ROAD (ITEM 28): GASOLINE SERVICE CENTER. FUEL STORAGE TANKS (DELISTED, FUEL STORAGE, PRIVATE AND RETAIL)
12. 947 MONTREAL ROAD (ITEM 28): FORMER GAS STATION
13. 973 MONTREAL ROAD (ITEM 28): FORMER GAS STATION
14. 973 MONTREAL ROAD (ITEM 52): FORMER AUTOMOBILE SERVICE GARAGE
15. 995 MONTREAL ROAD (ITEM 28): GASOLINE SERVICE CENTER.
16. 561 FOXVIEW PLACE (ITEM 28): FORMER FUEL OIL TANKS AT ST. BERNADETTE PUBLIC SCHOOL.
17. 53 HOCHELAGA STREET (ITEM 28): FORMER FUEL OIL TANKS AT FOURNIER VAN & STORAGE LTD.
18. 943 MONTREAL ROAD (ITEM 52): FORMER AUTOMOBILE SERVICE GARAGE
19. 900 MONTREAL ROAD, CITY OF OTTAWA FIRE STATION (NOT LISTED): GENERATOR OF WASTE OILS, OIL SKIMMINGS AND SLUDGES
20. 920 MONTREAL ROAD (NOT LISTED): GENERATOR OF LIGHT FUELS
21. 10 DESLOGES PRIVATE (NOT LISTED): GENERATOR OF WASTE OILS, OIL SKIMMINGS AND SLUDGES
22. 981 GULF PLACE (NOT LISTED): GENERATOR OF WASTE OILS/SLUDGES



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LEGEND

- SUBJECT PROPERTY
- PHASE ONE STUDY AREA

Scale 1:4000

0 40 80 120 160m

(Approx. When plotted 11x17)

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

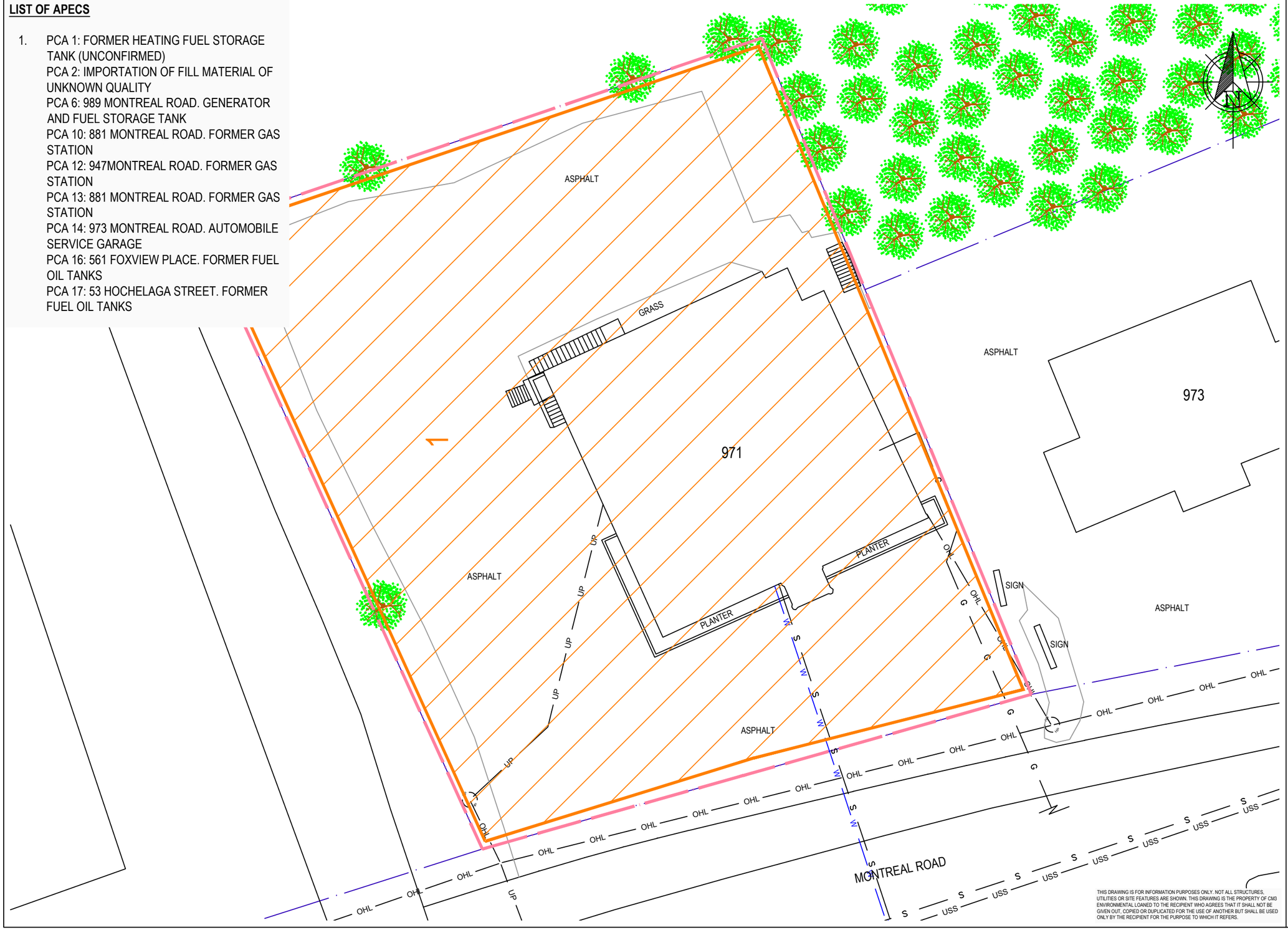
971 MONTREAL ROAD
OTTAWA, ONTARIO

POTENTIALLY CONTAMINATING ACTIVITIES

Project: MM2320	Drawn By: CL
Date: JUL 2022	Reviewed By: MM
Scale: 1:4000	Figure: 3

LIST OF APECS

1. PCA 1: FORMER HEATING FUEL STORAGE TANK (UNCONFIRMED)
   PCA 2: IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY
   PCA 6: 989 MONTREAL ROAD. GENERATOR AND FUEL STORAGE TANK
   PCA 10: 881 MONTREAL ROAD. FORMER GAS STATION
   PCA 12: 947MONTREAL ROAD. FORMER GAS STATION
   PCA 13: 881 MONTREAL ROAD. FORMER GAS STATION
   PCA 14: 973 MONTREAL ROAD. AUTOMOBILE SERVICE GARAGE
   PCA 16: 561 FOXVIEW PLACE. FORMER FUEL OIL TANKS
   PCA 17: 53 HOCHELAGA STREET. FORMER FUEL OIL TANKS



LEGEND

- PROPERTY BOUNDARY
- SITE
- HYDRO POLE WITH TRANSFORMER
- UP — UNDERGROUND POWER LINES
- OHL — OVERHEAD HYDRO LINES
- SANITARY SEWER LINES
- USS — UNDERGROUND STORM SEWER
- W — UNDERGROUND WATER
- GAS
- APEC

Scale 1:250
0 2 4 6 8 m
(Approx. When plotted 11x17)

cm3 environmental

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

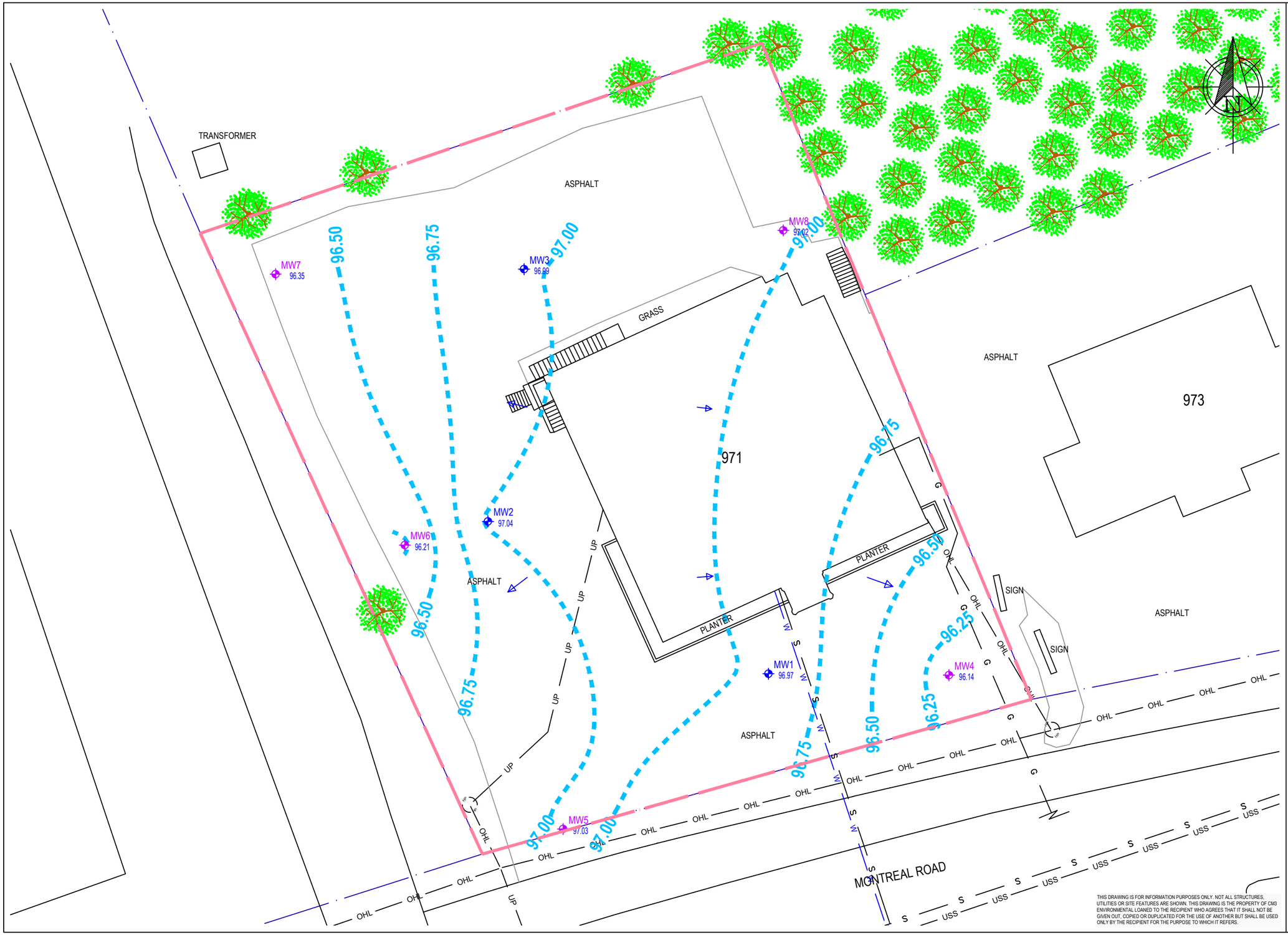
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUL 2022	MM
Scale:	Figure:
1:250	4



LEGEND

- PROPERTY BOUNDARY
- SUBJECT PROPERTY
- RESIDENCE/BUILDING
- HYDRO POLE WITH TRANSFORMER
- UP — UNDERGROUND HYDRO
- OHL — OVERHEAD HYDRO
- S — SANITARY SEWER
- USS — STORM SEWER
- W — WATER
- G — GAS
- MONITORING WELL (2020)
- MONITORING WELL (2022)
- 94.66 GROUNDWATER ELEVATION (m.a.r.l)
- INFERRED GROUNDWATER ELEVATION CONTOUR
- INFERRED GROUNDWATER FLOW DIRECTION

Scale 1:250

0 2 4 6 8 m

(Approx. When plotted 11x17)

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

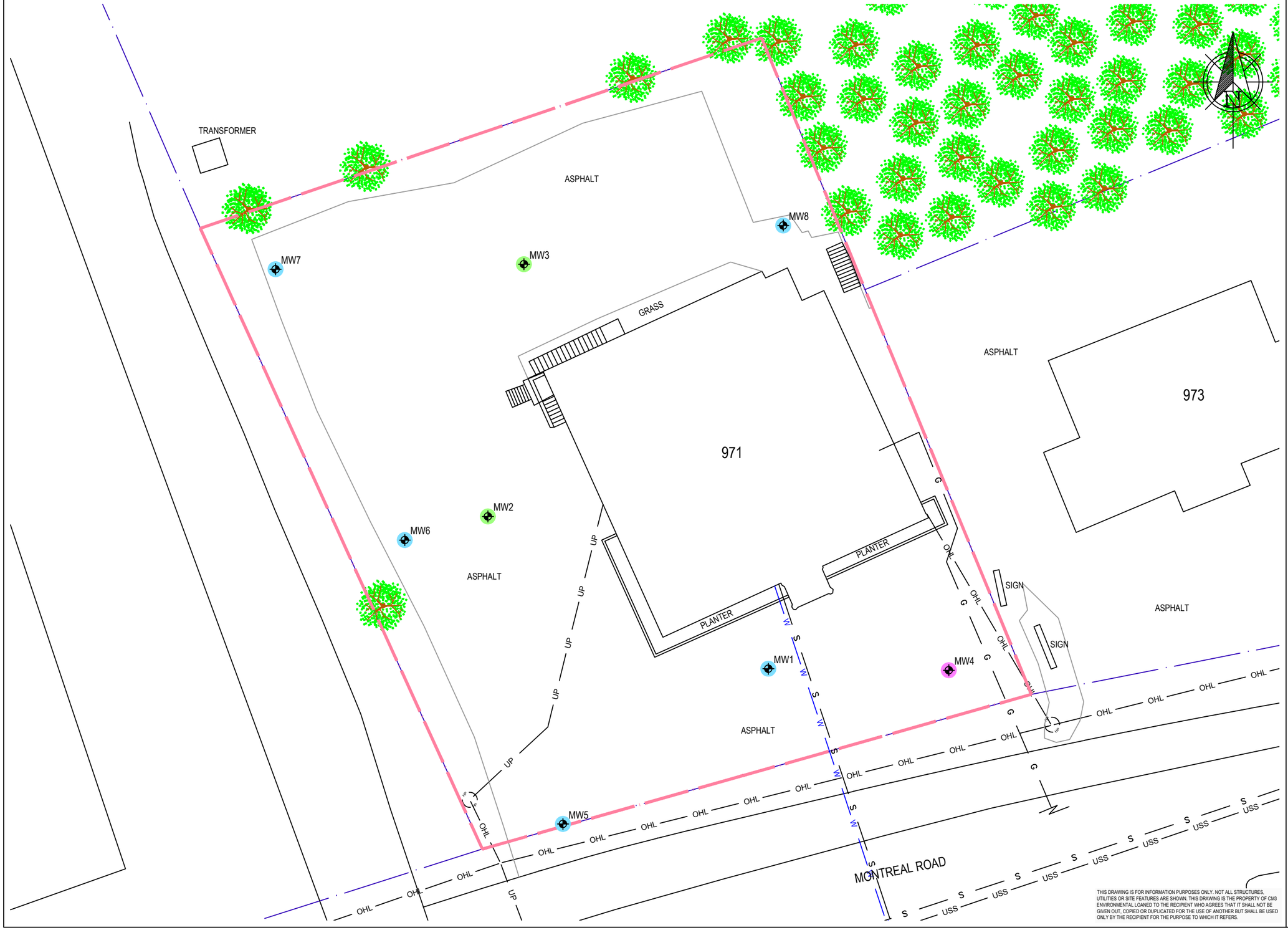
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

GROUNDWATER ELEVATIONS
MAY 3, 2022

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUL 2022	MM
Scale:	Figure:
1:250	5



LEGEND

- PROPERTY BOUNDARY
- SUBJECT PROPERTY
- RESIDENCE/BUILDING
- HYDRO POLE WITH TRANSFORMER
- UP — UNDERGROUND HYDRO
- OHL — OVERHEAD HYDRO
- S — SANITARY SEWER
- USS — STORM SEWER
- W — WATER
- G — GAS
- BOREHOLE
- LPH OR HYDROCARBON SHEEN

SOIL SAMPLES ANALYSED:

- BTEX AND PHCs NOT DETECTED
- BTEX AND/OR PHCs < MECP TABLE 7 SCS
- BTEX AND/OR PHCs > MECP TABLE 7 SCS
- NS NOT SAMPLED

Scale 1:250

0 2 4 6 8 m

(Approx. When plotted 11x17)

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

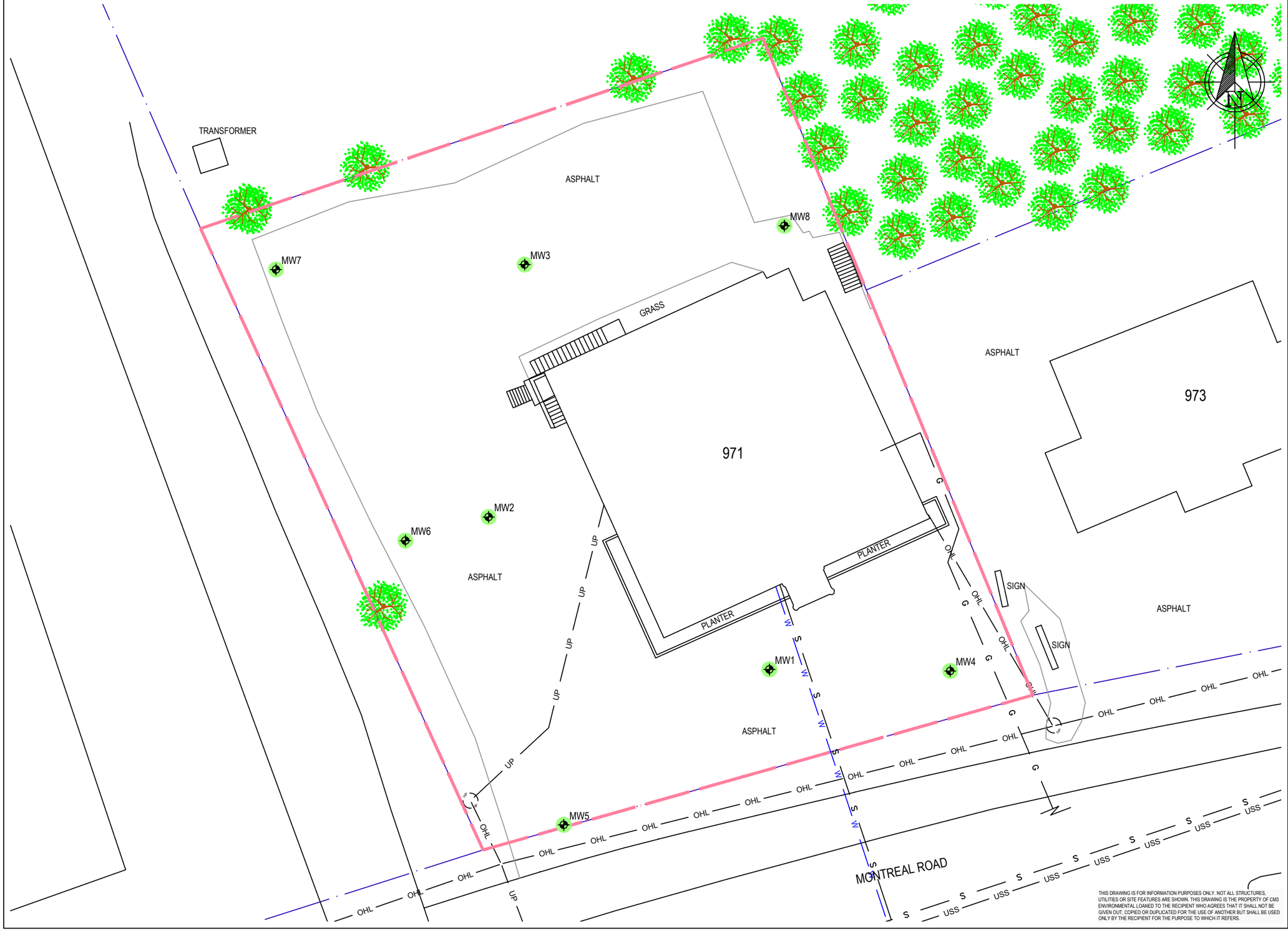
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

SOIL QUALITY - BTEX AND PHCs

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUL 2022	MM
Scale:	Figure:
1:250	6



LEGEND

- PROPERTY BOUNDARY
- SUBJECT PROPERTY
- RESIDENCE/BUILDING
- HYDRO POLE WITH TRANSFORMER
- UP — UNDERGROUND HYDRO
- OHL — OVERHEAD HYDRO
- S — SANITARY SEWER
- USS — STORM SEWER
- W — WATER
- G — GAS
- BOREHOLE
- LPH OR HYDROCARBON SHEEN

SOIL SAMPLES ANALYSED:

- VOCs NOT DETECTED
- VOCs < MECP TABLE 7 SCS
- VOCs > MECP TABLE 7 SCS
- NS — NO SOIL SAMPLES ANALYSED

Scale 1:250

0 2 4 6 8 m

(Approx. When plotted 11x17)

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

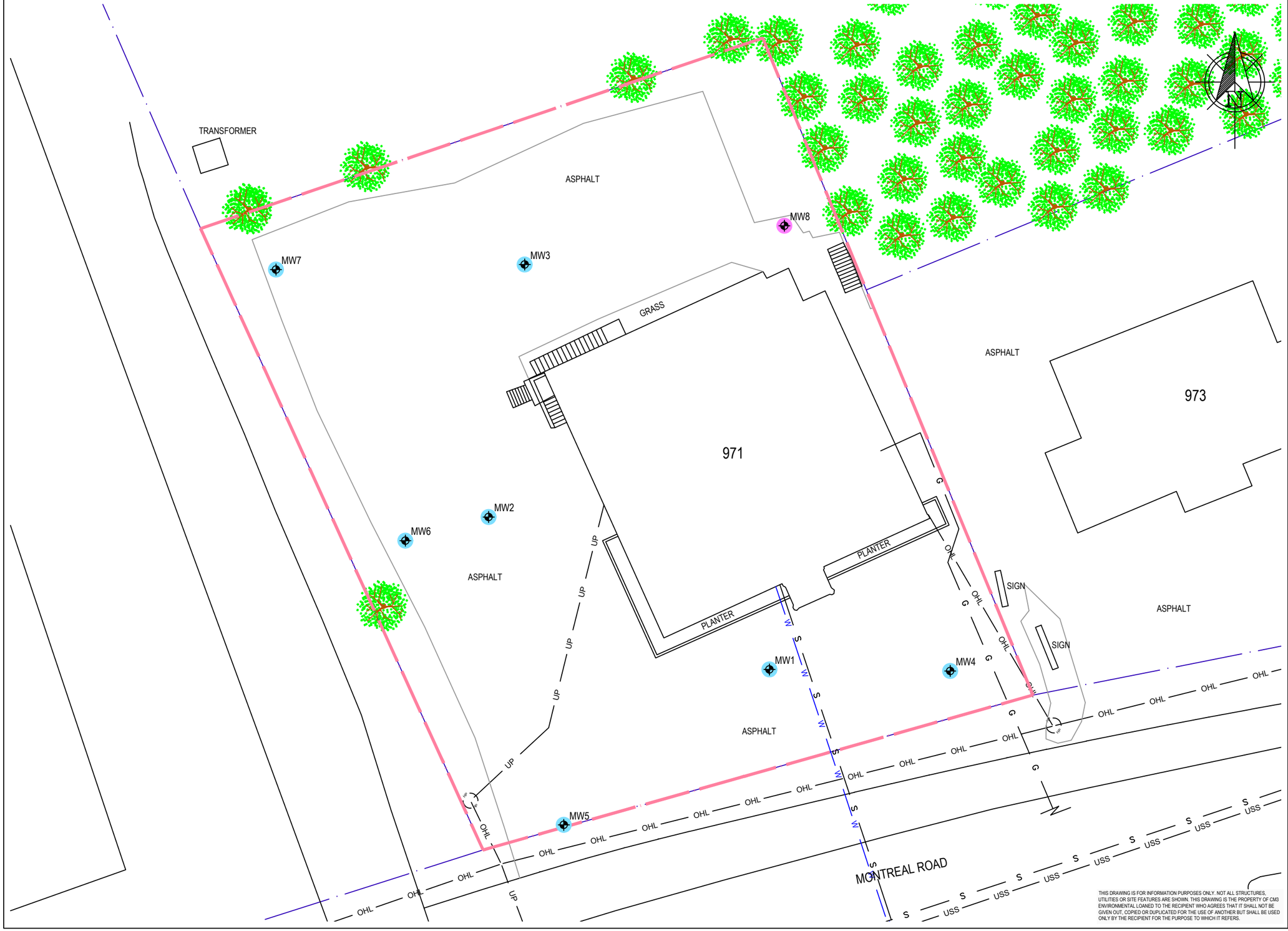
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

SOIL QUALITY - VOCs

Project: MM2320	Drawn By: CL
Date: JUL 2022	Reviewed By: MM
Scale: 1:250	Figure: 7



LEGEND

- PROPERTY BOUNDARY
- SUBJECT PROPERTY
- RESIDENCE/BUILDING
- HYDRO POLE WITH TRANSFORMER
- UP — UNDERGROUND HYDRO
- OHL — OVERHEAD HYDRO
- SANITARY SEWER
- USS — STORM SEWER
- W — WATER
- GAS
- BOREHOLE
- LPH OR HYDROCARBON SHEEN

SOIL SAMPLES ANALYSED:

- METALS NOT DETECTED
- METALS < MECP TABLE 7 SCS
- METALS > MECP TABLE 7 SCS
- NS — NO SOIL SAMPLES ANALYSED

Scale 1:250

0 2 4 6 8 m

(Approx. When plotted 11x17)

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

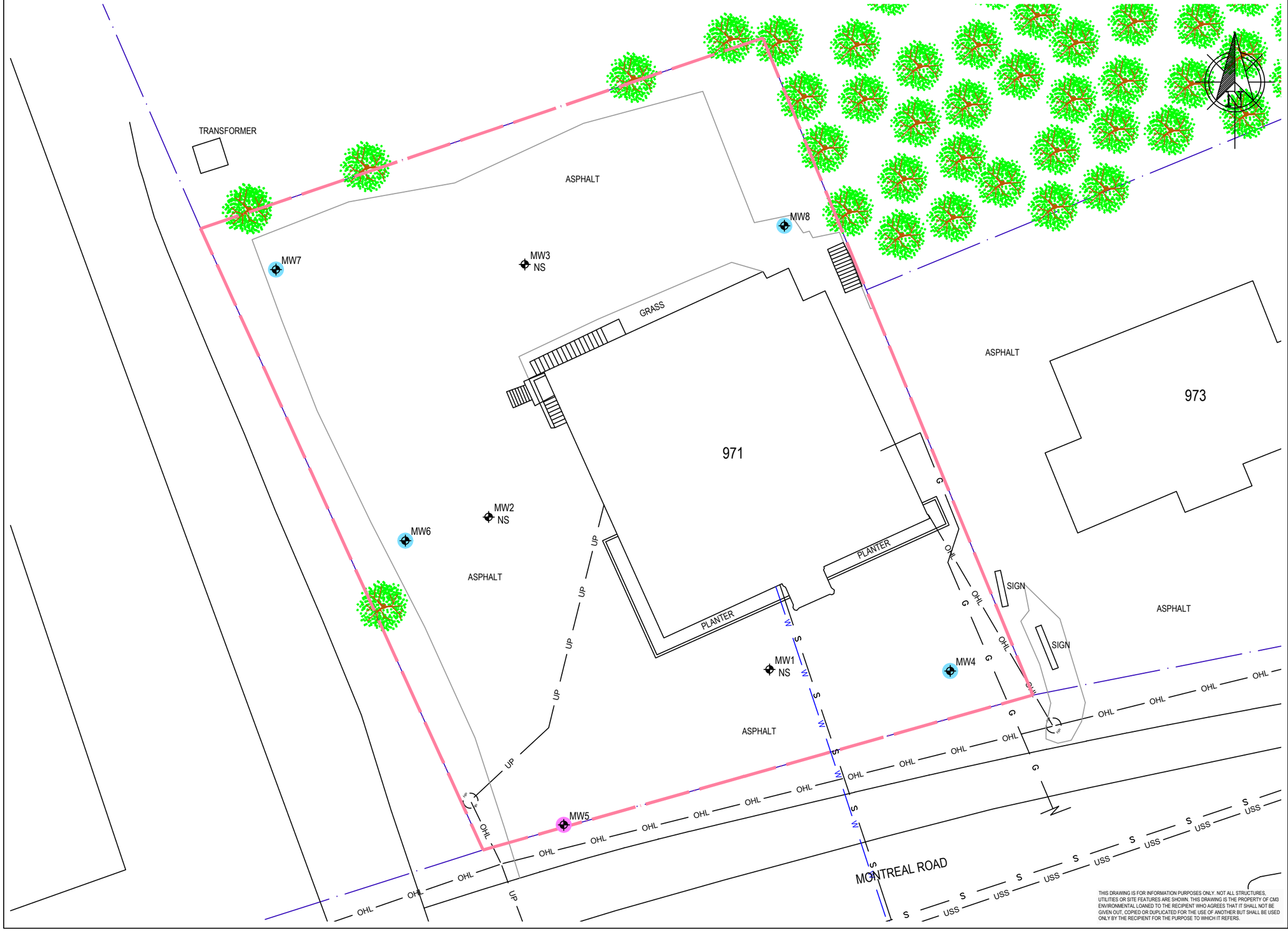
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

SOIL QUALITY - METALS

Project: MM2320	Drawn By: CL
Date: JUL 2022	Reviewed By: MM
Scale: 1:250	Figure: 8



LEGEND

- PROPERTY BOUNDARY
- SUBJECT PROPERTY
- RESIDENCE/BUILDING
- HYDRO POLE WITH TRANSFORMER
- UP — UNDERGROUND HYDRO
- OHL — OVERHEAD HYDRO
- SANITARY SEWER
- USS — STORM SEWER
- W — WATER
- GAS
- BOREHOLE
- LPH OR HYDROCARBON SHEEN

SOIL SAMPLES ANALYSED:

- PAHs NOT DETECTED
- PAHs < MECP TABLE 7 SCS
- PAHs > MECP TABLE 7 SCS
- NS NO SOIL SAMPLES ANALYSED

Scale 1:250

0 2 4 6 8 m

(Approx. When plotted 11x17)

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

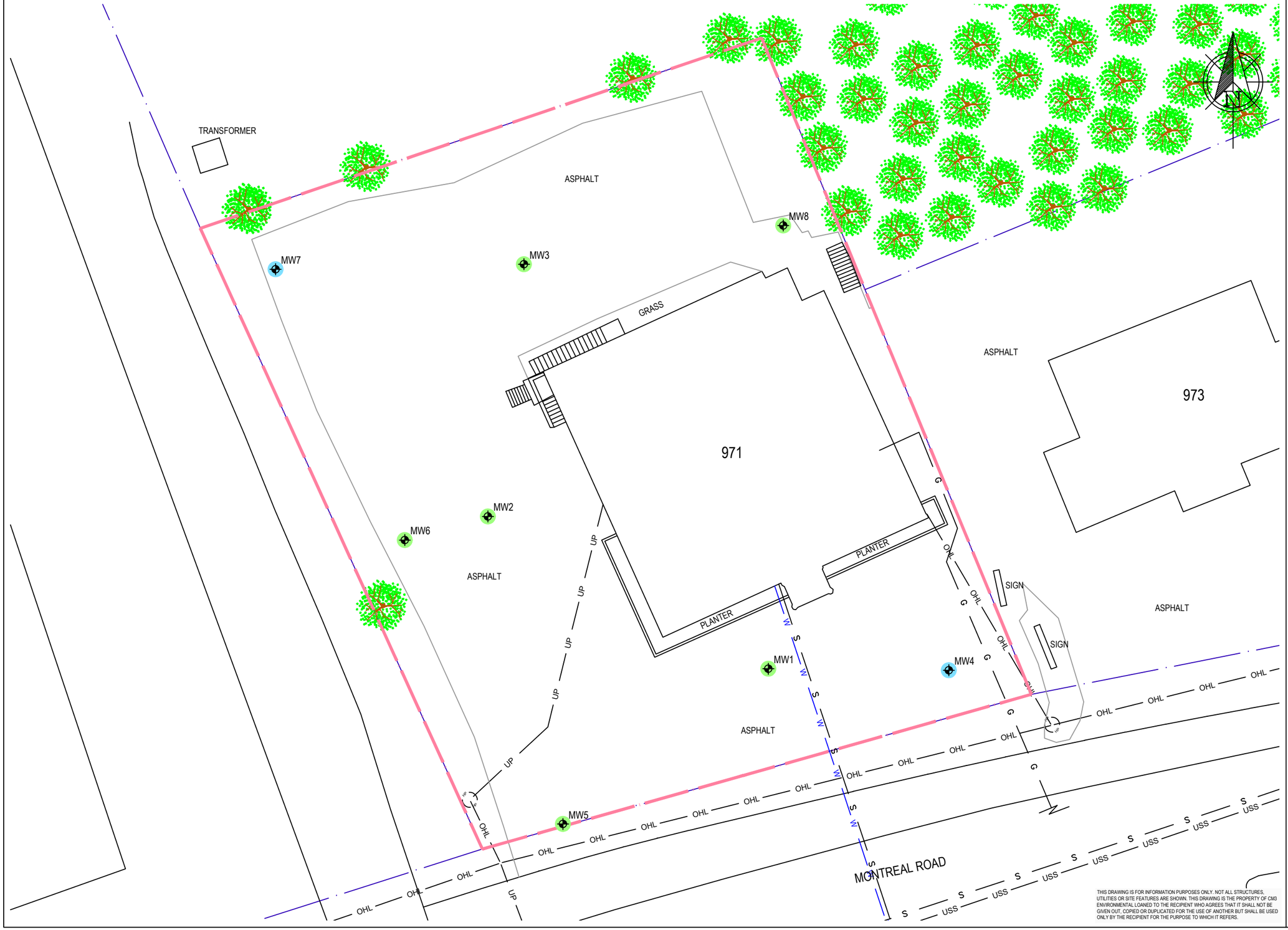
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

SOIL QUALITY - PAHs

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUL 2022	MM
Scale:	Figure:
1:250	9



LEGEND

- PROPERTY BOUNDARY
- SUBJECT PROPERTY
- RESIDENCE/BUILDING
- HYDRO POLE WITH TRANSFORMER
- UP — UNDERGROUND HYDRO
- OHL — OVERHEAD HYDRO
- S — SANITARY SEWER
- USS — STORM SEWER
- W — WATER
- G — GAS
- BOREHOLE
- LPH OR HYDROCARBON SHEEN

GROUNDWATER SAMPLES ANALYSED:

- BTEX AND PHCs NOT DETECTED
- BTEX AND/OR PHCs < MECP TABLE 7 SCS
- BTEX AND/OR PHCs > MECP TABLE 7 SCS
- NS NOT SAMPLED

Scale 1:250

0 2 4 6 8 m

(Approx. When plotted 11x17)

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

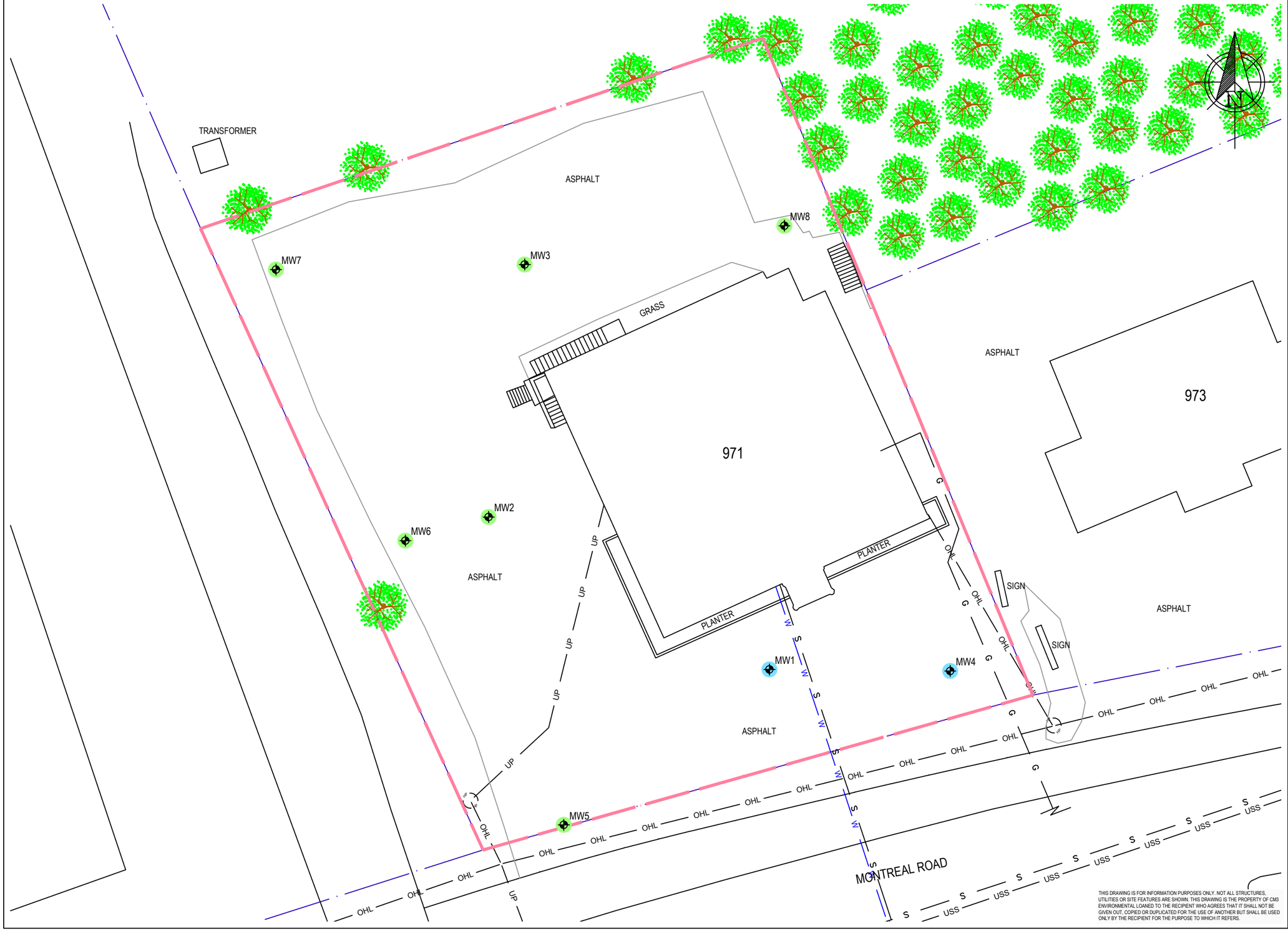
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

GROUNDWATER QUALITY - BTEX AND PHCs
MAY 3-4, 2022

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUL 2022	MM
Scale:	Figure:
1:250	10



LEGEND

- PROPERTY BOUNDARY
- SUBJECT PROPERTY
- RESIDENCE/BUILDING
- HYDRO POLE WITH TRANSFORMER
- UP — UNDERGROUND HYDRO
- OHL — OVERHEAD HYDRO
- S — SANITARY SEWER
- USS — STORM SEWER
- W — WATER
- G — GAS
- BOREHOLE
- LPH OR HYDROCARBON SHEEN

GROUNDWATER SAMPLES ANALYSED:

- VOCs NOT DETECTED
- VOCs < MECP TABLE 7 SCS
- VOCs > MECP TABLE 7 SCS
- NS NO SOIL SAMPLES ANALYSED

Scale 1:250

0 2 4 6 8 m

(Approx. When plotted 11x17)

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

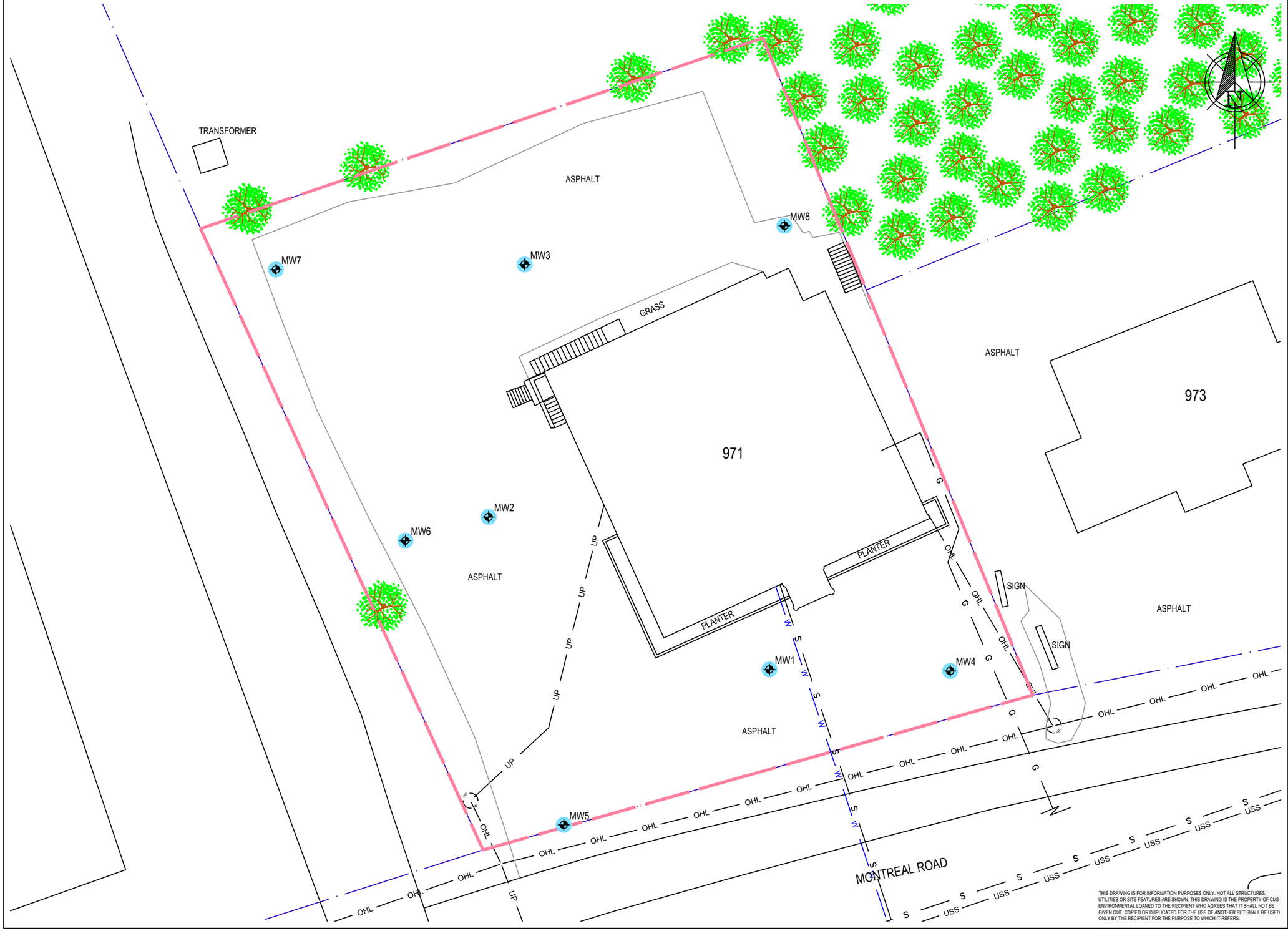
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

GROUNDWATER QUALITY - VOCs
MAY 3-4, 2022

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUL 2022	MM
Scale:	Figure:
1:250	11



LEGEND

- PROPERTY BOUNDARY
- SUBJECT PROPERTY
- RESIDENCE/BUILDING
- HYDRO POLE WITH TRANSFORMER
- UP — UNDERGROUND HYDRO
- OHL — OVERHEAD HYDRO
- S — SANITARY SEWER
- USS — STORM SEWER
- W — WATER
- G — GAS
- BOREHOLE
- LPH OR HYDROCARBON SHEEN

GROUNDWATER SAMPLES ANALYSED:

- METALS NOT DETECTED
- METALS < MECP TABLE 7 SCS
- METALS > MECP TABLE 7 SCS
- NS — NO SOIL SAMPLES ANALYSED

Scale 1:250

0 2 4 6 8 m

(Approx. When plotted 11x17)

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

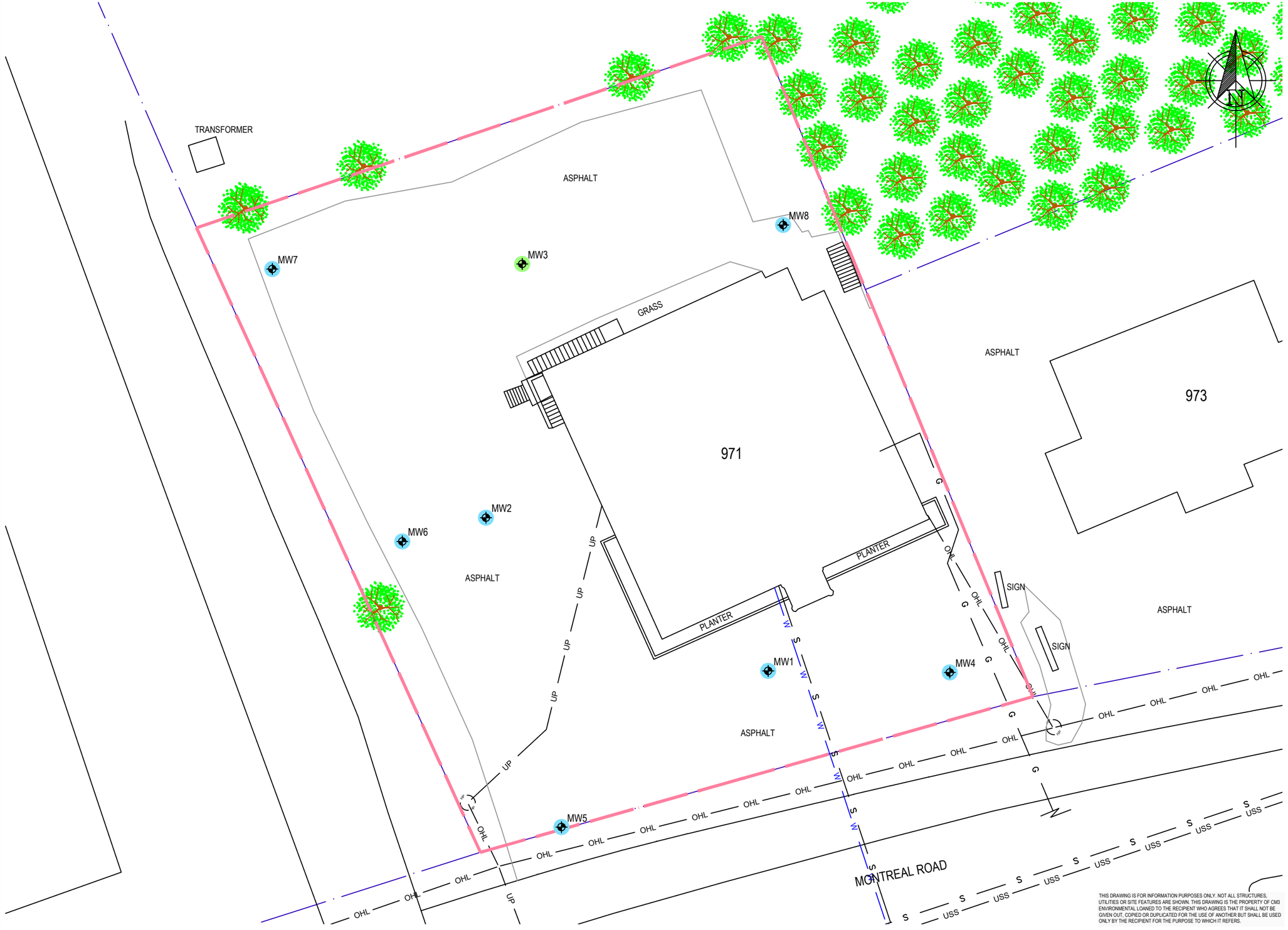
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

GROUNDWATER QUALITY - METALS
MAY 3-4, 2022

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUL 2022	MM
Scale:	Figure:
1:250	12



LEGEND

- PROPERTY BOUNDARY
- SUBJECT PROPERTY
- RESIDENCE/BUILDING
- HYDRO POLE WITH TRANSFORMER
- UP — UNDERGROUND HYDRO
- OHL — OVERHEAD HYDRO
- S — SANITARY SEWER
- USS — STORM SEWER
- W — WATER
- G — GAS
- BOREHOLE
- LPH OR HYDROCARBON SHEEN

GROUNDWATER SAMPLES ANALYSED:

- PAHs NOT DETECTED
- PAHs < MECP TABLE 7 SCS
- PAHs > MECP TABLE 7 SCS
- NS — NO SOIL SAMPLES ANALYSED

Scale 1:250

0 2 4 6 8 m

(Approx. When plotted 11x17)

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

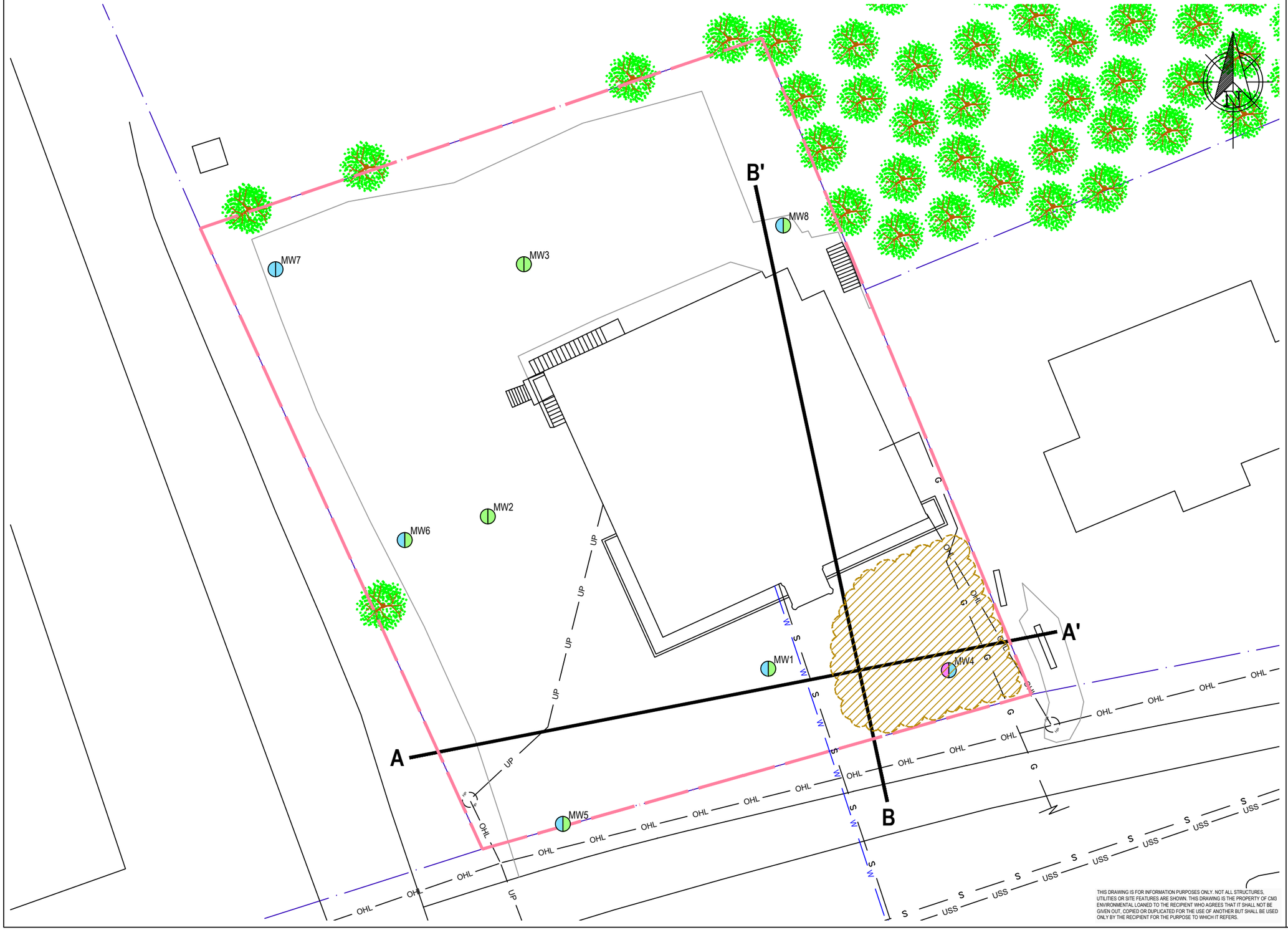
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

GROUNDWATER QUALITY - PAHs
MAY 3-4, 2022

Project: MM2320	Drawn By: CL
Date: JUL 2022	Reviewed By: MM
Scale: 1:250	Figure: 13



LEGEND

- PROPERTY BOUNDARY
- SUBJECT PROPERTY
- RESIDENCE/BUILDING
- HYDRO POLE WITH TRANSFORMER
- UP — UNDERGROUND HYDRO
- OHL — OVERHEAD HYDRO
- S — SANITARY SEWER
- USS — STORM SEWER
- W — WATER
- G — GAS
- BOREHOLE
- CROSS SECTION

BTEX AND/OR PHCs IN SOIL / GROUNDWATER

- NOT DETECTED
- < MECP TABLE 7 SCS
- > MECP TABLE 7 SCS
- NOT SAMPLED

ESTIMATED EXTENT OF IMPACTS

- SOIL
- GROUNDWATER

Scale 1:250

0 2 4 6 8 m

(Approx. When plotted 11x17)

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

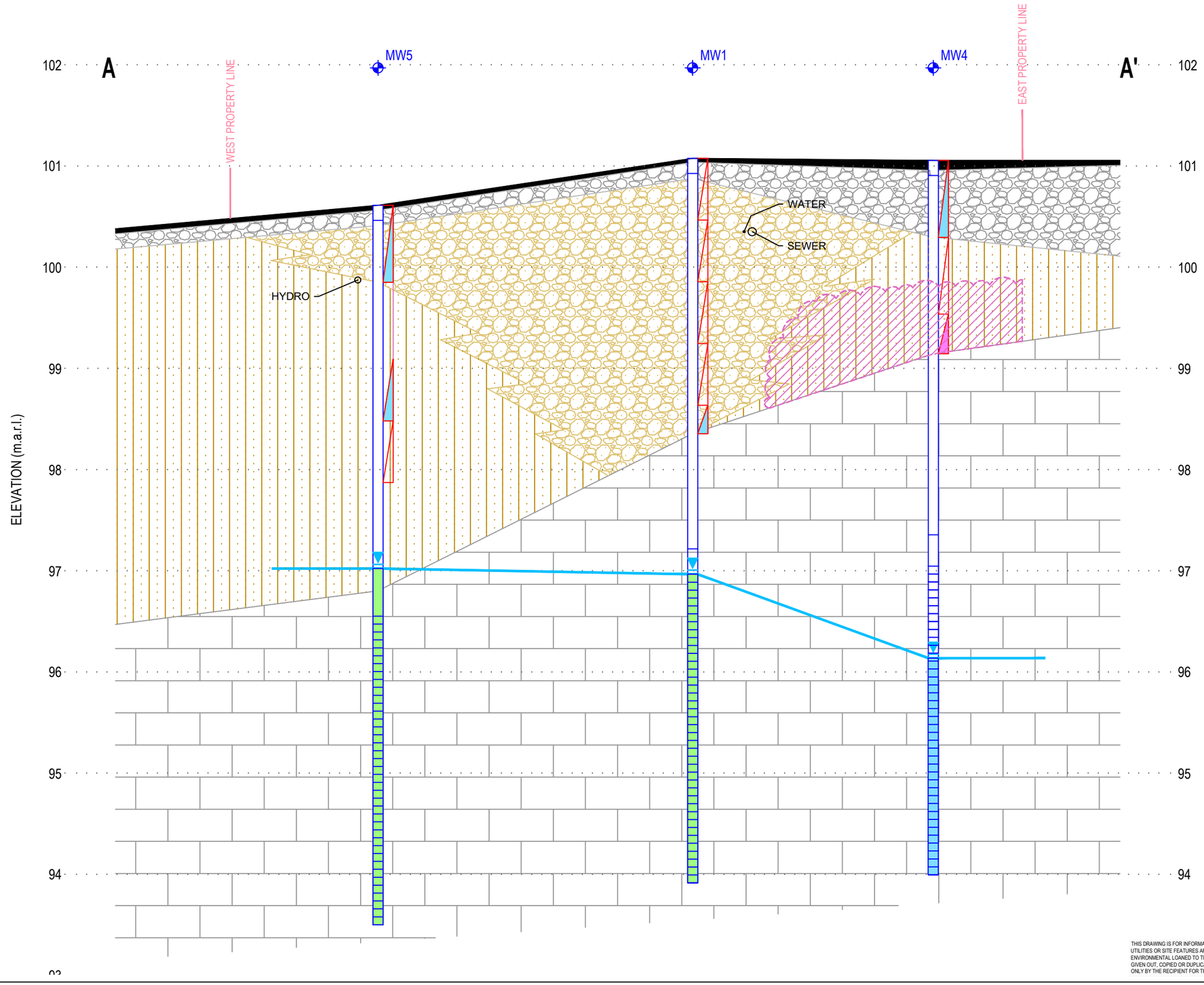
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

DISTRIBUTION OF CONTAMINATION
BTEX AND PHCs

Project: MM2320	Drawn By: CL
Date: JUL 2022	Reviewed By: MM
Scale: 1:250	Figure: 14



LEGEND

- ASPHALT
- GRAVEL
- GRAVELLY SAND
- SILTY SAND
- ORGANICS
- BEDROCK
- MW1 MONITORING WELL LABEL
- WELL RISER
- WELL SCREEN

SOIL

- SAMPLE INTERVAL
- BTEX AND PHCs NOT DETECTED
- BTEX AND/OR PHCs < SCS
- BTEX AND/OR PHCs > SCS

GROUNDWATER

- WATER LEVEL (m bg)
- BTEX AND PHCs NOT DETECTED
- BTEX AND/OR PHCs < SCS
- BTEX AND/OR PHCs > SCS

ESTIMATED EXTENT OF IMPACTS

- SOIL
- GROUNDWATER

HORIZONTAL SCALE
0 2 4 6 8 m
5X VERTICAL EXAGGERATION

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

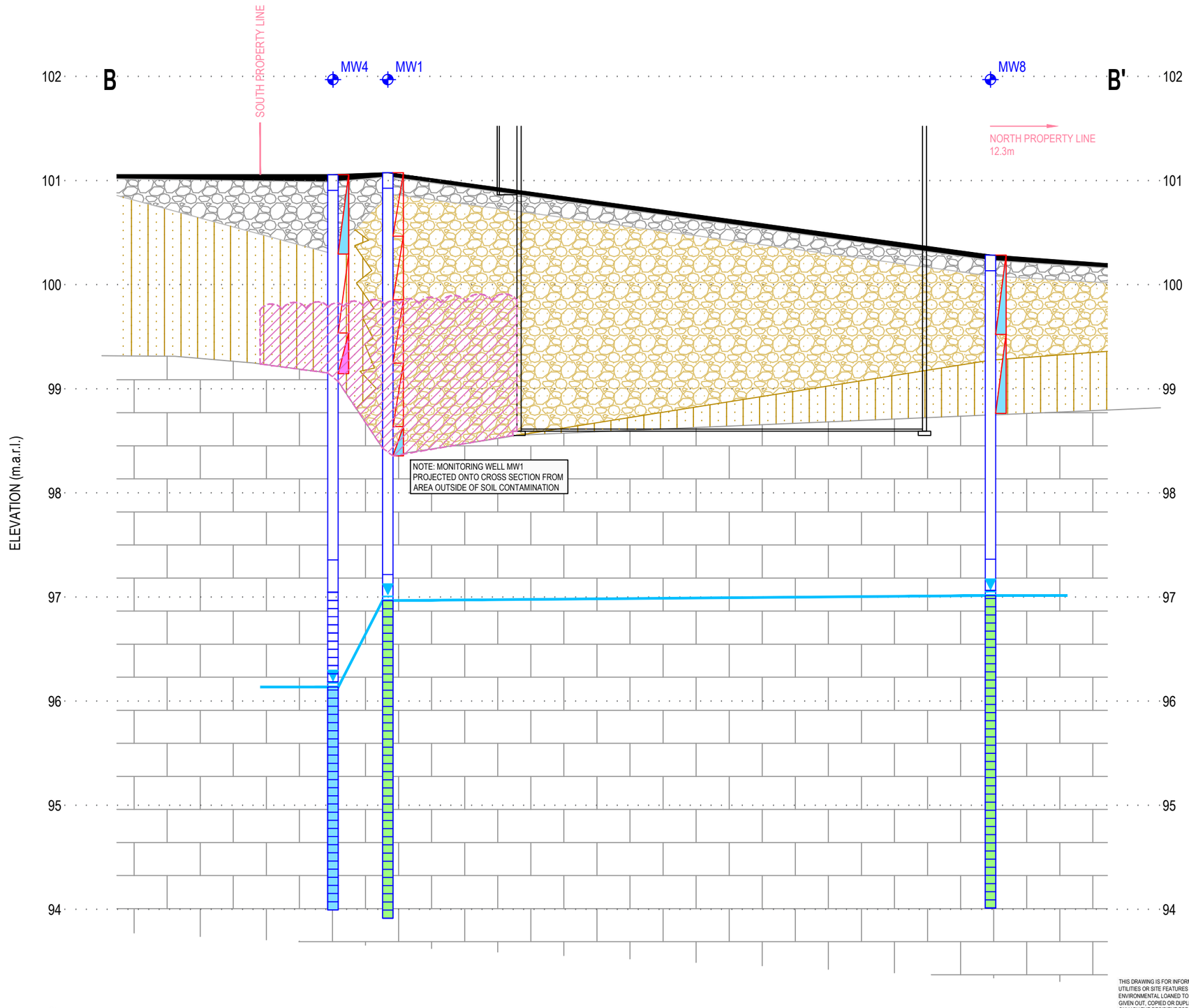
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

DISTRIBUTION OF SOIL CONTAMINATION
CROSS SECTION A-A'
BTEX AND PHCs

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUL 2022	MM
Scale:	Figure:
AS SHOWN	14A



LEGEND

- ASPHALT
- GRAVEL
- GRAVELLY SAND
- SILTY SAND
- ORGANICS
- BEDROCK
- MW1 MONITORING WELL LABEL
- WELL RISER
- WELL SCREEN

SOIL

- SAMPLE INTERVAL
- BTEX AND PHCs NOT DETECTED
- BTEX AND/OR PHCs < SCS
- BTEX AND/OR PHCs > SCS

GROUNDWATER

- WATER LEVEL (m bg)
- BTEX AND PHCs NOT DETECTED
- BTEX AND/OR PHCs < SCS
- BTEX AND/OR PHCs > SCS

ESTIMATED EXTENT OF IMPACTS

- SOIL
- GROUNDWATER

HORIZONTAL SCALE

0 2 4 6 8 m

5X VERTICAL EXAGGERATION

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

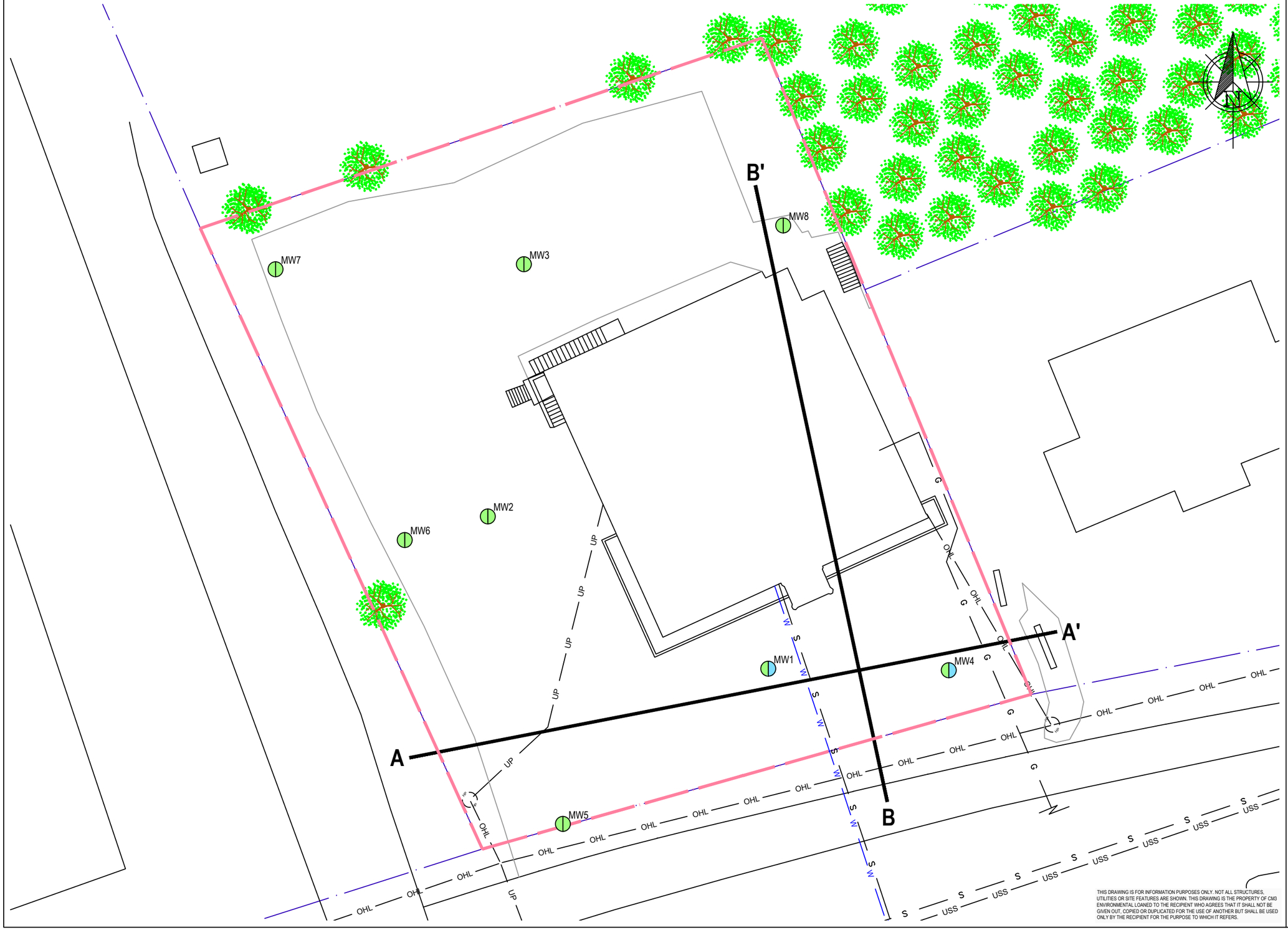
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

DISTRIBUTION OF SOIL CONTAMINATION
CROSS SECTION B-B'
BTEX AND PHCs

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUN 2022	MM
Scale:	Figure:
AS SHOWN	14B



LEGEND

- PROPERTY BOUNDARY
- SUBJECT PROPERTY
- RESIDENCE/BUILDING
- HYDRO POLE WITH TRANSFORMER
- UP — UNDERGROUND HYDRO
- OHL — OVERHEAD HYDRO
- S — SANITARY SEWER
- USS — STORM SEWER
- W — WATER
- G — GAS
- BOREHOLE
- CROSS SECTION

VOCs IN SOIL / GROUNDWATER

- NOT DETECTED
- < MECP TABLE 7 SCS
- > MECP TABLE 7 SCS
- NOT SAMPLED

ESTIMATED EXTENT OF IMPACTS

- SOIL
- GROUNDWATER

Scale 1:250

0 2 4 6 8 m

(Approx. When plotted 11x17)

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

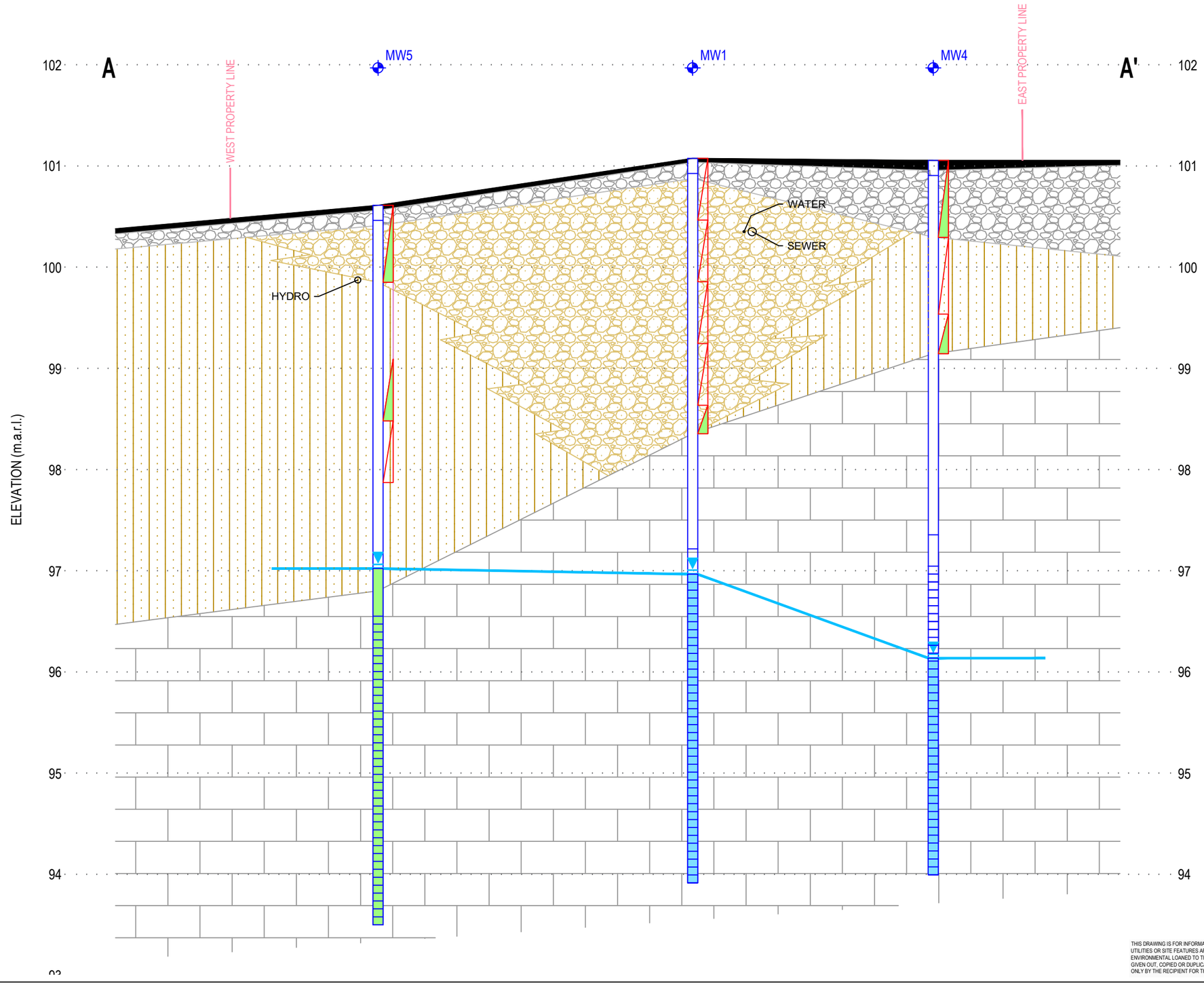
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

DISTRIBUTION OF CONTAMINATION
VOCs

Project: MM2320	Drawn By: CL
Date: JUL 2022	Reviewed By: MM
Scale: 1:250	Figure: 15



LEGEND

- ASPHALT
- GRAVEL
- GRAVELLY SAND
- SILTY SAND
- ORGANICS
- BEDROCK
- MW1 MONITORING WELL LABEL
- WELL RISER
- WELL SCREEN

SOIL

- SAMPLE INTERVAL
- VOCs NOT DETECTED
- VOCs < SCS
- VOCs > SCS

GROUNDWATER

- WATER LEVEL (m bg)
- VOCs NOT DETECTED
- VOCs < SCS
- VOCs > SCS

ESTIMATED EXTENT OF IMPACTS

- SOIL
- GROUNDWATER

HORIZONTAL SCALE
0 2 4 6 8 m
5X VERTICAL EXAGGERATION

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

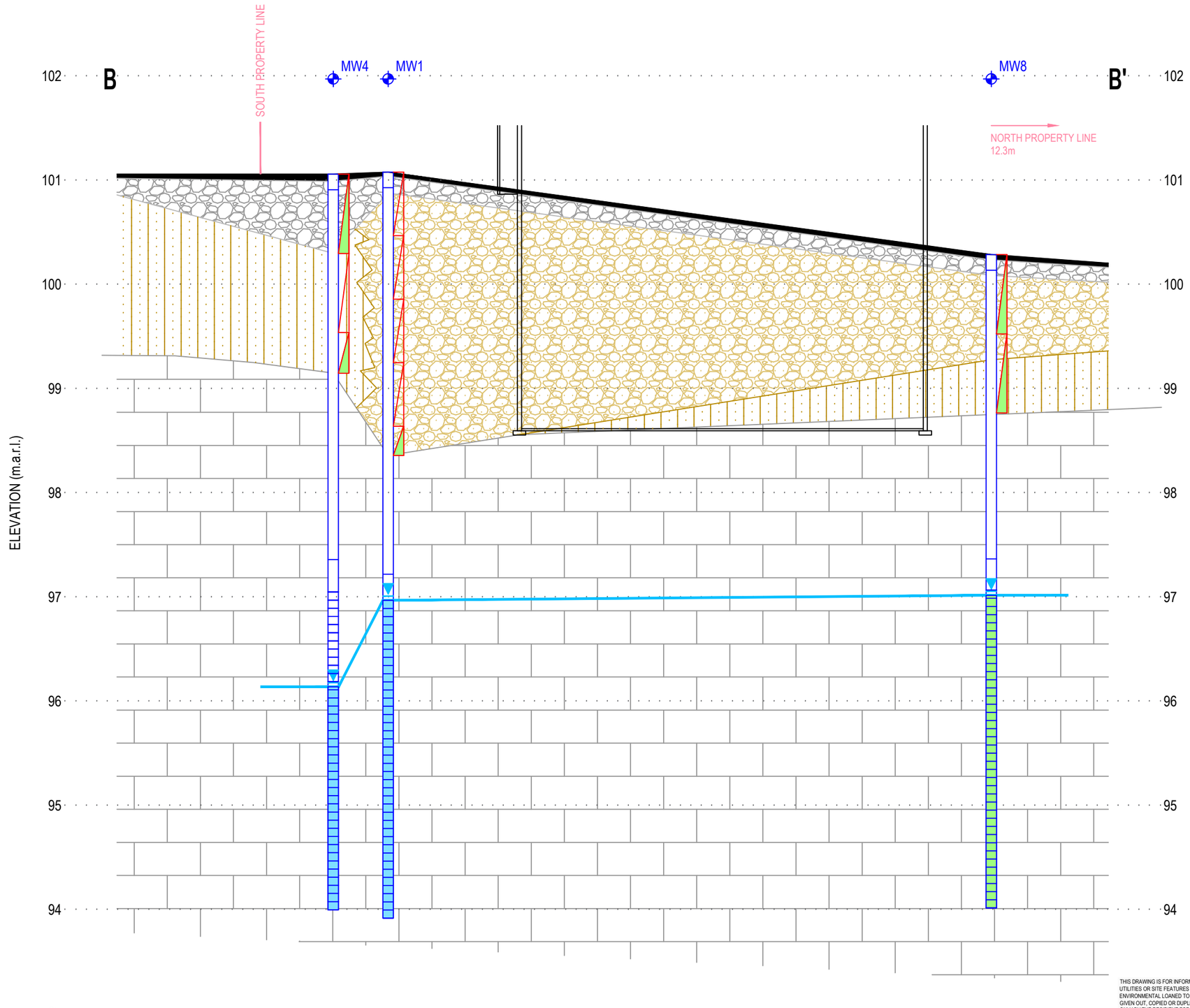
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

DISTRIBUTION OF SOIL CONTAMINATION
CROSS SECTION A-A'
VOCs

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUL 2022	MM
Scale:	Figure:
AS SHOWN	15A



LEGEND

- ASPHALT
- GRAVEL
- GRAVELLY SAND
- SILTY SAND
- ORGANICS
- BEDROCK
- MW1 MONITORING WELL LABEL
- WELL RISER
- WELL SCREEN

SOIL

- SAMPLE INTERVAL
- VOCs NOT DETECTED
- VOCs < SCS
- VOCs > SCS

GROUNDWATER

- WATER LEVEL (m bg)
- VOCs NOT DETECTED
- VOCs < SCS
- VOCs > SCS

ESTIMATED EXTENT OF IMPACTS

- SOIL
- GROUNDWATER

HORIZONTAL SCALE

0 2 4 6 8 m

5X VERTICAL EXAGGERATION

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

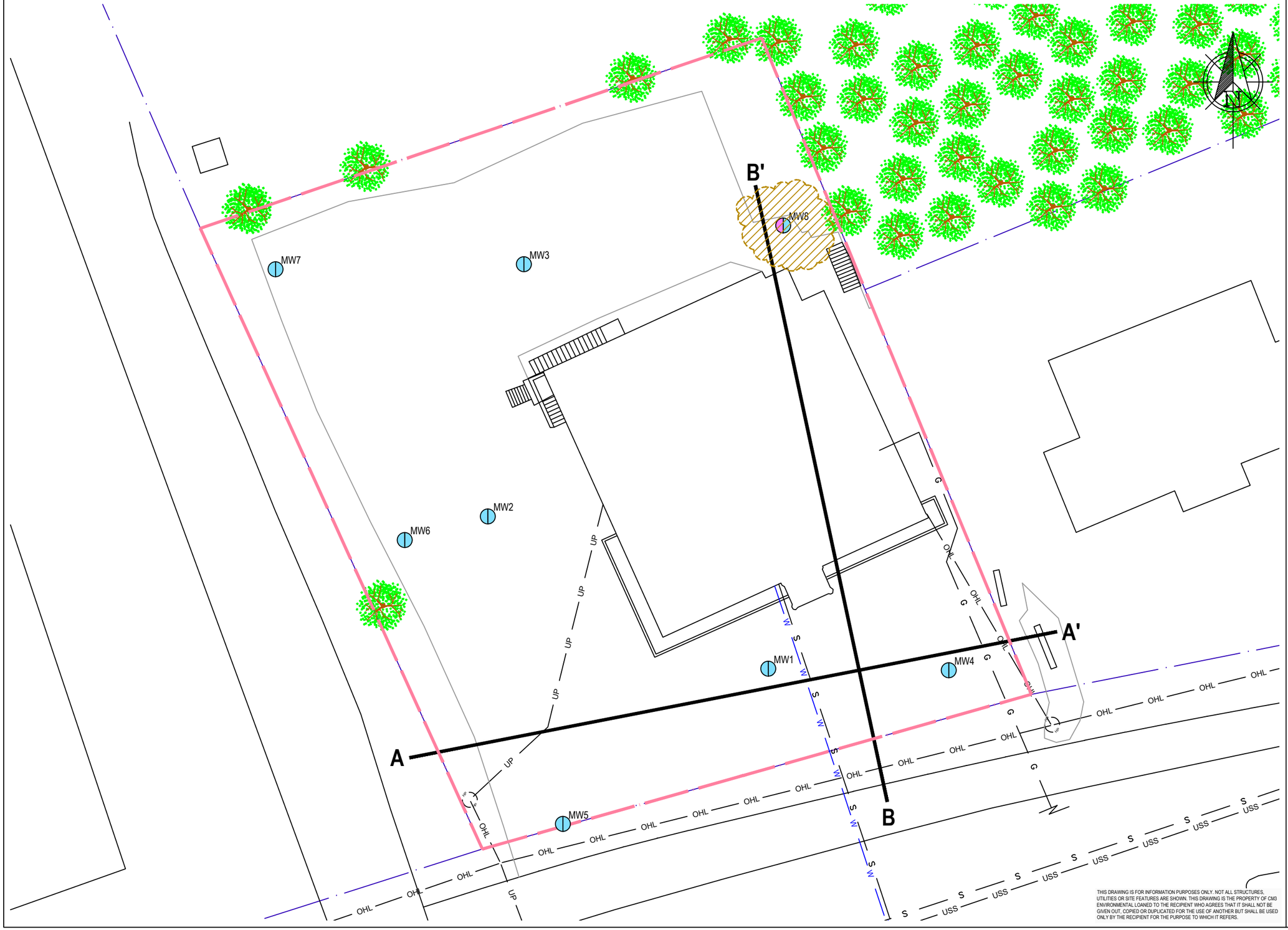
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

DISTRIBUTION OF SOIL CONTAMINATION
CROSS SECTION B-B'
VOCs

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUN 2022	MM
Scale:	Figure:
AS SHOWN	15B



LEGEND

- PROPERTY BOUNDARY
- SUBJECT PROPERTY
- RESIDENCE/BUILDING
- HYDRO POLE WITH TRANSFORMER
- UP — UNDERGROUND HYDRO
- OHL — OVERHEAD HYDRO
- S — SANITARY SEWER
- USS — STORM SEWER
- W — WATER
- G — GAS
- BOREHOLE
- CROSS SECTION

METALS IN SOIL / GROUNDWATER

- NOT DETECTED
- < MECP TABLE 7 SCS
- > MECP TABLE 7 SCS
- NOT SAMPLED

ESTIMATED EXTENT OF IMPACTS

- SOIL
- GROUNDWATER

Scale 1:250

0 2 4 6 8 m

(Approx. When plotted 11x17)

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

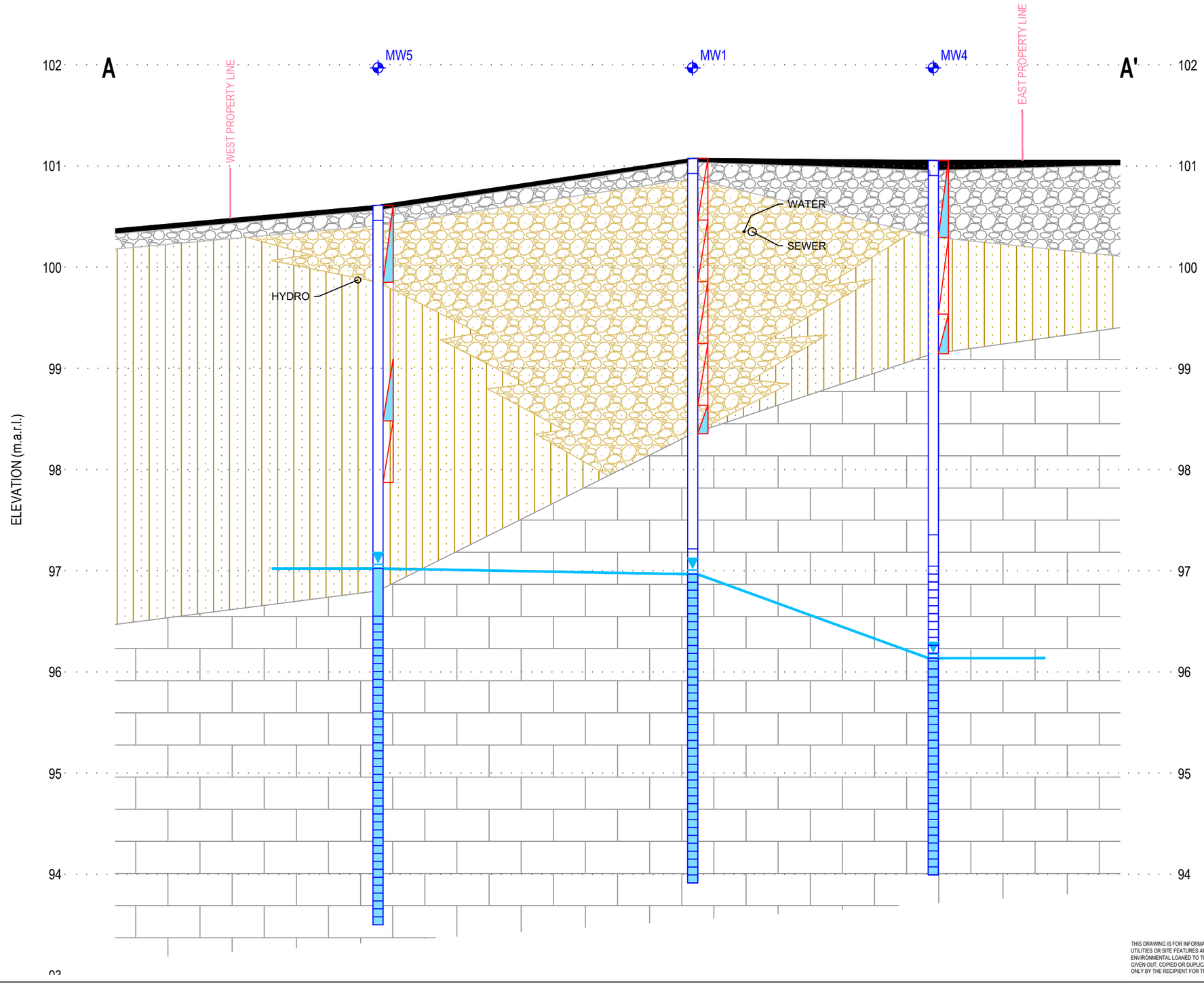
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

DISTRIBUTION OF CONTAMINATION METALS

Project: MM2320	Drawn By: CL
Date: JUL 2022	Reviewed By: MM
Scale: 1:250	Figure: 16



LEGEND

- ASPHALT
- GRAVEL
- GRAVELLY SAND
- SILTY SAND
- ORGANICS
- BEDROCK
- MW1 MONITORING WELL LABEL
- WELL RISER
- WELL SCREEN

SOIL

- SAMPLE INTERVAL
- METALS NOT DETECTED
- METALS < SCS
- METALS > SCS

GROUNDWATER

- WATER LEVEL (m bg)
- METALS NOT DETECTED
- METALS < SCS
- METALS > SCS

ESTIMATED EXTENT OF IMPACTS

- SOIL
- GROUNDWATER

HORIZONTAL SCALE
0 2 4 6 8 m
5X VERTICAL EXAGGERATION

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

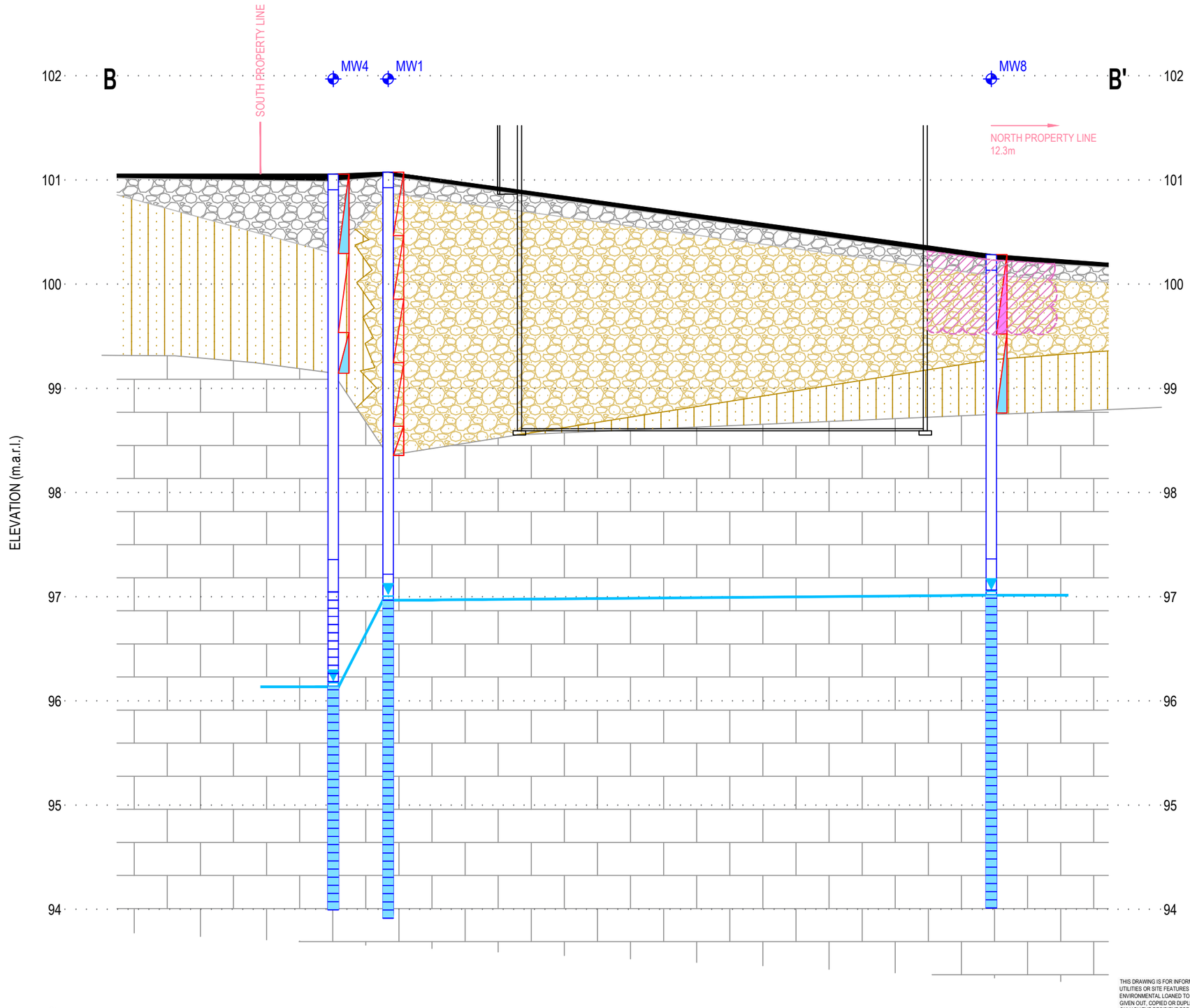
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

DISTRIBUTION OF SOIL CONTAMINATION
CROSS SECTION A-A'
METALS

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUL 2022	MM
Scale:	Figure:
AS SHOWN	16A



LEGEND

- ASPHALT
- GRAVEL
- GRAVELLY SAND
- SILTY SAND
- ORGANICS
- BEDROCK
- MW1 MONITORING WELL LABEL
- WELL RISER
- WELL SCREEN

SOIL

- SAMPLE INTERVAL
- METALS NOT DETECTED
- METALS < SCS
- METALS > SCS

GROUNDWATER

- WATER LEVEL (m bg)
- METALS NOT DETECTED
- METALS < SCS
- METALS > SCS

ESTIMATED EXTENT OF IMPACTS

- SOIL
- GROUNDWATER

HORIZONTAL SCALE
0 2 4 6 8 m
5X VERTICAL EXAGGERATION

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

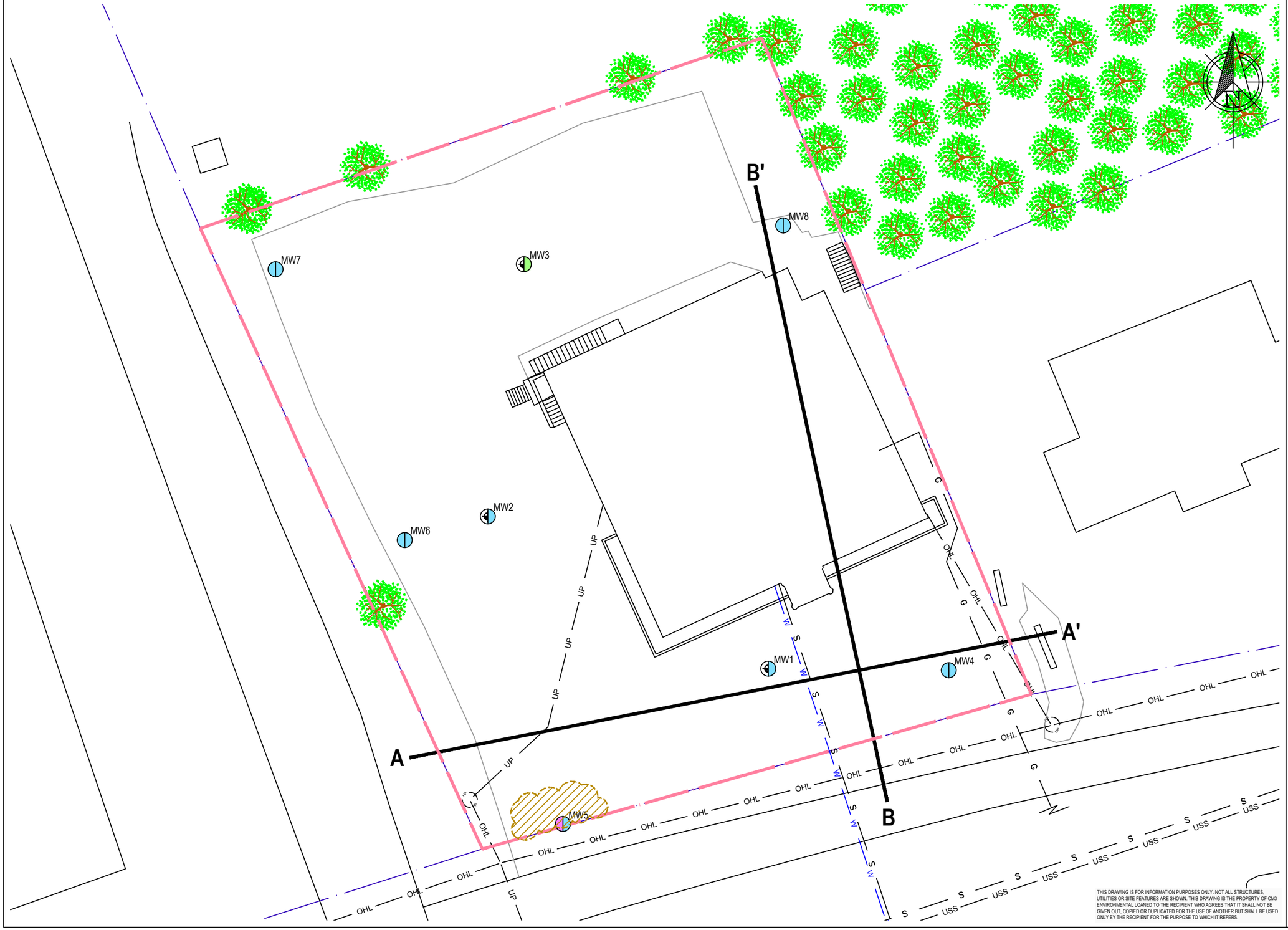
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

DISTRIBUTION OF SOIL CONTAMINATION
CROSS SECTION B-B'
METALS

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUN 2022	MM
Scale:	Figure:
AS SHOWN	16B



LEGEND

- PROPERTY BOUNDARY
- SUBJECT PROPERTY
- RESIDENCE/BUILDING
- HYDRO POLE WITH TRANSFORMER
- UP — UNDERGROUND HYDRO
- OHL — OVERHEAD HYDRO
- S — SANITARY SEWER
- USS — STORM SEWER
- W — WATER
- G — GAS
- BOREHOLE
- CROSS SECTION

PAHs IN SOIL / GROUNDWATER

- NOT DETECTED
- < MECP TABLE 7 SCS
- > MECP TABLE 7 SCS
- NOT SAMPLED

ESTIMATED EXTENT OF IMPACTS

- SOIL
- GROUNDWATER

Scale 1:250

0 2 4 6 8 m

(Approx. When plotted 11x17)

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

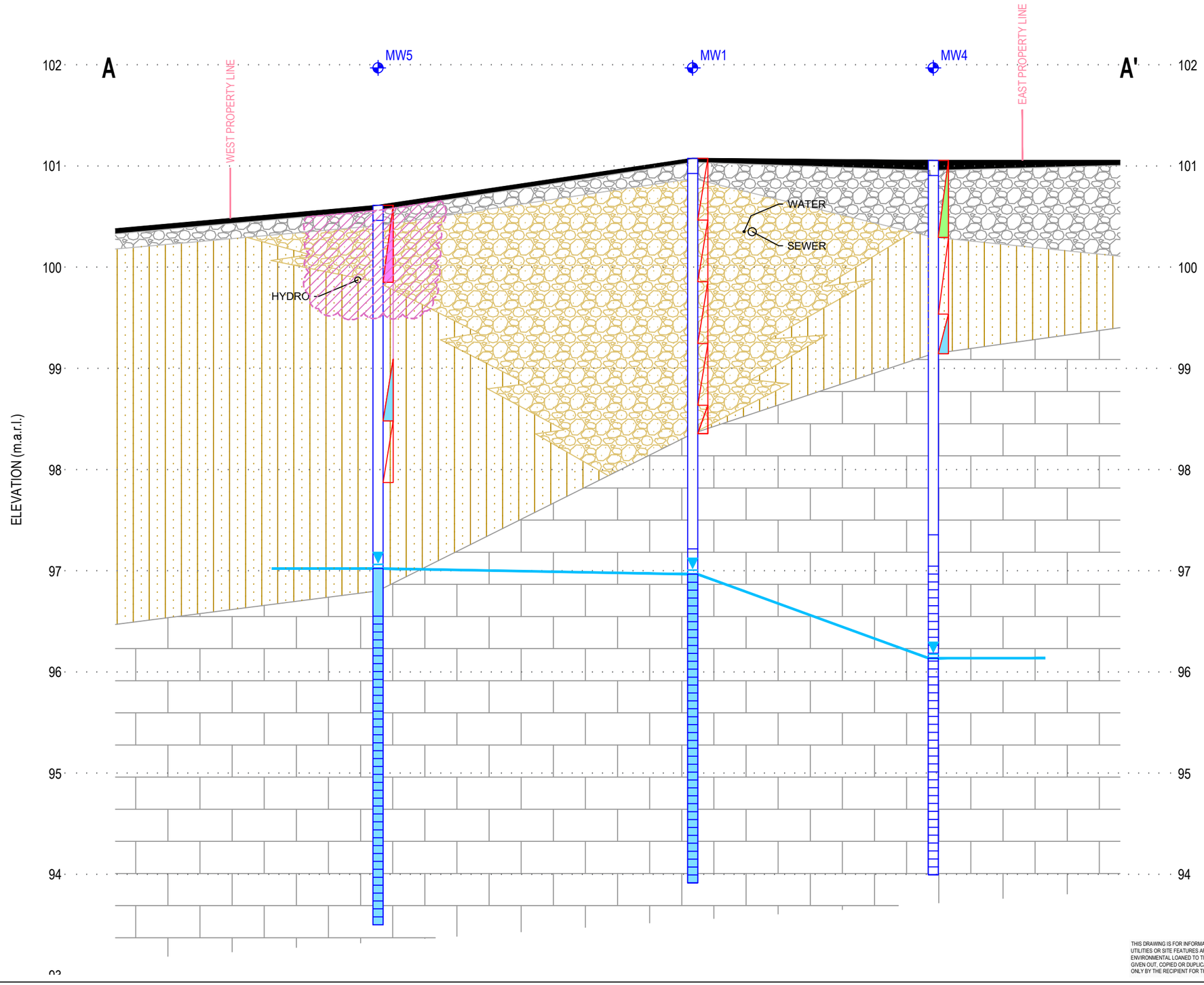
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

DISTRIBUTION OF CONTAMINATION
PAHs

Project: MM2320	Drawn By: CL
Date: JUL 2022	Reviewed By: MM
Scale: 1:250	Figure: 17



LEGEND

- ASPHALT
- GRAVEL
- GRAVELLY SAND
- SILTY SAND
- ORGANICS
- BEDROCK
- MW1 MONITORING WELL LABEL
- WELL RISER
- WELL SCREEN

SOIL

- SAMPLE INTERVAL
- PAHs NOT DETECTED
- PAHs < SCS
- PAHs > SCS

GROUNDWATER

- WATER LEVEL (m bg)
- PAHs NOT DETECTED
- PAHs < SCS
- PAHs > SCS

ESTIMATED EXTENT OF IMPACTS

- SOIL
- GROUNDWATER

HORIZONTAL SCALE
0 2 4 6 8 m
5X VERTICAL EXAGGERATION

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

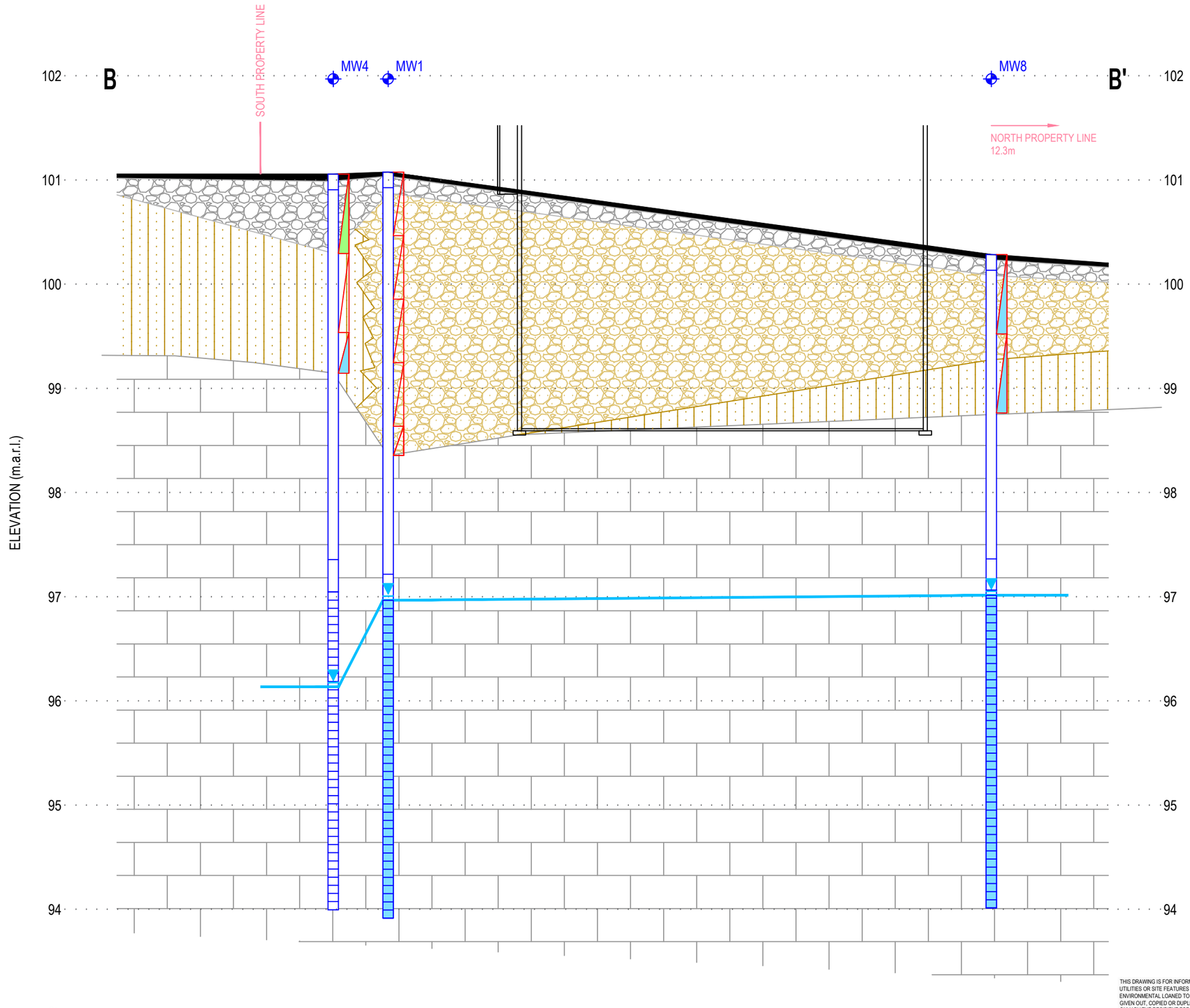
DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

DISTRIBUTION OF SOIL CONTAMINATION
CROSS SECTION A-A'
PAHs

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUL 2022	MM
Scale:	Figure:
AS SHOWN	17A



LEGEND

- ASPHALT
- GRAVEL
- GRAVELLY SAND
- SILTY SAND
- ORGANICS
- BEDROCK
- MW1 MONITORING WELL LABEL
- WELL RISER
- WELL SCREEN

SOIL

- SAMPLE INTERVAL
- PAHs NOT DETECTED
- PAHs < SCS
- PAHs > SCS

GROUNDWATER

- WATER LEVEL (m bg)
- PAHs NOT DETECTED
- PAHs < SCS
- PAHs > SCS

ESTIMATED EXTENT OF IMPACTS

- SOIL
- GROUNDWATER

HORIZONTAL SCALE

0 2 4 6 8 m

5X VERTICAL EXAGGERATION

CM3 ENVIRONMENTAL
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

DEVELOPPEMENTS PROXIMI-T INC.

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

971 MONTREAL ROAD
OTTAWA, ONTARIO

DISTRIBUTION OF SOIL CONTAMINATION
CROSS SECTION B-B'
PAHs

Project:	Drawn By:
MM2320	CL
Date:	Reviewed By:
JUN 2022	MM
Scale:	Figure:
AS SHOWN	17B

APPENDIX A

Finalized Field Logs

Phase Two Environmental Site Assessment

971 Montreal Road Ottawa, Ontario

Developpements Proximi-T Inc.

MM2320

CLIENT: **Developpements Proximi-T**
PROJECT: **Phase Two Environmental Site Assessment**
971 Montreal Road
Ottawa, Ontario

Borehole LOG

Borehole NO: MW1

GROUND ELEVATION: *101.08 m*
TOP ELEVATION: *100.89 m*

CM^3 JOB NO: MM2320

DEPTH (m)	SAMPLE TYPE	SAMPLE ID	SPT COUNT	SOIL TYPE	SOIL DESCRIPTION	FIELD TEST DATA: ORGANIC VAPOUR LEVEL (ppmv)	WELL COMPLETION	WATER LEVEL	WELL COMPLETION NOTES	ELEVATION (m)
0.0					**ASPHALT**	0.0			flushmount in concrete j-plug	101
		SA1*			**GRAVEL** crushed stone, sandy, grey, dry					
1.0		SA2			**gravelly SAND** (fill), some dark organics, trace clay, brown, moist	0.0				100
		SA3				0.0				
2.0		SA4				0.0			bentonite seal	99
		SA5**				0.0				
3.0					**BEDROCK** limestone, light grey					98
4.0									32 mm solid PVC pipe	97
								▼	GW = 4.505 mbg (7/16/2020)	
5.0									silica sand	96
6.0									32 mm 010 slot PVC pipe	95
7.0									end cap	94
					End of borehole at 7.16 m					
8.0					Lab Analysis: * - metals ** - VOCs, PHCs					
9.0					Well Completion Details: Screened interval from 4.11 m to 7.16 m below surface Elevation at top of pipe (TOP) = 100.89 m					
10.0					Groundwater Information: Depth to groundwater from TOP = 4.320 m (7/16/2020)					

DRILL DATE: 2020 July 10
DRILLED BY: Downing
DRILLING METHOD: HSA/Core
BOREHOLE DIAMETER: 0.21 m (OD)
LOGGED BY: AC
CHECKED BY: KB

NOTES: GRAB SAMPLE ▬ SPLIT SPOON ⋈
CORE SAMPLE ◧

CLIENT: **Developpements Proximi-T**
PROJECT: **Phase Two Environmental Site Assessment**
971 Montreal Road
Ottawa, Ontario

CM³ JOB NO: MM2320

Borehole LOG

Borehole NO: MW2

GROUND ELEVATION: *100.22 m*
TOP ELEVATION: *100.07 m*

DEPTH (m)	SAMPLE TYPE	SAMPLE ID	SPT COUNT	SOIL TYPE	SOIL DESCRIPTION	FIELD TEST DATA: ORGANIC VAPOUR LEVEL (ppmv)	WELL COMPLETION	WATER LEVEL	WELL COMPLETION NOTES	ELEVATION (m)
0.0					**ASPHALT**	0.0			flushmount in concrete j-plug	100
					GRAVEL crushed stone, sandy, grey, dry					
1.0		SA1			**gravelly SAND** (fill), some organics, trace clay, debris (brick), brown, moist	0.0				99
		SA2								
		SA3				0.0				
2.0		SA4				0.0			bentonite seal	98
					ORGANICS peaty, dark brown, dark brown, moist					
		SA5**				15.0				
3.0					**BEDROCK** limestone, light grey					97
4.0									GW = 3.517 mbg (7/16/2020)	96
									32 mm solid PVC pipe	
5.0									silica sand	95
									32 mm 010 slot PVC pipe	
6.0										94
7.0									end cap	
					End of borehole at 7.19 m					
8.0					Lab Analysis: * - metals ** - VOCs, PHCs					
9.0					Well Completion Details: Screened interval from 4.14 m to 7.19 m below surface Elevation at top of pipe (TOP) = 100.07 m					
10.0					Groundwater Information: Depth to groundwater from TOP = 3.370 m (7/16/2020)					

DRILL DATE: 2020 July 10
DRILLED BY: Downing
DRILLING METHOD: HSA/Core
BOREHOLE DIAMETER: 0.21 m (OD)
LOGGED BY: AC
CHECKED BY: KB

NOTES: SPLIT SPOON CORE SAMPLE

CLIENT: **Developpements Proximi-T**
PROJECT: **Phase Two Environmental Site Assessment**
971 Montreal Road
Ottawa, Ontario

Borehole LOG

Borehole NO: MW3

GROUND ELEVATION: *100.17 m*
TOP ELEVATION: *100.00 m*

CM^3 JOB NO: MM2320

DEPTH (m)	SAMPLE TYPE	SAMPLE ID	SPT COUNT	SOIL TYPE	SOIL DESCRIPTION	FIELD TEST DATA: ORGANIC VAPOUR LEVEL (ppmv)	WELL COMPLETION	WATER LEVEL	WELL COMPLETION NOTES	ELEVATION (m)
0.0					**ASPHALT**					
					GRAVEL crushed stone, sandy, grey, dry	0.0			flushmount in concrete j-plug	100
1.0		SA1			**ORGANICS** trace sand and gravel, brown, moist COBBLE or BOULDER at 0.71m to 0.86m					
		SA2			**silty SAND** (fill), some gravel, trace clay, grey brown, moist	0.0				99
		SA3*			**BEDROCK** limestone, light grey				bentonite seal	
2.0										98
3.0									32 mm solid PVC pipe	97
4.0								▼	GW = 4.219 mbg (7/16/2020)	96
									32 mm 010 slot PVC pipe	
5.0									silica sand	95
6.0									endcap	
					End of borehole at 6.13 m					
7.0					Lab Analysis: * - VOCs					
8.0					Well Completion Details: Screened interval from 3.07 m to 6.12 m below surface Elevation at top of pipe (TOP) = 100.00 m					
9.0					Groundwater Information: Depth to groundwater from TOP = 4.050 m (7/16/2020)					
10.0										

DRILL DATE: 2020 July 10
DRILLED BY: Downing
DRILLING METHOD: HSA/Core
BOREHOLE DIAMETER: 0.21 m (OD)
LOGGED BY: AC
CHECKED BY: KB

NOTES: GRAB SAMPLE ▬ SPLIT SPOON ⋈
CORE SAMPLE ◧

CLIENT: **Developpements Proximi-T**
PROJECT: **Phase Two Environmental Site Assessment**
971 Montreal Road
Ottawa, Ontario

Borehole LOG

Borehole NO: MW4

GROUND ELEVATION: *101.06 m*
TOP ELEVATION: *100.94 m*

CM^3 JOB NO: MM2320

DEPTH (m)	SAMPLE TYPE	SAMPLE ID	SPT COUNT	SOIL TYPE	SOIL DESCRIPTION	FIELD TEST DATA: ORGANIC VAPOUR LEVEL (ppmv)	WELL COMPLETION	WATER LEVEL	WELL COMPLETION NOTES	ELEVATION (m)
0.0					**ASPHALT**					101
		SA1			**GRAVEL** crushed stone, sandy, grey, dry	0.0			flushmount in concrete j-plug	
1.0		SA2			**silty SAND** (fill), some gravel, trace clay, grey, wet	0.0				100
		SA3*				0.0				
2.0					**BEDROCK** limestone, light grey				bentonite seal	99
3.0										98
4.0									32 mm solid PVC pipe silica sand	97
5.0								▼	GW = 4.921 mbg (5/3/2022)	96
6.0									32 mm 010 slot PVC pipe	95
7.0									end cap	94
					End of borehole at 7.06 m					
8.0					Lab Analysis: * - VOCs, PHCs, PAHs, metals					
9.0					Well Completion Details: Screened interval from 4.01 m to 7.06 m below surface Elevation at top of pipe (TOP) = 100.94 m					
10.0					Groundwater Information: Depth to groundwater from TOP = 4.805 m (5/3/2022)					

DRILL DATE: 2022 April 21
DRILLED BY: OGS Inc.
DRILLING METHOD: HSA/Air Hammer
BOREHOLE DIAMETER: 0.1 m (OD)
LOGGED BY: SP
CHECKED BY: KB

NOTES: SPLIT SPOON; DOWNHOLE AIR HAMMER

CM3LOG BH_MW MM2320 BH LOGS.GPJ CM3 TEMPLATE V6.0.GDT 22/7/6

CLIENT: **Developpements Proximi-T**
PROJECT: **Phase Two Environmental Site Assessment**
971 Montreal Road
Ottawa, Ontario

CM³ JOB NO: MM2320

Borehole LOG

Borehole NO: MW5

GROUND ELEVATION: *100.61 m*
TOP ELEVATION: *100.51 m*

DEPTH (m)	SAMPLE TYPE	SAMPLE ID	SPT COUNT	SOIL TYPE	SOIL DESCRIPTION	FIELD TEST DATA: ORGANIC VAPOUR LEVEL (ppmv)	WELL COMPLETION	WATER LEVEL	WELL COMPLETION NOTES	ELEVATION (m)
0.0					**ASPHALT**	0.0			flushmount in concrete j-plug	100.61
					GRAVEL crushed stone, sandy, grey, dry					
		SA1			**gravelly SAND** (fill), some silt, debris (brick), brown, moist					
1.0					**silty SAND** (fill), some gravel, trace clay, brown, moist	0.0				100
		SA2*								
2.0						0.0			bentonite seal	99
		SA3								
3.0										98
		SA4						▼	GW = 3.563 mbg (4/25/2022)	97
4.0					**BEDROCK** limestone, light grey				32 mm solid PVC pipe	
5.0										96
6.0									silica sand 32 mm 010 slot PVC pipe	95
7.0									end cap	94
					End of borehole at 7.11 m Lab Analysis: * - VOCs, PHCs, PAHs, metals Well Completion Details: Screened interval from 4.06 m to 7.11 m below surface Elevation at top of pipe (TOP) = 100.51 m Groundwater Information: Depth to groundwater from TOP = 3.463 m (4/25/2022)					
8.0										
9.0										
10.0										

DRILL DATE: 2022 April 21
DRILLED BY: OGS Inc.
DRILLING METHOD: HSA/Air Hammer
BOREHOLE DIAMETER: 0.1 m (OD)
LOGGED BY: SP
CHECKED BY: KB

NOTES: SPLIT SPOON ▭ DOWNHOLE AIR HAMMER ○ NO RECOVERY

CM3LOG BH_MW MM2320 BH LOGS.GPJ CM3 TEMPLATE V6.0.GDT 22/7/6

CLIENT: **Developpements Proximi-T**
PROJECT: **Phase Two Environmental Site Assessment**
971 Montreal Road
Ottawa, Ontario

Borehole LOG

Borehole NO: MW6

GROUND ELEVATION: *100.23 m*
TOP ELEVATION: *100.12 m*

CM^3 JOB NO: MM2320

DEPTH (m)	SAMPLE TYPE	SAMPLE ID	SPT COUNT	SOIL TYPE	SOIL DESCRIPTION	FIELD TEST DATA: ORGANIC VAPOUR LEVEL (ppmv)	WELL COMPLETION	WATER LEVEL	WELL COMPLETION NOTES	ELEVATION (m)
0.0					**ASPHALT**					101
					GRAVEL crushed stone, sandy, grey, dry	0.0				
					gravelly SAND (fill), some silt, brown, moist					
1.0		SA1			debris (ash, charcoal, brick), dark brown, moist	0.0				100
		SA2							flushmount in concrete j-plug	
2.0		SA3				0.0				99
		SA4				0.0			bentonite seal	
3.0		SA5*				0.0				98
					BEDROCK limestone, light grey					
4.0									32 mm solid PVC pipe	97
									GW = 4.014 mbg (4/25/2022)	
5.0										96
									silica sand 32 mm 010 slot PVC pipe	
6.0										95
										94
									end cap	
7.0					End of borehole at 6.53 m					
					Lab Analysis: * - VOCs, PHCs, PAHs, metals					
8.0					Well Completion Details: Screened interval from 3.48 m to 6.53 m below surface Elevation at top of pipe (TOP) = 100.12 m					
9.0					Groundwater Information: Depth to groundwater from TOP = 3.906 m (4/25/2022)					
10.0										

DRILL DATE: 2022 April 20
DRILLED BY: OGS Inc.
DRILLING METHOD: HSA/Air Hammer
BOREHOLE DIAMETER: 0.1 m (OD)
LOGGED BY: SP
CHECKED BY: KB

NOTES: SPLIT SPOON; DOWNHOLE AIR HAMMER

CLIENT: **Developpements Proximi-T**
PROJECT: **Phase Two Environmental Site Assessment**
971 Montreal Road
Ottawa, Ontario

Borehole LOG

Borehole NO: MW7

GROUND ELEVATION: *99.93 m*
TOP ELEVATION: *99.82 m*

CM^3 JOB NO: MM2320

DEPTH (m)	SAMPLE TYPE	SAMPLE ID	SPT COUNT	SOIL TYPE	SOIL DESCRIPTION	FIELD TEST DATA: ORGANIC VAPOUR LEVEL (ppmv) 10 100	WELL COMPLETION	WATER LEVEL	WELL COMPLETION NOTES	ELEVATION (m)
0.0					**ASPHALT**	0.0			flushmount in concrete j-plug	100
		SA1*			**GRAVEL** crushed stone, sandy, grey, dry					
					silty SAND (fill), some gravel, trace clay, brown, dry					
1.0					**BEDROCK** limestone, light grey				bentonite seal	99
2.0										98
3.0									32 mm solid PVC pipe	97
								▼	GW = 3.579 mbg (4/25/2022)	
4.0										96
5.0									32 mm 010 slot PVC pipe silica sand	95
6.0									end cap	94
7.0					End of borehole at 6.35 m Lab Analysis: * - VOCs, PHCs, PAHs, metals Well Completion Details: Screened interval from 3.30 m to 6.35 m below surface Elevation at top of pipe (TOP) = 99.82 m Groundwater Information: Depth to groundwater from TOP = 3.474 m (4/25/2022)					
8.0										
9.0										
10.0										

DRILL DATE: 2022 April 20
DRILLED BY: OGS Inc.
DRILLING METHOD: HSA/Air Hammer
BOREHOLE DIAMETER: 0.1 m (OD)
LOGGED BY: SP
CHECKED BY: KB

NOTES: SPLIT SPOON ○ DOWNHOLE AIR HAMMER

CLIENT: **Developpements Proximi-T**
PROJECT: **Phase Two Environmental Site Assessment**
971 Montreal Road
Ottawa, Ontario

Borehole LOG

Borehole NO: MW8

GROUND ELEVATION: *100.29 m*
TOP ELEVATION: *100.17 m*

CM^3 JOB NO: MM2320

DEPTH (m)	SAMPLE TYPE	SAMPLE ID	SPT COUNT	SOIL TYPE	SOIL DESCRIPTION	FIELD TEST DATA: ORGANIC VAPOUR LEVEL (ppmv) 10 100	WELL COMPLETION	WATER LEVEL	WELL COMPLETION NOTES	ELEVATION (m)
0.0					**ASPHALT**					
					GRAVEL crushed stone, sandy, grey, dry					
		SA1			**gravelly SAND** silt, sand and gravel, some silt, debris (concrete, metal), dark brown					
1.0		SA2*			**silty SAND and Gravel** (fill), trace clay, brown, moist					
					BEDROCK limestone, light grey					
2.0										
3.0										
4.0										
5.0										
6.0										
7.0					End of borehole at 6.27 m Lab Analysis: * - VOCs, PHCs, PAHs, metals Well Completion Details: Screened interval from 3.23 m to 6.27 m below surface Elevation at top of pipe (TOP) = 100.17 m Groundwater Information: Depth to groundwater from TOP = 3.155 m (4/25/2022)					
8.0										
9.0										
10.0										

WELL COMPLETION NOTES:
- flushmount in concrete j-plug
- bentonite seal
- 32 mm solid PVC pipe
- GW = 3.270 mbg (4/25/2022)
- silica sand
- 32 mm 010 slot PVC pipe
- end cap

ELEVATION (m): 101, 100, 99, 98, 97, 96, 95

DRILL DATE: 2022 April 20
DRILLED BY: OGS Inc.
DRILLING METHOD: HSA/Air Hammer
BOREHOLE DIAMETER: 0.1 m (OD)
LOGGED BY: SP
CHECKED BY: KB

NOTES: SPLIT SPOON; DOWNHOLE AIR HAMMER

CM3LOG BH_MW MM2320 BH LOGS.GPJ CM3 TEMPLATE V6.0.GDT 22/7/6

APPENDIX B

Certificates of Analysis

Phase Two Environmental Site Assessment

971 Montreal Road Ottawa, Ontario

Developpements Proximi-T Inc.

MM2320

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Certificate of Analysis

CM3 Environmental Inc.

5710 Akins Road
Ottawa, ON K2S 1B8
Attn: Marc MacDonald

Client PO: 971 Montreal Rd, Ottawa
Project: MM2320
Custody: 125626

Report Date: 17-Jul-2020
Order Date: 10-Jul-2020

Order #: 2028608

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

Paracel ID	Client ID
2028608-01	BH1- SA1
2028608-02	BH1- SA5
2028608-03	BH2- SA1
2028608-04	BH2- SA5
2028608-05	BH3- SA3

Approved By:

Dale Robertson, BSc
Laboratory Director

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd, Ottawa

Report Date: 17-Jul-2020

Order Date: 10-Jul-2020

Project Description: MM2320

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
PHC F1	CWS Tier 1 - P&T GC-FID	13-Jul-20	14-Jul-20
PHC F4G (gravimetric)	CWS Tier 1 - Extraction Gravimetric	16-Jul-20	16-Jul-20
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	11-Jul-20	16-Jul-20
REG 153: Metals by ICP/MS, soil	EPA 6020 - Digestion - ICP-MS	15-Jul-20	15-Jul-20
REG 153: VOCs by P&T GC/MS	EPA 8260 - P&T GC-MS	13-Jul-20	14-Jul-20
Solids, %	Gravimetric, calculation	17-Jul-20	16-Jul-20

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd, Ottawa

Report Date: 17-Jul-2020

Order Date: 10-Jul-2020

Project Description: MM2320

	Client ID:	BH1- SA1	BH1- SA5	BH2- SA1	BH2- SA5
	Sample Date:	10-Jul-20 13:30	10-Jul-20 13:50	10-Jul-20 15:45	10-Jul-20 15:50
	Sample ID:	2028608-01	2028608-02	2028608-03	2028608-04
	MDL/Units	Soil	Soil	Soil	Soil
Physical Characteristics					
% Solids	0.1 % by Wt.	83.2	87.2	92.8	75.4
Metals					
Antimony	1.0 ug/g dry	<1.0	-	<1.0	-
Arsenic	1.0 ug/g dry	3.6	-	5.6	-
Barium	1.0 ug/g dry	86.4	-	68.6	-
Beryllium	0.5 ug/g dry	<0.5	-	<0.5	-
Boron	5.0 ug/g dry	<5.0	-	5.4	-
Cadmium	0.5 ug/g dry	<0.5	-	<0.5	-
Chromium	5.0 ug/g dry	19.6	-	15.8	-
Cobalt	1.0 ug/g dry	5.1	-	7.8	-
Copper	5.0 ug/g dry	12.7	-	27.8	-
Lead	1.0 ug/g dry	16.9	-	97.3	-
Molybdenum	1.0 ug/g dry	<1.0	-	2.2	-
Nickel	5.0 ug/g dry	13.0	-	22.6	-
Selenium	1.0 ug/g dry	<1.0	-	<1.0	-
Silver	0.3 ug/g dry	<0.3	-	<0.3	-
Thallium	1.0 ug/g dry	<1.0	-	<1.0	-
Uranium	1.0 ug/g dry	<1.0	-	1.0	-
Vanadium	10.0 ug/g dry	24.0	-	24.2	-
Zinc	20.0 ug/g dry	36.3	-	61.2	-
Volatiles					
Acetone	0.50 ug/g dry	-	<0.50	-	<0.50
Benzene	0.02 ug/g dry	-	<0.02	-	<0.02
Bromodichloromethane	0.05 ug/g dry	-	<0.05	-	<0.05
Bromoform	0.05 ug/g dry	-	<0.05	-	<0.05
Bromomethane	0.05 ug/g dry	-	<0.05	-	<0.05
Carbon Tetrachloride	0.05 ug/g dry	-	<0.05	-	<0.05
Chlorobenzene	0.05 ug/g dry	-	<0.05	-	<0.05
Chloroform	0.05 ug/g dry	-	<0.05	-	<0.05
Dibromochloromethane	0.05 ug/g dry	-	<0.05	-	<0.05
Dichlorodifluoromethane	0.05 ug/g dry	-	<0.05	-	<0.05
1,2-Dichlorobenzene	0.05 ug/g dry	-	<0.05	-	<0.05
1,3-Dichlorobenzene	0.05 ug/g dry	-	<0.05	-	<0.05
1,4-Dichlorobenzene	0.05 ug/g dry	-	<0.05	-	<0.05
1,1-Dichloroethane	0.05 ug/g dry	-	<0.05	-	<0.05

Certificate of Analysis

Report Date: 17-Jul-2020

Client: CM3 Environmental Inc.

Order Date: 10-Jul-2020

Client PO: 971 Montreal Rd, Ottawa

Project Description: MM2320

	Client ID:	BH1- SA1	BH1- SA5	BH2- SA1	BH2- SA5
	Sample Date:	10-Jul-20 13:30	10-Jul-20 13:50	10-Jul-20 15:45	10-Jul-20 15:50
	Sample ID:	2028608-01	2028608-02	2028608-03	2028608-04
	MDL/Units	Soil	Soil	Soil	Soil
1,2-Dichloroethane	0.05 ug/g dry	-	<0.05	-	<0.05
1,1-Dichloroethylene	0.05 ug/g dry	-	<0.05	-	<0.05
cis-1,2-Dichloroethylene	0.05 ug/g dry	-	<0.05	-	<0.05
trans-1,2-Dichloroethylene	0.05 ug/g dry	-	<0.05	-	<0.05
1,2-Dichloropropane	0.05 ug/g dry	-	<0.05	-	<0.05
cis-1,3-Dichloropropylene	0.05 ug/g dry	-	<0.05	-	<0.05
trans-1,3-Dichloropropylene	0.05 ug/g dry	-	<0.05	-	<0.05
1,3-Dichloropropene, total	0.05 ug/g dry	-	<0.05	-	<0.05
Ethylbenzene	0.05 ug/g dry	-	<0.05	-	<0.05
Ethylene dibromide (dibromoethane, 1,2-)	0.05 ug/g dry	-	<0.05	-	<0.05
Hexane	0.05 ug/g dry	-	<0.05	-	<0.05
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g dry	-	<0.50	-	<0.50
Methyl Isobutyl Ketone	0.50 ug/g dry	-	<0.50	-	<0.50
Methyl tert-butyl ether	0.05 ug/g dry	-	<0.05	-	<0.05
Methylene Chloride	0.05 ug/g dry	-	<0.05	-	<0.05
Styrene	0.05 ug/g dry	-	<0.05	-	<0.05
1,1,1,2-Tetrachloroethane	0.05 ug/g dry	-	<0.05	-	<0.05
1,1,2,2-Tetrachloroethane	0.05 ug/g dry	-	<0.05	-	<0.05
Tetrachloroethylene	0.05 ug/g dry	-	<0.05	-	<0.05
Toluene	0.05 ug/g dry	-	<0.05	-	<0.05
1,1,1-Trichloroethane	0.05 ug/g dry	-	<0.05	-	<0.05
1,1,2-Trichloroethane	0.05 ug/g dry	-	<0.05	-	<0.05
Trichloroethylene	0.05 ug/g dry	-	<0.05	-	<0.05
Trichlorofluoromethane	0.05 ug/g dry	-	<0.05	-	<0.05
Vinyl chloride	0.02 ug/g dry	-	<0.02	-	<0.02
m,p-Xylenes	0.05 ug/g dry	-	<0.05	-	<0.05
o-Xylene	0.05 ug/g dry	-	<0.05	-	<0.05
Xylenes, total	0.05 ug/g dry	-	<0.05	-	<0.05
4-Bromofluorobenzene	Surrogate	-	97.6%	-	96.9%
Dibromofluoromethane	Surrogate	-	122%	-	122%
Toluene-d8	Surrogate	-	103%	-	103%
Hydrocarbons					
F1 PHCs (C6-C10)	7 ug/g dry	-	<7	-	<7
F2 PHCs (C10-C16)	4 ug/g dry	-	<4	-	<4
F3 PHCs (C16-C34)	8 ug/g dry	-	88	-	<8
F4 PHCs (C34-C50)	6 ug/g dry	-	162 [1]	-	<6

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd, Ottawa

Report Date: 17-Jul-2020

Order Date: 10-Jul-2020

Project Description: MM2320

	Client ID:	BH1- SA1	BH1- SA5	BH2- SA1	BH2- SA5
	Sample Date:	10-Jul-20 13:30	10-Jul-20 13:50	10-Jul-20 15:45	10-Jul-20 15:50
	Sample ID:	2028608-01	2028608-02	2028608-03	2028608-04
	MDL/Units	Soil	Soil	Soil	Soil
F4G PHCs (gravimetric)	50 ug/g dry	-	252	-	-

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd, Ottawa

Report Date: 17-Jul-2020

Order Date: 10-Jul-2020

Project Description: MM2320

	Client ID:	BH3- SA3	-	-	-
	Sample Date:	10-Jul-20 10:30	-	-	-
	Sample ID:	2028608-05	-	-	-
	MDL/Units	Soil	-	-	-
Physical Characteristics					
% Solids	0.1 % by Wt.	82.1	-	-	-
Volatiles					
Acetone	0.50 ug/g dry	<0.50	-	-	-
Benzene	0.02 ug/g dry	<0.02	-	-	-
Bromodichloromethane	0.05 ug/g dry	<0.05	-	-	-
Bromoform	0.05 ug/g dry	<0.05	-	-	-
Bromomethane	0.05 ug/g dry	<0.05	-	-	-
Carbon Tetrachloride	0.05 ug/g dry	<0.05	-	-	-
Chlorobenzene	0.05 ug/g dry	<0.05	-	-	-
Chloroform	0.05 ug/g dry	<0.05	-	-	-
Dibromochloromethane	0.05 ug/g dry	<0.05	-	-	-
Dichlorodifluoromethane	0.05 ug/g dry	<0.05	-	-	-
1,2-Dichlorobenzene	0.05 ug/g dry	<0.05	-	-	-
1,3-Dichlorobenzene	0.05 ug/g dry	<0.05	-	-	-
1,4-Dichlorobenzene	0.05 ug/g dry	<0.05	-	-	-
1,1-Dichloroethane	0.05 ug/g dry	<0.05	-	-	-
1,2-Dichloroethane	0.05 ug/g dry	<0.05	-	-	-
1,1-Dichloroethylene	0.05 ug/g dry	<0.05	-	-	-
cis-1,2-Dichloroethylene	0.05 ug/g dry	<0.05	-	-	-
trans-1,2-Dichloroethylene	0.05 ug/g dry	<0.05	-	-	-
1,2-Dichloropropane	0.05 ug/g dry	<0.05	-	-	-
cis-1,3-Dichloropropylene	0.05 ug/g dry	<0.05	-	-	-
trans-1,3-Dichloropropylene	0.05 ug/g dry	<0.05	-	-	-
1,3-Dichloropropene, total	0.05 ug/g dry	<0.05	-	-	-
Ethylbenzene	0.05 ug/g dry	<0.05	-	-	-
Ethylene dibromide (dibromoethane, 1	0.05 ug/g dry	<0.05	-	-	-
Hexane	0.05 ug/g dry	<0.05	-	-	-
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g dry	<0.50	-	-	-
Methyl Isobutyl Ketone	0.50 ug/g dry	<0.50	-	-	-
Methyl tert-butyl ether	0.05 ug/g dry	<0.05	-	-	-
Methylene Chloride	0.05 ug/g dry	<0.05	-	-	-
Styrene	0.05 ug/g dry	<0.05	-	-	-
1,1,1,2-Tetrachloroethane	0.05 ug/g dry	<0.05	-	-	-
1,1,2,2-Tetrachloroethane	0.05 ug/g dry	<0.05	-	-	-

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd, Ottawa

Report Date: 17-Jul-2020

Order Date: 10-Jul-2020

Project Description: MM2320

	Client ID:	BH3- SA3	-	-	-
	Sample Date:	10-Jul-20 10:30	-	-	-
	Sample ID:	2028608-05	-	-	-
	MDL/Units	Soil	-	-	-
Tetrachloroethylene	0.05 ug/g dry	<0.05	-	-	-
Toluene	0.05 ug/g dry	<0.05	-	-	-
1,1,1-Trichloroethane	0.05 ug/g dry	<0.05	-	-	-
1,1,2-Trichloroethane	0.05 ug/g dry	<0.05	-	-	-
Trichloroethylene	0.05 ug/g dry	<0.05	-	-	-
Trichlorofluoromethane	0.05 ug/g dry	<0.05	-	-	-
Vinyl chloride	0.02 ug/g dry	<0.02	-	-	-
m,p-Xylenes	0.05 ug/g dry	<0.05	-	-	-
o-Xylene	0.05 ug/g dry	<0.05	-	-	-
Xylenes, total	0.05 ug/g dry	<0.05	-	-	-
4-Bromofluorobenzene	Surrogate	96.1%	-	-	-
Dibromofluoromethane	Surrogate	121%	-	-	-
Toluene-d8	Surrogate	103%	-	-	-

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd, Ottawa

Report Date: 17-Jul-2020

Order Date: 10-Jul-2020

Project Description: MM2320

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	7	ug/g						
F2 PHCs (C10-C16)	ND	4	ug/g						
F3 PHCs (C16-C34)	ND	8	ug/g						
F4 PHCs (C34-C50)	ND	6	ug/g						
F4G PHCs (gravimetric)	ND	50	ug/g						
Metals									
Antimony	ND	1.0	ug/g						
Arsenic	ND	1.0	ug/g						
Barium	ND	1.0	ug/g						
Beryllium	ND	0.5	ug/g						
Boron	ND	5.0	ug/g						
Cadmium	ND	0.5	ug/g						
Chromium	ND	5.0	ug/g						
Cobalt	ND	1.0	ug/g						
Copper	ND	5.0	ug/g						
Lead	ND	1.0	ug/g						
Molybdenum	ND	1.0	ug/g						
Nickel	ND	5.0	ug/g						
Selenium	ND	1.0	ug/g						
Silver	ND	0.3	ug/g						
Thallium	ND	1.0	ug/g						
Uranium	ND	1.0	ug/g						
Vanadium	ND	10.0	ug/g						
Zinc	ND	20.0	ug/g						
Volatiles									
Acetone	ND	0.50	ug/g						
Benzene	ND	0.02	ug/g						
Bromodichloromethane	ND	0.05	ug/g						
Bromoform	ND	0.05	ug/g						
Bromomethane	ND	0.05	ug/g						
Carbon Tetrachloride	ND	0.05	ug/g						
Chlorobenzene	ND	0.05	ug/g						
Chloroform	ND	0.05	ug/g						
Dibromochloromethane	ND	0.05	ug/g						
Dichlorodifluoromethane	ND	0.05	ug/g						
1,2-Dichlorobenzene	ND	0.05	ug/g						
1,3-Dichlorobenzene	ND	0.05	ug/g						
1,4-Dichlorobenzene	ND	0.05	ug/g						
1,1-Dichloroethane	ND	0.05	ug/g						
1,2-Dichloroethane	ND	0.05	ug/g						
1,1-Dichloroethylene	ND	0.05	ug/g						
cis-1,2-Dichloroethylene	ND	0.05	ug/g						
trans-1,2-Dichloroethylene	ND	0.05	ug/g						
1,2-Dichloropropane	ND	0.05	ug/g						
cis-1,3-Dichloropropylene	ND	0.05	ug/g						
trans-1,3-Dichloropropylene	ND	0.05	ug/g						
1,3-Dichloropropene, total	ND	0.05	ug/g						
Ethylbenzene	ND	0.05	ug/g						
Ethylene dibromide (dibromoethane, 1,2-	ND	0.05	ug/g						
Hexane	ND	0.05	ug/g						
Methyl Ethyl Ketone (2-Butanone)	ND	0.50	ug/g						
Methyl Isobutyl Ketone	ND	0.50	ug/g						
Methyl tert-butyl ether	ND	0.05	ug/g						
Methylene Chloride	ND	0.05	ug/g						
Styrene	ND	0.05	ug/g						
1,1,1,2-Tetrachloroethane	ND	0.05	ug/g						
1,1,2,2-Tetrachloroethane	ND	0.05	ug/g						
Tetrachloroethylene	ND	0.05	ug/g						
Toluene	ND	0.05	ug/g						

Certificate of Analysis

Report Date: 17-Jul-2020

Client: CM3 Environmental Inc.

Order Date: 10-Jul-2020

Client PO: 971 Montreal Rd, Ottawa

Project Description: MM2320

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,1,1-Trichloroethane	ND	0.05	ug/g						
1,1,2-Trichloroethane	ND	0.05	ug/g						
Trichloroethylene	ND	0.05	ug/g						
Trichlorofluoromethane	ND	0.05	ug/g						
Vinyl chloride	ND	0.02	ug/g						
m,p-Xylenes	ND	0.05	ug/g						
o-Xylene	ND	0.05	ug/g						
Xylenes, total	ND	0.05	ug/g						
Surrogate: 4-Bromofluorobenzene	*8.30*		*ug/g*		*104*	*50-140*			
Surrogate: Dibromofluoromethane	*9.78*		*ug/g*		*122*	*50-140*			
Surrogate: Toluene-d8	*6.87*		*ug/g*		*85.8*	*50-140*			

Certificate of Analysis

Report Date: 17-Jul-2020

Client: CM3 Environmental Inc.

Order Date: 10-Jul-2020

Client PO: 971 Montreal Rd, Ottawa

Project Description: MM2320

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	7	ug/g dry	ND			NC	40	
F2 PHCs (C10-C16)	ND	4	ug/g dry	ND			NC	30	
F3 PHCs (C16-C34)	ND	8	ug/g dry	ND			NC	30	
F4 PHCs (C34-C50)	ND	6	ug/g dry	ND			NC	30	
Metals									
Antimony	ND	1.0	ug/g dry	ND			NC	30	
Arsenic	2.2	1.0	ug/g dry	2.0			6.8	30	
Barium	12.2	1.0	ug/g dry	10.5			14.9	30	
Beryllium	ND	0.5	ug/g dry	ND			NC	30	
Boron	ND	5.0	ug/g dry	ND			NC	30	
Cadmium	ND	0.5	ug/g dry	ND			NC	30	
Chromium	10.7	5.0	ug/g dry	8.1			28.0	30	
Cobalt	2.8	1.0	ug/g dry	2.2			22.3	30	
Copper	ND	5.0	ug/g dry	ND			NC	30	
Lead	3.7	1.0	ug/g dry	3.5			5.8	30	
Molybdenum	ND	1.0	ug/g dry	ND			NC	30	
Nickel	5.3	5.0	ug/g dry	ND			NC	30	
Selenium	ND	1.0	ug/g dry	ND			NC	30	
Silver	ND	0.3	ug/g dry	ND			NC	30	
Thallium	ND	1.0	ug/g dry	ND			NC	30	
Uranium	ND	1.0	ug/g dry	ND			NC	30	
Vanadium	27.8	10.0	ug/g dry	16.0			NC	30	
Zinc	ND	20.0	ug/g dry	ND			NC	30	
Physical Characteristics									
% Solids	86.3	0.1	% by Wt.	86.4			0.1	25	
Volatiles									
Acetone	ND	0.50	ug/g dry	ND			NC	50	
Benzene	ND	0.02	ug/g dry	ND			NC	50	
Bromodichloromethane	ND	0.05	ug/g dry	ND			NC	50	
Bromoform	ND	0.05	ug/g dry	ND			NC	50	
Bromomethane	ND	0.05	ug/g dry	ND			NC	50	
Carbon Tetrachloride	ND	0.05	ug/g dry	ND			NC	50	
Chlorobenzene	ND	0.05	ug/g dry	ND			NC	50	
Chloroform	ND	0.05	ug/g dry	ND			NC	50	
Dibromochloromethane	ND	0.05	ug/g dry	ND			NC	50	
Dichlorodifluoromethane	ND	0.05	ug/g dry	ND			NC	50	
1,2-Dichlorobenzene	ND	0.05	ug/g dry	ND			NC	50	
1,3-Dichlorobenzene	ND	0.05	ug/g dry	ND			NC	50	
1,4-Dichlorobenzene	ND	0.05	ug/g dry	ND			NC	50	
1,1-Dichloroethane	ND	0.05	ug/g dry	ND			NC	50	
1,2-Dichloroethane	ND	0.05	ug/g dry	ND			NC	50	
1,1-Dichloroethylene	ND	0.05	ug/g dry	ND			NC	50	
cis-1,2-Dichloroethylene	ND	0.05	ug/g dry	ND			NC	50	
trans-1,2-Dichloroethylene	ND	0.05	ug/g dry	ND			NC	50	
1,2-Dichloropropane	ND	0.05	ug/g dry	ND			NC	50	
cis-1,3-Dichloropropylene	ND	0.05	ug/g dry	ND			NC	50	
trans-1,3-Dichloropropylene	ND	0.05	ug/g dry	ND			NC	50	
Ethylbenzene	ND	0.05	ug/g dry	ND			NC	50	
Ethylene dibromide (dibromoethane, 1,2-	ND	0.05	ug/g dry	ND			NC	50	
Hexane	ND	0.05	ug/g dry	ND			NC	50	
Methyl Ethyl Ketone (2-Butanone)	ND	0.50	ug/g dry	ND			NC	50	
Methyl Isobutyl Ketone	ND	0.50	ug/g dry	ND			NC	50	
Methyl tert-butyl ether	ND	0.05	ug/g dry	ND			NC	50	
Methylene Chloride	ND	0.05	ug/g dry	ND			NC	50	
Styrene	ND	0.05	ug/g dry	ND			NC	50	
1,1,1,2-Tetrachloroethane	ND	0.05	ug/g dry	ND			NC	50	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,1,2,2-Tetrachloroethane	ND	0.05	ug/g dry	ND			NC	50	
Tetrachloroethylene	ND	0.05	ug/g dry	ND			NC	50	
Toluene	ND	0.05	ug/g dry	ND			NC	50	
1,1,1-Trichloroethane	ND	0.05	ug/g dry	ND			NC	50	
1,1,2-Trichloroethane	ND	0.05	ug/g dry	ND			NC	50	
Trichloroethylene	ND	0.05	ug/g dry	ND			NC	50	
Trichlorofluoromethane	ND	0.05	ug/g dry	ND			NC	50	
Vinyl chloride	ND	0.02	ug/g dry	ND			NC	50	
m,p-Xylenes	ND	0.05	ug/g dry	ND			NC	50	
o-Xylene	ND	0.05	ug/g dry	ND			NC	50	
Surrogate: 4-Bromofluorobenzene	*9.13*		*ug/g dry*		*100*	*50-140*			
Surrogate: Dibromofluoromethane	*11.1*		*ug/g dry*		*122*	*50-140*			
Surrogate: Toluene-d8	*9.28*		*ug/g dry*		*102*	*50-140*			

Certificate of Analysis

Report Date: 17-Jul-2020

Client: CM3 Environmental Inc.

Order Date: 10-Jul-2020

Client PO: 971 Montreal Rd, Ottawa

Project Description: MM2320

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	190	7	ug/g	ND	94.9	80-120			
F2 PHCs (C10-C16)	105	4	ug/g	ND	116	60-140			
F3 PHCs (C16-C34)	285	8	ug/g	ND	129	60-140			
F4 PHCs (C34-C50)	172	6	ug/g	ND	123	60-140			
F4G PHCs (gravimetric)	960	50	ug/g	ND	96.0	80-120			
Metals									
Antimony	41.1	1.0	ug/g	ND	81.4	70-130			
Arsenic	48.3	1.0	ug/g	ND	95.0	70-130			
Barium	49.2	1.0	ug/g	4.2	90.0	70-130			
Beryllium	48.7	0.5	ug/g	ND	97.1	70-130			
Boron	43.8	5.0	ug/g	ND	86.7	70-130			
Cadmium	44.3	0.5	ug/g	ND	88.6	70-130			
Chromium	50.6	5.0	ug/g	ND	94.8	70-130			
Cobalt	47.9	1.0	ug/g	ND	94.0	70-130			
Copper	47.5	5.0	ug/g	ND	91.8	70-130			
Lead	47.3	1.0	ug/g	1.4	91.9	70-130			
Molybdenum	46.3	1.0	ug/g	ND	92.4	70-130			
Nickel	47.7	5.0	ug/g	ND	91.8	70-130			
Selenium	46.8	1.0	ug/g	ND	93.5	70-130			
Silver	46.7	0.3	ug/g	ND	93.2	70-130			
Thallium	46.8	1.0	ug/g	ND	93.5	70-130			
Uranium	48.0	1.0	ug/g	ND	95.8	70-130			
Vanadium	58.2	10.0	ug/g	ND	104	70-130			
Zinc	48.4	20.0	ug/g	ND	89.1	70-130			
Volatiles									
Acetone	9.47	0.50	ug/g	ND	94.7	50-140			
Benzene	4.66	0.02	ug/g	ND	116	60-130			
Bromodichloromethane	4.54	0.05	ug/g	ND	114	60-130			
Bromoform	4.63	0.05	ug/g	ND	116	60-130			
Bromomethane	3.53	0.05	ug/g	ND	88.3	50-140			
Carbon Tetrachloride	4.51	0.05	ug/g	ND	113	60-130			
Chlorobenzene	4.53	0.05	ug/g	ND	113	60-130			
Chloroform	4.36	0.05	ug/g	ND	109	60-130			
Dibromochloromethane	4.19	0.05	ug/g	ND	105	60-130			
Dichlorodifluoromethane	2.99	0.05	ug/g	ND	74.7	50-140			
1,2-Dichlorobenzene	4.31	0.05	ug/g	ND	108	60-130			
1,3-Dichlorobenzene	4.22	0.05	ug/g	ND	106	60-130			
1,4-Dichlorobenzene	4.00	0.05	ug/g	ND	100	60-130			
1,1-Dichloroethane	4.70	0.05	ug/g	ND	117	60-130			
1,2-Dichloroethane	4.84	0.05	ug/g	ND	121	60-130			
1,1-Dichloroethylene	4.34	0.05	ug/g	ND	108	60-130			
cis-1,2-Dichloroethylene	3.94	0.05	ug/g	ND	98.5	60-130			
trans-1,2-Dichloroethylene	4.68	0.05	ug/g	ND	117	60-130			
1,2-Dichloropropane	4.44	0.05	ug/g	ND	111	60-130			
cis-1,3-Dichloropropylene	4.89	0.05	ug/g	ND	122	60-130			
trans-1,3-Dichloropropylene	4.59	0.05	ug/g	ND	115	60-130			
Ethylbenzene	4.59	0.05	ug/g	ND	115	60-130			
Ethylene dibromide (dibromoethane, 1,2	4.12	0.05	ug/g	ND	103	60-130			

Certificate of Analysis

Report Date: 17-Jul-2020

Client: CM3 Environmental Inc.

Order Date: 10-Jul-2020

Client PO: 971 Montreal Rd, Ottawa

Project Description: MM2320

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hexane	4.73	0.05	ug/g	ND	118	60-130			
Methyl Ethyl Ketone (2-Butanone)	11.7	0.50	ug/g	ND	117	50-140			
Methyl Isobutyl Ketone	12.3	0.50	ug/g	ND	123	50-140			
Methyl tert-butyl ether	12.1	0.05	ug/g	ND	121	50-140			
Methylene Chloride	4.64	0.05	ug/g	ND	116	60-130			
Styrene	4.72	0.05	ug/g	ND	118	60-130			
1,1,1,2-Tetrachloroethane	4.78	0.05	ug/g	ND	120	60-130			
1,1,2,2-Tetrachloroethane	4.42	0.05	ug/g	ND	111	60-130			
Tetrachloroethylene	4.69	0.05	ug/g	ND	117	60-130			
Toluene	4.20	0.05	ug/g	ND	105	60-130			
1,1,1-Trichloroethane	4.49	0.05	ug/g	ND	112	60-130			
1,1,2-Trichloroethane	4.95	0.05	ug/g	ND	124	60-130			
Trichloroethylene	4.24	0.05	ug/g	ND	106	60-130			
Trichlorofluoromethane	4.03	0.05	ug/g	ND	101	50-140			
Vinyl chloride	3.23	0.02	ug/g	ND	80.6	50-140			
m,p-Xylenes	9.31	0.05	ug/g	ND	116	60-130			
o-Xylene	4.67	0.05	ug/g	ND	117	60-130			
Surrogate: 4-Bromofluorobenzene	*8.12*		*ug/g*		*102*	*50-140*			
Surrogate: Dibromofluoromethane	*9.78*		*ug/g*		*122*	*50-140*			
Surrogate: Toluene-d8	*7.42*		*ug/g*		*92.8*	*50-140*			

Qualifier Notes:

Sample Qualifiers :

1 : GC-FID signal did not return to baseline by C50

QC Qualifiers :

Sample Data Revisions

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable
ND: Not Detected
MDL: Method Detection Limit
Source Result: Data used as source for matrix and duplicate samples
%REC: Percent recovery.
RPD: Relative percent difference.
NC: Not Calculated

Soil results are reported on a dry weight basis when the units are denoted with 'dry'.
Where %Solids is reported, moisture loss includes the loss of volatile hydrocarbons.

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.
- F1 range corrected for BTEX.
- F2 to F3 ranges corrected for appropriate PAHs where available.
- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.
- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.
- When reported, data for F4G has been processed using a silica gel cleanup.

PARACEL LABORATORIES LTD.

Paracel ID: 2028608

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2028608	Nº 125626

Client Name: CM3 Environmental	Project Ref: MP2320	Page 1 of 1
Contact Name: Alden, Marc	Quote #: CM3 Rates	Turnaround Time
Address: 5710 Aicins Rd., Stittsville, ON	PO #: 971 Montreal Rd., Ottawa	☐ 1 day ☐ 3 day
	E-mail: alden@cm3environmental	☐ 2 day ☑ Regular
Telephone: 613-915-0627	marc	Date Required:

Regulation 153/04	Other Regulation
☐ Table 1 ☐ Res/Park ☐ Med/Fine	☐ REG 558 ☐ PWQO
☐ Table 2 ☐ Ind/Comm ☐ Coarse	☐ CCME ☐ MISA
☐ Table 3 ☐ Agri/Other	☐ SU - Sani ☐ SU - Storm
☑ Table 7	Mun:
For RSC: ☐ Yes ☐ No	☐ Other:

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken Date	Sample Taken Time	PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CrVI	B (HWS)
1	~~Alden~~ BH1-SA1	S		1	07/10/20	1:30				X			
2	~~Alden~~ BH1-SA5	S		2		1:50	X	X					
3	BH2-SA1	S		1		3:45				X			
4	BH2-SA5	S		2		3:50	X	X					
5	BH3-SA3	S		1		~~10:30~~		X					
6													
7													
8													
9													
10													

Comments:

Method of Delivery: ~~[illegible]~~ D/B

Relinquished By (Sign): Alden	Received By Driver/Depot:	Received at Lab: [illegible]	Verified By: Bram
Relinquished By (Print): Alden Crossman	Date/Time:	Date/Time: 7-10-2017	Date/Time: July 10, 2020 17:50
Date/Time: 07/10/20, 5:35	Temperature: °C	Temperature: 34.0 °C	pH Verified: ☐ By:

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2028608	Nº 54648

Client Name: CM3	Project Ref: MM2320	Page __ of __
Contact Name: Alden	Quote #:	Turnaround Time
Address:	PO #:	☐ 1 day ☐ 3 day
	E-mail: alden@cm3environmental.com	☐ 2 day ☑ ~~Regular~~
Telephone: 613-915-0627		Date Required:

Regulation 153/04	Other Regulation
☐ Table 1 ☐ Res/Park ☐ Med/Fine	☐ REG 558 ☐ PWQO
☐ Table 2 ☐ Ind/Comm ☐ Coarse	☐ CCME ☐ MISA
☐ Table 3 ☐ Agri/Other	☐ SU - Sani ☐ SU - Storm
☐ Table 7	Mun:
For RSC: ☐ Yes ☐ No	☐ Other:

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken Date	Sample Taken Time	Required Analysis: VOC
1	BH3 -SA3						X
2							
3							
4							
5							
6							
7							
8							
9							
10							

Comments: Missing Samlle from Samlles Submitted on 07/10/20

Method of Delivery: Drop Box

Relinquished By (Sign):	Received By Driver/Depot:	Received at Lab: Sureeporn Dhiman	Verified By:
Relinquished By (Print): Alden Crossman	Date/Time:	Date/Time: JUL 13, 2020 04.42	Date/Time: 14 July 2020 828
Date/Time: 07/13/20, 4:20	Temperature: °C	Temperature: 28.5 °C	pH Verified: ☐ By:

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Certificate of Analysis

CM3 Environmental Inc.

5710 Akins Road
Ottawa, ON K2S 1B8
Attn: Marc MacDonald

Client 6O: 971 Montreal Rd
6roject: MM2320
Custody: P7244

Report Date: 2P-Apr-2022
Order Date: 20-Apr-2022

Order #: 2217317

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

Paracel ID	Client ID
2217317-01	MW4 SA1
2217317-02	MW4 SA3
2217317-03	MW5 SA1
2217317-04	MW5 SA2
2217317-05	MW6 SA2
2217317-06	MW6 SA5
2217317-07	MW7 SA1
2217317-08	MW8 SA1
2217317-09	MW8 SA2
2217317-10	DUP 1

Approved By:

Mark Foto, M.Sc.
Lab Supervisor

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 26-Apr-2022

Order Date: 20-Apr-2022

Project Description: MM2320

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
pH, soil	EPA 150.1 - pH probe @ 25 °C, CaCl buffered ext.	20-Apr-22	21-Apr-22
PHC F1	CWS Tier 1 - P&T GC-FID	22-Apr-22	23-Apr-22
PHC F4G (gravimetric)	CWS Tier 1 - Extraction Gravimetric	26-Apr-22	26-Apr-22
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	21-Apr-22	23-Apr-22
REG 153: Metals by ICP/MS, soil	EPA 6020 - Digestion - ICP-MS	22-Apr-22	22-Apr-22
REG 153: PAHs by GC-MS	EPA 8270 - GC-MS, extraction	21-Apr-22	22-Apr-22
REG 153: VOCs by P&T GC/MS	EPA 8260 - P&T GC-MS	22-Apr-22	23-Apr-22
Solids, %	Gravimetric, calculation	21-Apr-22	22-Apr-22

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 26-Apr-2022

Order Date: 20-Apr-2022

Project Description: MM2320

	Client ID:	MW4 SA1	MW4 SA3	MW5 SA1	MW5 SA2
	Sample Date:	19-Apr-22 09:00	19-Apr-22 09:00	19-Apr-22 09:00	19-Apr-22 09:00
	Sample ID:	2217317-01	2217317-02	2217317-03	2217317-04
	MDL/Units	Soil	Soil	Soil	Soil
Physical Characteristics					
% Solids	0.1 % by Wt.	93.3	89.8	85.0	93.2
General Inorganics					
pH	0.05 pH Units	-	-	-	7.96
Metals					
Antimony	1.0 ug/g dry	<1.0	<1.0	<1.0	<1.0
Arsenic	1.0 ug/g dry	3.3	4.4	4.4	13.0
Barium	1.0 ug/g dry	148	141	74.6	157
Beryllium	0.5 ug/g dry	<0.5	0.7	<0.5	0.6
Boron	5.0 ug/g dry	8.0	12.1	5.7	12.5
Cadmium	0.5 ug/g dry	<0.5	<0.5	<0.5	<0.5
Chromium	5.0 ug/g dry	12.8	34.1	16.9	18.7
Cobalt	1.0 ug/g dry	4.6	8.7	4.7	6.4
Copper	5.0 ug/g dry	13.5	27.1	12.2	22.5
Lead	1.0 ug/g dry	13.2	13.6	31.6	28.4
Molybdenum	1.0 ug/g dry	1.3	5.1	<1.0	4.3
Nickel	5.0 ug/g dry	14.9	22.0	11.2	24.5
Selenium	1.0 ug/g dry	<1.0	<1.0	<1.0	<1.0
Silver	0.3 ug/g dry	<0.3	<0.3	<0.3	<0.3
Thallium	1.0 ug/g dry	<1.0	<1.0	<1.0	<1.0
Uranium	1.0 ug/g dry	<1.0	<1.0	<1.0	1.3
Vanadium	10.0 ug/g dry	14.3	32.8	23.9	18.7
Zinc	20.0 ug/g dry	24.5	38.3	44.4	34.9
Volatiles					
Acetone	0.50 ug/g dry	<0.50	<0.50	<0.50	<0.50
Benzene	0.02 ug/g dry	<0.02	<0.02	<0.02	<0.02
Bromodichloromethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Bromoform	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Bromomethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Chlorobenzene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Chloroform	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Dibromochloromethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Dichlorodifluoromethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,3-Dichlorobenzene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05

Certificate of Analysis

Report Date: 26-Apr-2022

Client: CM3 Environmental Inc.

Order Date: 20-Apr-2022

Client PO: 971 Montreal Rd

Project Description: MM2320

	Client ID:	MW4 SA1	MW4 SA3	MW5 SA1	MW5 SA2
	Sample Date:	19-Apr-22 09:00	19-Apr-22 09:00	19-Apr-22 09:00	19-Apr-22 09:00
	Sample ID:	2217317-01	2217317-02	2217317-03	2217317-04
	MDL/Units	Soil	Soil	Soil	Soil
1,4-Dichlorobenzene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,2-Dichloroethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
cis-1,2-Dichloroethylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
trans-1,2-Dichloroethylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,2-Dichloropropane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
cis-1,3-Dichloropropylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
trans-1,3-Dichloropropylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,3-Dichloropropene, total	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Ethylene dibromide (dibromoethane, 1,2-)	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Hexane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g dry	<0.50	<0.50	<0.50	<0.50
Methyl Isobutyl Ketone	0.50 ug/g dry	<0.50	<0.50	<0.50	<0.50
Methyl tert-butyl ether	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Methylene Chloride	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Styrene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,1,2,2-Tetrachloroethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Tetrachloroethylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Toluene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,1,1-Trichloroethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,1,2-Trichloroethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Trichloroethylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Trichlorofluoromethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Vinyl chloride	0.02 ug/g dry	<0.02	<0.02	<0.02	<0.02
m,p-Xylenes	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
o-Xylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Xylenes, total	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
4-Bromofluorobenzene	Surrogate	106%	125%	128%	121%
Dibromofluoromethane	Surrogate	105%	108%	109%	103%
Toluene-d8	Surrogate	93.5%	105%	110%	103%
Hydrocarbons					
F1 PHCs (C6-C10)	7 ug/g dry	7	<7	<7	<7
F2 PHCs (C10-C16)	4 ug/g dry	17	<40 [1]	<4	7

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 26-Apr-2022

Order Date: 20-Apr-2022

Project Description: MM2320

	Client ID:	MW4 SA1	MW4 SA3	MW5 SA1	MW5 SA2
	Sample Date:	19-Apr-22 09:00	19-Apr-22 09:00	19-Apr-22 09:00	19-Apr-22 09:00
	Sample ID:	2217317-01	2217317-02	2217317-03	2217317-04
	MDL/Units	Soil	Soil	Soil	Soil
F3 PHCs (C16-C34)	8 ug/g dry	92	445	74	50
F4 PHCs (C34-C50)	6 ug/g dry	266 [2]	1110 [2]	159 [2]	96
F4G PHCs (gravimetric)	50 ug/g dry	150	1360	365	-
Semi-Volatiles					
Acenaphthene	0.02 ug/g dry	<0.02	<0.02	0.10	<0.02
Acenaphthylene	0.02 ug/g dry	<0.02	<0.02	<0.02	<0.02
Anthracene	0.02 ug/g dry	<0.02	<0.02	0.24	<0.02
Benzo [a] anthracene	0.02 ug/g dry	<0.02	<0.02	0.29	0.04
Benzo [a] pyrene	0.02 ug/g dry	<0.02	0.03	0.22	0.05
Benzo [b] fluoranthene	0.02 ug/g dry	<0.02	0.03	0.25	0.06
Benzo [g,h,i] perylene	0.02 ug/g dry	<0.02	0.05	0.11	0.04
Benzo [k] fluoranthene	0.02 ug/g dry	<0.02	<0.02	0.15	0.03
Chrysene	0.02 ug/g dry	<0.02	0.02	0.24	0.04
Dibenzo [a,h] anthracene	0.02 ug/g dry	<0.02	<0.02	0.04	<0.02
Fluoranthene	0.02 ug/g dry	<0.02	0.02	0.74	0.08
Fluorene	0.02 ug/g dry	<0.02	<0.02	0.15	<0.02
Indeno [1,2,3-cd] pyrene	0.02 ug/g dry	<0.02	<0.02	0.12	0.03
1-Methylnaphthalene	0.02 ug/g dry	<0.02	<0.02	0.04	<0.02
2-Methylnaphthalene	0.02 ug/g dry	<0.02	<0.02	0.05	<0.02
Methylnaphthalene (1&2)	0.04 ug/g dry	<0.04	<0.04	0.09	<0.04
Naphthalene	0.01 ug/g dry	<0.01	<0.01	0.06	<0.01
Phenanthrene	0.02 ug/g dry	<0.02	<0.02	0.85	0.06
Pyrene	0.02 ug/g dry	<0.02	0.02	0.56	0.07
2-Fluorobiphenyl	Surrogate	122%	119%	106%	123%
Terphenyl-d14	Surrogate	116%	109%	98.5%	117%

Certificate of Analysis

Report Date: 26-Apr-2022

Client: CM3 Environmental Inc.

Order Date: 20-Apr-2022

Client PO: 971 Montreal Rd

Project Description: MM2320

	Client ID:	MW6 SA2	MW6 SA5	MW7 SA1	MW8 SA1
	Sample Date:	19-Apr-22 09:00	19-Apr-22 09:00	19-Apr-22 09:00	19-Apr-22 09:00
	Sample ID:	2217317-05	2217317-06	2217317-07	2217317-08
	MDL/Units	Soil	Soil	Soil	Soil
Physical Characteristics					
% Solids	0.1 % by Wt.	89.5	78.3	91.5	88.5
Metals					
Antimony	1.0 ug/g dry	<1.0	<1.0	<1.0	<1.0
Arsenic	1.0 ug/g dry	6.4	9.2	9.0	3.6
Barium	1.0 ug/g dry	186	90.8	94.0	65.1
Beryllium	0.5 ug/g dry	0.6	0.5	0.6	<0.5
Boron	5.0 ug/g dry	9.5	10.7	9.5	6.2
Cadmium	0.5 ug/g dry	<0.5	<0.5	<0.5	<0.5
Chromium	5.0 ug/g dry	28.4	19.2	20.4	14.8
Cobalt	1.0 ug/g dry	10.6	4.5	8.0	4.1
Copper	5.0 ug/g dry	24.9	21.8	23.1	11.4
Lead	1.0 ug/g dry	37.2	31.8	50.0	61.2
Molybdenum	1.0 ug/g dry	3.3	2.0	2.7	<1.0
Nickel	5.0 ug/g dry	29.8	15.4	26.8	10.7
Selenium	1.0 ug/g dry	<1.0	<1.0	<1.0	<1.0
Silver	0.3 ug/g dry	<0.3	<0.3	<0.3	<0.3
Thallium	1.0 ug/g dry	<1.0	<1.0	<1.0	<1.0
Uranium	1.0 ug/g dry	1.2	1.1	1.0	<1.0
Vanadium	10.0 ug/g dry	30.7	22.5	24.6	17.7
Zinc	20.0 ug/g dry	44.6	52.1	76.1	1340
Volatiles					
Acetone	0.50 ug/g dry	<0.50	<0.50	<0.50	<0.50
Benzene	0.02 ug/g dry	<0.02	<0.02	<0.02	<0.02
Bromodichloromethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Bromoform	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Bromomethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Chlorobenzene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Chloroform	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Dibromochloromethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Dichlorodifluoromethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,3-Dichlorobenzene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,4-Dichlorobenzene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 26-Apr-2022

Order Date: 20-Apr-2022

Project Description: MM2320

	Client ID:	MW6 SA2	MW6 SA5	MW7 SA1	MW8 SA1
	Sample Date:	19-Apr-22 09:00	19-Apr-22 09:00	19-Apr-22 09:00	19-Apr-22 09:00
	Sample ID:	2217317-05	2217317-06	2217317-07	2217317-08
	MDL/Units	Soil	Soil	Soil	Soil
1,2-Dichloroethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
cis-1,2-Dichloroethylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
trans-1,2-Dichloroethylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,2-Dichloropropane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
cis-1,3-Dichloropropylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
trans-1,3-Dichloropropylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,3-Dichloropropene, total	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Ethylene dibromide (dibromoethane, 1	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Hexane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g dry	<0.50	<0.50	<0.50	<0.50
Methyl Isobutyl Ketone	0.50 ug/g dry	<0.50	<0.50	<0.50	<0.50
Methyl tert-butyl ether	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Methylene Chloride	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Styrene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,1,2,2-Tetrachloroethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Tetrachloroethylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Toluene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,1,1-Trichloroethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
1,1,2-Trichloroethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Trichloroethylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Trichlorofluoromethane	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Vinyl chloride	0.02 ug/g dry	<0.02	<0.02	<0.02	<0.02
m,p-Xylenes	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
o-Xylene	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
Xylenes, total	0.05 ug/g dry	<0.05	<0.05	<0.05	<0.05
4-Bromofluorobenzene	Surrogate	101%	131%	93.6%	123%
Dibromofluoromethane	Surrogate	107%	108%	105%	101%
Toluene-d8	Surrogate	99.4%	112%	104%	106%
Hydrocarbons					
F1 PHCs (C6-C10)	7 ug/g dry	<7	<7	<7	<7
F2 PHCs (C10-C16)	4 ug/g dry	15	<4	8	<40 [1]
F3 PHCs (C16-C34)	8 ug/g dry	47	32	90	<80 [1]

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 26-Apr-2022

Order Date: 20-Apr-2022

Project Description: MM2320

	Client ID:	MW6 SA2	MW6 SA5	MW7 SA1	MW8 SA1
	Sample Date:	19-Apr-22 09:00	19-Apr-22 09:00	19-Apr-22 09:00	19-Apr-22 09:00
	Sample ID:	2217317-05	2217317-06	2217317-07	2217317-08
	MDL/Units	Soil	Soil	Soil	Soil
F4 PHCs (C34-C50)	6 ug/g dry	79	12	259 [2]	272 [2]
F4G PHCs (gravimetric)	50 ug/g dry	-	-	164	384
Semi-Volatiles					
Acenaphthene	0.02 ug/g dry	<0.02	<0.02	<0.02	0.04
Acenaphthylene	0.02 ug/g dry	<0.02	<0.02	<0.02	<0.02
Anthracene	0.02 ug/g dry	0.02	0.03	<0.02	0.08
Benzo [a] anthracene	0.02 ug/g dry	0.08	0.04	0.03	0.19
Benzo [a] pyrene	0.02 ug/g dry	0.10	0.04	0.04	0.16
Benzo [b] fluoranthene	0.02 ug/g dry	0.11	0.05	0.05	0.18
Benzo [g,h,i] perylene	0.02 ug/g dry	0.07	0.03	0.04	0.10
Benzo [k] fluoranthene	0.02 ug/g dry	0.05	0.02	0.02	0.10
Chrysene	0.02 ug/g dry	0.08	0.05	0.03	0.20
Dibenzo [a,h] anthracene	0.02 ug/g dry	<0.02	<0.02	<0.02	0.03
Fluoranthene	0.02 ug/g dry	0.16	0.07	0.06	0.40
Fluorene	0.02 ug/g dry	<0.02	<0.02	<0.02	0.04
Indeno [1,2,3-cd] pyrene	0.02 ug/g dry	0.06	0.03	0.02	0.10
1-Methylnaphthalene	0.02 ug/g dry	<0.02	<0.02	<0.02	<0.02
2-Methylnaphthalene	0.02 ug/g dry	<0.02	<0.02	<0.02	<0.02
Methylnaphthalene (1&2)	0.04 ug/g dry	<0.04	<0.04	<0.04	<0.04
Naphthalene	0.01 ug/g dry	<0.01	0.01	<0.01	<0.01
Phenanthrene	0.02 ug/g dry	0.07	0.07	0.04	0.31
Pyrene	0.02 ug/g dry	0.14	0.06	0.05	0.31
2-Fluorobiphenyl	Surrogate	128%	129%	130%	121%
Terphenyl-d14	Surrogate	123%	128%	122%	120%

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 26-Apr-2022

Order Date: 20-Apr-2022

Project Description: MM2320

	Client ID:	MW8 SA2	DUP 1	-	-
	Sample Date:	19-Apr-22 09:00	19-Apr-22 09:00	-	-
	Sample ID:	2217317-09	2217317-10	-	-
	MDL/Units	Soil	Soil	-	-
Physical Characteristics					
% Solids	0.1 % by Wt.	87.0	83.7	-	-
General Inorganics					
pH	0.05 pH Units	7.66	-	-	-
Metals					
Antimony	1.0 ug/g dry	<1.0	<1.0	-	-
Arsenic	1.0 ug/g dry	5.7	6.0	-	-
Barium	1.0 ug/g dry	81.0	161	-	-
Beryllium	0.5 ug/g dry	<0.5	0.6	-	-
Boron	5.0 ug/g dry	11.5	9.7	-	-
Cadmium	0.5 ug/g dry	<0.5	<0.5	-	-
Chromium	5.0 ug/g dry	21.0	26.5	-	-
Cobalt	1.0 ug/g dry	5.2	9.3	-	-
Copper	5.0 ug/g dry	22.5	23.5	-	-
Lead	1.0 ug/g dry	45.8	30.2	-	-
Molybdenum	1.0 ug/g dry	1.5	3.1	-	-
Nickel	5.0 ug/g dry	16.2	28.1	-	-
Selenium	1.0 ug/g dry	<1.0	<1.0	-	-
Silver	0.3 ug/g dry	<0.3	<0.3	-	-
Thallium	1.0 ug/g dry	<1.0	<1.0	-	-
Uranium	1.0 ug/g dry	<1.0	1.2	-	-
Vanadium	10.0 ug/g dry	22.5	28.1	-	-
Zinc	20.0 ug/g dry	184	44.9	-	-
Volatiles					
Acetone	0.50 ug/g dry	<0.50	<0.50	-	-
Benzene	0.02 ug/g dry	<0.02	<0.02	-	-
Bromodichloromethane	0.05 ug/g dry	<0.05	<0.05	-	-
Bromoform	0.05 ug/g dry	<0.05	<0.05	-	-
Bromomethane	0.05 ug/g dry	<0.05	<0.05	-	-
Carbon Tetrachloride	0.05 ug/g dry	<0.05	<0.05	-	-
Chlorobenzene	0.05 ug/g dry	<0.05	<0.05	-	-
Chloroform	0.05 ug/g dry	<0.05	<0.05	-	-
Dibromochloromethane	0.05 ug/g dry	<0.05	<0.05	-	-
Dichlorodifluoromethane	0.05 ug/g dry	<0.05	<0.05	-	-
1,2-Dichlorobenzene	0.05 ug/g dry	<0.05	<0.05	-	-
1,3-Dichlorobenzene	0.05 ug/g dry	<0.05	<0.05	-	-

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 26-Apr-2022

Order Date: 20-Apr-2022

Project Description: MM2320

	Client ID:	MW8 SA2	DUP 1	-	-
	Sample Date:	19-Apr-22 09:00	19-Apr-22 09:00	-	-
	Sample ID:	2217317-09	2217317-10	-	-
	MDL/Units	Soil	Soil	-	-
1,4-Dichlorobenzene	0.05 ug/g dry	<0.05	<0.05	-	-
1,1-Dichloroethane	0.05 ug/g dry	<0.05	<0.05	-	-
1,2-Dichloroethane	0.05 ug/g dry	<0.05	<0.05	-	-
1,1-Dichloroethylene	0.05 ug/g dry	<0.05	<0.05	-	-
cis-1,2-Dichloroethylene	0.05 ug/g dry	<0.05	<0.05	-	-
trans-1,2-Dichloroethylene	0.05 ug/g dry	<0.05	<0.05	-	-
1,2-Dichloropropane	0.05 ug/g dry	<0.05	<0.05	-	-
cis-1,3-Dichloropropylene	0.05 ug/g dry	<0.05	<0.05	-	-
trans-1,3-Dichloropropylene	0.05 ug/g dry	<0.05	<0.05	-	-
1,3-Dichloropropene, total	0.05 ug/g dry	<0.05	<0.05	-	-
Ethylbenzene	0.05 ug/g dry	<0.05	<0.05	-	-
Ethylene dibromide (dibromoethane, 1	0.05 ug/g dry	<0.05	<0.05	-	-
Hexane	0.05 ug/g dry	<0.05	<0.05	-	-
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g dry	<0.50	<0.50	-	-
Methyl Isobutyl Ketone	0.50 ug/g dry	<0.50	<0.50	-	-
Methyl tert-butyl ether	0.05 ug/g dry	<0.05	<0.05	-	-
Methylene Chloride	0.05 ug/g dry	<0.05	<0.05	-	-
Styrene	0.05 ug/g dry	<0.05	<0.05	-	-
1,1,1,2-Tetrachloroethane	0.05 ug/g dry	<0.05	<0.05	-	-
1,1,2,2-Tetrachloroethane	0.05 ug/g dry	<0.05	<0.05	-	-
Tetrachloroethylene	0.05 ug/g dry	<0.05	<0.05	-	-
Toluene	0.05 ug/g dry	<0.05	<0.05	-	-
1,1,1-Trichloroethane	0.05 ug/g dry	<0.05	<0.05	-	-
1,1,2-Trichloroethane	0.05 ug/g dry	<0.05	<0.05	-	-
Trichloroethylene	0.05 ug/g dry	<0.05	<0.05	-	-
Trichlorofluoromethane	0.05 ug/g dry	<0.05	<0.05	-	-
Vinyl chloride	0.02 ug/g dry	<0.02	<0.02	-	-
m,p-Xylenes	0.05 ug/g dry	<0.05	<0.05	-	-
o-Xylene	0.05 ug/g dry	<0.05	<0.05	-	-
Xylenes, total	0.05 ug/g dry	<0.05	<0.05	-	-
4-Bromofluorobenzene	Surrogate	122%	103%	-	-
Dibromofluoromethane	Surrogate	106%	111%	-	-
Toluene-d8	Surrogate	108%	101%	-	-
Hydrocarbons					
F1 PHCs (C6-C10)	7 ug/g dry	<7	8	-	-

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 26-Apr-2022

Order Date: 20-Apr-2022

Project Description: MM2320

	Client ID:	MW8 SA2	DUP 1	-	-
	Sample Date:	19-Apr-22 09:00	19-Apr-22 09:00	-	-
	Sample ID:	2217317-09	2217317-10	-	-
	MDL/Units	Soil	Soil	-	-
F2 PHCs (C10-C16)	4 ug/g dry	<4	20	-	-
F3 PHCs (C16-C34)	8 ug/g dry	56	57	-	-
F4 PHCs (C34-C50)	6 ug/g dry	80	93	-	-
Semi-Volatiles					
Acenaphthene	0.02 ug/g dry	0.04	<0.02	-	-
Acenaphthylene	0.02 ug/g dry	<0.02	0.02	-	-
Anthracene	0.02 ug/g dry	0.09	0.03	-	-
Benzo [a] anthracene	0.02 ug/g dry	0.17	0.08	-	-
Benzo [a] pyrene	0.02 ug/g dry	0.16	0.10	-	-
Benzo [b] fluoranthene	0.02 ug/g dry	0.19	0.12	-	-
Benzo [g,h,i] perylene	0.02 ug/g dry	0.09	0.08	-	-
Benzo [k] fluoranthene	0.02 ug/g dry	0.11	0.06	-	-
Chrysene	0.02 ug/g dry	0.16	0.08	-	-
Dibenzo [a,h] anthracene	0.02 ug/g dry	0.03	0.02	-	-
Fluoranthene	0.02 ug/g dry	0.37	0.16	-	-
Fluorene	0.02 ug/g dry	0.04	<0.02	-	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g dry	0.09	0.08	-	-
1-Methylnaphthalene	0.02 ug/g dry	<0.02	<0.02	-	-
2-Methylnaphthalene	0.02 ug/g dry	<0.02	<0.02	-	-
Methylnaphthalene (1&2)	0.04 ug/g dry	<0.04	<0.04	-	-
Naphthalene	0.01 ug/g dry	<0.01	<0.01	-	-
Phenanthrene	0.02 ug/g dry	0.31	0.08	-	-
Pyrene	0.02 ug/g dry	0.29	0.14	-	-
2-Fluorobiphenyl	Surrogate	126%	125%	-	-
Terphenyl-d14	Surrogate	137%	129%	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	7	ug/g						
F2 PHCs (C10-C16)	ND	4	ug/g						
F3 PHCs (C16-C34)	ND	8	ug/g						
F4 PHCs (C34-C50)	ND	6	ug/g						
F4G PHCs (gravimetric)	ND	50	ug/g						
Metals									
Antimony	ND	1.0	ug/g						
Arsenic	ND	1.0	ug/g						
Barium	ND	1.0	ug/g						
Beryllium	ND	0.5	ug/g						
Boron	ND	5.0	ug/g						
Cadmium	ND	0.5	ug/g						
Chromium	ND	5.0	ug/g						
Cobalt	ND	1.0	ug/g						
Copper	ND	5.0	ug/g						
Lead	ND	1.0	ug/g						
Molybdenum	ND	1.0	ug/g						
Nickel	ND	5.0	ug/g						
Selenium	ND	1.0	ug/g						
Silver	ND	0.3	ug/g						
Thallium	ND	1.0	ug/g						
Uranium	ND	1.0	ug/g						
Vanadium	ND	10.0	ug/g						
Zinc	ND	20.0	ug/g						
Semi-Volatiles									
Acenaphthene	ND	0.02	ug/g						
Acenaphthylene	ND	0.02	ug/g						
Anthracene	ND	0.02	ug/g						
Benzo [a] anthracene	ND	0.02	ug/g						
Benzo [a] pyrene	ND	0.02	ug/g						
Benzo [b] fluoranthene	ND	0.02	ug/g						
Benzo [g,h,i] perylene	ND	0.02	ug/g						
Benzo [k] fluoranthene	ND	0.02	ug/g						
Chrysene	ND	0.02	ug/g						
Dibenzo [a,h] anthracene	ND	0.02	ug/g						
Fluoranthene	ND	0.02	ug/g						
Fluorene	ND	0.02	ug/g						
Indeno [1,2,3-cd] pyrene	ND	0.02	ug/g						
1-Methylnaphthalene	ND	0.02	ug/g						
2-Methylnaphthalene	ND	0.02	ug/g						
Methylnaphthalene (1&2)	ND	0.04	ug/g						
Naphthalene	ND	0.01	ug/g						
Phenanthrene	ND	0.02	ug/g						
Pyrene	ND	0.02	ug/g						
Surrogate: 2-Fluorobiphenyl	*1.60*		*ug/g*		*120*	*50-140*			
Surrogate: Terphenyl-d14	*1.62*		*ug/g*		*122*	*50-140*			
Volatiles									
Acetone	ND	0.50	ug/g						
Benzene	ND	0.02	ug/g						
Bromodichloromethane	ND	0.05	ug/g						
Bromoform	ND	0.05	ug/g						
Bromomethane	ND	0.05	ug/g						
Carbon Tetrachloride	ND	0.05	ug/g						
Chlorobenzene	ND	0.05	ug/g						
Chloroform	ND	0.05	ug/g						
Dibromochloromethane	ND	0.05	ug/g						
Dichlorodifluoromethane	ND	0.05	ug/g						
1,2-Dichlorobenzene	ND	0.05	ug/g						

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,3-Dichlorobenzene	ND	0.05	ug/g						
1,4-Dichlorobenzene	ND	0.05	ug/g						
1,1-Dichloroethane	ND	0.05	ug/g						
1,2-Dichloroethane	ND	0.05	ug/g						
1,1-Dichloroethylene	ND	0.05	ug/g						
cis-1,2-Dichloroethylene	ND	0.05	ug/g						
trans-1,2-Dichloroethylene	ND	0.05	ug/g						
1,2-Dichloropropane	ND	0.05	ug/g						
cis-1,3-Dichloropropylene	ND	0.05	ug/g						
trans-1,3-Dichloropropylene	ND	0.05	ug/g						
1,3-Dichloropropene, total	ND	0.05	ug/g						
Ethylbenzene	ND	0.05	ug/g						
Ethylene dibromide (dibromoethane, 1,2	ND	0.05	ug/g						
Hexane	ND	0.05	ug/g						
Methyl Ethyl Ketone (2-Butanone)	ND	0.50	ug/g						
Methyl Isobutyl Ketone	ND	0.50	ug/g						
Methyl tert-butyl ether	ND	0.05	ug/g						
Methylene Chloride	ND	0.05	ug/g						
Styrene	ND	0.05	ug/g						
1,1,1,2-Tetrachloroethane	ND	0.05	ug/g						
1,1,2,2-Tetrachloroethane	ND	0.05	ug/g						
Tetrachloroethylene	ND	0.05	ug/g						
Toluene	ND	0.05	ug/g						
1,1,1-Trichloroethane	ND	0.05	ug/g						
1,1,2-Trichloroethane	ND	0.05	ug/g						
Trichloroethylene	ND	0.05	ug/g						
Trichlorofluoromethane	ND	0.05	ug/g						
Vinyl chloride	ND	0.02	ug/g						
m,p-Xylenes	ND	0.05	ug/g						
o-Xylene	ND	0.05	ug/g						
Xylenes, total	ND	0.05	ug/g						
Surrogate: 4-Bromofluorobenzene	*3.88*		*ug/g*		*121*	*50-140*			
Surrogate: Dibromofluoromethane	*3.85*		*ug/g*		*120*	*50-140*			
Surrogate: Toluene-d8	*3.13*		*ug/g*		*97.7*	*50-140*			

Certificate of Analysis

Report Date: 26-Apr-2022

Client: CM3 Environmental Inc.

Order Date: 20-Apr-2022

Client PO: 971 Montreal Rd

Project Description: MM2320

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics									
pH	7.67	0.05	pH Units	7.65			0.3	2.3	
Hydrocarbons									
F1 PHCs (C6-C10)	ND	7	ug/g	ND			NC	40	
F2 PHCs (C10-C16)	ND	4	ug/g	ND			NC	30	
F3 PHCs (C16-C34)	22	8	ug/g	26			15.5	30	
F4 PHCs (C34-C50)	8	6	ug/g	8			0.0	30	
Metals									
Antimony	3.4	1.0	ug/g	ND			NC	30	
Arsenic	1.1	1.0	ug/g	ND			NC	30	
Barium	20.4	1.0	ug/g	19.8			2.8	30	
Beryllium	ND	0.5	ug/g	ND			NC	30	
Boron	ND	5.0	ug/g	ND			NC	30	
Cadmium	ND	0.5	ug/g	ND			NC	30	
Chromium	ND	5.0	ug/g	ND			NC	30	
Cobalt	1.1	1.0	ug/g	1.0			6.0	30	
Copper	8.4	5.0	ug/g	8.2			1.9	30	
Lead	95.6	1.0	ug/g	88.3			8.0	30	
Molybdenum	2.9	1.0	ug/g	2.6			13.2	30	
Nickel	ND	5.0	ug/g	ND			NC	30	
Selenium	ND	1.0	ug/g	ND			NC	30	
Silver	ND	0.3	ug/g	ND			NC	30	
Thallium	ND	1.0	ug/g	ND			NC	30	
Uranium	ND	1.0	ug/g	ND			NC	30	
Vanadium	ND	10.0	ug/g	ND			NC	30	
Zinc	73.7	20.0	ug/g	71.6			3.0	30	
Physical Characteristics									
% Solids	93.5	0.1	% by Wt.	93.5			0.0	25	
Semi-Volatiles									
Acenaphthene	ND	0.02	ug/g	ND			NC	40	
Acenaphthylene	ND	0.02	ug/g	ND			NC	40	
Anthracene	ND	0.02	ug/g	ND			NC	40	
Benzo [a] anthracene	ND	0.02	ug/g	ND			NC	40	
Benzo [a] pyrene	ND	0.02	ug/g	ND			NC	40	
Benzo [b] fluoranthene	ND	0.02	ug/g	ND			NC	40	
Benzo [g,h,i] perylene	ND	0.02	ug/g	ND			NC	40	
Benzo [k] fluoranthene	ND	0.02	ug/g	ND			NC	40	
Chrysene	ND	0.02	ug/g	ND			NC	40	
Dibenzo [a,h] anthracene	ND	0.02	ug/g	ND			NC	40	
Fluoranthene	ND	0.02	ug/g	ND			NC	40	
Fluorene	ND	0.02	ug/g	ND			NC	40	
Indeno [1,2,3-cd] pyrene	ND	0.02	ug/g	ND			NC	40	
1-Methylnaphthalene	ND	0.02	ug/g	ND			NC	40	
2-Methylnaphthalene	ND	0.02	ug/g	ND			NC	40	
Naphthalene	ND	0.01	ug/g	ND			NC	40	
Phenanthrene	ND	0.02	ug/g	ND			NC	40	
Pyrene	ND	0.02	ug/g	ND			NC	40	
Surrogate: 2-Fluorobiphenyl	*1.36*		*ug/g*		*80.5*	*50-140*			
Surrogate: Terphenyl-d14	*1.36*		*ug/g*		*80.6*	*50-140*			
Volatiles									
Acetone	ND	0.50	ug/g	ND			NC	50	
Benzene	ND	0.02	ug/g	ND			NC	50	
Bromodichloromethane	ND	0.05	ug/g	ND			NC	50	
Bromoform	ND	0.05	ug/g	ND			NC	50	
Bromomethane	ND	0.05	ug/g	ND			NC	50	
Carbon Tetrachloride	ND	0.05	ug/g	ND			NC	50	

Certificate of Analysis

Report Date: 26-Apr-2022

Client: CM3 Environmental Inc.

Order Date: 20-Apr-2022

Client PO: 971 Montreal Rd

Project Description: MM2320

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Chlorobenzene	ND	0.05	ug/g	ND			NC	50	
Chloroform	ND	0.05	ug/g	ND			NC	50	
Dibromochloromethane	ND	0.05	ug/g	ND			NC	50	
Dichlorodifluoromethane	ND	0.05	ug/g	ND			NC	50	
1,2-Dichlorobenzene	ND	0.05	ug/g	ND			NC	50	
1,3-Dichlorobenzene	ND	0.05	ug/g	ND			NC	50	
1,4-Dichlorobenzene	ND	0.05	ug/g	ND			NC	50	
1,1-Dichloroethane	ND	0.05	ug/g	ND			NC	50	
1,2-Dichloroethane	ND	0.05	ug/g	ND			NC	50	
1,1-Dichloroethylene	ND	0.05	ug/g	ND			NC	50	
cis-1,2-Dichloroethylene	ND	0.05	ug/g	ND			NC	50	
trans-1,2-Dichloroethylene	ND	0.05	ug/g	ND			NC	50	
1,2-Dichloropropane	ND	0.05	ug/g	ND			NC	50	
cis-1,3-Dichloropropylene	ND	0.05	ug/g	ND			NC	50	
trans-1,3-Dichloropropylene	ND	0.05	ug/g	ND			NC	50	
Ethylbenzene	ND	0.05	ug/g	ND			NC	50	
Ethylene dibromide (dibromoethane, 1,2-	ND	0.05	ug/g	ND			NC	50	
Hexane	ND	0.05	ug/g	ND			NC	50	
Methyl Ethyl Ketone (2-Butanone)	ND	0.50	ug/g	ND			NC	50	
Methyl Isobutyl Ketone	ND	0.50	ug/g	ND			NC	50	
Methyl tert-butyl ether	ND	0.05	ug/g	ND			NC	50	
Methylene Chloride	ND	0.05	ug/g	ND			NC	50	
Styrene	ND	0.05	ug/g	ND			NC	50	
1,1,1,2-Tetrachloroethane	ND	0.05	ug/g	ND			NC	50	
1,1,2,2-Tetrachloroethane	ND	0.05	ug/g	ND			NC	50	
Tetrachloroethylene	ND	0.05	ug/g	ND			NC	50	
Toluene	ND	0.05	ug/g	ND			NC	50	
1,1,1-Trichloroethane	ND	0.05	ug/g	ND			NC	50	
1,1,2-Trichloroethane	ND	0.05	ug/g	ND			NC	50	
Trichloroethylene	ND	0.05	ug/g	ND			NC	50	
Trichlorofluoromethane	ND	0.05	ug/g	ND			NC	50	
Vinyl chloride	ND	0.02	ug/g	ND			NC	50	
m,p-Xylenes	ND	0.05	ug/g	ND			NC	50	
o-Xylene	ND	0.05	ug/g	ND			NC	50	
Surrogate: 4-Bromofluorobenzene	*6.35*		*ug/g*		*139*	*50-140*			
Surrogate: Dibromofluoromethane	*5.40*		*ug/g*		*118*	*50-140*			
Surrogate: Toluene-d8	*5.42*		*ug/g*		*118*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	232	7	ug/g	ND	116	80-120			
F2 PHCs (C10-C16)	113	4	ug/g	ND	110	60-140			
F3 PHCs (C16-C34)	320	8	ug/g	26	116	60-140			
F4 PHCs (C34-C50)	202	6	ug/g	8	122	60-140			
F4G PHCs (gravimetric)	980	50	ug/g	ND	98.0	80-120			
Metals									
Antimony	45.9	1.0	ug/g	ND	91.8	70-130			
Arsenic	55.7	1.0	ug/g	ND	111	70-130			
Barium	56.7	1.0	ug/g	7.9	97.6	70-130			
Beryllium	53.6	0.5	ug/g	ND	107	70-130			
Boron	52.2	5.0	ug/g	ND	102	70-130			
Cadmium	44.4	0.5	ug/g	ND	88.6	70-130			
Chromium	54.6	5.0	ug/g	ND	106	70-130			
Cobalt	52.7	1.0	ug/g	ND	105	70-130			
Copper	54.4	5.0	ug/g	ND	102	70-130			
Lead	91.6	1.0	ug/g	35.3	112	70-130			
Molybdenum	52.8	1.0	ug/g	1.0	103	70-130			
Nickel	52.0	5.0	ug/g	ND	102	70-130			
Selenium	51.6	1.0	ug/g	ND	103	70-130			
Silver	39.8	0.3	ug/g	ND	79.6	70-130			
Thallium	46.2	1.0	ug/g	ND	92.5	70-130			
Uranium	53.3	1.0	ug/g	ND	107	70-130			
Vanadium	55.9	10.0	ug/g	ND	107	70-130			
Zinc	79.8	20.0	ug/g	28.6	102	70-130			
Semi-Volatiles									
Acenaphthene	0.198	0.02	ug/g	ND	93.8	50-140			
Acenaphthylene	0.170	0.02	ug/g	ND	80.6	50-140			
Anthracene	0.168	0.02	ug/g	ND	79.6	50-140			
Benzo [a] anthracene	0.167	0.02	ug/g	ND	78.8	50-140			
Benzo [a] pyrene	0.169	0.02	ug/g	ND	80.0	50-140			
Benzo [b] fluoranthene	0.240	0.02	ug/g	ND	114	50-140			
Benzo [g,h,i] perylene	0.172	0.02	ug/g	ND	81.3	50-140			
Benzo [k] fluoranthene	0.218	0.02	ug/g	ND	103	50-140			
Chrysene	0.178	0.02	ug/g	ND	84.3	50-140			
Dibenzo [a,h] anthracene	0.178	0.02	ug/g	ND	84.3	50-140			
Fluoranthene	0.177	0.02	ug/g	ND	83.7	50-140			
Fluorene	0.186	0.02	ug/g	ND	88.1	50-140			
Indeno [1,2,3-cd] pyrene	0.179	0.02	ug/g	ND	84.8	50-140			
1-Methylnaphthalene	0.220	0.02	ug/g	ND	104	50-140			
2-Methylnaphthalene	0.235	0.02	ug/g	ND	111	50-140			
Naphthalene	0.208	0.01	ug/g	ND	98.7	50-140			
Phenanthrene	0.173	0.02	ug/g	ND	81.7	50-140			
Pyrene	0.177	0.02	ug/g	ND	83.7	50-140			
Surrogate: 2-Fluorobiphenyl	*1.97*		*ug/g*		*117*	*50-140*			
Surrogate: Terphenyl-d14	*1.98*		*ug/g*		*117*	*50-140*			
Volatiles									
Acetone	8.31	0.50	ug/g	ND	83.1	50-140			
Benzene	4.24	0.02	ug/g	ND	106	60-130			

Certificate of Analysis

Report Date: 26-Apr-2022

Client: CM3 Environmental Inc.

Order Date: 20-Apr-2022

Client PO: 971 Montreal Rd

Project Description: MM2320

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Bromodichloromethane	4.50	0.05	ug/g	ND	112	60-130			
Bromoform	4.29	0.05	ug/g	ND	107	60-130			
Bromomethane	4.84	0.05	ug/g	ND	121	50-140			
Carbon Tetrachloride	4.25	0.05	ug/g	ND	106	60-130			
Chlorobenzene	4.27	0.05	ug/g	ND	107	60-130			
Chloroform	4.50	0.05	ug/g	ND	112	60-130			
Dibromochloromethane	4.05	0.05	ug/g	ND	101	60-130			
Dichlorodifluoromethane	4.38	0.05	ug/g	ND	109	50-140			
1,2-Dichlorobenzene	4.56	0.05	ug/g	ND	114	60-130			
1,3-Dichlorobenzene	4.17	0.05	ug/g	ND	104	60-130			
1,4-Dichlorobenzene	4.80	0.05	ug/g	ND	120	60-130			
1,1-Dichloroethane	4.46	0.05	ug/g	ND	112	60-130			
1,2-Dichloroethane	4.18	0.05	ug/g	ND	105	60-130			
1,1-Dichloroethylene	4.14	0.05	ug/g	ND	103	60-130			
cis-1,2-Dichloroethylene	4.41	0.05	ug/g	ND	110	60-130			
trans-1,2-Dichloroethylene	4.27	0.05	ug/g	ND	107	60-130			
1,2-Dichloropropane	4.02	0.05	ug/g	ND	101	60-130			
cis-1,3-Dichloropropylene	4.28	0.05	ug/g	ND	107	60-130			
trans-1,3-Dichloropropylene	3.84	0.05	ug/g	ND	96.0	60-130			
Ethylbenzene	3.94	0.05	ug/g	ND	98.4	60-130			
Ethylene dibromide (dibromoethane, 1,2-	3.97	0.05	ug/g	ND	99.3	60-130			
Hexane	3.21	0.05	ug/g	ND	80.2	60-130			
Methyl Ethyl Ketone (2-Butanone)	7.98	0.50	ug/g	ND	79.8	50-140			
Methyl Isobutyl Ketone	9.33	0.50	ug/g	ND	93.3	50-140			
Methyl tert-butyl ether	13.3	0.05	ug/g	ND	133	50-140			
Methylene Chloride	3.41	0.05	ug/g	ND	85.2	60-130			
Styrene	3.93	0.05	ug/g	ND	98.3	60-130			
1,1,1,2-Tetrachloroethane	4.60	0.05	ug/g	ND	115	60-130			
1,1,2,2-Tetrachloroethane	3.93	0.05	ug/g	ND	98.3	60-130			
Tetrachloroethylene	4.29	0.05	ug/g	ND	107	60-130			
Toluene	4.69	0.05	ug/g	ND	117	60-130			
1,1,1-Trichloroethane	4.51	0.05	ug/g	ND	113	60-130			
1,1,2-Trichloroethane	4.07	0.05	ug/g	ND	102	60-130			
Trichloroethylene	4.11	0.05	ug/g	ND	103	60-130			
Trichlorofluoromethane	4.70	0.05	ug/g	ND	118	50-140			
Vinyl chloride	4.62	0.02	ug/g	ND	116	50-140			
m,p-Xylenes	8.80	0.05	ug/g	ND	110	60-130			
o-Xylene	4.52	0.05	ug/g	ND	113	60-130			
Surrogate: 4-Bromofluorobenzene	*2.17*		*ug/g*		*67.7*	*50-140*			
Surrogate: Dibromofluoromethane	*3.50*		*ug/g*		*110*	*50-140*			
Surrogate: Toluene-d8	*3.37*		*ug/g*		*105*	*50-140*			

Qualifier Notes:

Sample Qualifiers :

1 : Elevated detection limits due to the nature of the sample matrix.

2 : GC-FID signal did not return to baseline by C50

Sample Data Revisions

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable
ND: Not Detected
MDL: Method Detection Limit
Source Result: Data used as source for matrix and duplicate samples
%REC: Percent recovery.
RPD: Relative percent difference.
NC: Not Calculated

Soil results are reported on a dry weight basis when the units are denoted with 'dry'.
Where %Solids is reported, moisture loss includes the loss of volatile hydrocarbons.

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.
- F1 range corrected for BTEX.
- F2 to F3 ranges corrected for appropriate PAHs where available.
- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.
- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.
- When reported, data for F4G has been processed using a silica gel cleanup.

PARACEL LABORATORIES LT

Paracel ID: 2217317

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2217317	№ 67244

Client Name: CM3	Project Ref: 971 Montreal Rd	Page 1 of 1
Contact Name: Sean Parsons	Quote #:	
Address: 5210 Akins Rd oIT	PO #: MM2320	Turnaround Time: ☐ 1 day ☐ 3 day ☐ 2 day ☑ Regular
Telephone:	E-mail: Marc + Sean	Date Required:

☑ REG 153/04 ☐ REG 406/19

Other Regulation: ☐ REG 558 ☐ PWQO ☐ CCME ☐ MISA ☐ SU - Sani ☐ SU - Storm ☐ Other: Mun:

☑ Table 1 ☐ Res/Park ☐ Med/Fine ☐ Table 2 ☐ Ind/Comm ☐ Coarse ☐ Table 3 ☐ Agri/Other ☐ Table — For RSC: ☐ Yes ☐ No

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken: Date	Sample Taken: Time	Required Analysis: Metals ICP	PAH	PHC	VOC	pH
1	MW4 SA1	S		2	Apr 19-22						
2	MW4 SA3										
3	MW5 SA1										
4	MW5 SA2										
5	MW6 SA2										✓
6	MW6 SA5										
7	MW7 SA1										
8	MW8 SA1										
9	MW8 SA2										
10	DUP 1										✓

Comments:

Method of Delivery: DropBox

Relinquished By (Sign):	Received By Driver/Depot:	Received at Lab:	Verified By:
Relinquished By (Print): Sean Parsons	Date/Time:	Date/Time: Apr 20 2022 1620	Date/Time: Apr 20 2022 6:18
Date/Time: Apr 20-22	Temperature: °C	Temperature: 14.6 °C	pH Verified: ☐ By:

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Certificate of Analysis

CM3 Environmental Inc.

5710 Akins Road
Ottawa, ON K2S 1B8
Attn: Alden Crossman

Client PO: 971 Montreal Road
Project: MM2320
Custody: 125625

Report Date: 21-Jul-2020
Order Date: 16-Jul-2020

Order #: 2029408

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

Paracel ID	Client ID
2029408-01	MW1
2029408-02	MW2
2029408-03	MW3

Approved By:

Dale Robertson, BSc
Laboratory Director

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Road

Report Date: 21-Jul-2020

Order Date: 16-Jul-2020

Project Description: MM2320

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Metals, ICP-MS	EPA 200.8 - ICP-MS	17-Jul-20	17-Jul-20
PHC F1	CWS Tier 1 - P&T GC-FID	16-Jul-20	17-Jul-20
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	20-Jul-20	20-Jul-20
REG 153: VOCs by P&T GC/MS	EPA 624 - P&T GC-MS	16-Jul-20	17-Jul-20

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Road

Report Date: 21-Jul-2020

Order Date: 16-Jul-2020

Project Description: MM2320

	Client ID:	MW1	MW2	MW3	-
	Sample Date:	16-Jul-20 10:20	16-Jul-20 10:50	16-Jul-20 11:10	-
	Sample ID:	2029408-01	2029408-02	2029408-03	-
	MDL/Units	Water	Water	Water	-
Metals					
Antimony	0.5 ug/L	0.6	0.6	<0.5	-
Arsenic	1 ug/L	<1	2	<1	-
Barium	1 ug/L	224	143	104	-
Beryllium	0.5 ug/L	<0.5	<0.5	<0.5	-
Boron	10 ug/L	117	95	49	-
Cadmium	0.1 ug/L	<0.1	<0.1	<0.1	-
Chromium	1 ug/L	<1	<1	<1	-
Cobalt	0.5 ug/L	0.5	1.4	0.6	-
Copper	0.5 ug/L	9.2	4.1	3.8	-
Lead	0.1 ug/L	0.1	0.1	0.2	-
Molybdenum	0.5 ug/L	12.6	6.7	1.5	-
Nickel	1 ug/L	7	5	2	-
Selenium	1 ug/L	1	<1	<1	-
Silver	0.1 ug/L	<0.1	<0.1	<0.1	-
Sodium	200 ug/L	710000	195000	41000	-
Thallium	0.1 ug/L	0.2	<0.1	0.4	-
Uranium	0.1 ug/L	25.2	13.7	0.7	-
Vanadium	0.5 ug/L	<0.5	0.8	<0.5	-
Zinc	5 ug/L	20	7	6	-
Volatiles					
Acetone	5.0 ug/L	<5.0	<5.0	<5.0	-
Benzene	0.5 ug/L	<0.5	<0.5	<0.5	-
Bromodichloromethane	0.5 ug/L	<0.5	<0.5	<0.5	-
Bromoform	0.5 ug/L	<0.5	<0.5	<0.5	-
Bromomethane	0.5 ug/L	<0.5	<0.5	<0.5	-
Carbon Tetrachloride	0.2 ug/L	<0.2	<0.2	<0.2	-
Chlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	-
Chloroform	0.5 ug/L	5.7	4.9	6.7	-
Dibromochloromethane	0.5 ug/L	<0.5	<0.5	<0.5	-
Dichlorodifluoromethane	1.0 ug/L	<1.0	<1.0	<1.0	-
1,2-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	-
1,3-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	-
1,4-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	-
1,1-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-
1,2-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Road

Report Date: 21-Jul-2020

Order Date: 16-Jul-2020

Project Description: MM2320

	Client ID:	MW1	MW2	MW3	-
	Sample Date:	16-Jul-20 10:20	16-Jul-20 10:50	16-Jul-20 11:10	-
	Sample ID:	2029408-01	2029408-02	2029408-03	-
	MDL/Units	Water	Water	Water	-
1,1-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	-
cis-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	-
trans-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	-
1,2-Dichloropropane	0.5 ug/L	<0.5	<0.5	<0.5	-
cis-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	-
trans-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	-
1,3-Dichloropropene, total	0.5 ug/L	<0.5	<0.5	<0.5	-
Ethylbenzene	0.5 ug/L	<0.5	<0.5	<0.5	-
Ethylene dibromide (dibromoethane, 1,2-)	0.2 ug/L	<0.2	<0.2	<0.2	-
Hexane	1.0 ug/L	<1.0	<1.0	<1.0	-
Methyl Ethyl Ketone (2-Butanone)	5.0 ug/L	<5.0	<5.0	<5.0	-
Methyl Isobutyl Ketone	5.0 ug/L	<5.0	<5.0	<5.0	-
Methyl tert-butyl ether	2.0 ug/L	<2.0	<2.0	<2.0	-
Methylene Chloride	5.0 ug/L	<5.0	<5.0	<5.0	-
Styrene	0.5 ug/L	<0.5	<0.5	<0.5	-
1,1,1,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-
1,1,2,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-
Tetrachloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	-
Toluene	0.5 ug/L	<0.5	<0.5	<0.5	-
1,1,1-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-
1,1,2-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-
Trichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	-
Trichlorofluoromethane	1.0 ug/L	<1.0	<1.0	<1.0	-
Vinyl chloride	0.5 ug/L	<0.5	<0.5	<0.5	-
m,p-Xylenes	0.5 ug/L	<0.5	<0.5	<0.5	-
o-Xylene	0.5 ug/L	<0.5	<0.5	<0.5	-
Xylenes, total	0.5 ug/L	<0.5	<0.5	<0.5	-
4-Bromofluorobenzene	Surrogate	102%	101%	101%	-
Dibromofluoromethane	Surrogate	110%	121%	117%	-
Toluene-d8	Surrogate	97.2%	98.3%	97.3%	-
Hydrocarbons					
F1 PHCs (C6-C10)	25 ug/L	<25	<25	<25	-
F2 PHCs (C10-C16)	100 ug/L	<100	<100	<100	-
F3 PHCs (C16-C34)	100 ug/L	360	320	260	-
F4 PHCs (C34-C50)	100 ug/L	100	140	119	-

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Road

Report Date: 21-Jul-2020

Order Date: 16-Jul-2020

Project Description: MM2320

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	25	ug/L						
F2 PHCs (C10-C16)	ND	100	ug/L						
F3 PHCs (C16-C34)	ND	100	ug/L						
F4 PHCs (C34-C50)	ND	100	ug/L						
Metals									
Antimony	ND	0.5	ug/L						
Arsenic	ND	1	ug/L						
Barium	ND	1	ug/L						
Beryllium	ND	0.5	ug/L						
Boron	ND	10	ug/L						
Cadmium	ND	0.1	ug/L						
Chromium	ND	1	ug/L						
Cobalt	ND	0.5	ug/L						
Copper	ND	0.5	ug/L						
Lead	ND	0.1	ug/L						
Molybdenum	ND	0.5	ug/L						
Nickel	ND	1	ug/L						
Selenium	ND	1	ug/L						
Silver	ND	0.1	ug/L						
Sodium	ND	200	ug/L						
Thallium	ND	0.1	ug/L						
Uranium	ND	0.1	ug/L						
Vanadium	ND	0.5	ug/L						
Zinc	ND	5	ug/L						
Volatiles									
Acetone	ND	5.0	ug/L						
Benzene	ND	0.5	ug/L						
Bromodichloromethane	ND	0.5	ug/L						
Bromoform	ND	0.5	ug/L						
Bromomethane	ND	0.5	ug/L						
Carbon Tetrachloride	ND	0.2	ug/L						
Chlorobenzene	ND	0.5	ug/L						
Chloroform	ND	0.5	ug/L						
Dibromochloromethane	ND	0.5	ug/L						
Dichlorodifluoromethane	ND	1.0	ug/L						
1,2-Dichlorobenzene	ND	0.5	ug/L						
1,3-Dichlorobenzene	ND	0.5	ug/L						
1,4-Dichlorobenzene	ND	0.5	ug/L						
1,1-Dichloroethane	ND	0.5	ug/L						
1,2-Dichloroethane	ND	0.5	ug/L						
1,1-Dichloroethylene	ND	0.5	ug/L						
cis-1,2-Dichloroethylene	ND	0.5	ug/L						
trans-1,2-Dichloroethylene	ND	0.5	ug/L						
1,2-Dichloropropane	ND	0.5	ug/L						
cis-1,3-Dichloropropylene	ND	0.5	ug/L						
trans-1,3-Dichloropropylene	ND	0.5	ug/L						
1,3-Dichloropropene, total	ND	0.5	ug/L						
Ethylbenzene	ND	0.5	ug/L						
Ethylene dibromide (dibromoethane, 1,2-	ND	0.2	ug/L						
Hexane	ND	1.0	ug/L						
Methyl Ethyl Ketone (2-Butanone)	ND	5.0	ug/L						
Methyl Isobutyl Ketone	ND	5.0	ug/L						
Methyl tert-butyl ether	ND	2.0	ug/L						
Methylene Chloride	ND	5.0	ug/L						
Styrene	ND	0.5	ug/L						
1,1,1,2-Tetrachloroethane	ND	0.5	ug/L						
1,1,2,2-Tetrachloroethane	ND	0.5	ug/L						
Tetrachloroethylene	ND	0.5	ug/L						
Toluene	ND	0.5	ug/L						

Certificate of Analysis

Report Date: 21-Jul-2020

Client: CM3 Environmental Inc.

Order Date: 16-Jul-2020

Client PO: 971 Montreal Road

Project Description: MM2320

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,1,1-Trichloroethane	ND	0.5	ug/L						
1,1,2-Trichloroethane	ND	0.5	ug/L						
Trichloroethylene	ND	0.5	ug/L						
Trichlorofluoromethane	ND	1.0	ug/L						
Vinyl chloride	ND	0.5	ug/L						
m,p-Xylenes	ND	0.5	ug/L						
o-Xylene	ND	0.5	ug/L						
Xylenes, total	ND	0.5	ug/L						
Surrogate: 4-Bromofluorobenzene	*82.1*		*ug/L*		*103*	*50-140*			
Surrogate: Dibromofluoromethane	*85.1*		*ug/L*		*106*	*50-140*			
Surrogate: Toluene-d8	*79.1*		*ug/L*		*98.9*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	25	ug/L	ND			NC	30	
Metals									
Antimony	1.10	0.5	ug/L	0.75			NC	20	
Arsenic	ND	1	ug/L	ND			NC	20	
Barium	360	1	ug/L	341			5.4	20	
Beryllium	ND	0.5	ug/L	ND			NC	20	
Boron	40	10	ug/L	41			2.2	20	
Cadmium	ND	0.1	ug/L	ND			NC	20	
Chromium	ND	1	ug/L	ND			NC	20	
Cobalt	2.06	0.5	ug/L	2.05			0.1	20	
Copper	9.30	0.5	ug/L	9.24			0.6	20	
Lead	0.88	0.1	ug/L	0.91			3.5	20	
Molybdenum	3.23	0.5	ug/L	3.15			2.6	20	
Nickel	3.6	1	ug/L	3.7			0.6	20	
Selenium	ND	1	ug/L	ND			NC	20	
Silver	ND	0.1	ug/L	ND			NC	20	
Sodium	780000	2000	ug/L	832000			6.5	20	
Thallium	ND	0.1	ug/L	ND			NC	20	
Uranium	5.1	0.1	ug/L	5.3			2.8	20	
Vanadium	1.18	0.5	ug/L	1.25			6.1	20	
Zinc	7	5	ug/L	7			7.4	20	
Volatiles									
Acetone	ND	5.0	ug/L	ND			NC	30	
Benzene	ND	0.5	ug/L	ND			NC	30	
Bromodichloromethane	ND	0.5	ug/L	ND			NC	30	
Bromoform	ND	0.5	ug/L	ND			NC	30	
Bromomethane	ND	0.5	ug/L	ND			NC	30	
Carbon Tetrachloride	ND	0.2	ug/L	ND			NC	30	
Chlorobenzene	ND	0.5	ug/L	ND			NC	30	
Chloroform	ND	0.5	ug/L	ND			NC	30	
Dibromochloromethane	ND	0.5	ug/L	ND			NC	30	
Dichlorodifluoromethane	ND	1.0	ug/L	ND			NC	30	
1,2-Dichlorobenzene	ND	0.5	ug/L	ND			NC	30	
1,3-Dichlorobenzene	ND	0.5	ug/L	ND			NC	30	
1,4-Dichlorobenzene	ND	0.5	ug/L	ND			NC	30	
1,1-Dichloroethane	ND	0.5	ug/L	ND			NC	30	
1,2-Dichloroethane	ND	0.5	ug/L	ND			NC	30	
1,1-Dichloroethylene	ND	0.5	ug/L	ND			NC	30	
cis-1,2-Dichloroethylene	ND	0.5	ug/L	ND			NC	30	
trans-1,2-Dichloroethylene	ND	0.5	ug/L	ND			NC	30	
1,2-Dichloropropane	ND	0.5	ug/L	ND			NC	30	
cis-1,3-Dichloropropylene	ND	0.5	ug/L	ND			NC	30	
trans-1,3-Dichloropropylene	ND	0.5	ug/L	ND			NC	30	
Ethylbenzene	ND	0.5	ug/L	ND			NC	30	
Ethylene dibromide (dibromoethane, 1,2-	ND	0.2	ug/L	ND			NC	30	
Hexane	ND	1.0	ug/L	ND			NC	30	
Methyl Ethyl Ketone (2-Butanone)	ND	5.0	ug/L	ND			NC	30	
Methyl Isobutyl Ketone	ND	5.0	ug/L	ND			NC	30	
Methyl tert-butyl ether	ND	2.0	ug/L	ND			NC	30	
Methylene Chloride	ND	5.0	ug/L	ND			NC	30	
Styrene	ND	0.5	ug/L	ND			NC	30	
1,1,1,2-Tetrachloroethane	ND	0.5	ug/L	ND			NC	30	
1,1,2,2-Tetrachloroethane	ND	0.5	ug/L	ND			NC	30	
Tetrachloroethylene	ND	0.5	ug/L	ND			NC	30	
Toluene	ND	0.5	ug/L	ND			NC	30	
1,1,1-Trichloroethane	ND	0.5	ug/L	ND			NC	30	
1,1,2-Trichloroethane	ND	0.5	ug/L	ND			NC	30	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Trichloroethylene	ND	0.5	ug/L	ND			NC	30	
Trichlorofluoromethane	ND	1.0	ug/L	ND			NC	30	
Vinyl chloride	ND	0.5	ug/L	ND			NC	30	
m,p-Xylenes	ND	0.5	ug/L	ND			NC	30	
o-Xylene	ND	0.5	ug/L	ND			NC	30	
Surrogate: 4-Bromofluorobenzene	*82.3*		*ug/L*		*103*	*50-140*			
Surrogate: Dibromofluoromethane	*91.7*		*ug/L*		*115*	*50-140*			
Surrogate: Toluene-d8	*77.0*		*ug/L*		*96.3*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	1590	25	ug/L	ND	79.6	68-117			
F2 PHCs (C10-C16)	1670	100	ug/L	ND	105	60-140			
F3 PHCs (C16-C34)	4230	100	ug/L	ND	108	60-140			
F4 PHCs (C34-C50)	2400	100	ug/L	ND	96.6	60-140			
Metals									
Antimony	42.5	0.5	ug/L	ND	85.0	80-120			
Arsenic	50.3	1	ug/L	ND	101	80-120			
Barium	46.8	1	ug/L	ND	93.5	80-120			
Beryllium	47.9	0.5	ug/L	ND	95.8	80-120			
Boron	41	10	ug/L	ND	82.8	80-120			
Cadmium	46.8	0.1	ug/L	ND	93.6	80-120			
Chromium	49.5	1	ug/L	ND	98.9	80-120			
Cobalt	47.8	0.5	ug/L	ND	95.6	80-120			
Copper	45.7	0.5	ug/L	ND	91.5	80-120			
Lead	44.3	0.1	ug/L	ND	88.7	80-120			
Molybdenum	44.9	0.5	ug/L	ND	89.8	80-120			
Nickel	46.6	1	ug/L	ND	93.3	80-120			
Selenium	47.9	1	ug/L	ND	95.7	80-120			
Silver	46.7	0.1	ug/L	ND	93.5	80-120			
Sodium	9000	200	ug/L	ND	90.0	80-120			
Thallium	45.9	0.1	ug/L	ND	91.9	80-120			
Uranium	47.5	0.1	ug/L	ND	94.9	80-120			
Vanadium	48.4	0.5	ug/L	ND	96.8	80-120			
Zinc	39	5	ug/L	7	65.3	80-120			QM-07
Volatiles									
Acetone	83.8	5.0	ug/L	ND	83.8	50-140			
Benzene	39.0	0.5	ug/L	ND	97.6	60-130			
Bromodichloromethane	33.6	0.5	ug/L	ND	84.0	60-130			
Bromoform	43.9	0.5	ug/L	ND	110	60-130			
Bromomethane	32.1	0.5	ug/L	ND	80.2	50-140			
Carbon Tetrachloride	28.5	0.2	ug/L	ND	71.2	60-130			
Chlorobenzene	34.8	0.5	ug/L	ND	86.9	60-130			
Chloroform	34.7	0.5	ug/L	ND	86.7	60-130			
Dibromochloromethane	31.5	0.5	ug/L	ND	78.8	60-130			
Dichlorodifluoromethane	28.7	1.0	ug/L	ND	71.8	50-140			
1,2-Dichlorobenzene	30.9	0.5	ug/L	ND	77.2	60-130			
1,3-Dichlorobenzene	29.6	0.5	ug/L	ND	74.1	60-130			
1,4-Dichlorobenzene	30.5	0.5	ug/L	ND	76.2	60-130			
1,1-Dichloroethane	31.8	0.5	ug/L	ND	79.5	60-130			
1,2-Dichloroethane	46.1	0.5	ug/L	ND	115	60-130			
1,1-Dichloroethylene	29.7	0.5	ug/L	ND	74.4	60-130			
cis-1,2-Dichloroethylene	37.4	0.5	ug/L	ND	93.4	60-130			
trans-1,2-Dichloroethylene	33.6	0.5	ug/L	ND	84.0	60-130			
1,2-Dichloropropane	39.6	0.5	ug/L	ND	99.0	60-130			
cis-1,3-Dichloropropylene	41.6	0.5	ug/L	ND	104	60-130			
trans-1,3-Dichloropropylene	37.3	0.5	ug/L	ND	93.2	60-130			
Ethylbenzene	34.4	0.5	ug/L	ND	86.0	60-130			
Ethylene dibromide (dibromoethane, 1,2	32.4	0.2	ug/L	ND	81.1	60-130			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hexane	34.8	1.0	ug/L	ND	87.1	60-130			
Methyl Ethyl Ketone (2-Butanone)	107	5.0	ug/L	ND	107	50-140			
Methyl Isobutyl Ketone	115	5.0	ug/L	ND	115	50-140			
Methyl tert-butyl ether	90.3	2.0	ug/L	ND	90.3	50-140			
Methylene Chloride	32.0	5.0	ug/L	ND	80.1	60-130			
Styrene	34.6	0.5	ug/L	ND	86.4	60-130			
1,1,1,2-Tetrachloroethane	32.6	0.5	ug/L	ND	81.4	60-130			
1,1,2,2-Tetrachloroethane	37.3	0.5	ug/L	ND	93.2	60-130			
Tetrachloroethylene	32.6	0.5	ug/L	ND	81.6	60-130			
Toluene	35.3	0.5	ug/L	ND	88.2	60-130			
1,1,1-Trichloroethane	31.2	0.5	ug/L	ND	77.9	60-130			
1,1,2-Trichloroethane	40.1	0.5	ug/L	ND	100	60-130			
Trichloroethylene	37.0	0.5	ug/L	ND	92.6	60-130			
Trichlorofluoromethane	32.8	1.0	ug/L	ND	82.0	60-130			
Vinyl chloride	34.8	0.5	ug/L	ND	86.9	50-140			
m,p-Xylenes	69.6	0.5	ug/L	ND	87.0	60-130			
o-Xylene	35.5	0.5	ug/L	ND	88.8	60-130			
Surrogate: 4-Bromofluorobenzene	*80.5*		*ug/L*		*101*	*50-140*			
Surrogate: Dibromofluoromethane	*91.5*		*ug/L*		*114*	*50-140*			
Surrogate: Toluene-d8	*76.2*		*ug/L*		*95.3*	*50-140*			

Qualifier Notes:

QC Qualifiers :

QM-07 : The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on other acceptable QC.

Sample Data Revisions

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable
ND: Not Detected
MDL: Method Detection Limit
Source Result: Data used as source for matrix and duplicate samples
%REC: Percent recovery.
RPD: Relative percent difference.
NC: Not Calculated

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.
- F1 range corrected for BTEX.
- F2 to F3 ranges corrected for appropriate PAHs where available.
- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.
- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.
- When reported, data for F4G has been processed using a silica gel cleanup.

PARACEL LABORATORIES LTD.

Paracel ID: 2029408

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2029408	№ 125625

Client Name: CM3
Contact Name: Alden, Marc
Address: 5710 Akins Rd., Stittsville, ON
Telephone: 613-915-0627

Project Ref: MH2320
Quote #: CM3 Rates
PO #: 971 Montreal Road
E-mail: alden@cm3environmental.com
marc@

Page 1 of 1

Turnaround Time

☐ 1 day ☐ 3 day
☐ 2 day ☒ Regular
Date Required:

Regulation 153/04	Other Regulation
☐ Table 1 ☐ Res/Park ☐ Med/Fine	☐ REG 558 ☐ PWQO
☐ Table 2 ☐ Ind/Comm ☐ Coarse	☐ CCME ☐ MISA
☐ Table 3 ☐ Agri/Other	☐ SU - Sani ☐ SU - Storm
☑ Table 7	Mun:
For RSC: ☐ Yes ☐ No	☐ Other:

Matrix Type: S (Soil/Sed.) **GW** (Ground Water) **SW** (Surface Water) **SS** (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

Required Analysis

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken: Date	Sample Taken: Time	PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CrVI	B (HWS)						
1	MW1	GW		4	07/16/20	10:20	X	X		X									✓
2	MW2	GW		4	↓	10:50	X	X		X									✓
3	MW3	GW		4	↓	11:10	X	X		X									✓
4																			
5																			
6																			
7																			
8																			
9																			
10																			

Comments:

Method of Delivery: Drop Box

Relinquished By (Sign): Alden Z	Received By Driver/Depot:	Received at Lab: Sunee Porn Ohmai	Verified By: Bam
Relinquished By (Print): Alden Crossman	Date/Time:	Date/Time: JUL 16, 2020 12.16	Date/Time: Jul 16, 2020 12:35
Date/Time: 07/16/20, 12:00 pm	Temperature: °C	Temperature: 17.3 °C	pH Verified: ☑ By: B.S

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Certificate of Analysis

CM3 Environmental Inc.

5710 Akins Road
Ottawa, ON K2S 1B8
Attn: Alden Crossman

Client 6O: 971 P ontreal Road
6roject: P P 2320
Custody: 125M40

Report Date: 27-Jul-2020
Order Date: 23-Jul-2020

Order #: 2030393

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

Paracel ID	Client ID
2030393-01	MW1
2030393-02	MW2
2030393-03	MW3

Approved By:

Dale Robertson, BSc
Laboratory Director

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Road

Report Date: 27-Jul-2020

Order Date: 23-Jul-2020

Project Description: MM2320

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Chloroform	EPA 624 - P&T GC-MS	24-Jul-20	26-Jul-20

Certificate of Analysis

Report Date: 27-Jul-2020

Client: CM3 Environmental Inc.

Order Date: 23-Jul-2020

Client PO: 971 Montreal Road

Project Description: MM2320

	Client ID:	MW1	MW2	MW3	-
	Sample Date:	23-Jul-20 09:45	23-Jul-20 10:00	23-Jul-20 10:15	-
	Sample ID:	2030393-01	2030393-02	2030393-03	-
	MDL/Units	Water	Water	Water	-
Volatiles					
Chloroform	0.5 ug/L	2.0	1.9	1.2	-
Dibromofluoromethane	Surrogate	111%	118%	112%	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Volatiles									
Chloroform	ND	0.5	ug/L						
Surrogate: Dibromofluoromethane	*89.5*		*ug/L*		*112*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Volatiles									
Chloroform	5.45	0.5	ug/L	6.09			11.1	30	
Surrogate: Dibromofluoromethane	*95.1*		*ug/L*		*119*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Volatiles									
Chloroform	35.0	0.5	ug/L	ND	87.4	60-130			
Surrogate: Dibromofluoromethane	*93.9*		*ug/L*		*117*	*50-140*			

Qualifier Notes:

None

Sample Data Revisions

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable
ND: Not Detected
MDL: Method Detection Limit
Source Result: Data used as source for matrix and duplicate samples
%REC: Percent recovery.
RPD: Relative percent difference.
NC: Not Calculated

PARAC LABORATORIES

Paracel ID: 2030393

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Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2030393	Nº 125640

Client Name: CM3	Project Ref: MM2320	Page 1 of 1
Contact Name: Alden, Marc	Quote #: CM3 Rates	Turnaround Time
Address: 5710 Arkins Road, Stittsville, ON	PO #: 971 Montreal Road	☐ 1 day ☑ 3 day
	E-mail: alden@cm3environmental marc@	☐ 2 day ☐ Regular
Telephone: 613-915-0627		Date Required:

Regulation 153/04	Other Regulation
☐ Table 1 ☐ Res/Park ☐ Med/Fine	☐ REG 558 ☐ PWQO
☐ Table 2 ☐ Ind/Comm ☐ Coarse	☐ CCME ☐ MISA
☐ Table 3 ☐ Agri/Other	☐ SU - Sani ☐ SU - Storm
☑ Table 7	Mun:
For RSC: ☐ Yes ☐ No	☐ Other:

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken Date	Sample Taken Time	PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CrVI	B (HWS)	Chloroform						
1	MW1	GW		2	07/23/20	9:45								X						✓
2	MW2	GW		2	↓	10:00								X						✓
3	MW3	GW		2	↓	10:15								X						✓
4																				
5																				
6																				
7																				
8																				
9																				
10																				

Comments:

Method of Delivery: Drop Box

Relinquished By (Sign): Alden	Received By Driver/Depot:	Received at Lab: Dheepan Aakman	Verified By:
Relinquished By (Print): Alden Crossman	Date/Time:	Date/Time: July 23, 2020 10.55	Date/Time: 7-23-20 1112
Date/Time: 07/23/20 11:00	Temperature: °C	Temperature: 19.9 °C	pH Verified: ☐ By:

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Certificate of Analysis

CM3 Environmental Inc.

5710 Akins Road
Ottawa, ON K2S 1B8
Attn: Marc MacDonald

Client PO: 971 Montreal Rd
Project: MM2320
Custody: 58960

Report Date: 9-May-2022
Order Date: 3-May-2022

Order #: 2219215

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

Paracel ID	Client ID
2219215-01	MW1
2219215-02	MW2
2219215-03	MW3
2219215-04	MW5
2219215-05	MW8
2219215-06	DUP 1
2219215-07	Trip Blank
2219215-08	Trip Spike

Approved By:

Dale Robertson, BSc
Laboratory Director

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 09-May-2022

Order Date: 3-May-2022

Project Description: MM2320

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Metals, ICP-MS	EPA 200.8 - ICP-MS	3-May-22	4-May-22
PHC F1	CWS Tier 1 - P&T GC-FID	5-May-22	5-May-22
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	5-May-22	6-May-22
REG 153: PAHs by GC-MS	EPA 625 - GC-MS, extraction	6-May-22	7-May-22
REG 153: VOCs by P&T GC/MS	EPA 624 - P&T GC-MS	5-May-22	5-May-22

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 09-May-2022

Order Date: 3-May-2022

Project Description: MM2320

	Client ID:	MW1	MW2	MW3	MW5
	Sample Date:	03-May-22 09:00	03-May-22 09:00	03-May-22 09:00	03-May-22 09:00
	Sample ID:	2219215-01	2219215-02	2219215-03	2219215-04
	MDL/Units	Water	Water	Water	Water
Metals					
Antimony	0.5 ug/L	0.6	0.6	<0.5	<0.5
Arsenic	1 ug/L	<1	3	<1	<1
Barium	1 ug/L	74	107	25	95
Beryllium	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
Boron	10 ug/L	50	67	39	43
Cadmium	0.1 ug/L	<0.1	<0.1	<0.1	<0.1
Chromium	1 ug/L	<1	<1	<1	<1
Cobalt	0.5 ug/L	<0.5	1.2	<0.5	<0.5
Copper	0.5 ug/L	3.4	1.9	1.0	2.0
Lead	0.1 ug/L	<0.1	<0.1	<0.1	<0.1
Molybdenum	0.5 ug/L	6.3	7.4	0.6	10.5
Nickel	1 ug/L	2	9	1	4
Selenium	1 ug/L	1	<1	<1	<1
Silver	0.1 ug/L	<0.1	<0.1	<0.1	<0.1
Sodium	200 ug/L	417000	117000	75700	382000
Thallium	0.1 ug/L	<0.1	<0.1	0.2	0.1
Uranium	0.1 ug/L	5.3	14.8	1.5	3.8
Vanadium	0.5 ug/L	0.5	0.9	<0.5	<0.5
Zinc	5 ug/L	12	7	<5	15
Volatiles					
Acetone	5.0 ug/L	<5.0	<5.0	<5.0	<5.0
Benzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
Bromodichloromethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
Bromoform	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
Bromomethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
Carbon Tetrachloride	0.2 ug/L	<0.2	<0.2	<0.2	<0.2
Chlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
Chloroform	0.5 ug/L	0.6	<0.5	<0.5	<0.5
Dibromochloromethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
Dichlorodifluoromethane	1.0 ug/L	<1.0	<1.0	<1.0	<1.0
1,2-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
1,3-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
1,4-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
1,1-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
1,2-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 09-May-2022

Order Date: 3-May-2022

Project Description: MM2320

	Client ID:	MW1	MW2	MW3	MW5
	Sample Date:	03-May-22 09:00	03-May-22 09:00	03-May-22 09:00	03-May-22 09:00
	Sample ID:	2219215-01	2219215-02	2219215-03	2219215-04
	MDL/Units	Water	Water	Water	Water
1,1-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
cis-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
trans-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
1,2-Dichloropropane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
cis-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
trans-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
1,3-Dichloropropene, total	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
Ethylene dibromide (dibromoethane, 1,2-)	0.2 ug/L	<0.2	<0.2	<0.2	<0.2
Hexane	1.0 ug/L	<1.0	<1.0	<1.0	<1.0
Methyl Ethyl Ketone (2-Butanone)	5.0 ug/L	<5.0	<5.0	<5.0	<5.0
Methyl Isobutyl Ketone	5.0 ug/L	<5.0	<5.0	<5.0	<5.0
Methyl tert-butyl ether	2.0 ug/L	<2.0	<2.0	<2.0	<2.0
Methylene Chloride	5.0 ug/L	<5.0	<5.0	<5.0	<5.0
Styrene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
1,1,1,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
1,1,2,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
Tetrachloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
Toluene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
1,1,1-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
1,1,2-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
Trichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
Trichlorofluoromethane	1.0 ug/L	<1.0	<1.0	<1.0	<1.0
Vinyl chloride	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
m,p-Xylenes	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
o-Xylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
Xylenes, total	0.5 ug/L	<0.5	<0.5	<0.5	<0.5
4-Bromofluorobenzene	Surrogate	120%	120%	118%	120%
Dibromofluoromethane	Surrogate	129%	131%	127%	127%
Toluene-d8	Surrogate	104%	105%	105%	104%
Hydrocarbons					
F1 PHCs (C6-C10)	25 ug/L	<25	<25	<25	<25
F2 PHCs (C10-C16)	100 ug/L	<100	<100	<100	<100
F3 PHCs (C16-C34)	100 ug/L	<100	<100	<100	<100
F4 PHCs (C34-C50)	100 ug/L	<100	<100	<100	<100
Semi-Volatiles					

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 09-May-2022

Order Date: 3-May-2022

Project Description: MM2320

	Client ID:	MW1	MW2	MW3	MW5
	Sample Date:	03-May-22 09:00	03-May-22 09:00	03-May-22 09:00	03-May-22 09:00
	Sample ID:	2219215-01	2219215-02	2219215-03	2219215-04
	MDL/Units	Water	Water	Water	Water
Acenaphthene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
Acenaphthylene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
Anthracene	0.01 ug/L	<0.01	<0.01	<0.01	<0.01
Benzo [a] anthracene	0.01 ug/L	<0.01	<0.01	<0.01	<0.01
Benzo [a] pyrene	0.01 ug/L	<0.01	<0.01	<0.01	<0.01
Benzo [b] fluoranthene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
Benzo [g,h,i] perylene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
Benzo [k] fluoranthene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
Chrysene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
Dibenzo [a,h] anthracene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
Fluoranthene	0.01 ug/L	<0.01	<0.01	<0.01	<0.01
Fluorene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
Indeno [1,2,3-cd] pyrene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
1-Methylnaphthalene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
2-Methylnaphthalene	0.05 ug/L	0.17	<0.05	<0.05	<0.05
Methylnaphthalene (1&2)	0.10 ug/L	0.17	<0.10	<0.10	<0.10
Naphthalene	0.05 ug/L	0.53	<0.05	<0.05	<0.05
Phenanthrene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05
Pyrene	0.01 ug/L	0.04	0.03	<0.01	0.03
2-Fluorobiphenyl	Surrogate	101%	81.8%	94.0%	86.4%
Terphenyl-d14	Surrogate	128%	102%	109%	107%

Certificate of Analysis

Report Date: 09-May-2022

Client: CM3 Environmental Inc.

Order Date: 3-May-2022

Client PO: 971 Montreal Rd

Project Description: MM2320

	Client ID:	MW8	DUP 1	Trip Blank	Trip Spike
	Sample Date:	03-May-22 09:00	03-May-22 09:00	02-May-22 09:00	02-May-22 09:00
	Sample ID:	2219215-05	2219215-06	2219215-07	2219215-08
	MDL/Units	Water	Water	Water	Water
Metals					
Antimony	0.5 ug/L	<0.5	0.6	-	-
Arsenic	1 ug/L	6	3	-	-
Barium	1 ug/L	75	104	-	-
Beryllium	0.5 ug/L	<0.5	<0.5	-	-
Boron	10 ug/L	144	66	-	-
Cadmium	0.1 ug/L	<0.1	<0.1	-	-
Chromium	1 ug/L	<1	<1	-	-
Cobalt	0.5 ug/L	3.7	1.1	-	-
Copper	0.5 ug/L	<0.5	2.1	-	-
Lead	0.1 ug/L	0.9	<0.1	-	-
Molybdenum	0.5 ug/L	1.7	7.2	-	-
Nickel	1 ug/L	8	9	-	-
Selenium	1 ug/L	<1	<1	-	-
Silver	0.1 ug/L	<0.1	<0.1	-	-
Sodium	200 ug/L	61900	112000	-	-
Thallium	0.1 ug/L	0.6	<0.1	-	-
Uranium	0.1 ug/L	0.6	15.5	-	-
Vanadium	0.5 ug/L	<0.5	0.9	-	-
Zinc	5 ug/L	<5	7	-	-
Volatiles					
Acetone	5.0 ug/L	<5.0	<5.0	<5.0	71.4 [2]
Benzene	0.5 ug/L	<0.5	<0.5	<0.5	29.6 [2]
Bromodichloromethane	0.5 ug/L	<0.5	<0.5	<0.5	42.4 [2]
Bromoform	0.5 ug/L	<0.5	<0.5	<0.5	42.8 [2]
Bromomethane	0.5 ug/L	<0.5	<0.5	<0.5	38.6 [2]
Carbon Tetrachloride	0.2 ug/L	<0.2	<0.2	<0.2	36.9 [2]
Chlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	36.0 [2]
Chloroform	0.5 ug/L	<0.5	<0.5	<0.5	31.0 [2]
Dibromochloromethane	0.5 ug/L	<0.5	<0.5	<0.5	42.2 [2]
Dichlorodifluoromethane	1.0 ug/L	<1.0	<1.0	<1.0	44.5 [2]
1,2-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	35.1 [2]
1,3-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	35.3 [2]
1,4-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	34.3 [2]
1,1-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	32.8 [2]

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 09-May-2022

Order Date: 3-May-2022

Project Description: MM2320

	Client ID:	MW8	DUP 1	Trip Blank	Trip Spike
	Sample Date:	03-May-22 09:00	03-May-22 09:00	02-May-22 09:00	02-May-22 09:00
	Sample ID:	2219215-05	2219215-06	2219215-07	2219215-08
	MDL/Units	Water	Water	Water	Water
1,2-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	38.2 [2]
1,1-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	43.7 [2]
cis-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	29.3 [2]
trans-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	39.4 [2]
1,2-Dichloropropane	0.5 ug/L	<0.5	<0.5	<0.5	35.2 [2]
cis-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	39.6 [2]
trans-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	33.6 [2]
1,3-Dichloropropene, total	0.5 ug/L	<0.5	<0.5	<0.5	73.2 [2]
Ethylbenzene	0.5 ug/L	<0.5	<0.5	<0.5	34.7 [2]
Ethylene dibromide (dibromoethane, 1	0.2 ug/L	<0.2	<0.2	<0.2	39.9 [2]
Hexane	1.0 ug/L	<1.0	<1.0	<1.0	31.6 [2]
Methyl Ethyl Ketone (2-Butanone)	5.0 ug/L	<5.0	<5.0	<5.0	76.5 [2]
Methyl Isobutyl Ketone	5.0 ug/L	<5.0	<5.0	<5.0	77.0 [2]
Methyl tert-butyl ether	2.0 ug/L	<2.0	<2.0	<2.0	81.7 [2]
Methylene Chloride	5.0 ug/L	<5.0	<5.0	13.5	33.2 [2]
Styrene	0.5 ug/L	<0.5	<0.5	<0.5	41.3 [2]
1,1,1,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	43.2 [2]
1,1,2,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	43.1 [2]
Tetrachloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	36.5 [2]
Toluene	0.5 ug/L	<0.5	<0.5	<0.5	37.4 [2]
1,1,1-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	32.9 [2]
1,1,2-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	43.1 [2]
Trichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	30.4 [2]
Trichlorofluoromethane	1.0 ug/L	<1.0	<1.0	<1.0	41.4 [2]
Vinyl chloride	0.5 ug/L	<0.5	<0.5	<0.5	34.6 [2]
m,p-Xylenes	0.5 ug/L	<0.5	<0.5	<0.5	65.9 [2]
o-Xylene	0.5 ug/L	<0.5	<0.5	<0.5	32.8 [2]
Xylenes, total	0.5 ug/L	<0.5	<0.5	<0.5	98.8 [2]
4-Bromofluorobenzene	Surrogate	120%	119%	121%	116% [2]
Dibromofluoromethane	Surrogate	127%	128%	127%	105% [2]
Toluene-d8	Surrogate	106%	105%	104%	101% [2]
Hydrocarbons					
F1 PHCs (C6-C10)	25 ug/L	<25	<25	-	-
F2 PHCs (C10-C16)	100 ug/L	<100	<100	-	-
F3 PHCs (C16-C34)	100 ug/L	<100	<100	-	-

Certificate of Analysis

Report Date: 09-May-2022

Client: CM3 Environmental Inc.

Order Date: 3-May-2022

Client PO: 971 Montreal Rd

Project Description: MM2320

	Client ID:	MW8	DUP 1	Trip Blank	Trip Spike
	Sample Date:	03-May-22 09:00	03-May-22 09:00	02-May-22 09:00	02-May-22 09:00
	Sample ID:	2219215-05	2219215-06	2219215-07	2219215-08
	MDL/Units	Water	Water	Water	Water
F4 PHCs (C34-C50)	100 ug/L	<100	<100	-	-
Semi-Volatiles					
Acenaphthene	0.05 ug/L	<0.05	<0.05	-	-
Acenaphthylene	0.05 ug/L	<0.05	<0.05	-	-
Anthracene	0.01 ug/L	<0.01	<0.01	-	-
Benzo [a] anthracene	0.01 ug/L	<0.01	<0.01	-	-
Benzo [a] pyrene	0.01 ug/L	<0.01	<0.01	-	-
Benzo [b] fluoranthene	0.05 ug/L	<0.05	<0.05	-	-
Benzo [g,h,i] perylene	0.05 ug/L	0.05	<0.05	-	-
Benzo [k] fluoranthene	0.05 ug/L	<0.05	<0.05	-	-
Chrysene	0.05 ug/L	<0.05	<0.05	-	-
Dibenzo [a,h] anthracene	0.05 ug/L	<0.05	<0.05	-	-
Fluoranthene	0.01 ug/L	<0.01	<0.01	-	-
Fluorene	0.05 ug/L	<0.05	<0.05	-	-
Indeno [1,2,3-cd] pyrene	0.05 ug/L	<0.05	<0.05	-	-
1-Methylnaphthalene	0.05 ug/L	<0.05	<0.05	-	-
2-Methylnaphthalene	0.05 ug/L	<0.05	<0.05	-	-
Methylnaphthalene (1&2)	0.10 ug/L	<0.10	<0.10	-	-
Naphthalene	0.05 ug/L	<0.05	<0.05	-	-
Phenanthrene	0.05 ug/L	<0.05	<0.05	-	-
Pyrene	0.01 ug/L	0.04	0.03	-	-
2-Fluorobiphenyl	Surrogate	101%	85.1%	-	-
Terphenyl-d14	Surrogate	123%	110%	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	25	ug/L						
F2 PHCs (C10-C16)	ND	100	ug/L						
F3 PHCs (C16-C34)	ND	100	ug/L						
F4 PHCs (C34-C50)	ND	100	ug/L						
Metals									
Antimony	ND	0.5	ug/L						
Arsenic	ND	1	ug/L						
Barium	ND	1	ug/L						
Beryllium	ND	0.5	ug/L						
Boron	ND	10	ug/L						
Cadmium	ND	0.1	ug/L						
Chromium	ND	1	ug/L						
Cobalt	ND	0.5	ug/L						
Copper	ND	0.5	ug/L						
Lead	ND	0.1	ug/L						
Molybdenum	ND	0.5	ug/L						
Nickel	ND	1	ug/L						
Selenium	ND	1	ug/L						
Silver	ND	0.1	ug/L						
Sodium	ND	200	ug/L						
Thallium	ND	0.1	ug/L						
Uranium	ND	0.1	ug/L						
Vanadium	ND	0.5	ug/L						
Zinc	ND	5	ug/L						
Semi-Volatiles									
Acenaphthene	ND	0.05	ug/L						
Acenaphthylene	ND	0.05	ug/L						
Anthracene	ND	0.01	ug/L						
Benzo [a] anthracene	ND	0.01	ug/L						
Benzo [a] pyrene	ND	0.01	ug/L						
Benzo [b] fluoranthene	ND	0.05	ug/L						
Benzo [g,h,i] perylene	ND	0.05	ug/L						
Benzo [k] fluoranthene	ND	0.05	ug/L						
Chrysene	ND	0.05	ug/L						
Dibenzo [a,h] anthracene	ND	0.05	ug/L						
Fluoranthene	ND	0.01	ug/L						
Fluorene	ND	0.05	ug/L						
Indeno [1,2,3-cd] pyrene	ND	0.05	ug/L						
1-Methylnaphthalene	ND	0.05	ug/L						
2-Methylnaphthalene	ND	0.05	ug/L						
Methylnaphthalene (1&2)	ND	0.10	ug/L						
Naphthalene	ND	0.05	ug/L						
Phenanthrene	ND	0.05	ug/L						
Pyrene	ND	0.01	ug/L						
Surrogate: 2-Fluorobiphenyl	*17.9*		*ug/L*		*89.6*	*50-140*			
Surrogate: Terphenyl-d14	*24.5*		*ug/L*		*123*	*50-140*			
Volatiles									
Acetone	ND	5.0	ug/L						
Benzene	ND	0.5	ug/L						
Bromodichloromethane	ND	0.5	ug/L						
Bromoform	ND	0.5	ug/L						
Bromomethane	ND	0.5	ug/L						
Carbon Tetrachloride	ND	0.2	ug/L						
Chlorobenzene	ND	0.5	ug/L						
Chloroform	ND	0.5	ug/L						
Dibromochloromethane	ND	0.5	ug/L						
Dichlorodifluoromethane	ND	1.0	ug/L						
1,2-Dichlorobenzene	ND	0.5	ug/L						

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,3-Dichlorobenzene	ND	0.5	ug/L						
1,4-Dichlorobenzene	ND	0.5	ug/L						
1,1-Dichloroethane	ND	0.5	ug/L						
1,2-Dichloroethane	ND	0.5	ug/L						
1,1-Dichloroethylene	ND	0.5	ug/L						
cis-1,2-Dichloroethylene	ND	0.5	ug/L						
trans-1,2-Dichloroethylene	ND	0.5	ug/L						
1,2-Dichloropropane	ND	0.5	ug/L						
cis-1,3-Dichloropropylene	ND	0.5	ug/L						
trans-1,3-Dichloropropylene	ND	0.5	ug/L						
1,3-Dichloropropene, total	ND	0.5	ug/L						
Ethylbenzene	ND	0.5	ug/L						
Ethylene dibromide (dibromoethane, 1,2	ND	0.2	ug/L						
Hexane	ND	1.0	ug/L						
Methyl Ethyl Ketone (2-Butanone)	ND	5.0	ug/L						
Methyl Isobutyl Ketone	ND	5.0	ug/L						
Methyl tert-butyl ether	ND	2.0	ug/L						
Methylene Chloride	ND	5.0	ug/L						
Styrene	ND	0.5	ug/L						
1,1,1,2-Tetrachloroethane	ND	0.5	ug/L						
1,1,2,2-Tetrachloroethane	ND	0.5	ug/L						
Tetrachloroethylene	ND	0.5	ug/L						
Toluene	ND	0.5	ug/L						
1,1,1-Trichloroethane	ND	0.5	ug/L						
1,1,2-Trichloroethane	ND	0.5	ug/L						
Trichloroethylene	ND	0.5	ug/L						
Trichlorofluoromethane	ND	1.0	ug/L						
Vinyl chloride	ND	0.5	ug/L						
m,p-Xylenes	ND	0.5	ug/L						
o-Xylene	ND	0.5	ug/L						
Xylenes, total	ND	0.5	ug/L						
Surrogate: 4-Bromofluorobenzene	*97.6*		*ug/L*		*122*	*50-140*			
Surrogate: Dibromofluoromethane	*104*		*ug/L*		*130*	*50-140*			
Surrogate: Toluene-d8	*85.1*		*ug/L*		*106*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	25	ug/L	ND			NC	30	
Metals									
Antimony	0.52	0.5	ug/L	0.92			NC	20	
Arsenic	ND	1	ug/L	ND			NC	20	
Barium	33.4	1	ug/L	35.9			7.2	20	
Beryllium	ND	0.5	ug/L	ND			NC	20	
Boron	52	10	ug/L	54			4.3	20	
Cadmium	ND	0.1	ug/L	ND			NC	20	
Chromium	3.1	1	ug/L	ND			NC	20	
Cobalt	0.88	0.5	ug/L	0.93			5.3	20	
Copper	3.54	0.5	ug/L	3.22			9.7	20	
Lead	0.45	0.1	ug/L	0.77			NC	20	
Molybdenum	2.76	0.5	ug/L	3.04			9.7	20	
Nickel	43.6	1	ug/L	47.1			7.7	20	
Selenium	ND	1	ug/L	ND			NC	20	
Silver	ND	0.1	ug/L	ND			NC	20	
Sodium	37200	200	ug/L	41200			10.3	20	
Thallium	ND	0.1	ug/L	ND			NC	20	
Uranium	0.9	0.1	ug/L	1.0			8.2	20	
Vanadium	ND	0.5	ug/L	ND			NC	20	
Zinc	6	5	ug/L	6			5.2	20	
Volatiles									
Acetone	ND	5.0	ug/L	ND			NC	30	
Benzene	ND	0.5	ug/L	ND			NC	30	
Bromodichloromethane	5.22	0.5	ug/L	4.28			19.8	30	
Bromoform	ND	0.5	ug/L	ND			NC	30	
Bromomethane	ND	0.5	ug/L	ND			NC	30	
Carbon Tetrachloride	ND	0.2	ug/L	ND			NC	30	
Chlorobenzene	ND	0.5	ug/L	ND			NC	30	
Chloroform	7.65	0.5	ug/L	6.70			13.2	30	
Dibromochloromethane	2.38	0.5	ug/L	1.89			23.0	30	
Dichlorodifluoromethane	ND	1.0	ug/L	ND			NC	30	
1,2-Dichlorobenzene	ND	0.5	ug/L	ND			NC	30	
1,3-Dichlorobenzene	ND	0.5	ug/L	ND			NC	30	
1,4-Dichlorobenzene	ND	0.5	ug/L	ND			NC	30	
1,1-Dichloroethane	ND	0.5	ug/L	ND			NC	30	
1,2-Dichloroethane	ND	0.5	ug/L	ND			NC	30	
1,1-Dichloroethylene	ND	0.5	ug/L	ND			NC	30	
cis-1,2-Dichloroethylene	ND	0.5	ug/L	ND			NC	30	
trans-1,2-Dichloroethylene	ND	0.5	ug/L	ND			NC	30	
1,2-Dichloropropane	ND	0.5	ug/L	ND			NC	30	
cis-1,3-Dichloropropylene	ND	0.5	ug/L	ND			NC	30	
trans-1,3-Dichloropropylene	ND	0.5	ug/L	ND			NC	30	
Ethylbenzene	ND	0.5	ug/L	ND			NC	30	
Ethylene dibromide (dibromoethane, 1,2-	ND	0.2	ug/L	ND			NC	30	
Hexane	ND	1.0	ug/L	ND			NC	30	
Methyl Ethyl Ketone (2-Butanone)	ND	5.0	ug/L	ND			NC	30	
Methyl Isobutyl Ketone	ND	5.0	ug/L	ND			NC	30	
Methyl tert-butyl ether	ND	2.0	ug/L	ND			NC	30	
Methylene Chloride	ND	5.0	ug/L	ND			NC	30	
Styrene	ND	0.5	ug/L	ND			NC	30	
1,1,1,2-Tetrachloroethane	ND	0.5	ug/L	ND			NC	30	
1,1,2,2-Tetrachloroethane	ND	0.5	ug/L	ND			NC	30	
Tetrachloroethylene	ND	0.5	ug/L	ND			NC	30	
Toluene	ND	0.5	ug/L	ND			NC	30	
1,1,1-Trichloroethane	ND	0.5	ug/L	ND			NC	30	
1,1,2-Trichloroethane	ND	0.5	ug/L	ND			NC	30	

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 09-May-2022

Order Date: 3-May-2022

Project Description: MM2320

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Trichloroethylene	ND	0.5	ug/L	ND			NC	30	
Trichlorofluoromethane	ND	1.0	ug/L	ND			NC	30	
Vinyl chloride	ND	0.5	ug/L	ND			NC	30	
m,p-Xylenes	ND	0.5	ug/L	ND			NC	30	
o-Xylene	ND	0.5	ug/L	ND			NC	30	
Surrogate: 4-Bromofluorobenzene	*94.8*		*ug/L*		*119*	*50-140*			
Surrogate: Dibromofluoromethane	*98.6*		*ug/L*		*123*	*50-140*			
Surrogate: Toluene-d8	*84.3*		*ug/L*		*105*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	1980	25	ug/L	ND	98.9	68-117			
F2 PHCs (C10-C16)	1500	100	ug/L	ND	93.9	60-140			
F3 PHCs (C16-C34)	4400	100	ug/L	ND	112	60-140			
F4 PHCs (C34-C50)	2970	100	ug/L	ND	120	60-140			
Metals									
Arsenic	44.0	1	ug/L	ND	87.8	80-120			
Barium	124	1	ug/L	73.8	99.6	80-120			
Beryllium	40.3	0.5	ug/L	ND	80.6	80-120			
Boron	45	10	ug/L	ND	90.1	80-120			
Cadmium	44.7	0.1	ug/L	ND	89.4	80-120			
Chromium	55.6	1	ug/L	ND	110	80-120			
Cobalt	50.7	0.5	ug/L	0.93	99.5	80-120			
Copper	47.4	0.5	ug/L	3.22	88.4	80-120			
Lead	41.2	0.1	ug/L	0.77	80.9	80-120			
Molybdenum	51.9	0.5	ug/L	3.04	97.8	80-120			
Nickel	89.8	1	ug/L	47.1	85.3	80-120			
Selenium	44.9	1	ug/L	1.0	87.7	80-120			
Silver	46.1	0.1	ug/L	ND	92.2	80-120			
Sodium	8690	200	ug/L	ND	86.9	80-120			
Thallium	42.2	0.1	ug/L	ND	84.3	80-120			
Uranium	49.7	0.1	ug/L	1.0	97.5	80-120			
Vanadium	56.6	0.5	ug/L	ND	113	80-120			
Zinc	46	5	ug/L	ND	92.6	80-120			
Semi-Volatiles									
Acenaphthene	4.97	0.05	ug/L	ND	99.4	50-140			
Acenaphthylene	4.32	0.05	ug/L	ND	86.4	50-140			
Anthracene	4.29	0.01	ug/L	ND	85.7	50-140			
Benzo [a] anthracene	4.46	0.01	ug/L	ND	89.3	50-140			
Benzo [a] pyrene	4.81	0.01	ug/L	ND	96.2	50-140			
Benzo [b] fluoranthene	6.39	0.05	ug/L	ND	128	50-140			
Benzo [g,h,i] perylene	4.92	0.05	ug/L	ND	98.3	50-140			
Benzo [k] fluoranthene	6.09	0.05	ug/L	ND	122	50-140			
Chrysene	4.92	0.05	ug/L	ND	98.3	50-140			
Dibenzo [a,h] anthracene	5.55	0.05	ug/L	ND	111	50-140			
Fluoranthene	4.42	0.01	ug/L	ND	88.3	50-140			
Fluorene	4.41	0.05	ug/L	ND	88.3	50-140			
Indeno [1,2,3-cd] pyrene	5.46	0.05	ug/L	ND	109	50-140			
1-Methylnaphthalene	4.84	0.05	ug/L	ND	96.8	50-140			
2-Methylnaphthalene	5.20	0.05	ug/L	ND	104	50-140			
Naphthalene	4.99	0.05	ug/L	ND	99.9	50-140			
Phenanthrene	4.20	0.05	ug/L	ND	84.0	50-140			
Pyrene	4.37	0.01	ug/L	ND	87.4	50-140			
Surrogate: 2-Fluorobiphenyl	*20.7*		*ug/L*		*104*	*50-140*			
Surrogate: Terphenyl-d14	*26.5*		*ug/L*		*132*	*50-140*			
Volatiles									
Acetone	92.8	5.0	ug/L	ND	92.8	50-140			
Benzene	43.7	0.5	ug/L	ND	109	60-130			
Bromodichloromethane	43.7	0.5	ug/L	ND	109	60-130			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Bromoform	45.0	0.5	ug/L	ND	112	60-130			
Bromomethane	36.0	0.5	ug/L	ND	89.9	50-140			
Carbon Tetrachloride	41.6	0.2	ug/L	ND	104	60-130			
Chlorobenzene	34.1	0.5	ug/L	ND	85.3	60-130			
Chloroform	34.9	0.5	ug/L	ND	87.2	60-130			
Dibromochloromethane	37.9	0.5	ug/L	ND	94.8	60-130			
Dichlorodifluoromethane	32.8	1.0	ug/L	ND	82.0	50-140			
1,2-Dichlorobenzene	34.4	0.5	ug/L	ND	86.0	60-130			
1,3-Dichlorobenzene	35.9	0.5	ug/L	ND	89.7	60-130			
1,4-Dichlorobenzene	34.9	0.5	ug/L	ND	87.3	60-130			
1,1-Dichloroethane	30.2	0.5	ug/L	ND	75.5	60-130			
1,2-Dichloroethane	35.0	0.5	ug/L	ND	87.5	60-130			
1,1-Dichloroethylene	36.0	0.5	ug/L	ND	90.1	60-130			
cis-1,2-Dichloroethylene	39.5	0.5	ug/L	ND	98.8	60-130			
trans-1,2-Dichloroethylene	38.3	0.5	ug/L	ND	95.8	60-130			
1,2-Dichloropropane	35.9	0.5	ug/L	ND	89.8	60-130			
cis-1,3-Dichloropropylene	42.1	0.5	ug/L	ND	105	60-130			
trans-1,3-Dichloropropylene	40.9	0.5	ug/L	ND	102	60-130			
Ethylbenzene	32.6	0.5	ug/L	ND	81.5	60-130			
Ethylene dibromide (dibromoethane, 1,2-	41.7	0.2	ug/L	ND	104	60-130			
Hexane	37.6	1.0	ug/L	ND	94.0	60-130			
Methyl Ethyl Ketone (2-Butanone)	86.6	5.0	ug/L	ND	86.6	50-140			
Methyl Isobutyl Ketone	71.0	5.0	ug/L	ND	71.0	50-140			
Methyl tert-butyl ether	94.8	2.0	ug/L	ND	94.8	50-140			
Methylene Chloride	30.2	5.0	ug/L	ND	75.4	60-130			
Styrene	44.9	0.5	ug/L	ND	112	60-130			
1,1,1,2-Tetrachloroethane	39.2	0.5	ug/L	ND	98.0	60-130			
1,1,2,2-Tetrachloroethane	41.6	0.5	ug/L	ND	104	60-130			
Tetrachloroethylene	36.8	0.5	ug/L	ND	92.0	60-130			
Toluene	35.2	0.5	ug/L	ND	87.9	60-130			
1,1,1-Trichloroethane	34.6	0.5	ug/L	ND	86.6	60-130			
1,1,2-Trichloroethane	40.2	0.5	ug/L	ND	100	60-130			
Trichloroethylene	29.5	0.5	ug/L	ND	73.8	60-130			
Trichlorofluoromethane	40.5	1.0	ug/L	ND	101	60-130			
Vinyl chloride	30.4	0.5	ug/L	ND	75.9	50-140			
m,p-Xylenes	63.9	0.5	ug/L	ND	79.9	60-130			
o-Xylene	31.2	0.5	ug/L	ND	78.1	60-130			
Surrogate: 4-Bromofluorobenzene	*94.6*		*ug/L*		*118*	*50-140*			
Surrogate: Dibromofluoromethane	*94.9*		*ug/L*		*119*	*50-140*			
Surrogate: Toluene-d8	*79.7*		*ug/L*		*99.7*	*50-140*			

Qualifier Notes:

Sample Qualifiers :

2 : VOC Trip Spike prepared at 40 ug/L for all parameters, except for m/p-Xylene which is at 80 ug/L and ketones at 100 ug/L.

QC Qualifiers :

Sample Data Revisions

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable
ND: Not Detected
MDL: Method Detection Limit
Source Result: Data used as source for matrix and duplicate samples
%REC: Percent recovery.
RPD: Relative percent difference.
NC: Not Calculated

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.
- F1 range corrected for BTEX.
- F2 to F3 ranges corrected for appropriate PAHs where available.
- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.
- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.
- When reported, data for F4G has been processed using a silica gel cleanup.

PARACE LABORATORIES L

Paracel ID: 2219215

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Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2219215	№ 58960

Client Name: CM3	Project Ref: 971 Montreal Rd	Page 1 of 1
Contact Name: Karl Bilyj	Quote #:	Turnaround Time
Address: 5710 Mitchs Rd ott	PO #: MM2320	☐ 1 day ☐ 3 day ☐ 2 day ☑ Regular
Telephone: 613 839 2323	E-mail: karl + sean	Date Required:

Regulation 153/04	Other Regulation
☐ Table 1 ☐ Res/Park ☐ Med/Fine	☐ REG 558 ☐ PWQO
☐ Table 2 ☐ Ind/Comm ☐ Coarse	☐ CCME ☐ MISA
☐ Table 3 ☐ Agri/Other	☐ SU - Sani ☐ SU - Storm
☐ Table 7	Mun:
For RSC: ☑ Yes ☐ No	☐ Other:

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken Date	Sample Taken Time	Required Analysis: VOC	PHC F1-F4	PAH	Metals ICP								
1	MW1	GW		5	May 3-23													
2	MW2																	
3	MW3																	
4	MW5																	
5	MW8																	
6	DUP 1																	
7	Trip Blank			2	May 02, 2022			X	X	X	VOC							
8	Trip Spike			2				X	X	X	VOC							
9																		
10																		

Comments: Metals Field Filtered

Method of Delivery: Drop Box

Relinquished By (Sign):	Received By Driver/Depot:	Received at Lab: Jineepavn Bhmai	Verified By:
Relinquished By (Print): Sean Parsons	Date/Time:	Date/Time: May 03, 2022 Time: 0255	Date/Time: May 3, 22 15:44
Date/Time: May 3-22	Temperature: °C	Temperature: 15.2 °C	pH Verified: ☑ By: BS

PARACE LABORATORIES L

Paracel ID: 2219215

Blvd. 4J8 bs.com n

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2219215	№ 58960

Client Name: CM3	Project Ref: 971 Montreal Rd	Page 1 of 1
Contact Name: Karl Bilyj	Quote #:	
Address: 5710 Mitchs Rd ORL	PO #: MM2320	Turnaround Time: ☐ 1 day ☐ 3 day ☐ 2 day ☑ Regular
Telephone: 613 839 2323	E-mail: karl + sean	Date Required:

Regulation 153/04	Other Regulation
☐ Table 1 ☐ Res/Park ☐ Med/Fine	☐ REG 558 ☐ PWQO
☐ Table 2 ☐ Ind/Comm ☐ Coarse	☐ CCME ☐ MISA
☐ Table 3 ☐ Agri/Other	☐ SU - Sani ☐ SU - Storm
☐ Table 7	Mun:
For RSC: ☑ Yes ☐ No	☐ Other:

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken: Date	Sample Taken: Time	Required Analysis: VOC	PHC F1-F4	PAH	Metals ICP								
1	MW1	GW		5	May 3-23		↓	↓	↓	↓								
2	MW2	↓		↓	↓													
3	MW3																	
4	MW5																	
5	MW8																	
6	DUP 1			↓														
7	Trip Blank			2	May 02, 2022.			X	X	X	VOC							
8	Trip Spike			2	↓		↓	X	X	X	VOC							
9																		
10																		

Comments: Metals Field Filtered

Method of Delivery: Drop Box

Relinquished By (Sign):	Received By Driver/Depot:	Received at Lab: Jineepavn Bhimai	Verified By: BF
Relinquished By (Print): Sean Persons	Date/Time:	Date/Time: May 03, 2022 12:55	Date/Time: May 3, 22 15:44
Date/Time: May 3-22	Temperature: °C	Temperature: 15.2 °C	pH Verified: ☑ By: BS

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Certificate of Analysis

CM3 Environmental Inc.

5710 Akins Road
Ottawa, ON K2S 1B8
Attn: Marc MacDonald

Client PO: 971 Montreal Rd
Project: MM2320
Custody: 137077

Report Date: 10-May-2022
Order Date: 4-May-2022

Order #: 2219312

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

Paracel ID	Client ID
2219312-01	MW4
2219312-02	MW6
2219312-03	MW7

Approved By:

Dale Robertson, BSc
Laboratory Director

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 10-May-2022

Order Date: 4-May-2022

Project Description: MM2320

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Metals, ICP-MS	EPA 200.8 - ICP-MS	5-May-22	5-May-22
PHC F1	CWS Tier 1 - P&T GC-FID	5-May-22	6-May-22
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	9-May-22	9-May-22
REG 153: PAHs by GC-MS	EPA 625 - GC-MS, extraction	9-May-22	9-May-22
REG 153: VOCs by P&T GC/MS	EPA 624 - P&T GC-MS	5-May-22	6-May-22

Certificate of Analysis

Report Date: 10-May-2022

Client: CM3 Environmental Inc.

Order Date: 4-May-2022

Client PO: 971 Montreal Rd

Project Description: MM2320

	Client ID:	MW4	MW6	MW7	-
	Sample Date:	04-May-22 09:00	04-May-22 09:00	04-May-22 09:00	-
	Sample ID:	2219312-01	2219312-02	2219312-03	-
	MDL/Units	Water	Water	Water	-
Metals					
Antimony	0.5 ug/L	<0.5	<0.5	<0.5	-
Arsenic	1 ug/L	<1	2	<1	-
Barium	1 ug/L	113	95	101	-
Beryllium	0.5 ug/L	<0.5	<0.5	<0.5	-
Boron	10 ug/L	60	41	61	-
Cadmium	0.1 ug/L	<0.1	<0.1	<0.1	-
Chromium	1 ug/L	<1	<1	<1	-
Cobalt	0.5 ug/L	<0.5	<0.5	0.5	-
Copper	0.5 ug/L	1.3	1.8	1.1	-
Lead	0.1 ug/L	<0.1	<0.1	<0.1	-
Molybdenum	0.5 ug/L	3.6	6.2	10.0	-
Nickel	1 ug/L	1	4	2	-
Selenium	1 ug/L	<1	<1	1	-
Silver	0.1 ug/L	<0.1	<0.1	<0.1	-
Sodium	200 ug/L	74100	64800	72500	-
Thallium	0.1 ug/L	<0.1	<0.1	<0.1	-
Uranium	0.1 ug/L	0.8	1.5	1.1	-
Vanadium	0.5 ug/L	<0.5	0.6	<0.5	-
Zinc	5 ug/L	<5	<5	6	-
Volatiles					
Acetone	5.0 ug/L	6.8	<5.0	<5.0	-
Benzene	0.5 ug/L	<0.5	<0.5	<0.5	-
Bromodichloromethane	0.5 ug/L	<0.5	<0.5	<0.5	-
Bromoform	0.5 ug/L	<0.5	<0.5	<0.5	-
Bromomethane	0.5 ug/L	<0.5	<0.5	<0.5	-
Carbon Tetrachloride	0.2 ug/L	<0.2	<0.2	<0.2	-
Chlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	-
Chloroform	0.5 ug/L	<0.5	<0.5	<0.5	-
Dibromochloromethane	0.5 ug/L	<0.5	<0.5	<0.5	-
Dichlorodifluoromethane	1.0 ug/L	<1.0	<1.0	<1.0	-
1,2-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	-
1,3-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	-
1,4-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	-
1,1-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-
1,2-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 10-May-2022

Order Date: 4-May-2022

Project Description: MM2320

	Client ID:	MW4	MW6	MW7	-
	Sample Date:	04-May-22 09:00	04-May-22 09:00	04-May-22 09:00	-
	Sample ID:	2219312-01	2219312-02	2219312-03	-
	MDL/Units	Water	Water	Water	-
1,1-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	-
cis-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	-
trans-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	-
1,2-Dichloropropane	0.5 ug/L	<0.5	<0.5	<0.5	-
cis-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	-
trans-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	-
1,3-Dichloropropene, total	0.5 ug/L	<0.5	<0.5	<0.5	-
Ethylbenzene	0.5 ug/L	<0.5	<0.5	<0.5	-
Ethylene dibromide (dibromoethane, 1,2-)	0.2 ug/L	<0.2	<0.2	<0.2	-
Hexane	1.0 ug/L	<1.0	<1.0	<1.0	-
Methyl Ethyl Ketone (2-Butanone)	5.0 ug/L	<5.0	<5.0	<5.0	-
Methyl Isobutyl Ketone	5.0 ug/L	<5.0	<5.0	<5.0	-
Methyl tert-butyl ether	2.0 ug/L	<2.0	<2.0	<2.0	-
Methylene Chloride	5.0 ug/L	<5.0	<5.0	<5.0	-
Styrene	0.5 ug/L	<0.5	<0.5	<0.5	-
1,1,1,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-
1,1,2,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-
Tetrachloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	-
Toluene	0.5 ug/L	<0.5	<0.5	<0.5	-
1,1,1-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-
1,1,2-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-
Trichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	-
Trichlorofluoromethane	1.0 ug/L	<1.0	<1.0	<1.0	-
Vinyl chloride	0.5 ug/L	<0.5	<0.5	<0.5	-
m,p-Xylenes	0.5 ug/L	<0.5	<0.5	<0.5	-
o-Xylene	0.5 ug/L	<0.5	<0.5	<0.5	-
Xylenes, total	0.5 ug/L	<0.5	<0.5	<0.5	-
4-Bromofluorobenzene	Surrogate	121%	119%	119%	-
Dibromofluoromethane	Surrogate	120%	120%	120%	-
Toluene-d8	Surrogate	105%	105%	107%	-
Hydrocarbons					
F1 PHCs (C6-C10)	25 ug/L	<25	<25	<25	-
F2 PHCs (C10-C16)	100 ug/L	<100	<100	<100	-
F3 PHCs (C16-C34)	100 ug/L	337	<100	243	-
F4 PHCs (C34-C50)	100 ug/L	257	<100	157	-
Semi-Volatiles					

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 10-May-2022

Order Date: 4-May-2022

Project Description: MM2320

	Client ID:	MW4	MW6	MW7	-
	Sample Date:	04-May-22 09:00	04-May-22 09:00	04-May-22 09:00	-
	Sample ID:	2219312-01	2219312-02	2219312-03	-
	MDL/Units	Water	Water	Water	-
Acenaphthene	0.05 ug/L	-	<0.05	<0.05	-
Acenaphthylene	0.05 ug/L	-	<0.05	<0.05	-
Anthracene	0.01 ug/L	-	<0.01	<0.01	-
Benzo [a] anthracene	0.01 ug/L	-	<0.01	<0.01	-
Benzo [a] pyrene	0.01 ug/L	-	<0.01	<0.01	-
Benzo [b] fluoranthene	0.05 ug/L	-	<0.05	<0.05	-
Benzo [g,h,i] perylene	0.05 ug/L	-	<0.05	<0.05	-
Benzo [k] fluoranthene	0.05 ug/L	-	<0.05	<0.05	-
Chrysene	0.05 ug/L	-	<0.05	<0.05	-
Dibenzo [a,h] anthracene	0.05 ug/L	-	<0.05	<0.05	-
Fluoranthene	0.01 ug/L	-	<0.01	<0.01	-
Fluorene	0.05 ug/L	-	<0.05	<0.05	-
Indeno [1,2,3-cd] pyrene	0.05 ug/L	-	<0.05	<0.05	-
1-Methylnaphthalene	0.05 ug/L	-	<0.05	<0.05	-
2-Methylnaphthalene	0.05 ug/L	-	<0.05	<0.05	-
Methylnaphthalene (1&2)	0.10 ug/L	-	<0.10	<0.10	-
Naphthalene	0.05 ug/L	-	0.17	0.17	-
Phenanthrene	0.05 ug/L	-	<0.05	<0.05	-
Pyrene	0.01 ug/L	-	0.02	<0.01	-
2-Fluorobiphenyl	Surrogate	-	76.3%	101%	-
Terphenyl-d14	Surrogate	-	82.6%	109%	-

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal Rd

Report Date: 10-May-2022

Order Date: 4-May-2022

Project Description: MM2320

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	25	ug/L						
F2 PHCs (C10-C16)	ND	100	ug/L						
F3 PHCs (C16-C34)	ND	100	ug/L						
F4 PHCs (C34-C50)	ND	100	ug/L						
Metals									
Antimony	ND	0.5	ug/L						
Arsenic	ND	1	ug/L						
Barium	ND	1	ug/L						
Beryllium	ND	0.5	ug/L						
Boron	ND	10	ug/L						
Cadmium	ND	0.1	ug/L						
Chromium	ND	1	ug/L						
Cobalt	ND	0.5	ug/L						
Copper	ND	0.5	ug/L						
Lead	ND	0.1	ug/L						
Molybdenum	ND	0.5	ug/L						
Nickel	ND	1	ug/L						
Selenium	ND	1	ug/L						
Silver	ND	0.1	ug/L						
Sodium	ND	200	ug/L						
Thallium	ND	0.1	ug/L						
Uranium	ND	0.1	ug/L						
Vanadium	ND	0.5	ug/L						
Zinc	ND	5	ug/L						
Semi-Volatiles									
Acenaphthene	ND	0.05	ug/L						
Acenaphthylene	ND	0.05	ug/L						
Anthracene	ND	0.01	ug/L						
Benzo [a] anthracene	ND	0.01	ug/L						
Benzo [a] pyrene	ND	0.01	ug/L						
Benzo [b] fluoranthene	ND	0.05	ug/L						
Benzo [g,h,i] perylene	0.091	0.05	ug/L						
Benzo [k] fluoranthene	ND	0.05	ug/L						
Chrysene	ND	0.05	ug/L						
Dibenzo [a,h] anthracene	ND	0.05	ug/L						
Fluoranthene	ND	0.01	ug/L						
Fluorene	ND	0.05	ug/L						
Indeno [1,2,3-cd] pyrene	ND	0.05	ug/L						
1-Methylnaphthalene	ND	0.05	ug/L						
2-Methylnaphthalene	ND	0.05	ug/L						
Methylnaphthalene (1&2)	ND	0.10	ug/L						
Naphthalene	ND	0.05	ug/L						
Phenanthrene	ND	0.05	ug/L						
Pyrene	0.035	0.01	ug/L						
Surrogate: 2-Fluorobiphenyl	*17.9*		*ug/L*		*78.2*	*89-169*			
Surrogate: 4erphenyl-/ 16	*2L.T*		*ug/L*		*117*	*89-169*			
Volatiles									
Acetone	ND	5.0	ug/L						
Benzene	ND	0.5	ug/L						
Bromodichloromethane	ND	0.5	ug/L						
Bromoform	ND	0.5	ug/L						
Bromomethane	ND	0.5	ug/L						
Carbon Tetrachloride	ND	0.2	ug/L						
Chlorobenzene	ND	0.5	ug/L						
Chloroform	ND	0.5	ug/L						
Dibromochloromethane	ND	0.5	ug/L						
Dichlorodifluoromethane	ND	1.0	ug/L						
1,2-Dichlorobenzene	ND	0.5	ug/L						

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,3-Dichlorobenzene	ND	0.5	ug/L						
1,4-Dichlorobenzene	ND	0.5	ug/L						
1,1-Dichloroethane	ND	0.5	ug/L						
1,2-Dichloroethane	ND	0.5	ug/L						
1,1-Dichloroethylene	ND	0.5	ug/L						
cis-1,2-Dichloroethylene	ND	0.5	ug/L						
trans-1,2-Dichloroethylene	ND	0.5	ug/L						
1,2-Dichloropropane	ND	0.5	ug/L						
cis-1,3-Dichloropropylene	ND	0.5	ug/L						
trans-1,3-Dichloropropylene	ND	0.5	ug/L						
1,3-Dichloropropene, total	ND	0.5	ug/L						
Ethylbenzene	ND	0.5	ug/L						
Ethylene dibromide (dibromoethane, 1,2	ND	0.2	ug/L						
Hexane	ND	1.0	ug/L						
Methyl Ethyl Ketone (2-Butanone)	ND	5.0	ug/L						
Methyl Isobutyl Ketone	ND	5.0	ug/L						
Methyl tert-butyl ether	ND	2.0	ug/L						
Methylene Chloride	ND	5.0	ug/L						
Styrene	ND	0.5	ug/L						
1,1,1,2-Tetrachloroethane	ND	0.5	ug/L						
1,1,2,2-Tetrachloroethane	ND	0.5	ug/L						
Tetrachloroethylene	ND	0.5	ug/L						
Toluene	ND	0.5	ug/L						
1,1,1-Trichloroethane	ND	0.5	ug/L						
1,1,2-Trichloroethane	ND	0.5	ug/L						
Trichloroethylene	ND	0.5	ug/L						
Trichlorofluoromethane	ND	1.0	ug/L						
Vinyl chloride	ND	0.5	ug/L						
m,p-Xylenes	ND	0.5	ug/L						
o-Xylene	ND	0.5	ug/L						
Xylenes, total	ND	0.5	ug/L						
Surrogate: 6-dro3 oB uorobenne ene	*7f .z*		*ug5 0*		*122*	*89-169*			
Surrogate: Dibro3 oB uoro3 ethane	*196*		*ug5 0*		*1L9*	*89-169*			
Surrogate: 4oluene-/ T	*T8.1*		*ug5 0*		*19z*	*89-169*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	25	ug/L	ND			NC	30	
Metals									
Antimony	2.33	0.5	ug/L	1.26			NC	20	
Arsenic	ND	1	ug/L	ND			NC	20	
Barium	57.8	1	ug/L	58.6			1.5	20	
Beryllium	ND	0.5	ug/L	ND			NC	20	
Boron	410	10	ug/L	396			3.5	20	
Cadmium	ND	0.1	ug/L	ND			NC	20	
Chromium	ND	1	ug/L	ND			NC	20	
Cobalt	3.15	0.5	ug/L	3.27			3.5	20	
Copper	17.7	0.5	ug/L	18.3			3.3	20	
Lead	0.41	0.1	ug/L	0.39			4.2	20	
Molybdenum	41.8	0.5	ug/L	42.0			0.5	20	
Nickel	9.3	1	ug/L	9.6			2.8	20	
Selenium	10.0	1	ug/L	9.7			3.5	20	
Silver	ND	0.1	ug/L	ND			NC	20	
Sodium	255000	200	ug/L	273000			6.7	20	
Thallium	0.13	0.1	ug/L	0.13			4.1	20	
Uranium	19.1	0.1	ug/L	19.5			2.0	20	
Vanadium	1.50	0.5	ug/L	1.54			2.8	20	
Zinc	9	5	ug/L	9			1.8	20	
Volatiles									
Acetone	ND	5.0	ug/L	ND			NC	30	
Benzene	ND	0.5	ug/L	ND			NC	30	
Bromodichloromethane	5.22	0.5	ug/L	4.28			19.8	30	
Bromoform	ND	0.5	ug/L	ND			NC	30	
Bromomethane	ND	0.5	ug/L	ND			NC	30	
Carbon Tetrachloride	ND	0.2	ug/L	ND			NC	30	
Chlorobenzene	ND	0.5	ug/L	ND			NC	30	
Chloroform	7.65	0.5	ug/L	6.70			13.2	30	
Dibromochloromethane	2.38	0.5	ug/L	1.89			23.0	30	
Dichlorodifluoromethane	ND	1.0	ug/L	ND			NC	30	
1,2-Dichlorobenzene	ND	0.5	ug/L	ND			NC	30	
1,3-Dichlorobenzene	ND	0.5	ug/L	ND			NC	30	
1,4-Dichlorobenzene	ND	0.5	ug/L	ND			NC	30	
1,1-Dichloroethane	ND	0.5	ug/L	ND			NC	30	
1,2-Dichloroethane	ND	0.5	ug/L	ND			NC	30	
1,1-Dichloroethylene	ND	0.5	ug/L	ND			NC	30	
cis-1,2-Dichloroethylene	ND	0.5	ug/L	ND			NC	30	
trans-1,2-Dichloroethylene	ND	0.5	ug/L	ND			NC	30	
1,2-Dichloropropane	ND	0.5	ug/L	ND			NC	30	
cis-1,3-Dichloropropylene	ND	0.5	ug/L	ND			NC	30	
trans-1,3-Dichloropropylene	ND	0.5	ug/L	ND			NC	30	
Ethylbenzene	ND	0.5	ug/L	ND			NC	30	
Ethylene dibromide (dibromoethane, 1,2-	ND	0.2	ug/L	ND			NC	30	
Hexane	ND	1.0	ug/L	ND			NC	30	
Methyl Ethyl Ketone (2-Butanone)	ND	5.0	ug/L	ND			NC	30	
Methyl Isobutyl Ketone	ND	5.0	ug/L	ND			NC	30	
Methyl tert-butyl ether	ND	2.0	ug/L	ND			NC	30	
Methylene Chloride	ND	5.0	ug/L	ND			NC	30	
Styrene	ND	0.5	ug/L	ND			NC	30	
1,1,1,2-Tetrachloroethane	ND	0.5	ug/L	ND			NC	30	
1,1,2,2-Tetrachloroethane	ND	0.5	ug/L	ND			NC	30	
Tetrachloroethylene	ND	0.5	ug/L	ND			NC	30	
Toluene	ND	0.5	ug/L	ND			NC	30	
1,1,1-Trichloroethane	ND	0.5	ug/L	ND			NC	30	
1,1,2-Trichloroethane	ND	0.5	ug/L	ND			NC	30	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Trichloroethylene	ND	0.5	ug/L	ND			NC	30	
Trichlorofluoromethane	ND	1.0	ug/L	ND			NC	30	
Vinyl chloride	ND	0.5	ug/L	ND			NC	30	
m,p-Xylenes	ND	0.5	ug/L	ND			NC	30	
o-Xylene	ND	0.5	ug/L	ND			NC	30	
Surrogate: 6-dro3 oB uorobenne ene	*76.T*		*ug5 0*		*117*	*89-169*			
Surrogate: Dibro3 oB uoro3 ethane	*7T.z*		*ug5 0*		*12L*	*89-169*			
Surrogate: 4oluene-/ T	*T6.L*		*ug5 0*		*198*	*89-169*			

Certificate of Analysis

Report Date: 10-May-2022

Client: CM3 Environmental Inc.

Order Date: 4-May-2022

Client PO: 971 Montreal Rd

Project Description: MM2320

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	1980	25	ug/L	ND	98.9	68-117			
F2 PHCs (C10-C16)	1360	100	ug/L	ND	84.8	60-140			
F3 PHCs (C16-C34)	4250	100	ug/L	ND	109	60-140			
F4 PHCs (C34-C50)	3340	100	ug/L	ND	135	60-140			
Metals									
Antimony	42.4	0.5	ug/L	1.26	82.3	80-120			
Arsenic	52.2	1	ug/L	ND	102	80-120			
Barium	106	1	ug/L	58.6	94.6	80-120			
Beryllium	39.2	0.5	ug/L	ND	78.4	80-120			QM-07
Boron	46	10	ug/L	ND	91.1	80-120			
Cadmium	44.7	0.1	ug/L	ND	89.2	80-120			
Chromium	49.2	1	ug/L	ND	98.3	80-120			
Cobalt	56.0	0.5	ug/L	3.27	106	80-120			
Copper	62.9	0.5	ug/L	18.3	89.1	80-120			
Lead	40.1	0.1	ug/L	0.39	79.3	80-120			QM-07
Molybdenum	87.8	0.5	ug/L	42.0	91.7	80-120			
Nickel	58.0	1	ug/L	9.6	96.8	80-120			
Selenium	55.8	1	ug/L	9.7	92.3	80-120			
Silver	51.9	0.1	ug/L	ND	104	80-120			
Sodium	7950	200	ug/L	ND	79.5	80-120			QS-02
Thallium	43.1	0.1	ug/L	0.13	85.8	80-120			
Uranium	60.5	0.1	ug/L	19.5	82.1	80-120			
Vanadium	48.3	0.5	ug/L	ND	96.6	80-120			
Zinc	47	5	ug/L	ND	93.7	80-120			
Semi-Volatiles									
Acenaphthene	5.74	0.05	ug/L	ND	115	50-140			
Acenaphthylene	5.17	0.05	ug/L	ND	103	50-140			
Anthracene	5.20	0.01	ug/L	ND	104	50-140			
Benzo [a] anthracene	4.81	0.01	ug/L	ND	96.3	50-140			
Benzo [a] pyrene	5.15	0.01	ug/L	ND	103	50-140			
Benzo [b] fluoranthene	5.09	0.05	ug/L	ND	102	50-140			
Benzo [g,h,i] perylene	5.01	0.05	ug/L	ND	100	50-140			
Benzo [k] fluoranthene	5.08	0.05	ug/L	ND	102	50-140			
Chrysene	5.15	0.05	ug/L	ND	103	50-140			
Dibenzo [a,h] anthracene	5.57	0.05	ug/L	ND	111	50-140			
Fluoranthene	5.04	0.01	ug/L	ND	101	50-140			
Fluorene	5.57	0.05	ug/L	ND	111	50-140			
Indeno [1,2,3-cd] pyrene	5.51	0.05	ug/L	ND	110	50-140			
1-Methylnaphthalene	5.38	0.05	ug/L	ND	108	50-140			
2-Methylnaphthalene	5.21	0.05	ug/L	ND	104	50-140			
Naphthalene	5.91	0.05	ug/L	ND	118	50-140			
Phenanthrene	5.20	0.05	ug/L	ND	104	50-140			
Pyrene	5.09	0.01	ug/L	ND	102	50-140			
Surrogate: 2-Fluorobiphenyl	*21.1*		*ug/L*	*50*	*19z*	*89-169*			
Surrogate: 4erphenyl-/ 16	*2L.T*		*ug/L*	*50*	*117*	*89-169*			
Volatiles									
Acetone	92.8	5.0	ug/L	ND	92.8	50-140			
Benzene	43.7	0.5	ug/L	ND	109	60-130			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Bromodichloromethane	43.7	0.5	ug/L	ND	109	60-130			
Bromoform	45.0	0.5	ug/L	ND	112	60-130			
Bromomethane	36.0	0.5	ug/L	ND	89.9	50-140			
Carbon Tetrachloride	41.6	0.2	ug/L	ND	104	60-130			
Chlorobenzene	34.1	0.5	ug/L	ND	85.3	60-130			
Chloroform	34.9	0.5	ug/L	ND	87.2	60-130			
Dibromochloromethane	37.9	0.5	ug/L	ND	94.8	60-130			
Dichlorodifluoromethane	32.8	1.0	ug/L	ND	82.0	50-140			
1,2-Dichlorobenzene	34.4	0.5	ug/L	ND	86.0	60-130			
1,3-Dichlorobenzene	35.9	0.5	ug/L	ND	89.7	60-130			
1,4-Dichlorobenzene	34.9	0.5	ug/L	ND	87.3	60-130			
1,1-Dichloroethane	30.2	0.5	ug/L	ND	75.5	60-130			
1,2-Dichloroethane	35.0	0.5	ug/L	ND	87.5	60-130			
1,1-Dichloroethylene	36.0	0.5	ug/L	ND	90.1	60-130			
cis-1,2-Dichloroethylene	39.5	0.5	ug/L	ND	98.8	60-130			
trans-1,2-Dichloroethylene	38.3	0.5	ug/L	ND	95.8	60-130			
1,2-Dichloropropane	35.9	0.5	ug/L	ND	89.8	60-130			
cis-1,3-Dichloropropylene	42.1	0.5	ug/L	ND	105	60-130			
trans-1,3-Dichloropropylene	40.9	0.5	ug/L	ND	102	60-130			
Ethylbenzene	32.6	0.5	ug/L	ND	81.5	60-130			
Ethylene dibromide (dibromoethane, 1,2-	41.7	0.2	ug/L	ND	104	60-130			
Hexane	37.6	1.0	ug/L	ND	94.0	60-130			
Methyl Ethyl Ketone (2-Butanone)	86.6	5.0	ug/L	ND	86.6	50-140			
Methyl Isobutyl Ketone	71.0	5.0	ug/L	ND	71.0	50-140			
Methyl tert-butyl ether	94.8	2.0	ug/L	ND	94.8	50-140			
Methylene Chloride	30.2	5.0	ug/L	ND	75.4	60-130			
Styrene	44.9	0.5	ug/L	ND	112	60-130			
1,1,1,2-Tetrachloroethane	39.2	0.5	ug/L	ND	98.0	60-130			
1,1,2,2-Tetrachloroethane	41.6	0.5	ug/L	ND	104	60-130			
Tetrachloroethylene	36.8	0.5	ug/L	ND	92.0	60-130			
Toluene	35.2	0.5	ug/L	ND	87.9	60-130			
1,1,1-Trichloroethane	34.6	0.5	ug/L	ND	86.6	60-130			
1,1,2-Trichloroethane	40.2	0.5	ug/L	ND	100	60-130			
Trichloroethylene	29.5	0.5	ug/L	ND	73.8	60-130			
Trichlorofluoromethane	40.5	1.0	ug/L	ND	101	60-130			
Vinyl chloride	30.4	0.5	ug/L	ND	75.9	50-140			
m,p-Xylenes	63.9	0.5	ug/L	ND	79.9	60-130			
o-Xylene	31.2	0.5	ug/L	ND	78.1	60-130			
Surrogate: 6-dro3 oBuorobenmene	*76.z*		*ug50*		*11T*	*89-169*			
Surrogate: Dibro3 oBuoro3 ethane	*76.7*		*ug50*		*117*	*89-169*			
Surrogate: 4oluene-/ T	*f 7.f*		*ug50*		*77.f*	*89-169*			

Qualifier Notes:

QC Qualifiers :

QM-07 : The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on other acceptable QC.

QS-02 : Spike level outside of control limits. Analysis batch accepted based on other QC included in the batch.

Sample Data Revisions

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable
ND: Not Detected
MDL: Method Detection Limit
Source Result: Data used as source for matrix and duplicate samples
%REC: Percent recovery.
RPD: Relative percent difference.
NC: Not Calculated

CCME PHC a/ / itional inBr3 ation:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.
- F1 range corrected for BTEX.
- F2 to F3 ranges corrected for appropriate PAHs where available.
- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.
- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.
- When reported, data for F4G has been processed using a silica gel cleanup.

PARACEL LABORATORIES LTD.

Paracel ID: 2219312

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2219312	№ 137077

Client Name: CM3	Project Ref: 971 Montreal Rd	Page 1 of 1
Contact Name: Karl Bilyj	Quote #:	Turnaround Time
Address: 5710 Aking Rd OTT	PO #: MM2320	☐ 1 day ☐ 3 day ☐ 2 day ☑ Regular
Telephone: 613 836 2323	E-mail: karl + Sean	Date Required:

☑ REG 153/04 ☐ REG 406/19

☐ Table 1 ☐ Res/Park ☐ Med/Fine
☐ Table 2 ☐ Ind/Comm ☐ Coarse
☐ Table 3 ☐ Agri/Other
☐ Table 7
For RSC: ☑ Yes ☐ No

Other Regulation: ☐ REG 558 ☐ PWQO ☐ CCME ☐ MISA ☐ SU - Sani ☐ SU - Storm
Mun:
☐ Other:

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken Date	Sample Taken Time	PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CrVI	B (HWS)					
1	MW4	GW		4	May 4-22		✓	✓		✓								
2	MW6	↓		5	↓		✓	✓	✓	✓								
3	MW7	↓		5	↓		✓	✓	✓	✓								
4																		
5																		
6																		
7																		
8																		
9																		
10																		

Comments: metals field filtered

Method of Delivery: Walk-in

Relinquished By (Sign):	Received By Driver/Depot:	Received at Lab:	Verified By: BS
Relinquished By (Print): Sean Parsons	Date/Time:	Date/Time: May 4/22 9:29	Date/Time: May 4, 22 13:11
Date/Time: May 4-22	Temperature: °C	Temperature: 15.2 °C	pH Verified: ☑ By: BS

PARACEL LABORATORIES LTD.
TRUSTED. RESPONSIVE. RELIABLE.

300 - 2319 St. Laurent Blvd
Ottawa, ON, K1G 4J8
1-800-749-1947
www.paracellabs.com

Certificate of Analysis

CM3 Environmental Inc.

5710 Akins Road
Ottawa, ON K2S 1B8
Attn: Marc MacDonald

Client PO: 971 Montreal
Project: MM2320
Custody: 137089

Report Date: 12-May-2022
Order Date: 5-May-2022

Order #: 2219536

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

Paracel ID	Client ID
2219536-01	MW4

Approved By:

Dale Robertson, BSc
Laboratory Director

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal

Report Date: 12-May-2022

Order Date: 5-May-2022

Project Description: MM2320

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
REG 153: PAHs by GC-MS	EPA 625 - GC-MS, extraction	10-May-22	11-May-22

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal

Report Date: 12-May-2022

Order Date: 5-May-2022

Project Description: MM2320

	Client ID:	MW4	-	-	-
	Sample Date:	05-May-22 09:00	-	-	-
	Sample ID:	2219536-01	-	-	-
	MDL/Units	Water	-	-	-
Semi-Volatiles					
Acenaphthene	0.05 ug/L	<0.05	-	-	-
Acenaphthylene	0.05 ug/L	<0.05	-	-	-
Anthracene	0.01 ug/L	<0.01	-	-	-
Benzo [a] anthracene	0.01 ug/L	<0.01	-	-	-
Benzo [a] pyrene	0.01 ug/L	<0.01	-	-	-
Benzo [b] fluoranthene	0.05 ug/L	<0.05	-	-	-
Benzo [g,h,i] perylene	0.05 ug/L	<0.05	-	-	-
Benzo [k] fluoranthene	0.05 ug/L	<0.05	-	-	-
Chrysene	0.05 ug/L	<0.05	-	-	-
Dibenzo [a,h] anthracene	0.05 ug/L	<0.05	-	-	-
Fluoranthene	0.01 ug/L	<0.01	-	-	-
Fluorene	0.05 ug/L	<0.05	-	-	-
Indeno [1,2,3-cd] pyrene	0.05 ug/L	<0.05	-	-	-
1-Methylnaphthalene	0.05 ug/L	<0.05	-	-	-
2-Methylnaphthalene	0.05 ug/L	<0.05	-	-	-
Methylnaphthalene (1&2)	0.10 ug/L	<0.10	-	-	-
Naphthalene	0.05 ug/L	0.78	-	-	-
Phenanthrene	0.05 ug/L	0.11	-	-	-
Pyrene	0.01 ug/L	0.03	-	-	-
2-Fluorobiphenyl	Surrogate	101%	-	-	-
Terphenyl-d14	Surrogate	104%	-	-	-

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal

Report Date: 12-May-2022

Order Date: 5-May-2022

Project Description: MM2320

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Semi-Volatiles									
Acenaphthene	ND	0.05	ug/L						
Acenaphthylene	ND	0.05	ug/L						
Anthracene	ND	0.01	ug/L						
Benzo [a] anthracene	ND	0.01	ug/L						
Benzo [a] pyrene	ND	0.01	ug/L						
Benzo [b] fluoranthene	ND	0.05	ug/L						
Benzo [g,h,i] perylene	ND	0.05	ug/L						
Benzo [k] fluoranthene	ND	0.05	ug/L						
Chrysene	ND	0.05	ug/L						
Dibenzo [a,h] anthracene	ND	0.05	ug/L						
Fluoranthene	ND	0.01	ug/L						
Fluorene	ND	0.05	ug/L						
Indeno [1,2,3-cd] pyrene	ND	0.05	ug/L						
1-Methylnaphthalene	ND	0.05	ug/L						
2-Methylnaphthalene	ND	0.05	ug/L						
Methylnaphthalene (1&2)	ND	0.10	ug/L						
Naphthalene	ND	0.05	ug/L						
Phenanthrene	ND	0.05	ug/L						
Pyrene	ND	0.01	ug/L						
Surrogate: 2-Fluorobiphenyl	*19.0*		*ug/L*		*94.9*	*50-140*			
Surrogate: Terphenyl-d14	*23.0*		*ug/L*		*115*	*50-140*			

Certificate of Analysis

Client: CM3 Environmental Inc.

Client PO: 971 Montreal

Report Date: 12-May-2022

Order Date: 5-May-2022

Project Description: MM2320

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Semi-Volatiles									
Acenaphthene	4.28	0.05	ug/L	ND	85.7	50-140			
Acenaphthylene	3.60	0.05	ug/L	ND	72.1	50-140			
Anthracene	3.61	0.01	ug/L	ND	72.3	50-140			
Benzo [a] anthracene	3.38	0.01	ug/L	ND	67.7	50-140			
Benzo [a] pyrene	3.78	0.01	ug/L	ND	75.7	50-140			
Benzo [b] fluoranthene	4.69	0.05	ug/L	ND	93.8	50-140			
Benzo [g,h,i] perylene	3.78	0.05	ug/L	ND	75.6	50-140			
Benzo [k] fluoranthene	4.68	0.05	ug/L	ND	93.6	50-140			
Chrysene	3.97	0.05	ug/L	ND	79.5	50-140			
Dibenzo [a,h] anthracene	4.30	0.05	ug/L	ND	86.0	50-140			
Fluoranthene	3.69	0.01	ug/L	ND	73.7	50-140			
Fluorene	3.95	0.05	ug/L	ND	79.1	50-140			
Indeno [1,2,3-cd] pyrene	4.17	0.05	ug/L	ND	83.4	50-140			
1-Methylnaphthalene	4.35	0.05	ug/L	ND	87.1	50-140			
2-Methylnaphthalene	4.61	0.05	ug/L	ND	92.1	50-140			
Naphthalene	4.36	0.05	ug/L	ND	87.2	50-140			
Phenanthrene	3.66	0.05	ug/L	ND	73.2	50-140			
Pyrene	3.72	0.01	ug/L	ND	74.5	50-140			
Surrogate: 2-Fluorobiphenyl	*17.7*		*ug/L*		*88.4*	*50-140*			
Surrogate: Terphenyl-d14	*21.8*		*ug/L*		*109*	*50-140*			

Qualifier Notes:

None

Sample Data Revisions

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable
ND: Not Detected
MDL: Method Detection Limit
Source Result: Data used as source for matrix and duplicate samples
%REC: Percent recovery.
RPD: Relative percent difference.
NC: Not Calculated

PARACEL LABORATORIES LTD.

Paracel ID: 2219536

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2219536	№ 137089

Client Name: CMT	Project Ref: 971 Montreal	Page 1 of 1
Contact Name: Sean Parsons	Quote #:	Turnaround Time
Address: 5710 Atkins Rd OTT	PO #: MM2320	☐ 1 day ☐ 3 day
	E-mail: Sean + Karl	☐ 2 day ☑ Regular
Telephone: 613 838 2323		Date Required:

☑ REG 153/04 ☐ REG 406/19

☐ Table 1 ☐ Res/Park ☐ Med/Fine
☐ Table 2 ☐ Ind/Comm ☐ Coarse
☐ Table 3 ☐ Agri/Other
☐ Table 7
For RSC: ☑ Yes ☐ No

Other Regulation: ☐ REG 558 ☐ PWQO ☐ CCME ☐ MISA ☐ SU - Sani ☐ SU - Storm
Mun:
☐ Other:

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken: Date	Sample Taken: Time	PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CrVI	B (HWS)				
1	MW4	GW		2	May 5-22				/								
2																	
3																	
4																	
5																	
6																	
7																	
8																	
9																	
10																	

Comments: Preservative removed from PHC bottles

Method of Delivery: Walk-in

Relinquished By (Sign):	Received By Driver/Depot:	Received at Lab: BS&M	Verified By: BS&M
Relinquished By (Print): Sean Parsons	Date/Time:	Date/Time: May 5, 22 14:51	Date/Time: May 5, 22 17:07
Date/Time: May 5-22	Temperature: °C	Temperature: 15.5 °C	pH Verified: ☐ By:

APPENDIX C

Survey

Phase Two Environmental Site Assessment

971 Montreal Road Ottawa, Ontario

Developpements Proximi-T Inc.

MM2320

PART 1 PLAN 4R-1374

P.I.N. 04274 - 0180

LOT 23 CONCESSION 1 (OTTAWA FRONT) LOT 22

PART 1 PLAN 4R-269

P.I.N. 04274 - 0179

PART 1 PLAN 5R-12562

P.I.N. 04274 - 0182

PART 18 PLAN 5R-4761

PART 1 PLAN D-55 P.I.N. 04274 - 0188

P.I.N. 04274 - 0181

MONTREAL ROAD (OTTAWA ROAD No. 174)

N 71° 18' 50" E (P2) & Meas (N 71° 17' 45" E P1, P2)

39.85 (P1, P2) & Meas

N 71° 19' 20" E Meas (N 71° 17' 10" E P3)

123.78 (P3) & Meas

R=367.37

A=38.38

C=38.36

N 74° 19' 00" E

(P1, P2) & Meas

R=367.37

A=47.04

C=47.01

N 80° 55' 00" E

(P4) & Meas

N 22° 18' 10" W

(Reference Bearing)

N 24° 23' 40" W

45.84 (P3) & Meas

45.82 (P1, P2) & Meas

47.71 (P1, P2, P3) & Meas

16.52 (P1, P2) & Meas

17.00 (P1, P2) & Meas

16.95 Meas (17.07 P1)

22.44 (P3) & Meas

6.45 (P3) & Meas

7.86 (P3) & Meas

2.57 (P1,P2) Meas

1.87 (P3) Meas

No. 949
1 Storey
Vinyl Sided Building
(Sliding Noted)

No. 971
2 Storey
Stucco, Metal & Tile
Sided Building
(Sliding Noted)

No. 973
1 Storey
Stucco & Metal Sided Building
(Sliding Noted)

Concrete Pad

Concrete Curb

Asphalt

Grass

Edge of Asphalt

Concrete Sidewalk

Depressed Curb

Concrete Curb

Concrete Landing & Steps

Steel Steps & Landing

Frame Landing & Steps

Concrete Steps

Concrete Planter

Concrete Planter

Door Sill Elevation=106.27

Door Sill Elevation=106.31

Door Sill Elevation=106.26

U/Eave Elevation=108.6

U/Eave Elevation=108.4

U/Eave Elevation=108.6

ToFdn Elevation=106.06

ToFdn Elevation=106.25

Top of Flashing Elevation=112.2

Top of Flashing Elevation=111.0

Bottom of Siding Elevation=105.49
Top of Flashing Elevation=109.8

Site Benchmark
Concrete Pin in
Hydro Pole
Elevation=105.85

C/L BF
0.4 North
0.2 West

C/L BF
0.4 North

C/L BF
0.5 North

C/L BF
0.4 North

C/L BF
0.9 North
0.4 West

C/L BF/CLF
0.2 East

CLF
0.3 East

Eaves ±0.6 Wide

Eaves ±1.5 Wide

Eaves ±1.4 Wide

100mm Hydro

Street Lighting

OHW

PART 2 EXPROPRIATION PLAN D-58
SUBJECT TO LIMITED INTEREST
PER EXPROPRIATION PLAN No. D-58

PART 1 EXPROPRIATION PLAN NS169101
SUBJECT TO EASEMENT PER INST No. NS238400

PART 2 EXPROPRIATION PLAN NS169101
SUBJECT TO EASEMENT PER INST No. NS209142

EXPROPRIATION PLAN NS130050