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File: PE6214-LET.04

Concorde Properties
408 Tweedsmuir Avenue
Ottawa, ON
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Attention: **Mr. Jordan Tannis**

Subject: **Phase II-Environmental Site Assessment Update**
2506 Innes Road
Ottawa, Ontario

Dear Sir,

Further to your request, Paterson Group (Paterson) has completed a Phase II Environmental Site Assessment (ESA) Update for the aforementioned property. This report updates a Phase II ESA entitled "Phase II - Environmental Site Assessment, 2506 Innes Road, Ottawa, Ontario" prepared by Paterson Group, dated September 24, 2024.

This update report is intended to meet the requirements for an updated Phase II ESA, as per the MECP O.Reg. 153/04, as amended. This update report is to be read in conjunction with the 2024 report.

1.0 Background

Based on a review of available historical information, the Phase I Property was first developed for commercial purposes as early as 1958. Based on the 1965 aerial image, the Phase I Property was occupied by a retail fuel outlet (RFO). In 1975, the property was redeveloped and operated as an RFO and an automotive repair garage called J&S Service Station until 1990. In 1995, the former RFO equipment (pump islands and former USTs) were decommissioned, followed by site remediation, in which a total of 1,875 metric tonnes of contaminated soils was excavated and disposal of off-site. Approximately 1,750 metric tonnes of soil were stockpiled on-site in order to assess hydrocarbon impacts. Based on the review of the report, this stockpile as well as imported fill (approximately 955 metric tonnes of sand and gravel fill) was used to backfill the remediation excavations.

Although stockpile sampling complied with the standards at the time, certain samples were found to exceed present day standards. Sampling was not completed in accordance with current O.Reg. 153/04 requirements. Details in past reports briefly reported where the stockpiled material was reused, however exact locations were unknown. Generally, backfilled areas consisted of the larger area to the west of the service station, and a small area (APEC5) to the east of the building.

During the remedial excavations, approximately 166,165 Litres of hydrocarbon impacted groundwater was pumped from the excavations over a seven (7) week period during the interim of June 5 to July 28, 2006. Since the site remediation was completed, the Phase I Property has been operating as an automotive service garage.

The historical use of the surrounding lands consisted of primarily residential with some commercial along the Innes Road, east of the Phase I Property. One off-site potentially contaminating activity (PCA), specifically an RFO and garage were identified at 2526 Innes Road. The former pump islands and USTs were situated approximately 55m and 70m, respectively. Based on the separation distance and the cross-gradient orientation of the former pump islands and USTs, these off-site PCAs are not considered to represent APECs on the Phase I Property.

Following the historical research, a site visit was conducted in July 2023. The Phase I Property was currently occupied and operating as an automotive service garage. The original 1975 structure remains intact with 3 service bays, each containing an above ground electric hoist, and a 3-chamber oil-water separator. An AST containing waste oil, with an approximate capacity of 800-L was noted on the eastern side of the exterior wall of the building. Some minor staining was noted on the asphaltic concrete paved surface. Three seacans were present at the rear of the building, used exclusively for tire storage. The seacans are not considered to represent an APEC.

Neighbouring land use in the Phase I Study Area consists primarily of residential with some commercial land use along Innes Road, east of the Phase I Property. No new existing off-site PCAs were identified within the Phase I Study Area. The RSC Property is located within a municipally serviced area.

A Phase II -Environmental Site Assessment (ESA) was completed in September 2024. The Phase II-ESA consisted of various stages of investigation. The first being the placement of four boreholes equipped with groundwater monitoring wells in August 2023. Later, in August 2024, an additional of five boreholes, three of which were instrumented with groundwater monitoring wells, were advanced to further assess APECs identified in the Phase I ESA. In May 2025, eleven test pits were advanced on the RSC property to further assess the imported fill at the property while also service to comply with excess soil regulations for the eventual excavation of the site. Finally, in August 2024, Paterson monitoring the remediation of PHC impacted soil within two areas of the RSC property.

2.0 Potentially Contaminating Activity and Areas of Potential Environmental Concern

Based on the findings of the Phase II ESA, several potentially contaminating activities (PCA) identified on and off the RSC Property, were considered to result in areas of potential environmental concern on the RSC Property.

Table of Areas of Potential Environmental Concern
2506 Innes Road – Ottawa, Ontario

Area of potential environmental concern	Location of area of potential environmental concern on phase one property	Potentially contaminating activity	Location of PCA (onsite of off-site)	Contaminants of potential concern	Media potentially impacted (Ground water, soil and/or sediment)
APEC 1: Resulting from the former of a UST nest	Central west side of the Phase I Property	PCA 28 – Gasoline and Associated Products Storage in Fixed Tanks	On-site	PHC BTEX	Soil and Groundwater
APEC 2: Resulting from the former of 2 pump islands	Central north side of the Phase I Property	PCA 28 – Gasoline and Associated Products Storage in Fixed Tanks	On-site	PHC BTEX	Soil and Groundwater
APEC 3: Resulting from the presence of an automotive repair garage	Central part of the Phase I Property	PCA 52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems	On-site	PHC BTEX VOC PAH	Soil and Groundwater
APEC 4: Resulting from the former of a fuel oil UST	Central west side of the Phase I Property	PCA 28 – Gasoline and Associated Products Storage in Fixed Tanks	On-site	BTEX PHC	Soil and Groundwater
APEC 5: Resulting from the former waste oil UST	Southeast side of the Phase I Property	PCA 28 – Gasoline and Associated Products Storage in Fixed Tanks	On-site	PHC BTEX PAH	Soil and Groundwater

Table of Areas of Potential Environmental Concern 2506 Innes Road – Ottawa, Ontario					
Area of potential environmental concern	**Location of area of potential environmental concern on phase one property**	**Potentially contaminating activity**	**Location of PCA (onsite of off-site)**	**Contaminants of potential concern**	**Media potentially impacted (Ground water, soil and/or sediment)**
APEC 6: Resulting from the 3-chamber oil water separator	Southeast side of the Phase I Property	PCA Other – oil water separator	On-site	PHC BTEX VOC PAH	Soil
APEC 7: Resulting from a waste oil AST	Southeast side of the Phase I Property	PCA 28 – Gasoline and Associated Products Storage in Fixed Tanks	On-site	PHC BTEX PAH	Soil and Groundwater
APEC 8: Resulting from fill material of unknown quality	Across the northern portion of the Phase I Property	PCA 30 – Importation of Fill Material of Unknown Quality	On-site	PHC BTEX Metals Hydride forming metals	Soil
APEC 9[1]: Resulting from the use of salt for deicing purposes for pedestrian and vehicular safety	Across the northern portion of the Phase I Property	Other – Use of Salt for Deicing Purposes	On-site	EC SAR	Soil
1 – In accordance with Section 49.1 of Ontario Regulation 153/04 standards are deemed to be met if an applicable site condition standard is exceeded at a property solely because the qualified person has determined that a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both. The exemption outlined in Section 49.1 is being relied upon with respect to the Phase I Property.					

Note that supplemental testing has been completed in soil and groundwater, and does not necessarily align with the CPOCs identified in the table above. For example, metals analysis was completed in groundwater, but is not associated with any APECs. The purpose of this supplemental testing was either for general soil and groundwater management purposes at the time of construction. All testing has been presented on the figures. Potentially contaminating activities (PCAs) resulting in areas of potential environmental concern (APECs) are discussed further below:

- PCA 28 – "Gasoline and Associated Products Storage in Fixed Tanks," due to the historical presence of 4 USTs containing gasoline and diesel fuel (APEC 1);

- PCA 28 – "Gasoline and Associated Products Storage in Fixed Tanks," due to the historical presence of 2 pump islands (APEC 2);

- PCA 52 – “Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems,” due to the presence of an automotive service garage (APEC 3);

- PCA 28 – “Gasoline and Associated Products Storage in Fixed Tanks,” due to the historical presence of a fuel oil UST (APEC 4);

- PCA 28 – “Gasoline and Associated Products Storage in Fixed Tanks,” due to the historical presence of a waste oil UST (APEC 5);

- PCA Other – “Presence of oil-water separator,” (APEC 6);

- PCA 28 – “Gasoline and Associated Products Storage in Fixed Tanks,” due to the presence of a waste oil AST (APEC 7);

- PCA 30 – “Importation of Fill Material of Unknown Quality,” due to the backfill material used after remediation, and general fill material on the site (APEC 8).

- PCA Other – “Use of Road Salt for Deicing,” across the Phase I Property (APEC 9).

In accordance with Section 49.1 of O.Reg. 153/04, the application of road salt is not considered a PCA that would result in an APEC on the Phase II Property, if the application of road salt was applied to the surface of the parking lot and laneway for the safety of vehicular and pedestrian traffic under conditions of ice and/or snow. Therefore, APEC 9 is exempted.

3.0 Contaminants of Potential Concern

Based on the findings of the Phase I and Phase II ESAs, the following the Contaminants of Potential Concern (CPCs) were identified for RSC Property:

<u>Soil</u>

- Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX)
- Volatile organic compounds (VOC)
- Petroleum Hydrocarbons, (PHC F_1-F_4)
- Metals (including hydride-forming metals Arsenic (As), Antimony (Sb) and Selenium (Se))
- Electrical Conductivity (EC)
- Sodium Adsorption Ration (SAR)
- Polycyclic Aromatic Hydrocarbons (PAH)

As discussed above, in accordance with Section 49.1 of O.Reg. 153/04, EC and SAR concentrations are deemed to be in accordance with the MECP Table 3 standards. The identified concentrations are present in black text in the CSM drawings.

pH was also analysed in select soil samples.

Groundwater

- Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX)
- Volatile organic compounds (VOC)
- Petroleum Hydrocarbons (PHC F_1-F_4)
- Polycyclic Aromatic Hydrocarbons (PAH)

4.0 Subsurface Structures and Utilities

Underground service locates were completed prior to the subsurface investigations. Buried utilities on the Phase II Property include water and sewer utilities that run perpendicular from the subject building to the municipal services along Innes Road.

Two (2) catch basins are situated on each access lane on the eastern and western lanes. Natural gas service enters the northcentral portion of the Phase II Property from Innes Road.

Based on standard practice for subsurface utility installation, service trenches are expected to be present approximately 1 to 2m below existing grade. In general, trench backfill may provide a preferential pathway for contaminant transport if the water table is at or above the base of the trenches.

Based on the findings of the Phase II ESA, service trenches are not considered to have created preferential pathways for contaminant migration.

5.0 Physical Setting

5.1 Site Stratigraphy

The site stratigraphy, from ground surface to the deepest aquifer or aquitard investigated, is illustrated on cross-sections A-A’, B-B’ and C-C’.

Stratigraphy at the RSC Property generally consists of the following:

Site soils consisted of an asphalt concrete structure, followed by fill material consisting of silty sand and trace gravel, overlying silty clay.

Bedrock was not encountered during the field program as bedrock is expected to be at an approximate depth of 20 to 25 mbgs.

5.2 Hydrogeological Characteristics

Water levels were measured at the RSC Property in September 10, 2024. Groundwater levels are presented in Table 1: Summary of Groundwater Levels.

	September 10, 2024
BH1-23	2.76
BH2-23	2.88
BH3-23	2.80
BH4-23	2.88
BH3-24	2.80
BH4-24	2.92
BH5-24	2.86
Hydraulic Gradient	0.005m/m West

The groundwater contour mapping for the RSC Property is presented on Drawings PE6214-3 – Test Hole Location Plan.

Free product was not observed at any of the monitoring wells during the sampling events conducted at the RSC Property.

5.3 Approximate Depth to Bedrock

A pin test was completed in BH3-24 to confirm the bedrock depth at the RSC Property; however, bedrock was not able to be confirmed. Based on available mapping provided by the Geological Survey of Canada, bedrock is reported to be present at a depth of approximately 20 to 25 m below grade.

5.4 Approximate Depth to Water Table

The depth to the water table at the Phase II Property varies between approximately 2.76 to 2.92 m below existing grade.

5.5 Section 35 of the Regulation

Section 35 of the Regulation applies to the RSC Property as follows:

❒ The property, and all other properties located, in whole or in part, within 250 m of the boundaries of the RSC property are supplied by the municipal drinking water system, as defined in the Safe Drinking Water Act, 2002.

- ❒ The RSC does not specify agricultural or other use as the type of property use for which the RSC is filed.
- ❒ The RSC property is not located in an area designated in the municipal official plan as a well-head protection area of other designation identified by the municipality for protection of groundwater.
- ❒ Neither the RSC property nor any of the properties within the surrounding area have a well used or intended for use as a source of water for human consumption or agriculture.
- ❒ The QP has given the clerk of the municipality written notice of intention to apply standards in preparing a record of site condition for the property and the municipality has not given any written notice to the QP that objects to the application of the standards.

5.6 Sections 41 and 43.1 of the Regulation

Section 41 of the Regulation does not apply to the RSC property, in that the RSC property is not located within 30 m of an environmentally sensitive.

Section 43.1 of the Regulation does not apply to the RSC property, in that RSC Property is not a Shallow Soil Property and is not situated within 30m of a body of water.

5.7 Existing Buildings and Structures

At the time of the Phase I and II ESAs the RSC property was occupied by one building, there are currently no buildings or structures on the RSC property.

The location of the former building structure is presented on Drawing PE6214-3 – Test Hole Location Plan.

5.8 Proposed Buildings

Two residential building are proposed for the RSC property. The buildings will be located on the west side and north sides of the property, and will consist of “stacked towns”. The remainder of the property will consist of surface parking.

5.9 Areas On, In or Under the RSC Property Where Excess Soil is Finally Placed

No excess soil was brought from another property and placed on, in or under the RSC Property.

6.0 Environmental Condition

6.1 Areas Where Contaminants are Present

The MECP Table 3 full-depth standards for a residential land use and coarse-grained soil conditions were selected for the RSC Property. Specific areas where contaminants are present in the soil on the RSC Property are discussed below, according to contaminant parameter group.

Soil

Metals

Cobalt, vanadium and chromium were identified in the soil on the RSC property, within the clay material (APEC 9).

It is the opinion of the QP that these parameters are naturally occurring and are not considered to represent contaminants on the RSC Property. A rationale for this opinion is provided further below.

Rationale for Naturally Occurring Metals Opinion (Chromium, Cobalt, Vanadium)

Champlain Sea Deposit

The silty clay stratigraphic unit present beneath the RSC Property is typical of areas of eastern Ontario and western Quebec that fall within the Champlain Sea basin. Soils within this basin have a distinct composition compared to soils of other origins due to their unique geological history. When the ice sheets began to retreat at the end the Last Glacial Period (approximately 10,000 years ago), water flowed into this depressed region and formed the brackish inlet known as the Champlain Sea. This body of water continually deposited sediment such that when the surface of the earth eventually rebounded, and the Champlain Sea disappeared, it left behind marine deposits of up to 100m deep.

The silty clays that comprise these deposits are referred to as Leda clays. Due to their origin, these clays have mineralogical compositions, structures, physical properties, and physio-chemical characteristics that are distinct from soils of other origins in Ontario and Quebec. Since their deposition, the mineralogical composition, structural and physical properties as well as physio-chemical characteristics and properties of the Leda clays in the region have been altered by geological processes. The retreat of the Champlain Sea left much of the upper portion of the clay deposit exposed to freshwater, which decreased the salinity (salt content) of the exposed soil, as the freshwater leached the salt ions from the soil. This increased the water content and decreased the cohesive strength of the affected clay, which resulted in clay that liquifies easily when subjected to stress, a common characteristic of Leda clay.

Furthermore, over geologic time, where the groundwater table has been present at depth within a silty clay deposit, generally the upper 2 to 4m of the soil profile has been weathered to form a stiff brown crust; this weathering process has contributed to the alteration of physical and mineralogical characteristics of the clay. The grey silty clay present at depths at or below the long-term groundwater table, below the weathered zone, has been essentially unaltered by the weathering process.

As such, it is the marine depositional environment and subsequent geological processes that the silty clay soil has experienced that define the types and concentrations of metals that are naturally occurring in these soils at various depths.

Metals (primarily Barium, Chromium, Cobalt, and Vanadium) are commonly identified in Champlain Sea clay deposits at concentrations exceeding the most stringent MECP Table 1: Full Depth Background Site Condition Standards to the least stringent MECP Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition.

The RSC Property is located within the Champlain Sea Basin and is underlain by a Champlain Sea silty clay deposit, which, as noted above, was determined to have elevated levels of Chromium, Cobalt and/or Vanadium, exceeding the MECP Table 3 RPI Coarse Grained Standards.

Chromium, Cobalt and Vanadium Concentrations at the RSC Property

Naturally occurring metals (Chromium, Cobalt and Vanadium) at concentrations greater than the MECP Table 3 standards have been identified in three soil samples taken from the native stiff, brown silty clay layer underlying the fill layer on the eastern and western portion of the RSC Property.

Soils were classified in the field based on visual observations in combination with standard field tests, according to the Modified Unified System which involves visually and manually examining soil samples with respect to texture, plasticity and colour. Native silty clay was classified as such given the cohesiveness and plasticity of the soil observed in the field. Native silty clays were distinguished from fill material based on visual observations and N -value or blow counts recorded in the field, which are an indication of the relative density of the subsurface soil, in combination with visual observations.

The location of the naturally occurring soil exceedances at the RSC Property are presented on the following drawings, with their respective concentrations shown in black text:

- Drawing PE6214-6 – Analytical Testing Plan - Soil (Metals, PHCs, VOCs, EC and SAR)
- Drawing PE6214-6A – Cross Section A-A’ - Soil (Metals, PHCs, VOCs, EC and SAR)

- ❐ Drawing PE6214-6B – Cross Section B-B' - Soil (Metals, PHCs, VOCs, EC and SAR)
- ❐ Drawing PE6214-6C – Cross Section C-C' - Soil (Metals, PHCs, VOCs, EC and SAR)

Publicly Available Data and Literature Review from Other Properties

RSC Filings

A summary of selected RSC filings within the Ottawa area that have included elevated naturally occurring metals is included below. Note that these RSCs are presented to discuss the presence of naturally occurring elevated metals.

RSC#231874 – This RSC was filed in the MECP Environmental Site Registry (ESR) in August 2022, for a property in the east end of Ottawa (Orleans - 6076 and 6078 Buttonfield Place). Based on a review of the information provided in the ESR, APECs at the RSC Property consisted of a former mechanical garage and fill material of unknown quality. The Phase II ESA identified variable concentrations of Vanadium at the RSC Property, with one sample result having a concentration above the MECP Table 3 Standard. The elevated concentration was rationalized as a background. The Vanadium concentration identified at this RSC Property was comparable to the concentrations identified at the subject RSC Property and was identified within a similarly described geologic unit.

RSC#229794 - This RSC was filed in the MECP ESR in October 2021, for Part of 1076 Hemlock Private, situated in the eastern end of Ottawa (between the Vanier Parkway and St. Lauren Boulevard). According to the Conceptual Site Model (CSM) in the ESR, fill material with elevated concentrations of Barium and Vanadium above the applicable site condition standards were imported to the RSC Property. The exemption presented in Section 49.1 of O.Reg. 153/04 was relied upon and was supported by a memorandum referencing supplemental work within the project area. The CSM concludes that the metal concentrations identified in the imported material were within the range typical of the marine clays of eastern Ontario.

As such, the metals were considered to be natural in origin and within typical background levels for the Ottawa area and were deemed to meet site standards. The concentrations identified at this RSC Property were comparable to the concentrations identified at the subject RSC Property and were identified within a similarly described geologic unit.

RSC#227583 - This RSC was filed in the MECP ESR in February 2021, for the property addressed 3610 Innes Road. Barium, cobalt and vanadium were measured in native clayey soil at the RSC Property at concentrations exceeding the MECP Table 3 standards, while no other metals were measured at concentrations exceeding the site standards in the native and fill soils submitted for analysis. The CSM concludes that elevated Barium, Cobalt, and Vanadium concentrations in the native clayey soils on the RSC Property are typical of the concentrations identified in clayey soils of the Champlain Sea deposition; the concentrations were considered to be naturally occurring at the RSC Property and were not considered to represent contamination.

The concentrations identified at this RSC Property were comparable to the concentrations identified at the subject RSC Property and were identified within a similarly described geologic unit.

RSC#224044 – This RSC was filed in the MECP ESR in November of 2017, for the property addressed 175 Main Street. The stratigraphy of the RSC Property includes a widespread layer of fill material over a native silty clay layer. The RSC CSM concludes that elevated Barium, Cobalt, and Vanadium concentrations identified in the native soil are typical of the naturally occurring concentrations of these parameters in the Ottawa Area. The concentrations identified at this RSC Property were comparable to the concentrations identified at the subject RSC Property and were identified within a similarly described geologic unit.

These RSCs (and others filed on the RSC site registry) indicate that there is well documented knowledge and general acceptance of elevated concentrations of metals which are naturally elevated (above site conditions standards) in the silty clays within the Ottawa region and locally around the current RSC Property.

Literature Review

GeoOttawa Dataset

The paper entitled “Elevated Background Metals Concentrations in Champlain Sea Clay - Ottawa Region”, published jointly by Geofirma Engineering Ltd, Dillon Consulting Ltd. and the City of Ottawa, was consulted as an additional dataset for the baseline of Barium, Chromium, Cobalt, and Vanadium concentrations in silty clay within the Ottawa region.

The study analyzed a compilation of data from the Ottawa region to support the definition of local background concentrations for Eastern Ontario. The study provides a supporting technical rationale for establishing a naturally occurring background argument and justifying the movement of these clay soils between sites in Eastern Ontario that have similar properties. The study also proposed new background values for Eastern Ontario, summarized in Table 3.

Table 3 - Summary of Proposed Geo-Regional Background Values for Eastern Ontario (GeoOttawa, 2017)

Parameter	Concentration (µg/g)			
	Barium	**Chromium**	**Cobalt**	**Vanadium**
Current MECP Table 1	220	70	21	86
Current MECP Table 2/3	390	160	22	86
Proposed Geo- Regional Background Values	460	145	35.2	123

While there are flaws in the study, including the lack of location and historical information about the sampling locations, the dataset does show that there are well known and generally accepted elevated concentrations of naturally occurring metals within the Ottawa and Eastern Ontario regions.

The paper entitled "Background Metals in Champlain Sea Sediments: Updates from 2019 Drilling and Sampling Program, Eastern Ontario - Ottawa Region", published jointly by Geofirma Engineering Ltd, was consulted as an additional dataset for the baseline of Barium, Chromium, Cobalt, and Vanadium concentrations in silty clay within the Ottawa region. The study analyzed a compilation of data from the periphery of the Ottawa region to address data gaps that were identified in the previously discussed Geofirma and Dillon Consulting Ltd. paper. The study provides further data to support the definition of local metal background concentrations for Eastern Ontario. The findings of the study were consistent with the average values from the Geofirma and Dillon Consulting Ltd. paper and updated proposed background values for Eastern Ontario were calculated, summarized in Table 4.

Table 4 - Summary of Proposed Geo-Regional Background Values for Eastern Ontario (Geofirma Engineering Ltd., 2023)

Parameter	Concentration (µg/g)			
	Barium	**Chromium**	**Cobalt**	**Vanadium**
Current MECP Table 1	220	70	21	86
Current MECP Table 2/3	390	160	22	86
Updated Proposed Geo- Regional Background Values	456	152	28	122

No significant change was identified in the updated proposed geo-regional background values for Eastern Ontario and the Ottawa region.

It is our opinion that these studies provide a valid rationale for updated geo-regional background values for Chromium, Cobalt and Vanadium in the Eastern Ontario and Ottawa region.

Analysis of Metal Concentrations Compared to Typical Crustal Abundance

Clay forms as a result of the erosion and weathering of rocks and soil over vast spans of time. This process involves diagenetic and hydrothermal alteration of rocks that transform the original minerals into clay minerals (USGS, 1999). Given this, comparing the typical metal concentrations in bedrock to the site data can provide additional context on the source of Chromium, Cobalt and Vanadium in the clay.

Table 5 - Comparison of Chromium, Cobalt and Vanadium Concentrations in Clay to Crustal Abundance

Data	Average Chromium Concentration (µg/g)	Average Cobalt Concentration (µg/g)	Average Vanadium Concentration (µg/g)
Typical Crustal Abundance of Continental Crust	102	25	120
Typical Crustal Abundance in Deep-Sea Clay	90	74	120

As shown in Table 5 above, the metal concentrations in continental crust and in deep-sea clay are greater (and in the case of deep-sea clay, significantly greater) than the average metal concentrations provided in the MECP Background Standards. The data therefore indicates that the metal concentrations in the silty clay at the RSC Property are not elevated above what is normal for silty clay in the Ottawa area, supporting the conclusions that elevated metals concentration identified in the silty clay onsite is naturally occurring.

Rationale Summary

It is the QP's opinion that the elevated concentrations of chromium, cobalt and vanadium are naturally occurring in the native silty clay and reworked native silty clay at the RSC Property given the following:

- Anthropogenic sources of chromium, cobalt and vanadium are primarily industrial in nature. Although a steel fabrication workshop (and/or placement of poor quality fill material) was considered to potentially have contributed to metals contamination below a portion of the RSC Property, the elevated chromium, cobalt, vanadium are not considered to be related to this activity.

  Based on the findings of the Phase I ESA and Phase II ESA investigations carried out for the RSC Property, there has been no PCAs identified on the RSC Property or within the 250m study area, that would result in APECs on the RSC Property with chromium, cobalt and vanadium as associated CPCs.

- The average concentrations of chromium, cobalt and vanadium in the fill material below the former workshop is lower than the average concentrations of those same parameters within the native fill material. As such, the fill material is not considered to have resulted in metals contamination on the RSC Property. Given that these concentrations in the fill material are lower than the underlying native silty clay, and there are no other APECs on the RSC Property considered to result in potential metal impacts, the metals concentrations in the native silty clay are considered to be naturally occurring and do not represent contamination on the RSC Property.

- Several RSCs for properties within the Ottawa region and which support the opinion that elevated concentrations of chromium, cobalt and vanadium are present within the weathered brown silty clays underlying this region, have been acknowledged and filed in the MECPs ESR. These reports include sampling data from a range of urban and rural settings all with similar results. The concentrations of chromium, cobalt and vanadium identified at the following RSC properties were comparable to those identified at the subject RSC Property within similar geologic conditions: RSC #231874, RSC #229794, RSC #227583 and RSC #224044.

Based on the above rationale in combination with the widespread knowledge of the elevated concentrations of chromium, cobalt and vanadium the silty clay geologic unit underlying the Ottawa region (amongst local consulting, municipal and MECP professionals) *it is the opinion of the QP that the elevated concentrations of chromium, cobalt and vanadium identified at the RSC Property are naturally occurring and do not represent contamination on the RSC Property; the elevated concentrations of these metal parameters are considered to comply with the MECP Table 3 standards.*

For the purposes of this RSC, these metals are not considered to be of environmental concern and will not be discussed in subsequent sections of this CSM.

PHCs

PHCs parameters were identified in the soil on the RSC property, within the clay material (BH2-23-SS4, TP2-25-G3, BH2-24-SS5) .

Post-remediation confirmatory samples are also presented on these figures, as well as on the cross sections.

<u>Groundwater</u>

Groundwater at the RSC Property complies with the MECP Table 3 standards.

Analytical test results are presented on Drawings PE6214-7 – Analytical Testing Plan – Groundwater.

6.2 Types of Contaminants

Contaminants of concern identified in the soil at the RSC Property include the following:

❐ PHCs

Groundwater at the RSC Property complies with MECP Table 3 standards.

6.3 Contaminated Media

Based on the results of the Phase II ESA, the clay layer was partially impacted with PHCs parameters.

Groundwater samples obtained from the RSC Property comply with the MECP Table 3 standards. Groundwater is not considered to be contaminated.

6.4 What Is Known About Areas Where Contaminants Are Present

PHC impacts identified in the clay material over the western portion of the RSC property are considered to be a result of APEC1-Former Underground Storage Tanks. Although the area was reportedly remediated, impacted soil was found to remain.

Impacts were also identified on the east side of the property, in the area of APEC5-Former Waste oil Underground Storage Tank. While testing completed as part of this Phase II ESA (original investigation and delineation investigation) did not identify soil exceeding site standards, it was reported previous reports prepared at the time of the earlier remediation identified stockpiled soil which was placed on the eastern side of the property. During the current remediation, soil was identified with faint odours of hydrocarbons, and therefore, was presumed to be impacted and was removed from the RSC property.

6.5 Distribution of Contaminants

Metals

The PHC impacted soil identified, at an approximate depth of 3 to 3.6 m below grade, was removed laterally in a north, east, south and west direction until clean sidewalls were achieved. Similarly, the areas were excavated to depth of 4.5 m or 3.5 below grade, to a clean base.

Full horizontal delineation was obtained through field observations and clean confirmatory samples at WW3, WW5, SW2, SW8, EW9, EW4, NW-G1 and NW-G5 for excavation 1 and samples WW2 and NW1 for excavation 2.

Vertical delineation was obtained through field observations and clean confirmatory samples B3, B8, B10, B11, B12 for excavation 1 and samples BS1 and BS2 for excavation 2.

The vertical and horizontal extent of metal and PHC impacts are shown on the following drawings:

- ❑ PE6214-4 – Analytical Testing Plan-Soil (PHCs)
- ❑ PE6214-4A – Cross Section A-A' (PHCs)
- ❑ PE6214-4B – Cross Section B-B' (PHCs)
- ❑ PE6214-4C – Cross Section C-C' (PHCs)

6.6 Discharge of Contaminants

The identified PHC exceedances in the soil appear to have occurred primarily within APEC1-Former Underground Storage Tanks. Discharge may have been a result of historical spills, leaks, faulty tanks, etc. Minor impacts (olfactory) were also identified within APEC5-Former Waste Oil Underground Storage Tank, where historically impacted soil was reused to backfill a former remediation. Based on available information, this soil would have been originally excavated from the APEC1 area.

6.7 Migration of Contaminants

Physical transport of contaminated soil within the RSC Property does not appear to have occurred.

No lateral migration of PHCs is considered to have occurred at the RSC Property given the groundwater is present in the lower clay units well below the fill layer. Minimal vertical migration is considered to have occurred through leaching given the low-solubility nature of the contaminations and clean analytical test results obtained from the underlying native material and from groundwater.

6.8 Climatic and Meteorological Conditions

In general, climatic and meteorological conditions have the potential to affect contaminant distribution. Two ways by which climatic and meteorological conditions may affect contaminant distribution include the downward leaching of contaminants by means of the infiltration of precipitation, and the migration of contaminants via groundwater levels and/or flow, which may fluctuate seasonally.

Climatic and meteorological conditions are not considered to have played a role in contaminant distribution. As mentioned, the local water table is well beneath the fill layer. Climatic and meteorological conditions would not have created conditions where the water table rises to the depth of the impacted fill.

Based on the findings of the field investigations and remediation program, in combination with clean groundwater results, groundwater levels and/or flow are not considered to have had a significant effect on contaminant distribution at the RSC Property.

6.9 Potential for Vapour Intrusion

Vapour intrusion into the former building may have occurred based on the proximity of impacted soil to the former building footprint. However, since the time of remediation the building has been demolished and currently, no buildings exist on the property. No potential for vapour intrusion will be likely in the proposed residential buildings as all PHC impacted soil has been remediated.

6.10 Contaminant Transport Diagram

Given that areas of impacted soil on the RSC Property were relatively small to the size of the site, it is considered unlikely that there were any potential human health receptors. During site remediation and excavation, potential human health receptors included workers present on the RSC Property.

Potential receptor exposure points include any excavations into contaminated soil, including remedial excavations. Routes of exposure would include dermal contact, accidental ingestion, and inhalation of contaminated soil as particulate dust.

Traditionally, potential ecological receptors include plants whose root structures intercept contaminated soil, burrowing wildlife, and groundwater/surface water receptors downgradient of the RSC Property at groundwater discharge points.

Some offsite plant or wildlife receptors may be present within the residential neighbourhoods further surrounding the RSC Property. Based on the findings of the Phase II ESA, groundwater complies with non-potable standards in a residential setting. As such, there has been no offsite transport of contaminants and therefore no risk to potential downgradient receptors.

Please refer to Drawing PE6214-9 – Contaminant Transport Diagram, which illustrates and provides narrative notes further explaining the contaminant release mechanisms, contaminant transport pathways, human and ecological receptors, receptor exposure points, and routes of exposure at the RSC Property.

7.0 Environmental Remediation Program

Prior to the soil remediation program, the auto service garage was demolished, and the floor slab was removed. The environmental soil remediation program consisted of the removal of soil (clay) impacted with PHC from the RSC Property.

A total of approximately 1,800 m^3 (or 3600 metric tonnes (mt)) of impacted soil was excavated and removed from site for disposal at Waste Connections of Canada – Ottawa Landfill, a licensed waste disposal facility located in Ottawa, Ontario. No material returned to the RSC property.

Groundwater was not encountered within the overburden during remedial or construction excavation.

Confirmatory samples are presented on the attached figures.

Remediation Note:

Naturally occurring metals (chromium, cobalt and vanadium) at concentrations greater than the MECP Table 3 RPI Coarse Grained Standards have been identified in the soil verification samples taken from the native stiff, brown silty clay layer underlying the fill layer found throughout the RSC Property, or in a fill material containing reworked silty soil.

The silty clay layer was encountered at depths ranging from approximately 71.0 m asl to 73.0 m asl on the RSC Property.

Analysis of fill material for metals was completed at several locations during the subsurface investigations and during the soil remediation program at the RSC Property. Metals were not detected within the fill above applicable standards, with the exception of one location which was found to contain a reworked silty material mixed with sand. Reminder that part of the site had been backfilled with site excavated soil as part of prior remedial activities.

Metals analyses were conducted for samples collected from the native silty clay layer at several different locations were found to have Chromium, Cobalt and/or Vanadium concentrations in excess of the MECP Table 3 RPI Coarse Grained Standards. The concentrations of Chromium, Cobalt and/or Vanadium in these samples are attributed to the silty clay content of the samples. Refer to the rationale presented earlier in this CSM.

It is the QP's opinion that the presence of these elevated metal concentrations exceeding the MECP Table 3 RPI Standards are naturally occurring, and not from a potential source of contamination. They were not treated as contaminants.

Based on the findings of the remediation program and confirmatory sampling, all impacted soil has been removed from the RSC Property.

Statement of Limitations

This Phase II - Environmental Site Assessment Update report has been prepared under the supervision of a qualified person, in general accordance with Ontario Regulation 153/04, as amended. The conclusions presented herein are based on information gathered from a limited historical review and field inspection program.

The findings of the Phase II - ESA Update are based on the review of the previous subsurface program completed on the Phase II Property in conjunction with the most recent analytical test results.

Should any conditions be encountered at the Phase II Property that differ from our findings, we request that we be notified immediately.

This report was prepared for the sole use of Concorde Properties. Permission and notification from Concorde Properties and Paterson will be required to release this report to any other party.

We trust that this submission satisfies your current requirements. Should you have any questions please contact the undersigned.

Regards,

Paterson Group Inc.

Mohammed Ramadan, B.Sc.

LICENSED PROFESSIONAL ENGINEER
August 29, 2025
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PROVINCE OF ONTARIO

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Report Distribution:

- ❑ Concorde Properties – Mr. Jordan Tannis
- ❑ Paterson Group

Appendix

- ❑ Figure 1 – Key Plan
- ❑ Table 1 – Soil Analytical Test Results
- ❑ Table 2 – Groundwater Analytical Test Results
- ❑ PE6214-1 – Site Plan
- ❑ PE6214-1A – Proposed Building Layout
- ❑ PE6214-2 – Surrounding Land Use Plan
- ❑ PE6214-3 – Test Hole Location Plan
- ❑ PE6214-4 – Analytical Testing Plan-Soil (PHCs)
- ❑ PE6214-4A – Cross Section A-A' (PHCs)
- ❑ PE6214-4B – Cross Section B-B' (PHCs)
- ❑ PE6214-4C – Cross Section C-C' (PHCs)
- ❑ PE6214-5 – Analytical Testing Plan-Soil (BTEX)
- ❑ PE6214-5A – Cross-Section A-A' (BTEX)
- ❑ PE6214-5B – Cross-Section B-B' (BTEX)
- ❑ PE6214-5C – Cross-Section C-C' (BTEX)
- ❑ PE6214-6 – Analytical Testing Plan-Soil (METALS, PAH, VOC, EC, SAR)
- ❑ PE6214-6A – Cross-Section A-A' (METALS, PAH, VOC, EC, SAR)
- ❑ PE6214-6B – Cross-Section B-B' (METALS, PAH, VOC, EC, SAR)
- ❑ PE6214-6C – Cross-Section C-C' (METALS, PAH, VOC, EC, SAR)
- ❑ PE6214-7 – Analytical Testing Plan-Groundwater
- ❑ PE6214-7A – Cross-Section A-A'-Groundwater
- ❑ PE6214-7B – Cross-Section B-B'-Groundwater
- ❑ PE6214-7C – Cross-Section C-C'-Groundwater
- ❑ PE6214-8A – Soil Remediation Plan (Excavation-1)
- ❑ PE6214-8B – Soil Remediation Plan (Excavation-2)
- ❑ PE6214-9 – Contaminant Distribution Diagram
- ❑ Laboratory Certificates of Analysis

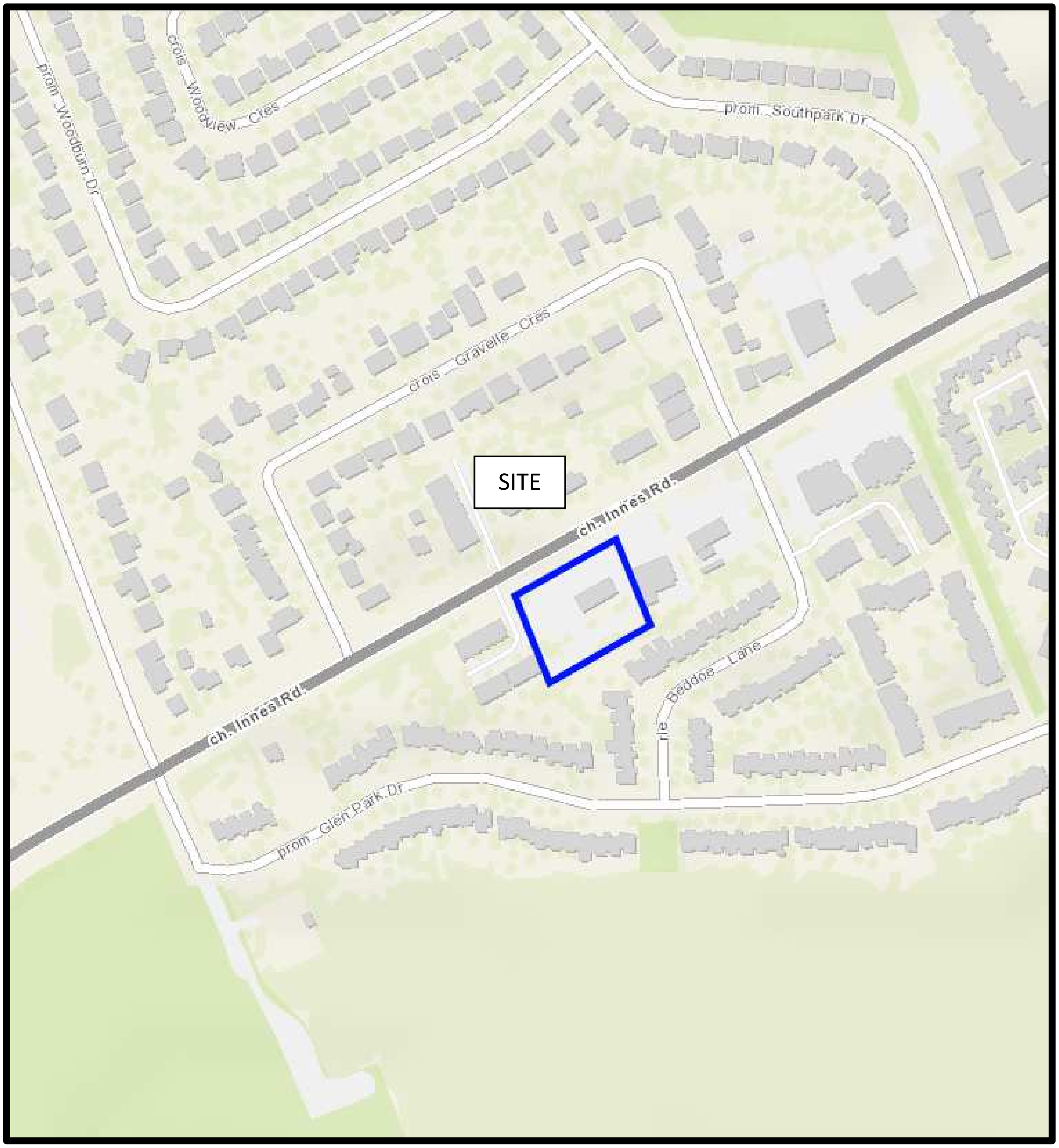

FIGURE 1

KEY PLAN

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Table 4: Soil Analytical Test Results

Parameter	Units	Regulation	BH1-23-SS5 2332357-01	BH1-23-SS6 2332357-02	BH2-23-SS4 2332357-05	BH2-23-SS5 (Top) 2332357-06	BH3-23-SS6 2333079-03	BH4-23-SS3 2333079-05	BH1-24-SS5 2435485-02	BH2-24-SS5 2435485-03	BH3-24-SS3 2435485-05	BH4-24-SS2 2435485-07	BH5-24-SS5 2435485-10	DUP 2435485-11	TP1-25-G1 2519531-01	TP1-25-G2 2519531-02	TP1-25-G3 2519531-03	TP2-25-G1 2519531-04	TP2-25-G2 2519531-05	TP2-25-G3 2519531-06
Sample Depth (m)		Reg 153/04 - Table 3 Residential, coarse	3.05-3.66	3.05-3.66	2.29-2.90	3.05-3.334	3.81-4.42	1.52-2.13	3.05-3.66	3.05-3.66	0.76-1.37	0.76-1.37	3.05-3.66	3.05-3.66	-	-	-	-	-	-
Sample Date			10-Aug-2023	10-Aug-2023	10-Aug-2023	10-Aug-2023	11-Aug-2023	11-Aug-2023	28-Aug-2024	28-Aug-2024	28-Aug-2024	28-Aug-2024	28-Aug-2024	28-Aug-2024	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025
Physical Characteristics																				
% Solids	% by Wt.		86.4	63.5	89.2	87.1	64.9	92	61.2	84.9	91	91	66.1	85.2	93.3	92.4	66.9	92	90.8	84.8
General Inorganics																				
SAR	N/A	5.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7	N/A	7.22	N/A	N/A	1.17	1.32	0.82	0.86	0.39	0.44
Conductivity	uS/cm	700	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	525	188	321	110	194	202
pH	N/A	5-9 (surf); 5-11 (subsurf)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.58	N/A	7.09	7.61	N/A	7.24
Metals																				
Antimony	ug/g dry	7.5	N/A	N/A	N/A	N/A	N/A	N/A	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Arsenic	ug/g dry	18	N/A	N/A	N/A	N/A	N/A	N/A	3.3	2.1	1.8	1.6	3.6	2.1	1.6	1.9	3.9	1.5	1.6	2
Barium	ug/g dry	390	N/A	N/A	N/A	N/A	N/A	N/A	272	28.3	14.4	24.6	286	32.4	38.2	32.5	315	19.1	37.3	53.9
Beryllium	ug/g dry	4.0	N/A	N/A	N/A	N/A	N/A	N/A	0.8	ND (0.5)	ND (0.5)	ND (0.5)	0.8	ND (0.5)	ND (0.5)	ND (0.5)	1	ND (0.5)	ND (0.5)	ND (0.5)
Boron	ug/g dry	120	N/A	N/A	N/A	N/A	N/A	N/A	7.1	ND (5.0)	ND (5.0)	ND (5.0)	7.6	ND (5.0)	ND (5.0)	ND (5.0)	9.9	ND (5.0)	ND (5.0)	ND (5.0)
Cadmium	ug/g dry	1.2	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
Chromium	ug/g dry	160	N/A	N/A	N/A	N/A	N/A	N/A	112	12.8	12.7	13.2	129	13.5	15.8	14.3	155	8	13.7	18
Cobalt	ug/g dry	22	N/A	N/A	N/A	N/A	N/A	N/A	19.8	3.9	3.3	3	23.2	4.1	3.7	4.5	27.9	3.6	4	4.3
Copper	ug/g dry	140	N/A	N/A	N/A	N/A	N/A	N/A	40.7	10.2	6	ND (5.0)	47.5	11.2	10.1	10.7	56.6	9.3	10.2	12
Lead	ug/g dry	120	N/A	N/A	N/A	N/A	N/A	N/A	8.5	7.4	1.5	2.6	8.3	7.2	9.8	8.7	9	2.6	7.3	17.2
Molybdenum	ug/g dry	6.9	N/A	N/A	N/A	N/A	N/A	N/A	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Nickel	ug/g dry	100	N/A	N/A	N/A	N/A	N/A	N/A	58.3	8.5	6.6	6.1	67.6	9.4	8.6	8.8	80.3	5.9	8.6	10.6
Selenium	ug/g dry	2.4	N/A	N/A	N/A	N/A	N/A	N/A	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Silver	ug/g dry	20	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)
Thallium	ug/g dry	1.0	N/A	N/A	N/A	N/A	N/A	N/A	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Uranium	ug/g dry	23	N/A	N/A	N/A	N/A	N/A	N/A	1.3	ND (1.0)	ND (1.0)	ND (1.0)	1.7	ND (1.0)	ND (1.0)	ND (1.0)	1.5	ND (1.0)	ND (1.0)	ND (1.0)
Vanadium	ug/g dry	86	N/A	N/A	N/A	N/A	N/A	N/A	91.4	19.5	18.4	17.5	103	20.8	23.7	26.2	121	18.5	21.6	23.1
Zinc	ug/g dry	340	N/A	N/A	N/A	N/A	N/A	N/A	107	ND (20.0)	ND (20.0)	ND (20.0)	118	20.8	27.2	ND (20.0)	136	ND (20.0)	22	37.1
VOCs																				
Acetone	ug/g dry	16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.50)	N/A	ND (0.50)	ND (0.50)	ND (0.50)	N/A	N/A	N/A	N/A	N/A	N/A
Benzene	ug/g dry	0.21	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A
Bromodichloromethane	ug/g dry	13	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Bromoform	ug/g dry	0.27	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Bromomethane	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Carbon Tetrachloride	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Chlorobenzene	ug/g dry	2.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Chloroform	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Dibromochloromethane	ug/g dry	9.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Dichlorodifluoromethane	ug/g dry	16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
1,2-Dichlorobenzene	ug/g dry	3.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
1,3-Dichlorobenzene	ug/g dry	4.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
1,4-Dichlorobenzene	ug/g dry	0.083	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
1,1-Dichloroethane	ug/g dry	3.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
1,2-Dichloroethane	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
1,1-Dichloroethylene	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
cis-1,2-Dichloroethylene	ug/g dry	3.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
trans-1,2-Dichloroethylene	ug/g dry	0.084	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
1,2-Dichloropropane	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
cis-1,3-Dichloropropylene	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
trans-1,3-Dichloropropylene	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
1,3-Dichloropropene, total	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Ethylbenzene	ug/g dry	2.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Ethylene dibromide (dibromoethane, 1	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Hexane	ug/g dry	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Methyl Ethyl Ketone (2-Butanone)	ug/g dry	16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.50)	N/A	ND (0.50)	ND (0.50)	ND (0.50)	N/A	N/A	N/A	N/A	N/A	N/A
Methyl Isobutyl Ketone	ug/g dry	1.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.50)	N/A	ND (0.50)	ND (0.50)	ND (0.50)	N/A	N/A	N/A	N/A	N/A	N/A
Methyl tert-butyl ether	ug/g dry	0.75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Methylene Chloride	ug/g dry	0.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Styrene	ug/g dry	0.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
1,1,1,2-Tetrachloroethane	ug/g dry	0.058	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
1,1,2,2-Tetrachloroethane	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Tetrachloroethylene	ug/g dry	0.28	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Toluene	ug/g dry	2.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
1,1,1-Trichloroethane	ug/g dry	0.38	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
1,1,2-Trichloroethane	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Trichloroethylene	ug/g dry	0.061	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Trichlorofluoromethane	ug/g dry	4.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Vinyl Chloride	ug/g dry	0.02	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A
m/p-Xylene	ug/g dry	3.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
o-Xylene	ug/g dry	3.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
Xylenes, total	ug/g dry	3.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	N/A	ND (0.05)	ND (0.05)	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A
BTEX																				
Benzene	ug/g dry	0.21	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	N/A	ND (0.02)	N/A	N/A	N/A	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)	ND (0.02)
Ethylbenzene	ug/g dry	2.0	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	N/A	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Toluene	ug/g dry	2.3	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	N/A	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
m/p-Xylene	ug/g dry	3.1	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	N/A	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	0.05
o-Xylene	ug/g dry	3.1	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	N/A	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)
Xylenes, total	ug/g dry	3.1	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	N/A	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	ND (0.05)	0.05
PHCs																				
F1 PHCs (C6-C10)	ug/g dry	55	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	18	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	20
F2 PHCs (C10-C16)	ug/g dry	98	14	ND (4)	101	7	ND (4)	ND (4)	49	403	ND (4)	ND (4)	ND (4)	359	ND (4)	ND (4)	ND (4)	ND (4)	12	383
F3 PHCs (C16-C34)	ug/g dry	300	77	ND (8)	168	25	ND (8)	159	55	335	ND (8)	ND (8)	ND (8)	303	20	45	ND (8)	ND (8)	61	363
F4 PHCs (C34-C50)	ug/g dry	2800	40	ND (6)	31	17	ND (6)	69	29	ND (6)	ND (6)	ND (6)	ND (6)	ND (6)	25	18	ND (6)	ND (6)	16	50
PAHs																				
Acenaphthene	ug/g dry	7.9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.08	N/A	N/A	ND (0.02)	0.07	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
Acenaphthylene	ug/g dry	0.15	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
Anthracene	ug/g dry	0.67	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
Benzo[a]anthracene	ug/g dry	0.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
Benzo[a]pyrene	ug/g dry	0.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
Benzo[b]fluoranthene	ug/g dry	0.78	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
Benzo[g,h,i]perylene	ug/g dry	6.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
Benzo[k]fluoranthene	ug/g dry	0.78	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
Chrysene	ug/g dry	7.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
Dibenzo[a,h]anthracene	ug/g dry	0.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
Fluoranthene	ug/g dry	0.69	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
Fluorene	ug/g dry	62	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.14	N/A	N/A	ND (0.02)	0.12	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
Indeno [1,2,3-cd] pyrene	ug/g dry	0.38	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
1-Methylnaphthalene	ug/g dry	0.99	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
2-Methylnaphthalene	ug/g dry	0.99	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
Methylnaphthalene (1&2)	ug/g dry	0.99	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.04)	N/A	N/A	ND (0.04)	ND (0.04)	ND (0.04)	N/A	N/A	N/A	ND (0.04)	N/A
Naphthalene	ug/g dry	0.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.01)	N/A	N/A	ND (0.01)	ND (0.01)	ND (0.01)	N/A	N/A	N/A	ND (0.01)	N/A
Phenanthrene	ug/g dry	6.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.22	N/A	N/A	ND (0.02)	0.18	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A
Pyrene	ug/g dry	78	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A

2.00 Result exceeds Reg 153/04 - Table 3 Residential, coarse Standards
ND (0.2) MDL exceeds Reg 153/04 - Table 3 Residential, coarse Standards
ND (0.2) No concentrations identified above the MDL
N/A Parameter not analysed
NV No value given for indicated parameter

PATERSON GROUP

Table 4: Soil Analytical Test Results

Parameter	Units	Regulation	TP3-25-G1 2519531-07	TP3-25-G2 2519531-08	TP3-25-G3 2519531-09	TP4-25-G1 2519531-10	TP4-25-G2 2519531-11	TP4-25-G3 2519531-12	TP5-25-G1 2519531-13	TP5-25-G2 2519531-14	TP6-25-G1 2519531-15	TP6-25-G2 2519531-16	TP7-25-G1 2519531-17	TP7-25-G2 2519531-18	TP8-25-G1 2519531-19	TP8-25-G2 2519531-20	TP9-25-G1 2519531-21	TP9-25-G2 2519531-22	TP10-25-G1 2519531-23	TP10-25-G2 2519531-24	TP11-25-G1 2519531-25	TP11-25-G2 2519531-26	Dup 1 2519531-27
Sample Depth (m)		Reg 153/04 - Table 3 Residential, coarse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sample Date			7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025	7-May-2025
Physical Characteristics																							
% Solids	% by Wt.		89.9	85	54.7	95.5	88.4	85.3	90.5	88.3	90.6	88.5	92.2	86.9	92	85.6	87.9	86.4	89.6	86	93.2	90.1	90.7
General Inorganics																							
SAR	N/A	5.0	1.44	1.19	3.22	1.26	1.65	1.72	0.85	0.59	0.43	2.27	2.99	2.96	1.55	2.82	0.11	0.1	0.33	1.84	1.72	0.58	N/A
Conductivity	uS/cm	700	234	219	870	500	457	374	226	226	212	374	441	635	308	368	85	134	142	472	409	138	N/A
pH	N/A	5-9 (surf); 5-11 (subsurf)	7.41	N/A	7.11	N/A	7.33	7.37	N/A	6.98	N/A	7.28	N/A	7.02	7.38	N/A	N/A	7.45	N/A	7.48	N/A	7.64	7.56
Metals																							
Antimony	ug/g dry	7.5	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	N/A
Arsenic	ug/g dry	18	1.1	1.6	4	1.4	1.4	1.2	1.3	1.2	1.4	1.2	1.3	1.3	1.4	1.1	1.3	1.2	1.7	1.4	1.2	1.3	N/A
Barium	ug/g dry	390	28.5	21.4	327	21.5	38.6	38.2	32.8	28	31	16.8	25.2	18.5	25.6	21.9	19.6	25.9	25	19	26.1	21.4	N/A
Beryllium	ug/g dry	4.0	ND (0.5)	ND (0.5)	1	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Boron	ug/g dry	120	ND (5.0)	ND (5.0)	10.1	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	N/A
Cadmium	ug/g dry	1.2	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Chromium	ug/g dry	160	13.6	15	172	6.7	16.6	17.3	16.7	18.7	13.5	17.4	13.8	15.9	14.5	15.6	7.1	11.6	26.1	11.4	11.6	12.8	N/A
Cobalt	ug/g dry	22	2.9	3.9	29.5	3.1	4.2	4.1	3.7	4.3	3	3.6	3.1	2.6	3.4	2.6	3.2	3.2	4.4	3.4	2.9	3.7	N/A
Copper	ug/g dry	140	ND (5.0)	7.4	62.7	7.2	9.5	8	ND (5.0)	5.7	6.1	5.5	6.3	ND (5.0)	5.5	6.7	7.6	7.2	5.6	7.9	5	6	N/A
Lead	ug/g dry	120	19.8	3	10.3	2.1	7.5	4.8	8.1	2.6	41.5	3	12.8	2.3	5.2	1.7	2.6	6.7	3.1	2.1	3.1	2.8	N/A
Molybdenum	ug/g dry	6.9	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	N/A
Nickel	ug/g dry	100	6.7	8.4	91.3	5.5	9.8	10.3	9.1	10.2	7.7	9.5	7.6	7.6	8.1	7	5.6	7.6	9.9	6.9	6.7	7	N/A
Selenium	ug/g dry	2.4	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	N/A
Silver	ug/g dry	20	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	N/A
Thallium	ug/g dry	1.0	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	N/A
Uranium	ug/g dry	23	ND (1.0)	ND (1.0)	1.8	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	N/A
Vanadium	ug/g dry	86	18.9	17.5	127	14.5	21.4	19.8	21.8	22.4	16.7	18.7	18.1	20	18.4	17.6	14.9	15.3	38.1	16.7	14.4	17.9	N/A
Zinc	ug/g dry	340	ND (20.0)	ND (20.0)	143	ND (20.0)	25.7	24.4	29.1	ND (20.0)	39.6	ND (20.0)	37	ND (20.0)	24.8	ND (20.0)	ND (20.0)	20.8	ND (20.0)	ND (20.0)	21.2	ND (20.0)	N/A
VOCs																							
Acetone	ug/g dry	16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Benzene	ug/g dry	0.21	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bromodichloromethane	ug/g dry	13	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bromoform	ug/g dry	0.27	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bromomethane	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Carbon Tetrachloride	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chlorobenzene	ug/g dry	2.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chloroform	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dibromochloromethane	ug/g dry	9.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dichlorodifluoromethane	ug/g dry	16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,2-Dichlorobenzene	ug/g dry	3.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,3-Dichlorobenzene	ug/g dry	4.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,4-Dichlorobenzene	ug/g dry	0.083	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1-Dichloroethane	ug/g dry	3.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,2-Dichloroethane	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1-Dichloroethylene	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
cis-1,2-Dichloroethylene	ug/g dry	3.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
trans-1,2-Dichloroethylene	ug/g dry	0.084	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,2-Dichloropropane	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
cis-1,3-Dichloropropylene	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
trans-1,3-Dichloropropylene	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,3-Dichloropropene, total	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ethylbenzene	ug/g dry	2.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ethylene dibromide (dibromoethane, 1	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hexane	ug/g dry	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Methyl Ethyl Ketone (2-Butanone)	ug/g dry	16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Methyl Isobutyl Ketone	ug/g dry	1.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Methyl tert-butyl ether	ug/g dry	0.75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Methylene Chloride	ug/g dry	0.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Styrene	ug/g dry	0.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1,1,2-Tetrachloroethane	ug/g dry	0.058	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1,2,2-Tetrachloroethane	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tetrachloroethylene	ug/g dry	0.28	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Toluene	ug/g dry	2.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1,1-Trichloroethane	ug/g dry	0.38	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1,2-Trichloroethane	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trichloroethylene	ug/g dry	0.061	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trichlorofluoromethane	ug/g dry	4.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Vinyl Chloride	ug/g dry	0.02	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
m/p-Xylene	ug/g dry	3.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
o-Xylene	ug/g dry	3.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Xylenes, total	ug/g dry	3.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BTEX																							
Benzene	ug/g dry	0.21	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)	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)	ND (0.02)	ND (0.02)	N/A
Ethylbenzene	ug/g dry	2.0	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)	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)	ND (0.05)	ND (0.05)	N/A
Toluene	ug/g dry	2.3	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)	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)	ND (0.05)	ND (0.05)	N/A
m/p-Xylene	ug/g dry	3.1	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)	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)	0.27	ND (0.05)	N/A
o-Xylene	ug/g dry	3.1	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)	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)	0.1	ND (0.05)	N/A
Xylenes, total	ug/g dry	3.1	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)	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)	0.37	ND (0.05)	N/A
PHCs																							
F1 PHCs (C6-C10)	ug/g dry	55	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	N/A
F2 PHCs (C10-C16)	ug/g dry	98	ND (4)	ND (4)	ND (4)	ND (4)	50	19	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	N/A
F3 PHCs (C16-C34)	ug/g dry	300	97	ND (8)	ND (8)	ND (8)	104	51	10	ND (8)	64	ND (8)	12	ND (8)	ND (8)	ND (8)	ND (8)	ND (8)	ND (8)	ND (8)	ND (8)	ND (8)	N/A
F4 PHCs (C34-C50)	ug/g dry	2800	37	ND (6)	ND (6)	ND (6)	36	17	11	ND (6)	42	ND (6)	13	ND (6)	ND (6)	ND (6)	ND (6)	ND (6)	ND (6)	ND (6)	ND (6)	ND (6)	N/A
PAHs																							
Acenaphthene	ug/g dry	7.9	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A
Acenaphthylene	ug/g dry	0.15	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A
Anthracene	ug/g dry	0.67	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A
Benzo[a]anthracene	ug/g dry	0.5	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.02	N/A	N/A	N/A	N/A	N/A
Benzo[a]pyrene	ug/g dry	0.3	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A
Benzo[b]fluoranthene	ug/g dry	0.78	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A
Benzo[g,h,i]perylene	ug/g dry	6.6	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A
Benzo[k]fluoranthene	ug/g dry	0.78	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A
Chrysene	ug/g dry	7.0	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.02	N/A	N/A	N/A	N/A	N/A
Dibenzo[a,h]anthracene	ug/g dry	0.1	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A
Fluoranthene	ug/g dry	0.69	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.04	N/A	N/A	N/A	N/A	N/A
Fluorene	ug/g dry	62	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A
Indeno [1,2,3-cd] pyrene	ug/g dry	0.38	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A
1-Methylnaphthalene	ug/g dry	0.99	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A
2-Methylnaphthalene	ug/g dry	0.99	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A
Methylnaphthalene (1&2)	ug/g dry	0.99	ND (0.04)	N/A	N/A	N/A	ND (0.04)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.04)	N/A	N/A	N/A	N/A	N/A
Naphthalene	ug/g dry	0.6	ND (0.01)	N/A	N/A	N/A	ND (0.01)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.01)	N/A	N/A	N/A	N/A	N/A
Phenanthrene	ug/g dry	6.2	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.03	N/A	N/A	N/A	N/A	N/A
Pyrene	ug/g dry	78	ND (0.02)	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.03	N/A	N/A	N/A	N/A	N/A

2.00	Result exceeds Reg 153/04 - Table 3 Residential, coarse Standards
ND (0.2)	MDL exceeds Reg 153/04 - Table 3 Residential, coarse Standards
ND (0.2)	No concentrations identified above the MDL
N/A	Parameter not analysed
NV	No value given for indicated parameter

Table 4: Soil Analytical Test Results

Parameter	Units	Regulation	EX1-BS3 2526532-07	EX1-BS8 2526532-08	EX1-BS10 2526532-09	EX1-BS11 2526532-05	EX1-BS12 2526532-06	EX1-EW4 2526532-10	EX1-EW9 2526532-11	EX1-WW3 2526532-12	EX1-WW5 2526532-13	EX1-SW2 2526532-14	EX1-SW8 2526532-15	NW-G1 2526529-01	NW-G5 2526529-02	EX2-BS1 2526532-03	EX2-BS2 2526532-04	EX2-WW2 2526532-01	EX2-NW1 2526532-02
Sample Depth (m)		Reg 153/04 - Table 3 Residential, coarse	NA	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Sample Date			27-Jun-25	27-Jun-25	27-Jun-25	27-Jun-25	27-Jun-25	27-Jun-25	27-Jun-25	27-Jun-25	27-Jun-25	27-Jun-25	27-Jun-25	27-Jun-25	27-Jun-25	27-Jun-25	27-Jun-25	27-Jun-25	27-Jun-25
Physical Characteristics																			
% Solids	% by Wt.		91.2	64.9	63.1	65	61.6	94	66.2	79.2	59.3	93.5	67.1	89	75.3	63.3	63.4	92.4	92.8
General Inorganics																			
SAR	N/A	5.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Conductivity	uS/cm	700	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
pH	N/A	5-9 (surf); 5-11 (subsurf)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Metals																			
Antimony	ug/g dry	7.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Arsenic	ug/g dry	18	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Barium	ug/g dry	390	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Beryllium	ug/g dry	4.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Boron	ug/g dry	120	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cadmium	ug/g dry	1.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chromium	ug/g dry	160	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cobalt	ug/g dry	22	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Copper	ug/g dry	140	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lead	ug/g dry	120	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Molybdenum	ug/g dry	6.9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Nickel	ug/g dry	100	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Selenium	ug/g dry	2.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Silver	ug/g dry	20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Thallium	ug/g dry	1.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Uranium	ug/g dry	23	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Vanadium	ug/g dry	86	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Zinc	ug/g dry	340	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
VOCs																			
Acetone	ug/g dry	16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Benzene	ug/g dry	0.21	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bromodichloromethane	ug/g dry	13	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bromoform	ug/g dry	0.27	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bromomethane	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Carbon Tetrachloride	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chlorobenzene	ug/g dry	2.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chloroform	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dibromochloromethane	ug/g dry	9.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dichlorodifluoromethane	ug/g dry	16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,2-Dichlorobenzene	ug/g dry	3.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,3-Dichlorobenzene	ug/g dry	4.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,4-Dichlorobenzene	ug/g dry	0.083	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1-Dichloroethane	ug/g dry	3.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,2-Dichloroethane	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1-Dichloroethylene	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
cis-1,2-Dichloroethylene	ug/g dry	3.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
trans-1,2-Dichloroethylene	ug/g dry	0.084	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,2-Dichloropropane	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
cis-1,3-Dichloropropylene	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
trans-1,3-Dichloropropylene	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,3-Dichloropropene, total	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ethylbenzene	ug/g dry	2.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ethylene dibromide (dibromoethane, 1	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hexane	ug/g dry	2.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Methyl Ethyl Ketone (2-Butanone)	ug/g dry	16	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Methyl Isobutyl Ketone	ug/g dry	1.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Methyl tert-butyl ether	ug/g dry	0.75	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Methylene Chloride	ug/g dry	0.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Styrene	ug/g dry	0.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1,1,2-Tetrachloroethane	ug/g dry	0.058	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1,2,2-Tetrachloroethane	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tetrachloroethylene	ug/g dry	0.28	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Toluene	ug/g dry	2.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1,1-Trichloroethane	ug/g dry	0.38	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1,2-Trichloroethane	ug/g dry	0.05	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trichloroethylene	ug/g dry	0.061	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trichlorofluoromethane	ug/g dry	4.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Vinyl Chloride	ug/g dry	0.02	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
m/p-Xylene	ug/g dry	3.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
o-Xylene	ug/g dry	3.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Xylenes, total	ug/g dry	3.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BTEX																			
Benzene	ug/g dry	0.21	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)	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	ug/g dry	2.0	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)	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	ug/g dry	2.3	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)	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	ug/g dry	3.1	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)	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	ug/g dry	3.1	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)	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	ug/g dry	3.1	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)	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																			
F1 PHCs (C6-C10)	ug/g dry	55	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)
F2 PHCs (C10-C16)	ug/g dry	98	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)
F3 PHCs (C16-C34)	ug/g dry	300	19	ND (8)	ND (8)	ND (8)	ND (8)	286	ND (8)	ND (8)	ND (8)	ND (8)	ND (8)	13	ND (8)	ND (8)	ND (8)	ND (8)	ND (8)
F4 PHCs (C34-C50)	ug/g dry	2800	9	ND (6)	ND (6)	6	ND (6)	87	ND (6)	ND (6)	ND (6)	ND (6)	ND (6)	10	ND (6)	ND (6)	ND (6)	ND (6)	ND (6)
PAHs																			
Acenaphthene	ug/g dry	7.9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Acenaphthylene	ug/g dry	0.15	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Anthracene	ug/g dry	0.67	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Benzo[a]anthracene	ug/g dry	0.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Benzo[a]pyrene	ug/g dry	0.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Benzo[b]fluoranthene	ug/g dry	0.78	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Benzo[g,h,i]perylene	ug/g dry	6.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Benzo[k]fluoranthene	ug/g dry	0.78	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chrysene	ug/g dry	7.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dibenzo[a,h]anthracene	ug/g dry	0.1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fluoranthene	ug/g dry	0.69	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fluorene	ug/g dry	62	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Indeno [1,2,3-cd] pyrene	ug/g dry	0.38	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1-Methylnaphthalene	ug/g dry	0.99	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2-Methylnaphthalene	ug/g dry	0.99	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Methylnaphthalene (1&2)	ug/g dry	0.99	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Naphthalene	ug/g dry	0.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phenanthrene	ug/g dry	6.2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pyrene	ug/g dry	78	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

2.00	Result exceeds Reg 153/04 - Table 3 Residential, coarse Standards
ND (0.2)	MDL exceeds Reg 153/04 - Table 3 Residential, coarse Standards
ND (0.2)	No concentrations identified above the MDL
N/A	Parameter not analysed
NV	No value given for indicated parameter

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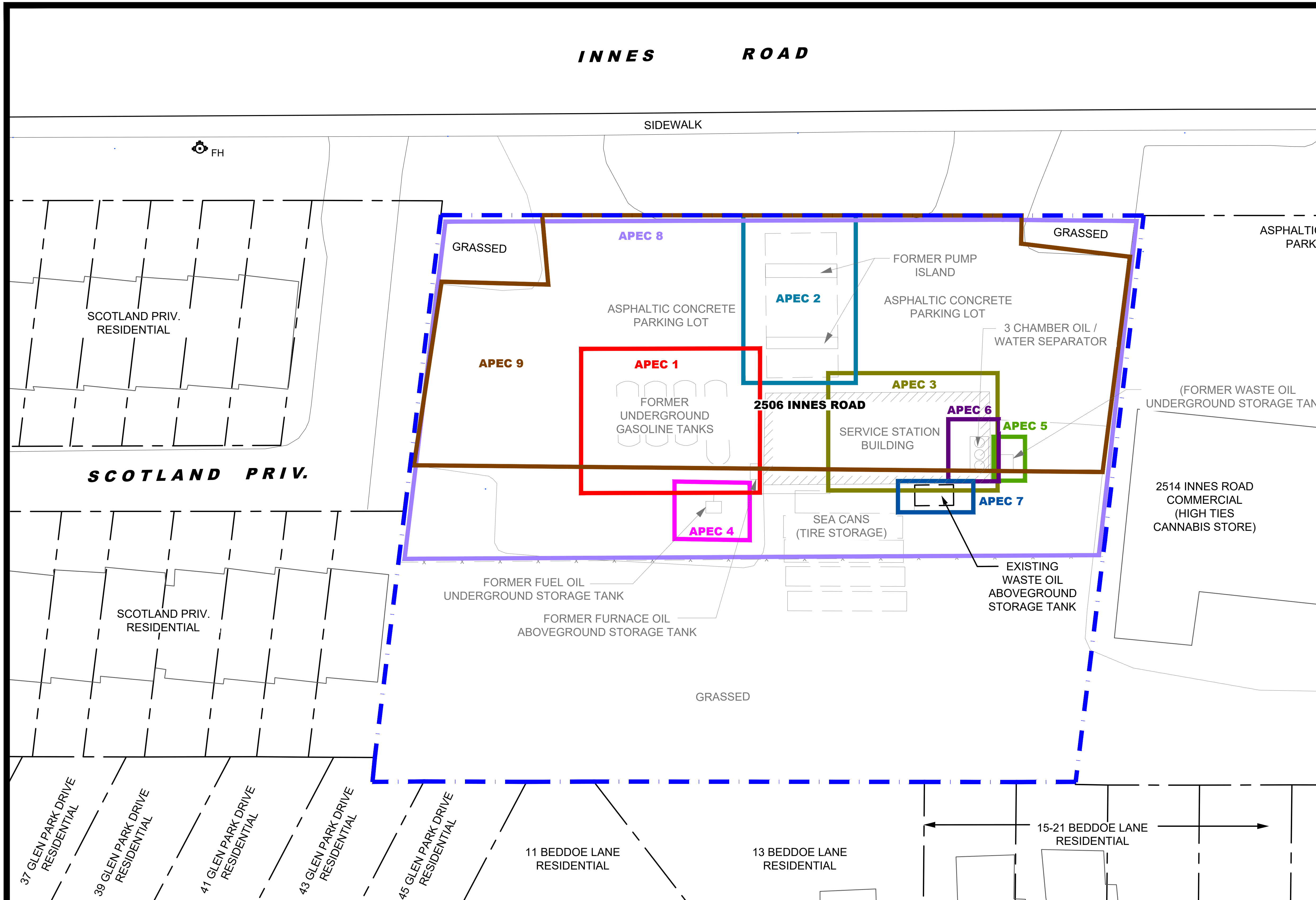
Table 5: Groundwater Analytical Test Results

Parameter	Units	Regulation	BH1-23-GW 2333523-01	BH2-23-GW 2333523-02	BH3-23-GW 2333523-03	BH4-23-GW 2333523-04	BH2-23-GW2 2346502-01	BH5-23-GW 2345107-01	BH12-23-GW 2346502-02	BH3-24-GW1 2437221-01	BH4-24-GW1 2437221-02	BH3-24-GW 2517213-01
Sample Depth (m)		Reg 153/04 - Table 2 Potable	3.66 - 5.18	3.66 - 5.18	3.66 - 5.18	3.66 - 5.18	3.66 - 5.18	-	3.66 - 5.18	3.05 - 4.57	3.05 - 4.57	-
Sample Date		Groundwater, coarse	17-Aug-2023	17-Aug-2023	17-Aug-2023	17-Aug-2023	6-Nov-2023	6-Nov-2023	6-Nov-2023	10-Sep-2024	10-Sep-2024	22-Apr-2025
Metals												
Lead	ug/L	10	N/A	ND (0.1)	ND (0.1)	N/A	N/A	N/A	N/A	ND (0.1)	N/A	ND (0.1)
Volatiles												
Acetone	ug/L	2700	N/A	ND (5.0)	ND (5.0)	ND (5.0)	N/A	ND (5.0)	N/A	ND (5.0)	ND (5.0)	ND (5.0)
Benzene	ug/L	5.0	ND (0.5)	1.10	ND (0.5)	ND (0.5)	1.50	1.7	1.50	ND (0.5)	ND (0.5)	ND (0.5)
Bromodichloromethane	ug/L	16	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
Bromoform	ug/L	25	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
Bromomethane	ug/L	0.89	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
Carbon Tetrachloride	ug/L	0.79	N/A	ND (0.2)	ND (0.2)	ND (0.2)	N/A	ND (0.2)	N/A	ND (0.2)	ND (0.2)	ND (0.2)
Chlorobenzene	ug/L	30	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
Chloroform	ug/L	2.4	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
Dibromochloromethane	ug/L	25	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
Dichlorodifluoromethane	ug/L	590	N/A	ND (1.0)	ND (1.0)	ND (1.0)	N/A	ND (1.0)	N/A	ND (1.0)	ND (1.0)	ND (1.0)
1,2-Dichlorobenzene	ug/L	3.0	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
1,3-Dichlorobenzene	ug/L	59	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
1,4-Dichlorobenzene	ug/L	1.0	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
1,1-Dichloroethane	ug/L	5.0	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
1,2-Dichloroethane	ug/L	1.6	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
1,1-Dichloroethylene	ug/L	1.6	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
cis-1,2-Dichloroethylene	ug/L	1.6	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
trans-1,2-Dichloroethylene	ug/L	1.6	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
1,2-Dichloropropane	ug/L	5.0	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
cis-1,3-Dichloropropylene	ug/L	0.5	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
trans-1,3-Dichloropropylene	ug/L	0.5	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
1,3-Dichloropropene, total	ug/L	0.5	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
Ethylbenzene	ug/L	2.4	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
Ethylene dibromide (dibromoethane, 1	ug/L	0.2	N/A	ND (0.2)	ND (0.2)	ND (0.2)	N/A	ND (0.2)	N/A	ND (0.2)	ND (0.2)	ND (0.2)
Hexane	ug/L	51	N/A	ND (1.0)	ND (1.0)	ND (1.0)	N/A	ND (1.0)	N/A	ND (1.0)	ND (1.0)	ND (1.0)
Methyl Ethyl Ketone (2-Butanone)	ug/L	1800	N/A	ND (5.0)	ND (5.0)	ND (5.0)	N/A	ND (5.0)	N/A	ND (5.0)	ND (5.0)	ND (5.0)
Methyl Isobutyl Ketone	ug/L	640	N/A	ND (5.0)	ND (5.0)	ND (5.0)	N/A	ND (5.0)	N/A	ND (5.0)	ND (5.0)	ND (5.0)
Methyl tert-butyl ether	ug/L	15	N/A	ND (2.0)	ND (2.0)	ND (2.0)	N/A	ND (2.0)	N/A	ND (2.0)	ND (2.0)	ND (2.0)
Methylene Chloride	ug/L	50	N/A	ND (5.0)	ND (5.0)	ND (5.0)	N/A	ND (5.0)	N/A	ND (5.0)	ND (5.0)	ND (5.0)
Styrene	ug/L	5.4	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
1,1,1,2-Tetrachloroethane	ug/L	1.1	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
1,1,2,2-Tetrachloroethane	ug/L	1.0	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
Tetrachloroethylene	ug/L	1.6	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
Toluene	ug/L	24	ND (0.5)	1.10	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
1,1,1-Trichloroethane	ug/L	200	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
1,1,2-Trichloroethane	ug/L	4.7	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
Trichloroethylene	ug/L	1.6	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
Trichlorofluoromethane	ug/L	150	N/A	ND (1.0)	ND (1.0)	ND (1.0)	N/A	ND (1.0)	N/A	ND (1.0)	ND (1.0)	ND (1.0)
Vinyl Chloride	ug/L	0.5	N/A	ND (0.5)	ND (0.5)	ND (0.5)	N/A	ND (0.5)	N/A	ND (0.5)	ND (0.5)	ND (0.5)
m/p-Xylene	ug/L	300	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
o-Xylene	ug/L	300	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
Xylenes, total	ug/L	300	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
Hydrocarbons												
F1 PHCs (C6-C10)	ug/L	750	ND (25)	ND (25)	ND (25)	ND (25)	N/A	ND (25)	N/A	ND (25)	ND (25)	ND (25)
F2 PHCs (C10-C16)	ug/L	150	ND (100)	ND (100)	ND (100)	ND (100)	N/A	ND (100)	N/A	ND (100)	ND (100)	ND (100)
F3 PHCs (C16-C34)	ug/L	500	ND (100)	ND (100)	ND (100)	ND (100)	N/A	ND (100)	N/A	ND (100)	ND (100)	ND (100)
F4 PHCs (C34-C50)	ug/L	500	ND (100)	ND (100)	ND (100)	ND (100)	N/A	ND (100)	N/A	ND (100)	ND (100)	ND (100)
Semi-Volatiles												
Acenaphthene	ug/L	4.1	N/A	N/A	N/A	ND (0.05)	N/A	N/A	N/A	2.45	ND (0.05)	ND (0.05)
Acenaphthylene	ug/L	1.0	N/A	N/A	N/A	ND (0.05)	N/A	N/A	N/A	2.20	ND (0.05)	ND (0.05)
Anthracene	ug/L	2.4	N/A	N/A	N/A	ND (0.01)	N/A	N/A	N/A	0.87	ND (0.01)	ND (0.01)
Benzo[a]anthracene	ug/L	1.0	N/A	N/A	N/A	ND (0.01)	N/A	N/A	N/A	1.29	ND (0.01)	ND (0.01)
Benzo[a]pyrene	ug/L	0.01	N/A	N/A	N/A	ND (0.01)	N/A	N/A	N/A	1.21	ND (0.01)	ND (0.01)
Benzo[b]fluoranthene	ug/L	0.1	N/A	N/A	N/A	ND (0.05)	N/A	N/A	N/A	0.50	ND (0.05)	ND (0.05)
Benzo[g,h,i]perylene	ug/L	0.2	N/A	N/A	N/A	ND (0.05)	N/A	N/A	N/A	0.36	ND (0.05)	ND (0.05)
Benzo[k]fluoranthene	ug/L	0.1	N/A	N/A	N/A	ND (0.05)	N/A	N/A	N/A	0.37	ND (0.05)	ND (0.05)
Chrysene	ug/L	0.1	N/A	N/A	N/A	ND (0.05)	N/A	N/A	N/A	0.96	ND (0.05)	ND (0.05)
Dibenzo[a,h]anthracene	ug/L	0.2	N/A	N/A	N/A	ND (0.05)	N/A	N/A	N/A	0.18	ND (0.05)	ND (0.05)
Fluoranthene	ug/L	0.41	N/A	N/A	N/A	ND (0.01)	N/A	N/A	N/A	1.72	ND (0.01)	ND (0.01)
Fluorene	ug/L	120	N/A	N/A	N/A	ND (0.05)	N/A	N/A	N/A	2.13	ND (0.05)	ND (0.05)
Indeno [1,2,3-cd] pyrene	ug/L	0.2	N/A	N/A	N/A	ND (0.05)	N/A	N/A	N/A	0.48	ND (0.05)	ND (0.05)
1-Methylnaphthalene	ug/L	3.2	N/A	N/A	N/A	ND (0.05)	N/A	N/A	N/A	5.62	ND (0.05)	ND (0.05)
2-Methylnaphthalene	ug/L	3.2	N/A	N/A	N/A	ND (0.05)	N/A	N/A	N/A	0.49	ND (0.05)	ND (0.05)
Methylnaphthalene (1&2)	ug/L	3.2	N/A	N/A	N/A	ND (0.10)	N/A	N/A	N/A	6.11	ND (0.10)	ND (0.10)
Naphthalene	ug/L	11	N/A	N/A	N/A	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	ND (0.05)
Phenanthrene	ug/L	1.0	N/A	N/A	N/A	ND (0.05)	N/A	N/A	N/A	2.09	ND (0.05)	ND (0.05)
Pyrene	ug/L	4.1	N/A	N/A	N/A	ND (0.01)	N/A	N/A	N/A	2.72	ND (0.01)	ND (0.01)

2.00 Result exceeds Reg 153/04 - Table 2 Potable Groundwater, coarse Standards
ND (0.2) MDL exceeds Reg 153/04 - Table 2 Potable Groundwater, coarse Standards
ND (0.2) No concentrations identified above the MDL
N/A Parameter not analysed
NV No value given for indicated parameter



AREAS OR POTENTIAL ENVIRONMENTAL CONCERN :

ID #	PCA ID	DESCRIPTION
1	28	FORMER UNDERGROUND STORAGE TANKS
2	28	FORMER PUMP ISLANDS
3	52	AUTOMOTIVE REPAIR GARAGE
4	28	FORMER FUEL OIL UNDERGROUND STORAGE TANK
5	28	FORMER WASTE OIL UNDERGROUND STORAGE TANK
6	28	3 CHAMBER OIL WATER SEPARATOR
7	28	EXISTING ON-SITE WASTE OIL ABOVEGROUND STORAGE TANK
8	3	FILL MATERIAL OF UNKNOWN QUALITY
9	N/A	APPLICATION OF ROAD SAT FOR PEDESTRIAN AND VEHICULAR SAFETY

LEGEND:

PHASE I - II PROPERTY BOUNDARY

SCALE: 1:400

0 5 10 15 20 25m

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OTTAWA, ON
K2E 7T9
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NO.	REVISIONS	DATE	INITIAL

CONCORDE PROPERTIES

PHASE I - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD

OTTAWA, ONTARIO

Title:

SITE PLAN

Scale: 1:400	Date: 08/2025
Drawn by: GK	Report No.: PE6214-1
Checked by: MR	Dwg. No.: PE6214-1
Approved by: AM	Revision No.:

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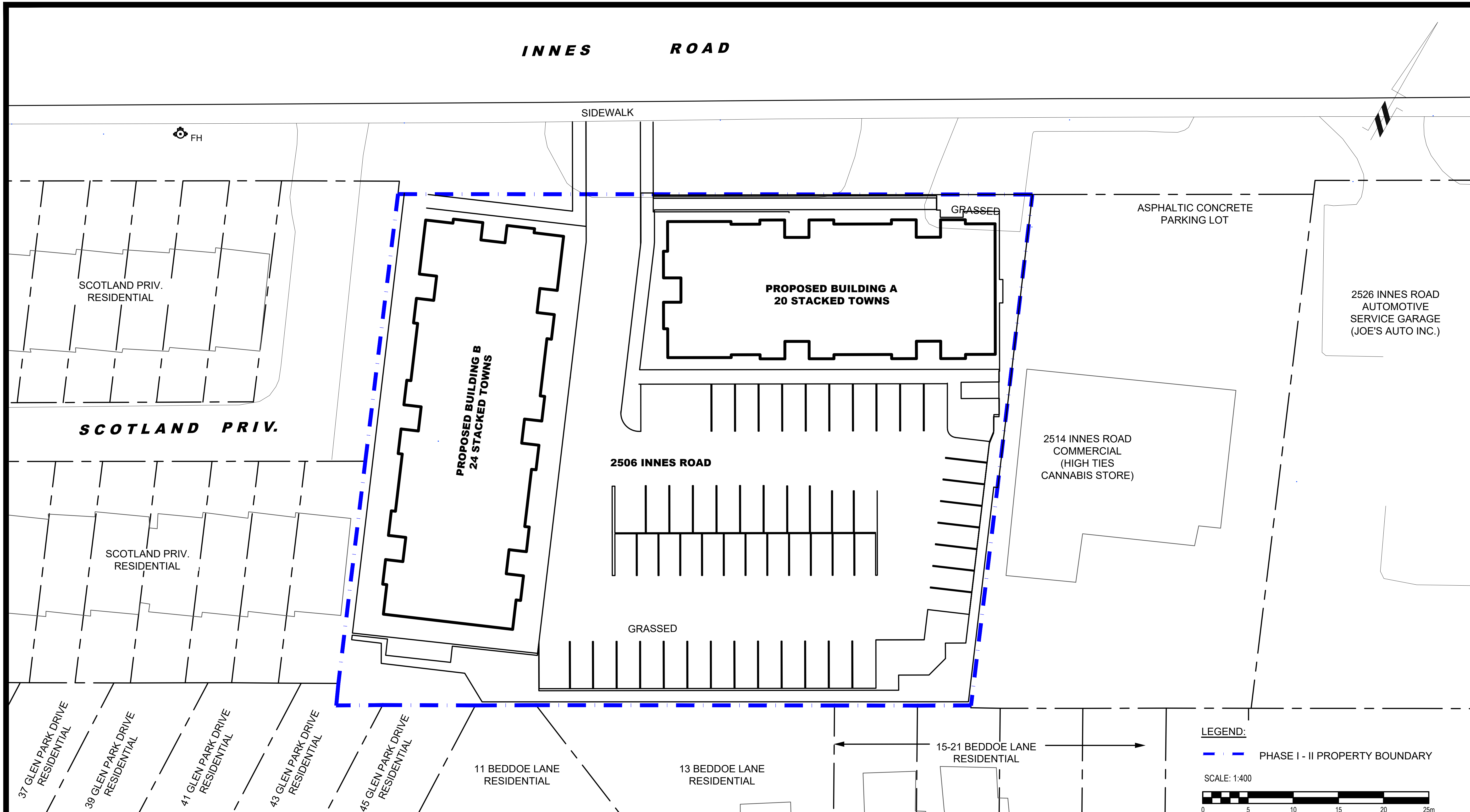

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CONCORDE PROPERTIES

PHASE I - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD

OTTAWA, ONTARIO

Title:

PROPOSED BUILDING LAYOUT

Scale: 1:400	Date: 09/2025
Drawn by: GK	Report No.: PE6214-1
Checked by: MR	Dwg. No.: PE6214-1A
Approved by: AM	Revision No.:

11x17

POTENTIALLY CONTAMINATING ACTIVITIES :

ID #	PCA ID	ADDRESS	DESCRIPTION
1	28	ON-SITE	FORMER UNDERGROUND STORAGE TANKS
2	28	ON-SITE	FORMER PUMP ISLANDS
3	52	ON-SITE	AUTOMOTIVE REPAIR GARAGE
4	28	ON-SITE	FORMER FUEL OIL UNDERGROUND STORAGE TANK
5	28	ON-SITE	FORMER WASTE OIL UNDERGROUND STORAGE TANK
6	28	ON-SITE	3 CHAMBER OIL WATER SEPARATOR
7	28	ON-SITE	EXISTING ON-SITE WASTE OIL ABOVEGROUND STORAGE TANK
8	3	ON-SITE	APPLICATION OF ROAD SALT
9	N/A	ON-SITE	FILL MATERIAL OF UNKNOWN QUALITY
10	27, 28	2526 INNES RD.	FORMER RETAIL FUEL OUTLET AND AUTOMOTIVE GARAGE

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CONCORDE PROPERTIES

PHASE I - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD

OTTAWA, ONTARIO

Title:

SURROUNDING LAND USE PLAN

Scale: 1:3000	Date: 08/2025
Drawn by: GK	Report No.: PE6214-1
Checked by: MR	Dwg. No.: PE6214-2
Approved by: AM	Revision No.:

11x17

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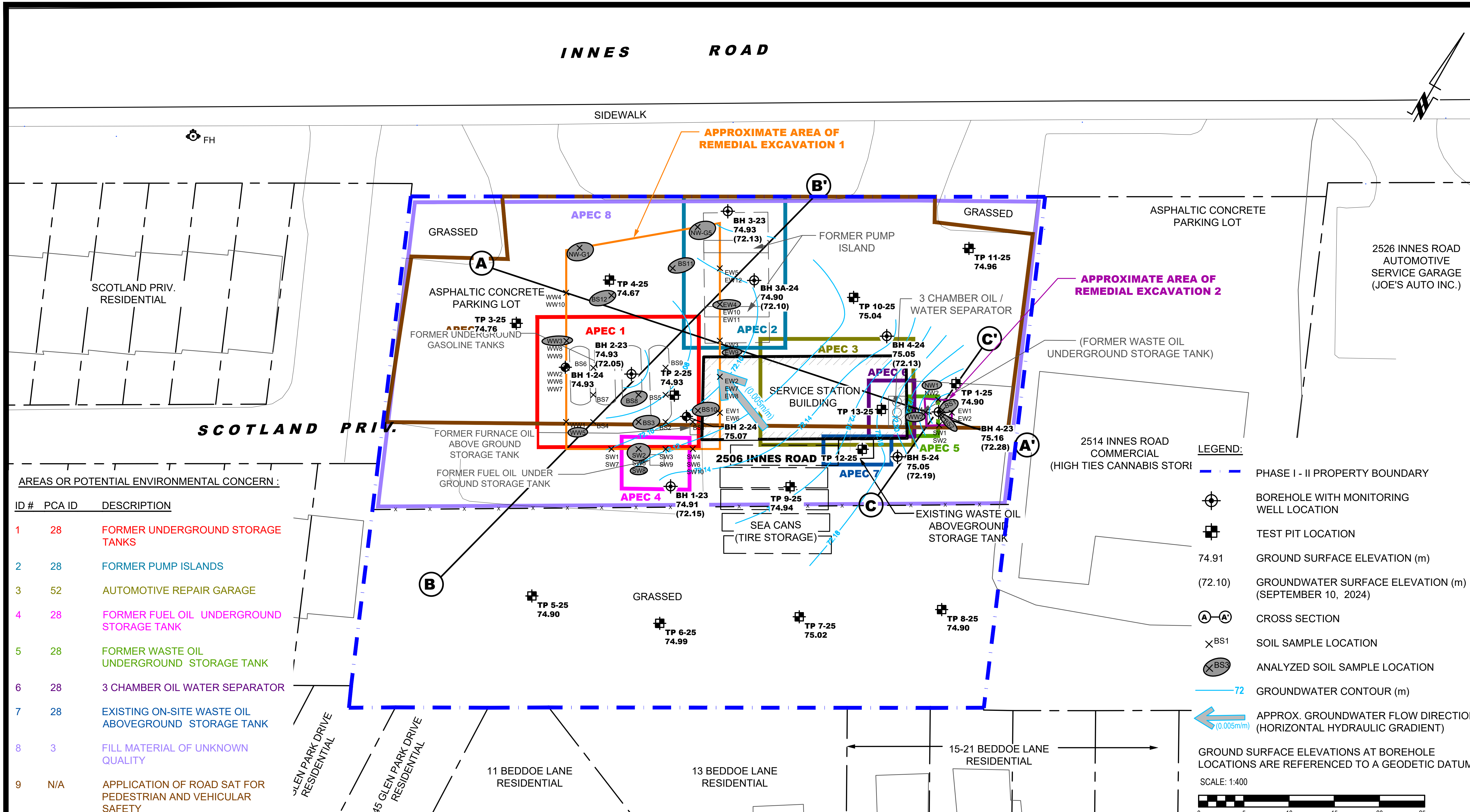

AREAS OR POTENTIAL ENVIRONMENTAL CONCERN :

ID #	PCA ID	DESCRIPTION
1	28	FORMER UNDERGROUND STORAGE TANKS
2	28	FORMER PUMP ISLANDS
3	52	AUTOMOTIVE REPAIR GARAGE
4	28	FORMER FUEL OIL UNDERGROUND STORAGE TANK
5	28	FORMER WASTE OIL UNDERGROUND STORAGE TANK
6	28	3 CHAMBER OIL WATER SEPARATOR
7	28	EXISTING ON-SITE WASTE OIL ABOVEGROUND STORAGE TANK
8	3	FILL MATERIAL OF UNKNOWN QUALITY
9	N/A	APPLICATION OF ROAD SAT FOR PEDESTRIAN AND VEHICULAR SAFETY

LEGEND:

- PHASE I - II PROPERTY BOUNDARY
- BOREHOLE WITH MONITORING WELL LOCATION
- TEST PIT LOCATION
- 74.91 GROUND SURFACE ELEVATION (m)
- (72.10) GROUNDWATER SURFACE ELEVATION (m) (SEPTEMBER 10, 2024)
- A—A' CROSS SECTION
- BS1 SOIL SAMPLE LOCATION
- BS3 ANALYZED SOIL SAMPLE LOCATION
- 72 GROUNDWATER CONTOUR (m)
- (0.005m/m) APPROX. GROUNDWATER FLOW DIRECTION (HORIZONTAL HYDRAULIC GRADIENT)

GROUND SURFACE ELEVATIONS AT BOREHOLE LOCATIONS ARE REFERENCED TO A GEODETIC DATUM.

SCALE: 1:400

0 5 10 15 20 25m

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NO.	REVISIONS	DATE	INITIAL

CONCORDE PROPERTIES
PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD
OTTAWA, ONTARIO

Title:
TEST HOLE LOCATION PLAN

Scale: 1:400	Date: 09/2024
Drawn by: GK	Report No.: PE6214-3
Checked by: MR	Dwg. No.: PE6214-3
Approved by: AM	Revision No.:

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NO.	REVISIONS	DATE	INITIAL

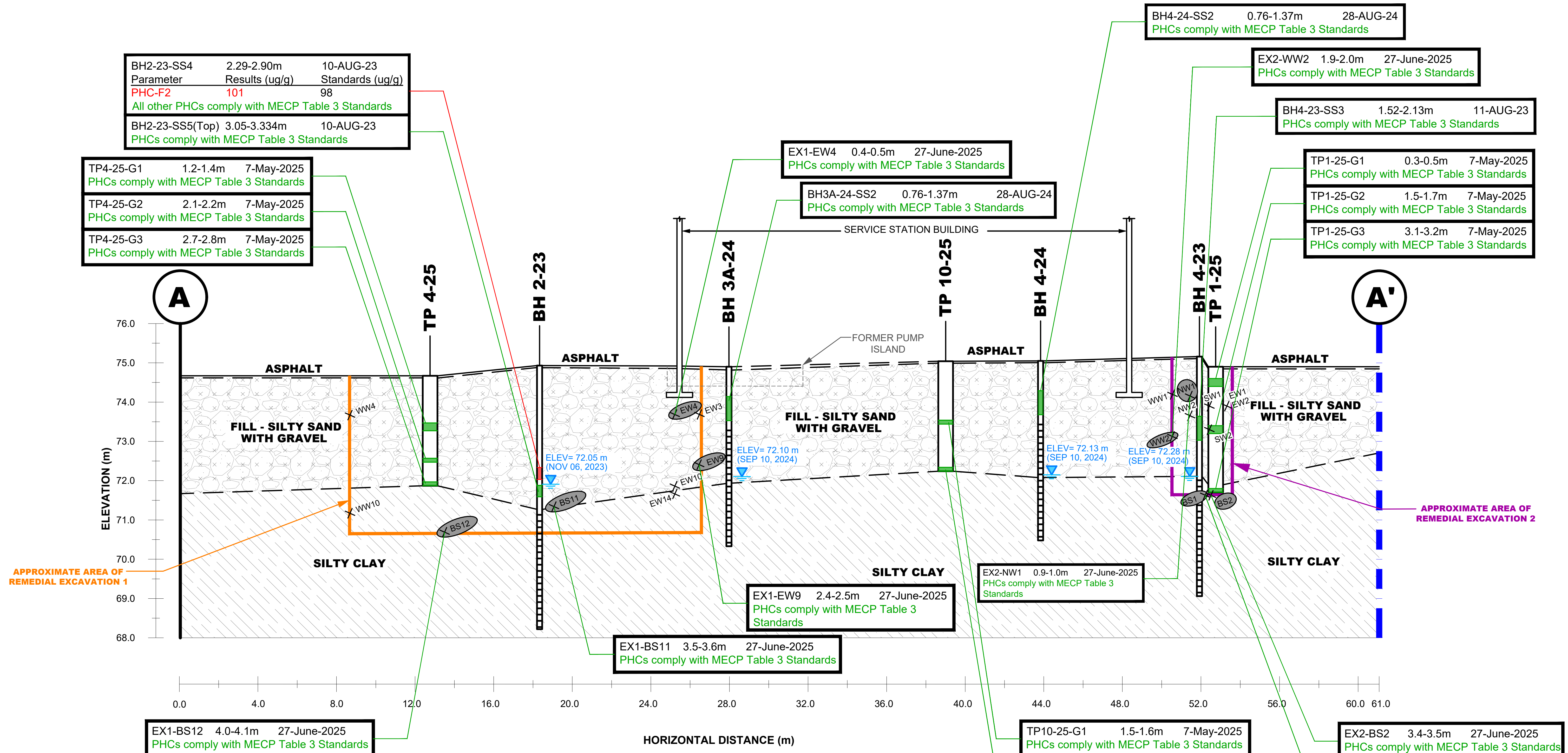
CONCORDE PROPERTIES

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD
OTTAWA, ONTARIO

Title:

ANALYTICAL TESTING PLAN - SOIL (PHCs)

Scale:	1:200
Drawn by:	GK
Checked by:	MR
Approved by:	AM
Date:	08/2025
Report No.:	PE6214-3
Drawing No.:	PE6214-4
Revision No.:	



LEGEND:

PHASE I - II PROPERTY BOUNDARY

SOIL RESULT COMPLIES WITH THE MECP TABLE 3 STANDARDS

SOIL RESULTS EXCEED MECP TABLE 3 STANDARD

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NO.	REVISIONS	DATE	INITIAL

CONCORDE PROPERTIES

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD

OTTAWA, ONTARIO

Title:

CROSS SECTION A-A' - SOIL (PHCs)

Scale: AS SHOWN	Date: 08/2025
Drawn by: GK	Report No.: PE6214-3
Checked by: MR	Dwg. No.: PE6214-4A
Approved by: AM	Revision No.:

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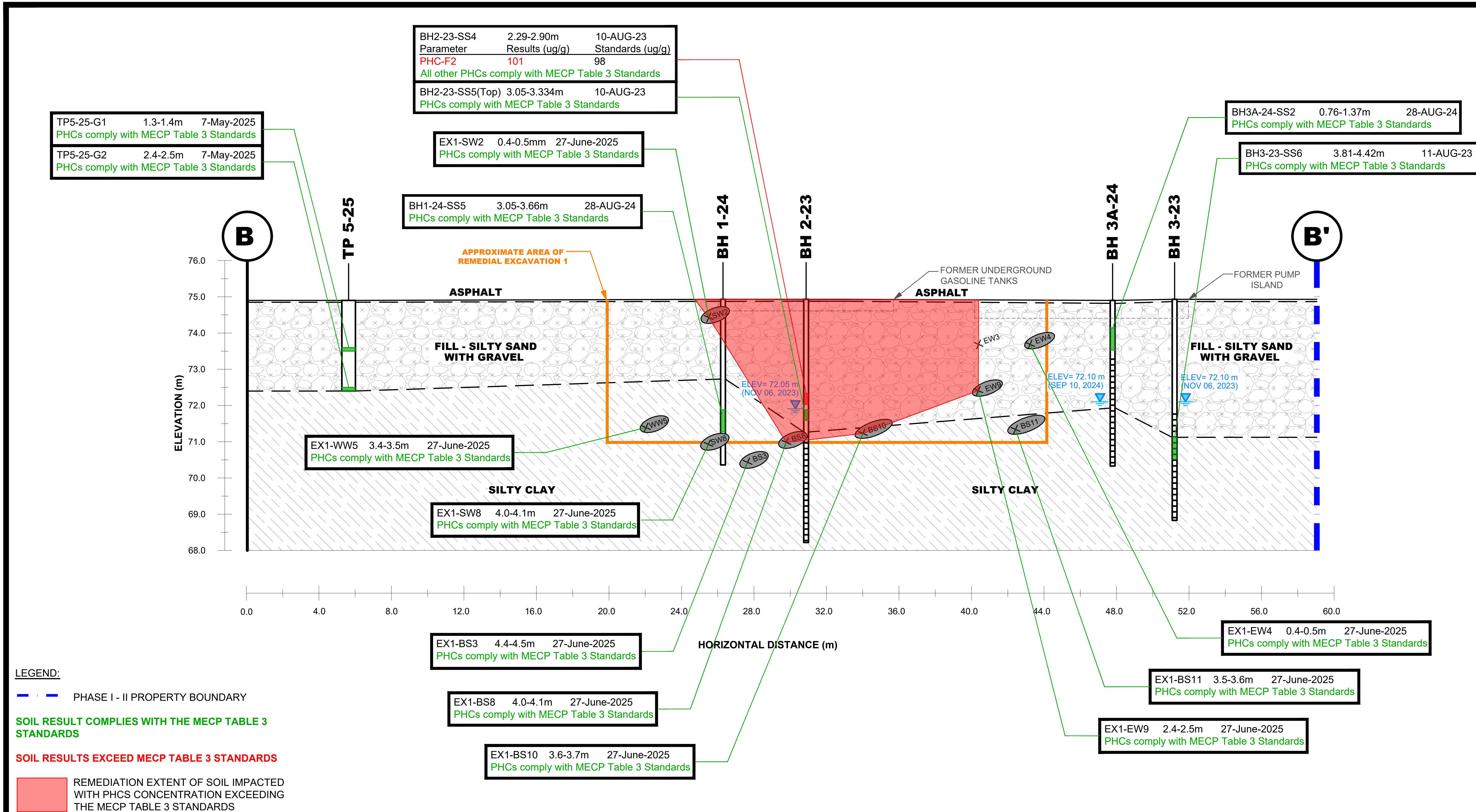

PATERSON GROUP
9 AURIGA DRIVE
OTTAWA, ON
K2E 7T9
TEL: (613) 226-7381

NO.	REVISIONS	DATE	INITIAL

CONCORDE PROPERTIES

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD

OTTAWA, ONTARIO

Title:

CROSS SECTION B-B' - SOIL (PHCs)

Scale: AS SHOWN	Date: 08/2025
Drawn by: GK	Report No.: PE6214-3
Checked by: MR	Dwg. No.: PE6214-4B
Approved by: AM	Revision No.:

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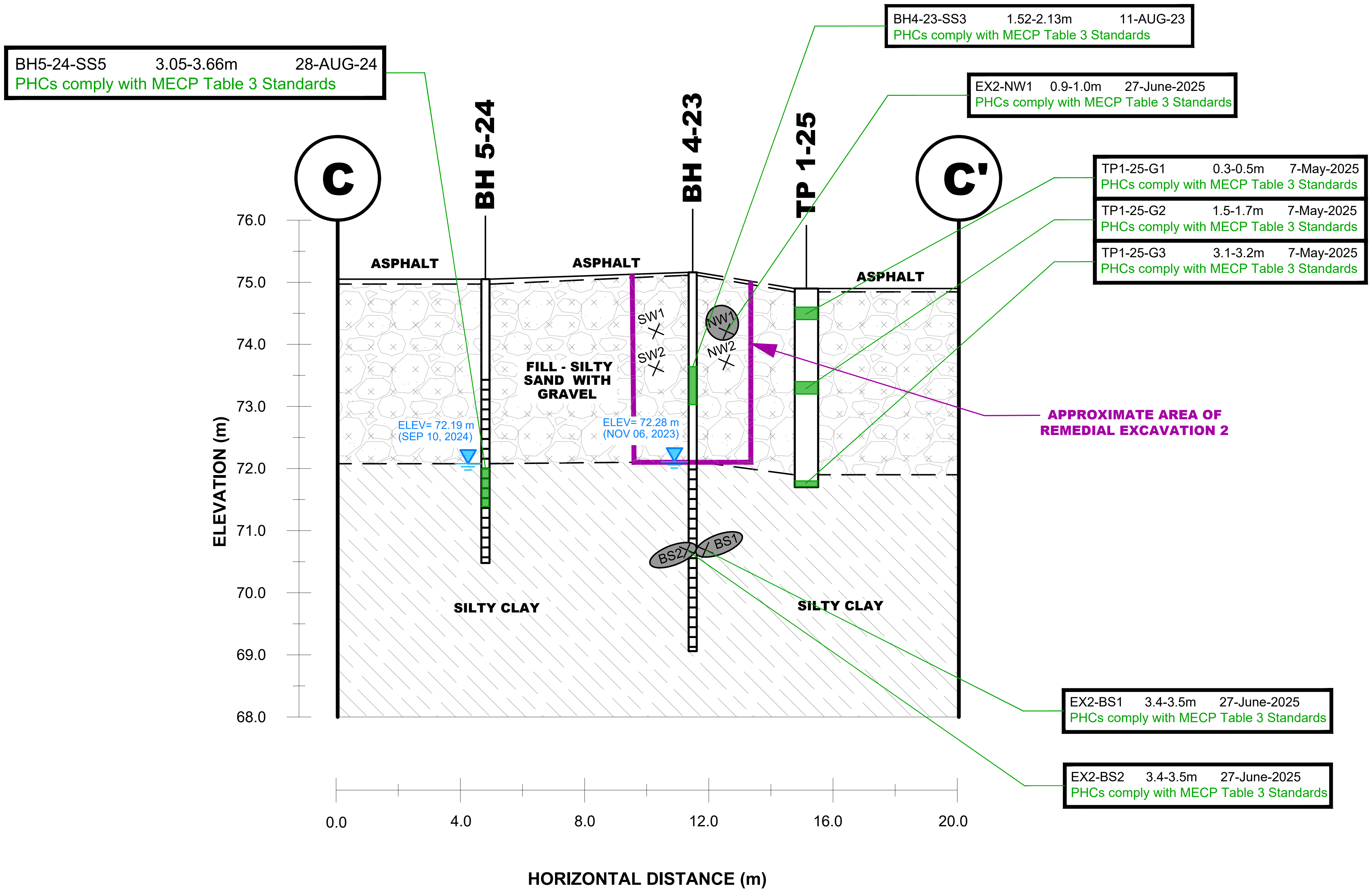

LEGEND:

PHASE I - II PROPERTY BOUNDARY

SOIL RESULT COMPLIES WITH THE MECP TABLE 3 STANDARDS

PATERSON GROUP
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CONCORDE PROPERTIES
PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD
OTTAWA, ONTARIO

Title:
CROSS SECTION C-C' - SOIL (PHCs)

Scale: AS SHOWN	Date: 08/2025
Drawn by: GK	Report No.: PE6214-3
Checked by: MR	Dwg. No.: PE6214-4C
Approved by: AM	Revision No.:

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CONCORDE PROPERTIES

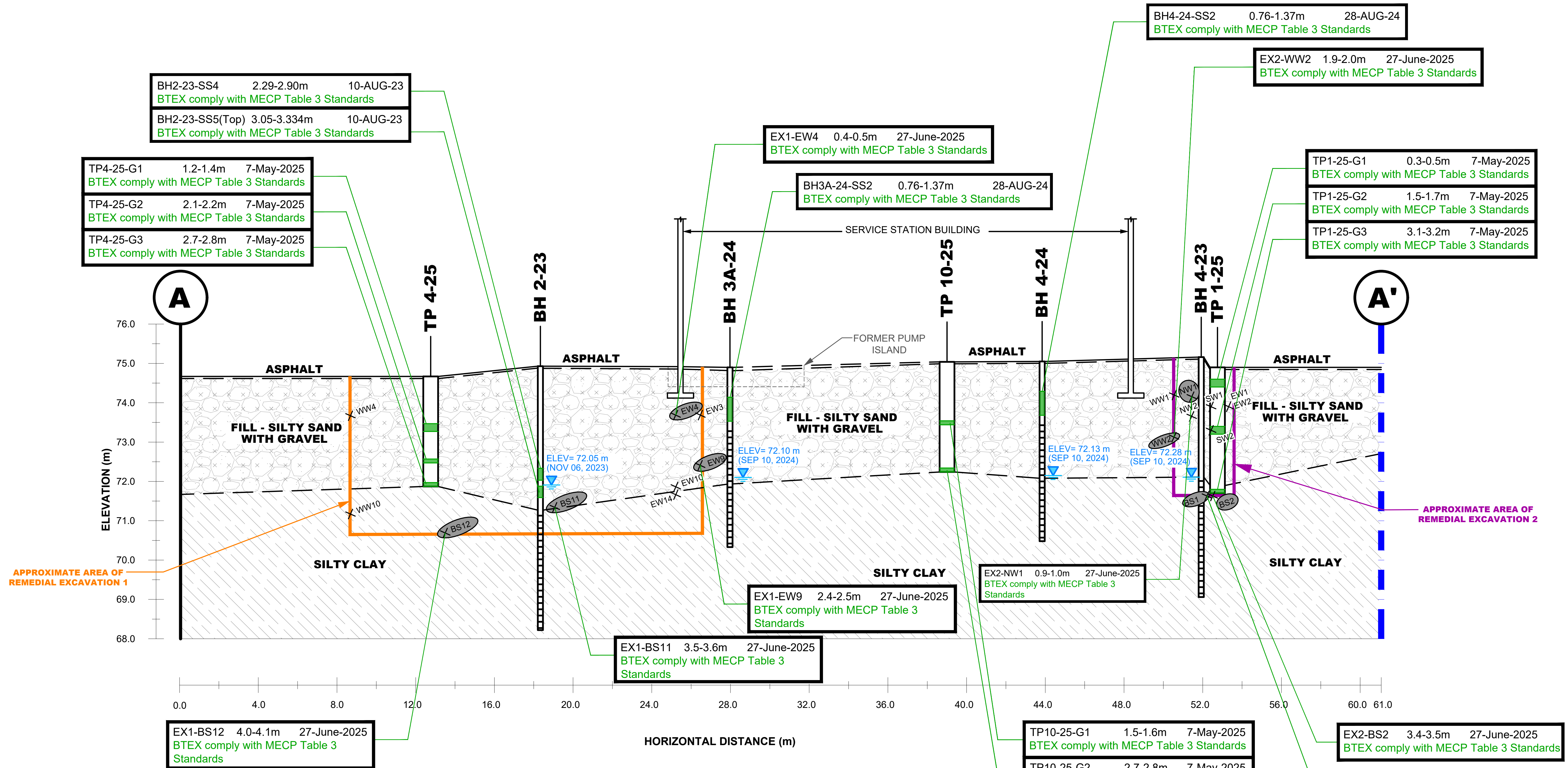
PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD
OTTAWA, ONTARIO

Title:

ANALYTICAL TESTING PLAN - SOIL (BTEX)

Scale: 1:200
Drawn by: GK
Checked by: MR
Approved by: AM
Date: 08/2025

Report No.: PE6214-3
Drawing No.: PE6214-5
Revision No.:



LEGEND:

PHASE I - II PROPERTY BOUNDARY

SOIL RESULT COMPLIES WITH THE MECP TABLE 3 STANDARDS

PATERSON GROUP
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CONCORDE PROPERTIES

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD

OTTAWA, ONTARIO

Title:

CROSS SECTION A-A' - SOIL (BTEX)

Scale: AS SHOWN	Date: 08/2025
Drawn by: GK	Report No.: PE6214-3
Checked by: MR	Dwg. No.: PE6214-5A
Approved by: AM	Revision No.:

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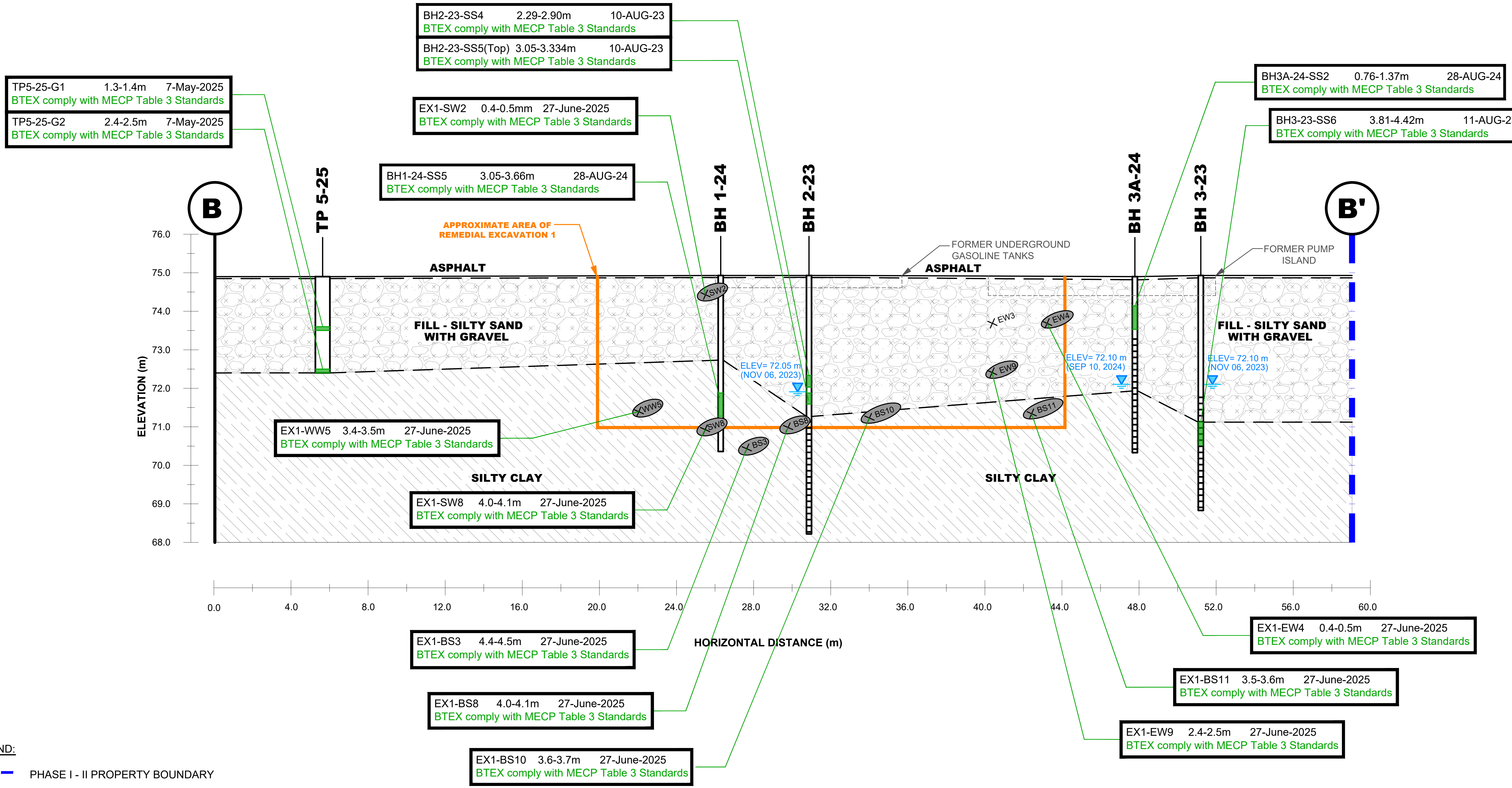

LEGEND:

PHASE I - II PROPERTY BOUNDARY

SOIL RESULT COMPLIES WITH THE MECP TABLE 3 STANDARDS

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CONCORDE PROPERTIES

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD

OTTAWA, ONTARIO

Title:

CROSS SECTION B-B' - SOIL (BTEX)

Scale: AS SHOWN	Date: 08/2025
Drawn by: GK	Report No.: PE6214-3
Checked by: MR	Dwg. No.: PE6214-5B
Approved by: AM	Revision No.:

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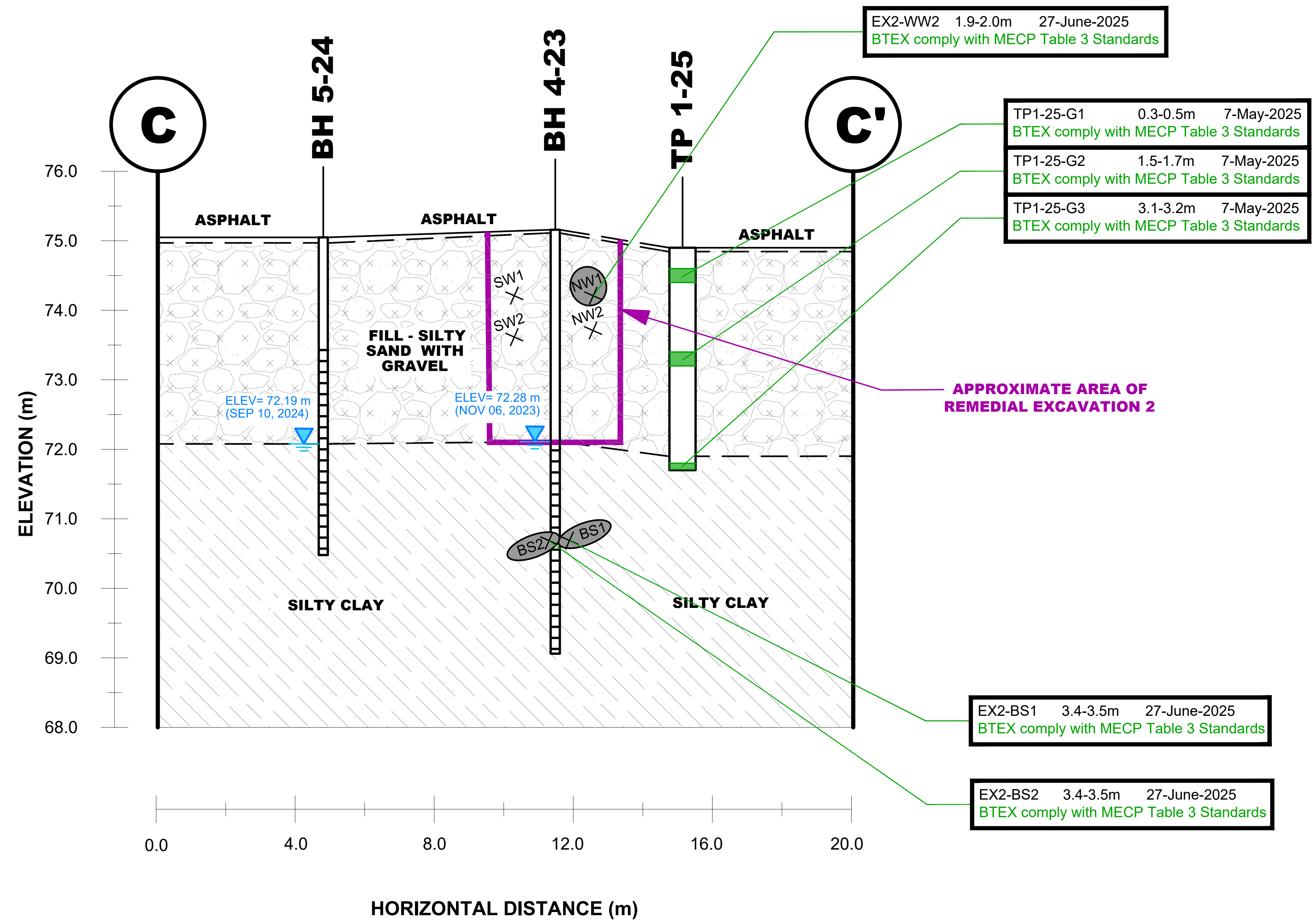

LEGEND:

PHASE I - II PROPERTY BOUNDARY

SOIL RESULT COMPLIES WITH THE MECP TABLE 3 STANDARDS

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CONCORDE PROPERTIES

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD

OTTAWA, ONTARIO

Title:

CROSS SECTION C-C' - SOIL (BTEX)

Scale: AS SHOWN	Date: 08/2025
Drawn by: GK	Report No.: PE6214-3
Checked by: MR	Dwg. No.: PE6214-5C
Approved by: AM	Revision No.:

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PATERSON GROUP

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NO.	REVISIONS	DATE	INITIAL

CONCORDE PROPERTIES

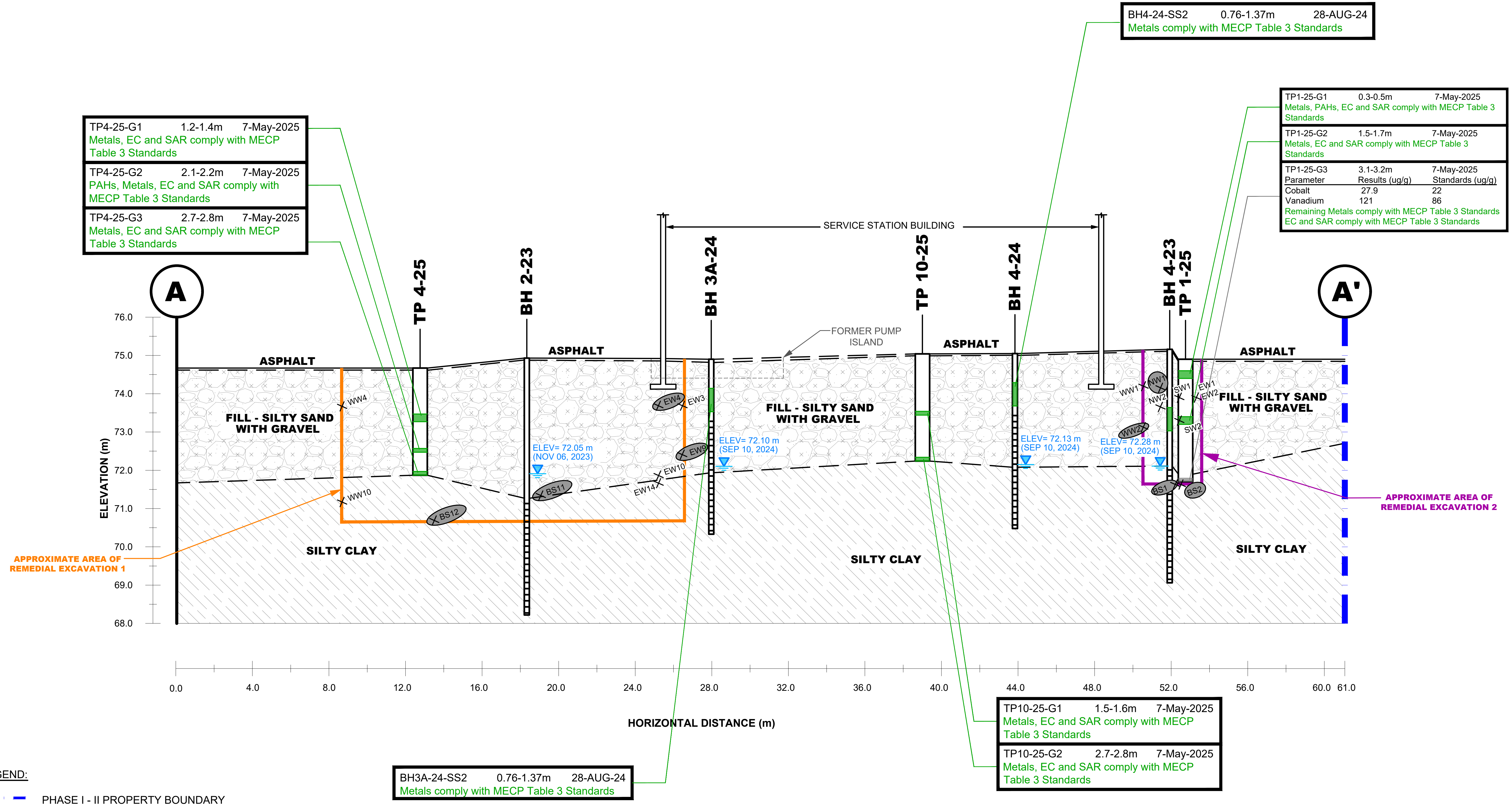
PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD
OTTAWA, ONTARIO

Title:

ANALYTICAL TESTING PLAN - SOIL (METALS, PHCs, VOCs, EC AND SAR)

Scale: 1:200
Drawn by: GK
Checked by: MR
Approved by: AM
Date: 08/2025

Report No.: PE6214-3
Drawing No.: PE6214-6
Revision No.:



LEGEND:

PHASE I - II PROPERTY BOUNDARY

SOIL RESULT COMPLIES WITH THE MECP TABLE 3 STANDARDS

PATERSON GROUP
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CONCORDE PROPERTIES
PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD
OTTAWA, ONTARIO

Title:
CROSS SECTION A-A' - SOIL (METALS, PHCs, VOCs, EC AND SAR)

Scale: AS SHOWN	Date: 08/2025
Drawn by: GK	Report No.: PE6214-3
Checked by: MR	Dwg. No.: PE6214-6A
Approved by: AM	Revision No.:

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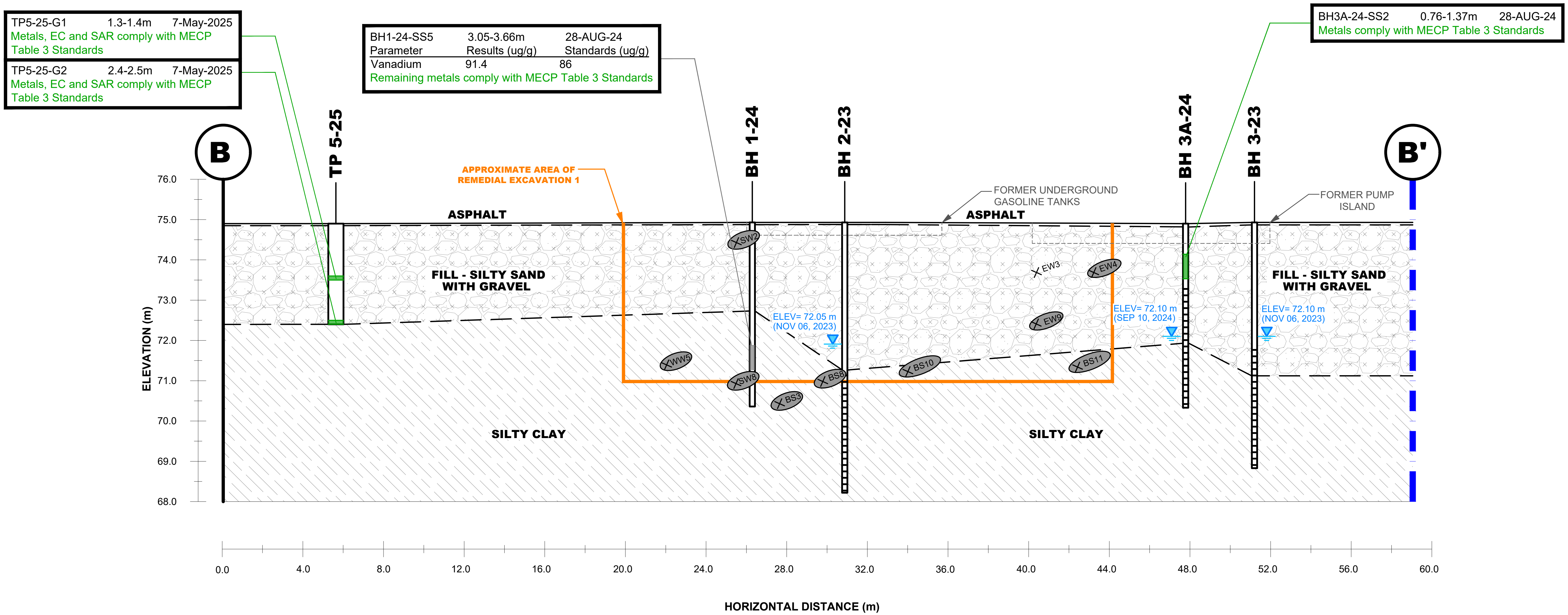

LEGEND:

PHASE I - II PROPERTY BOUNDARY

SOIL RESULT COMPLIES WITH THE MECP TABLE 3 STANDARDS

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CONCORDE PROPERTIES

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD

OTTAWA, ONTARIO

Title:
CROSS SECTION B-B' - SOIL (METALS, PHCs, VOCs, EC AND SAR)

Scale: AS SHOWN	Date: 08/2025
Drawn by: GK	Report No.: PE6214-3
Checked by: MR	Dwg. No.: PE6214-6B
Approved by: AM	Revision No.:

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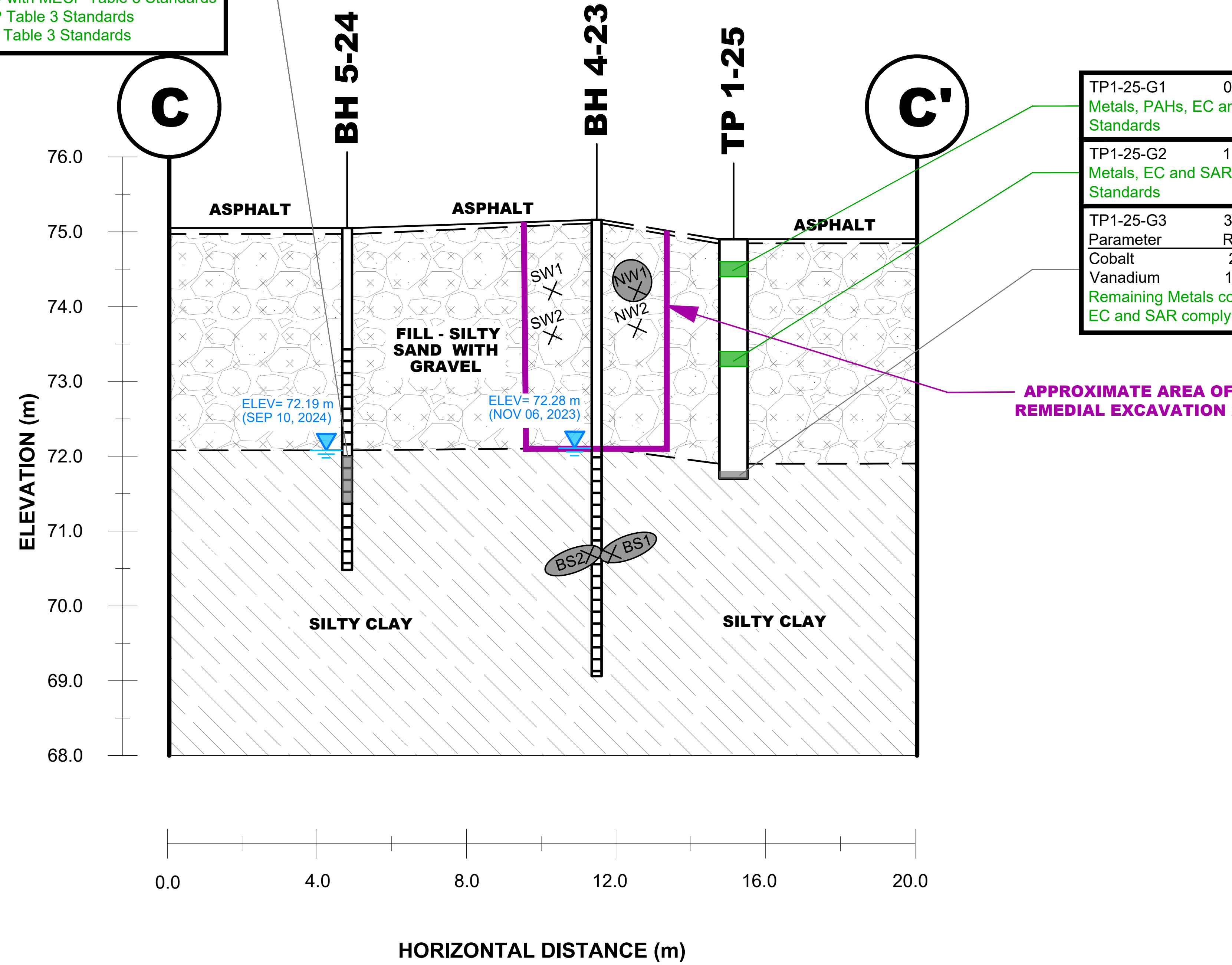
BH5-24-SS5	3.05-3.66m	28-AUG-24
Parameter	Results (ug/g)	Standards (ug/g)
Cobalt	23.2	22
Vanadium	103	86

Remaining metals comply with MECP Table 3 Standards
VOCs comply with MECP Table 3 Standards
PAHs comply with MECP Table 3 Standards



TP1-25-G1	0.3-0.5m	7-May-2025

Metals, PAHs, EC and SAR comply with MECP Table 3 Standards

TP1-25-G2	1.5-1.7m	7-May-2025

Metals, EC and SAR comply with MECP Table 3 Standards

TP1-25-G3	3.1-3.2m	7-May-2025
Parameter	Results (ug/g)	Standards (ug/g)
Cobalt	27.9	22
Vanadium	121	86

Remaining Metals comply with MECP Table 3 Standards
EC and SAR comply with MECP Table 3 Standards

LEGEND:

PHASE I - II PROPERTY BOUNDARY

SOIL RESULT COMPLIES WITH THE MECP TABLE 3 STANDARDS

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9 AURIGA DRIVE
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NO.	REVISIONS	DATE	INITIAL

CONCORDE PROPERTIES
PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD
OTTAWA, ONTARIO

Title:
CROSS SECTION C-C' - SOIL (METALS, PHCs, VOCs, EC AND SAR)

Scale: AS SHOWN
Date: 08/2025
Drawn by: GK
Report No.: PE6214-3
Checked by: MR
Dwg. No.: PE6214-6C
Approved by: AM
Revision No.:

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NO.	REVISIONS	DATE	INITIAL

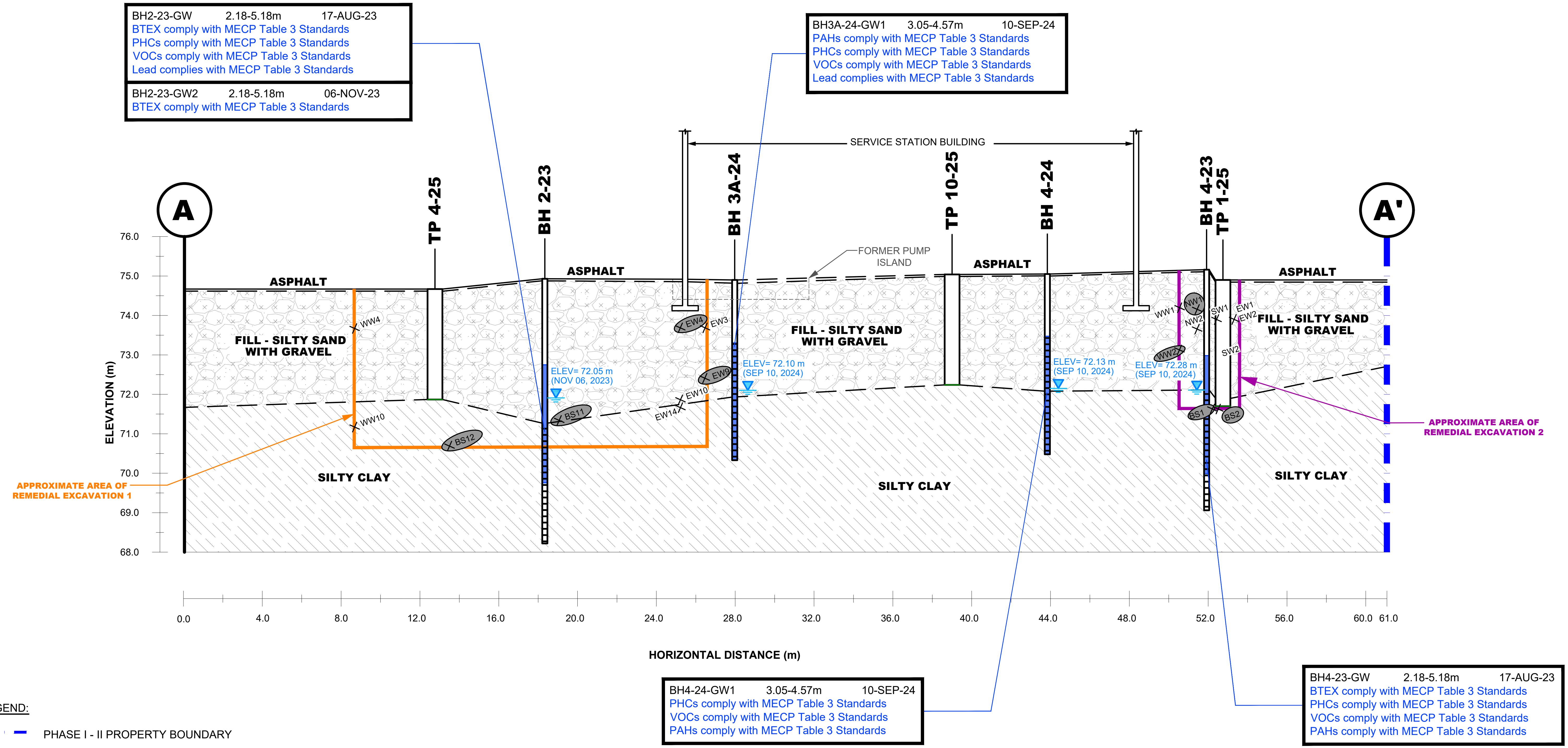
CONCORDE PROPERTIES

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD
OTTAWA, ONTARIO

Title:
ANALYTICAL TESTING PLAN - GROUNDWATER

Scale: 1:200
Drawn by: GK
Checked by: MR
Approved by: AM
Date: 08/2025

Report No.: PE6214-3
Drawing No.: PE6214-7
Revision No.:



LEGEND:

PHASE I - II PROPERTY BOUNDARY

GROUNDWATER RESULT COMPLIES WITH THE MECP TABLE 3 STANDARDS

PATERSON GROUP
9 AURIGA DRIVE
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NO.	REVISIONS	DATE	INITIAL

CONCORDE PROPERTIES

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD

OTTAWA, ONTARIO

Title: **CROSS SECTION A-A' - GROUNDWATER**

Scale: AS SHOWN	Date: 08/2025
Drawn by: GK	Report No.: PE6214-3
Checked by: MR	Dwg. No.: PE6214-7A
Approved by: AM	Revision No.:

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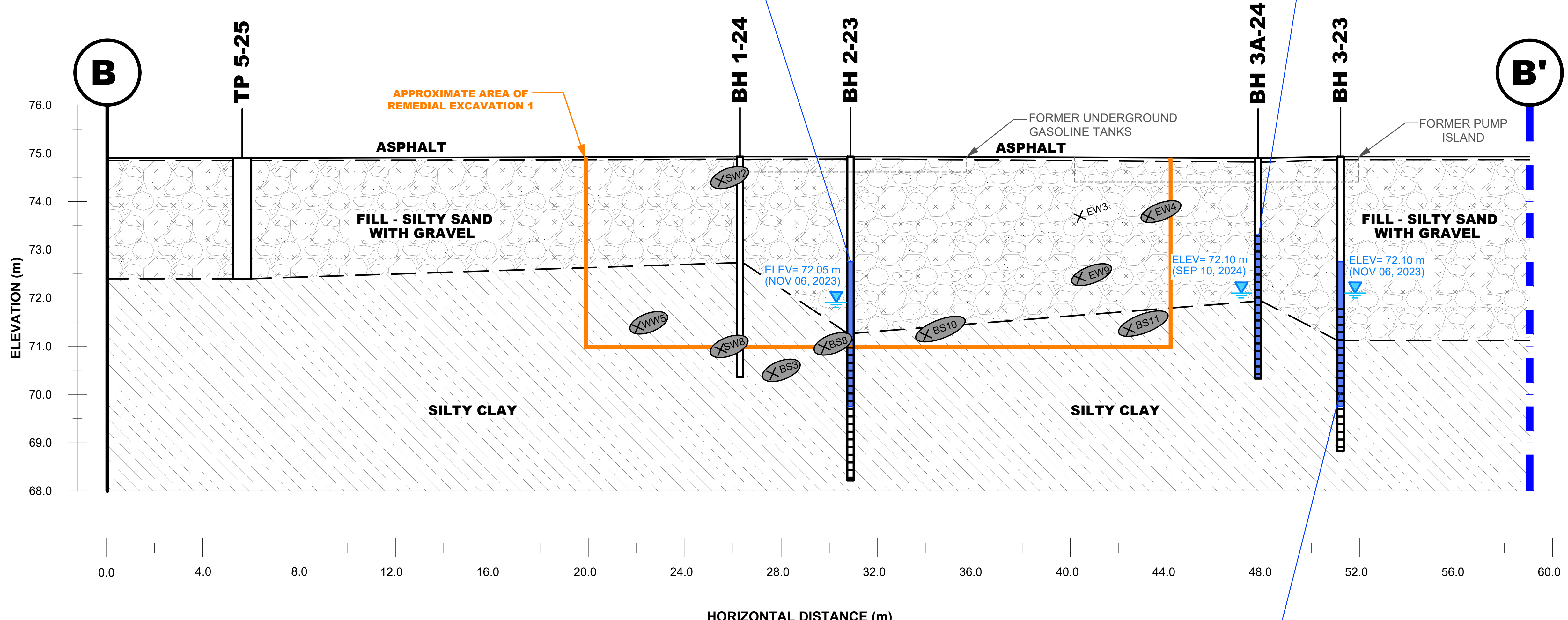
BH2-23-GW	2.18-5.18m	17-AUG-23
BTEX comply with MECP Table 3 Standards		
PHCs comply with MECP Table 3 Standards		
VOCs comply with MECP Table 3 Standards		
Lead complies with MECP Table 3 Standards		

BH2-23-GW2	2.18-5.18m	06-NOV-23
BTEX comply with MECP Table 3 Standards		

BH3A-24-GW1	3.05-4.57m	10-SEP-24
PAHs comply with MECP Table 3 Standards		
PHCs comply with MECP Table 3 Standards		
VOCs comply with MECP Table 3 Standards		
Lead complies with MECP Table 3 Standards		



BH3-23-GW	2.18-5.18m	17-AUG-23
BTEX comply with MECP Table 3 Standards		
PHCs comply with MECP Table 3 Standards		
VOCs comply with MECP Table 3 Standards		
Lead complies with MECP Table 3 Standards		

LEGEND:

PHASE I - II PROPERTY BOUNDARY

GROUNDWATER RESULT COMPLIES WITH THE MECP TABLE 3 STANDARDS

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NO.	REVISIONS	DATE	INITIAL

CONCORDE PROPERTIES

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD

OTTAWA, ONTARIO

Title:

CROSS SECTION B-B' - GROUNDWATER

Scale: AS SHOWN	Date: 08/2025
Drawn by: GK	Report No.: PE6214-3
Checked by: MR	Dwg. No.: PE6214-7B
Approved by: AM	Revision No.:

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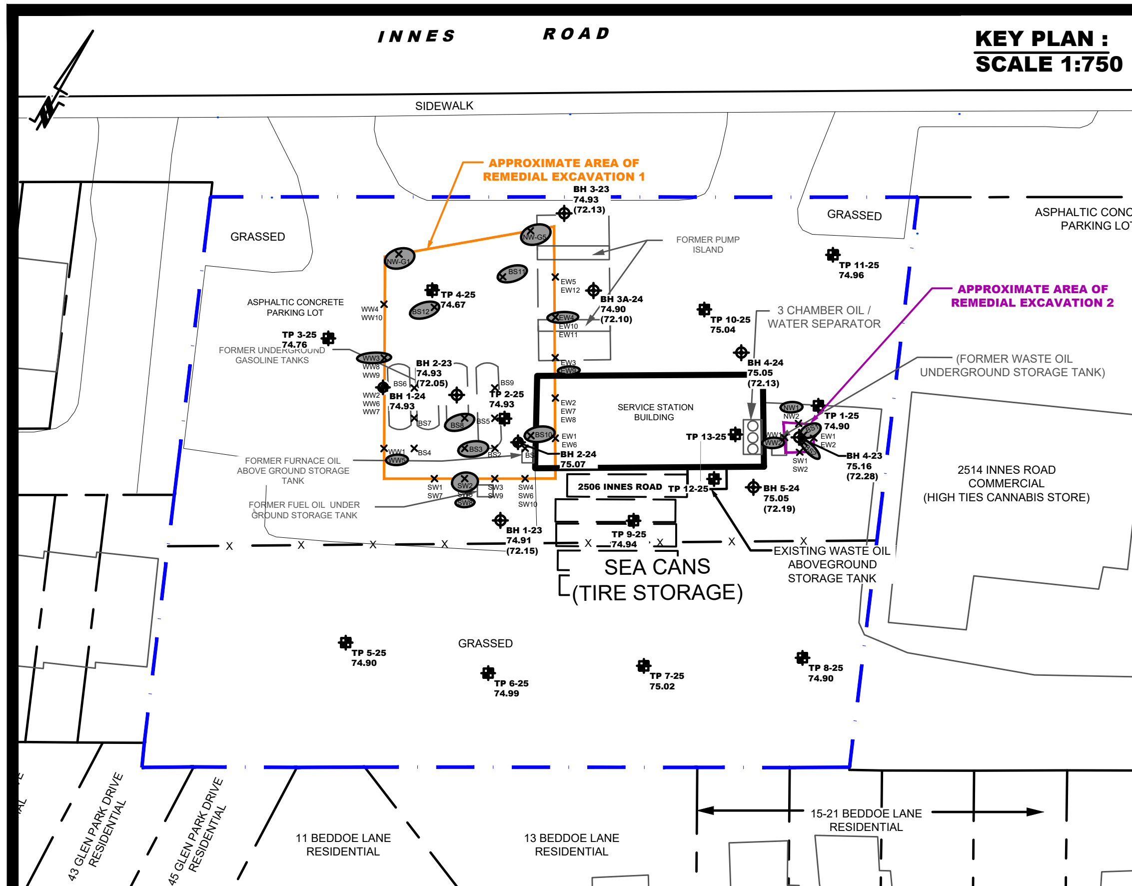
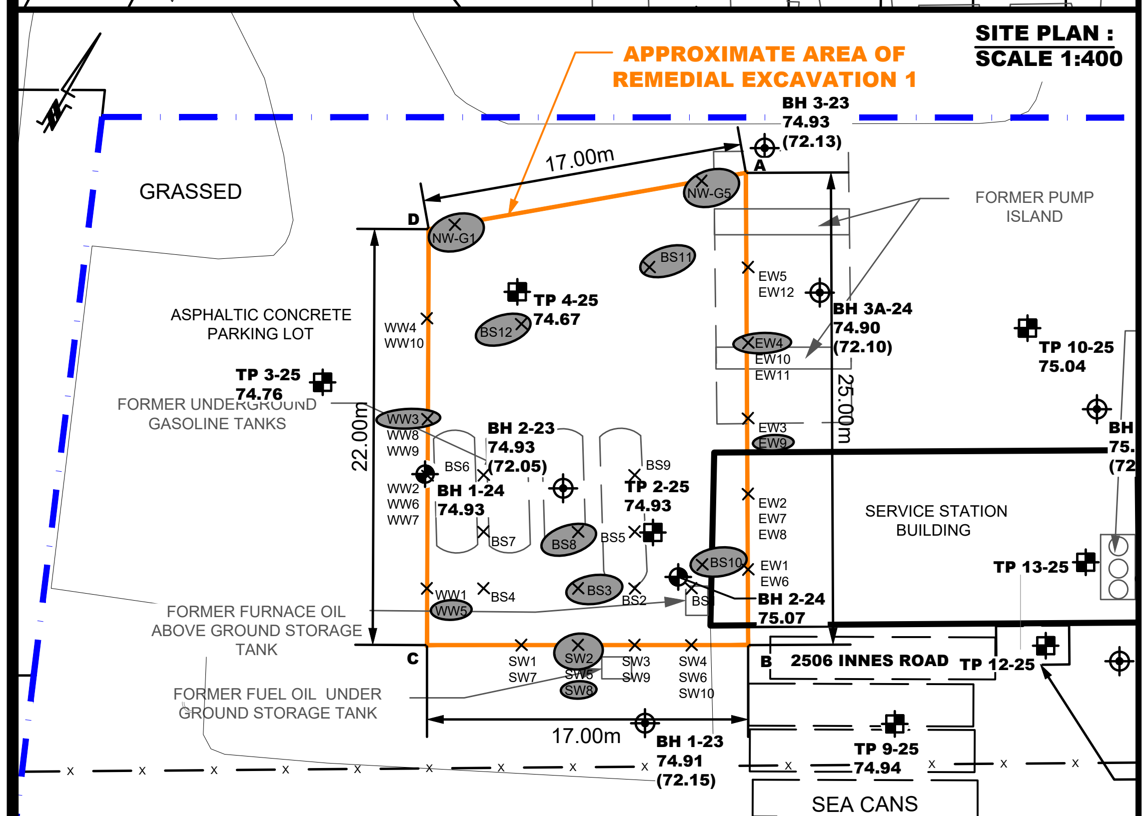
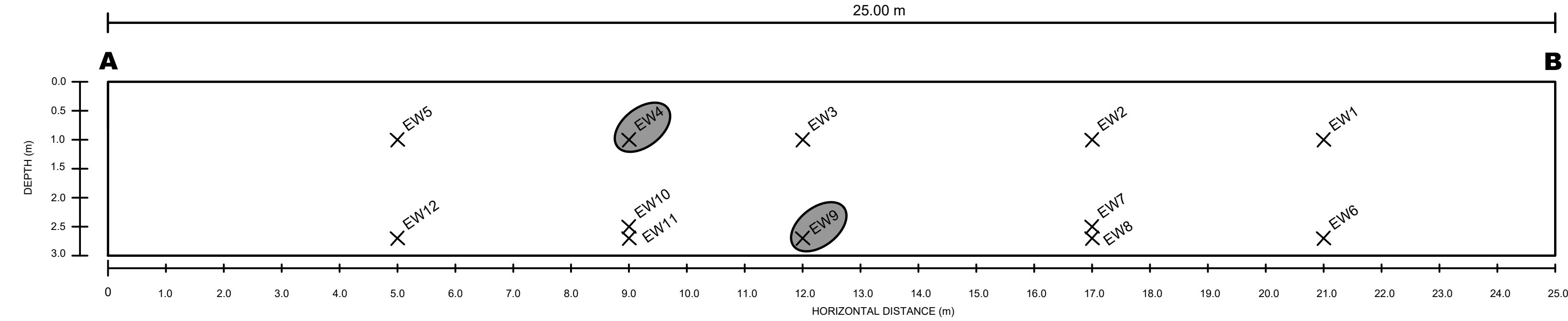
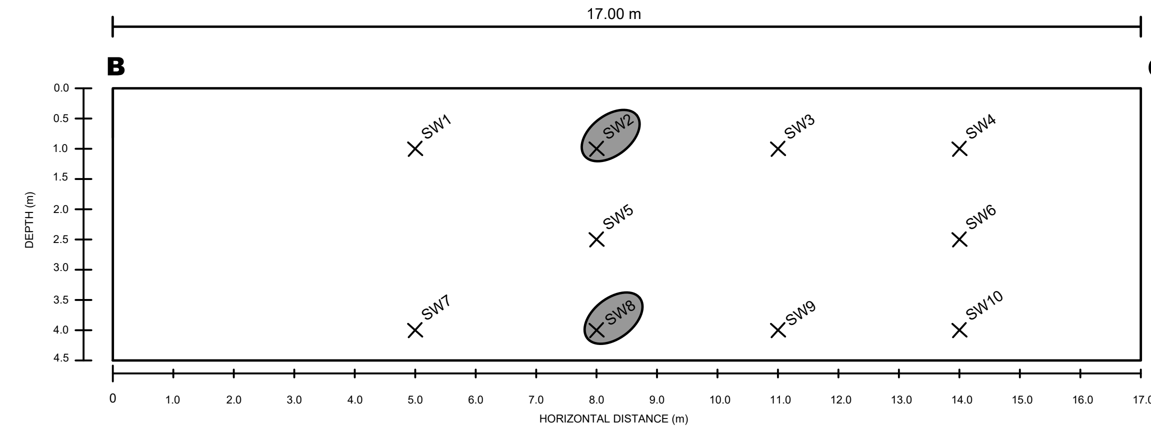




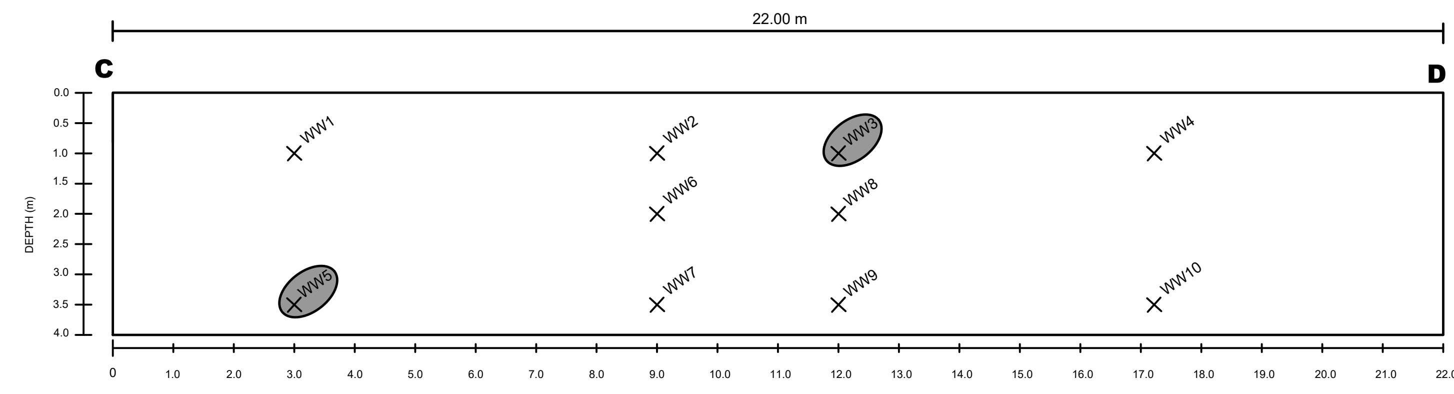
EAST WALL



SOUTH WALL



WEST WALL



LEGEND:

PHASE I - II PROPERTY BOUNDARY

BOREHOLE WITH MONITORING WELL LOCATION

TEST PIT LOCATION

74.91 GROUND SURFACE ELEVATION (m)

(72.10) GROUNDWATER SURFACE ELEVATION (m) (SEPTEMBER 10, 2024)

BS1 SOIL SAMPLE LOCATION

BS3 ANALYZED SOIL SAMPLE LOCATION

GROUND SURFACE ELEVATIONS AT BOREHOLE LOCATIONS ARE REFERENCED TO A GEODETIC DATUM.

SCALE: 1:125

0 0.5 1.0 1.5 2.0 2.5 5.0 7.5m

PATERSON GROUP

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CONCORDE PROPERTIES

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD

OTTAWA, ONTARIO

Title:

SOIL REMEDIATION PLAN (EXCAVATION-1)

Scale: AS SHOWN	Date: 08/2025
Drawn by: GK	Report No.: PE6214-3
Checked by: MR	Dwg. No.: PE6214-8A
Approved by: AM	Revision No.:

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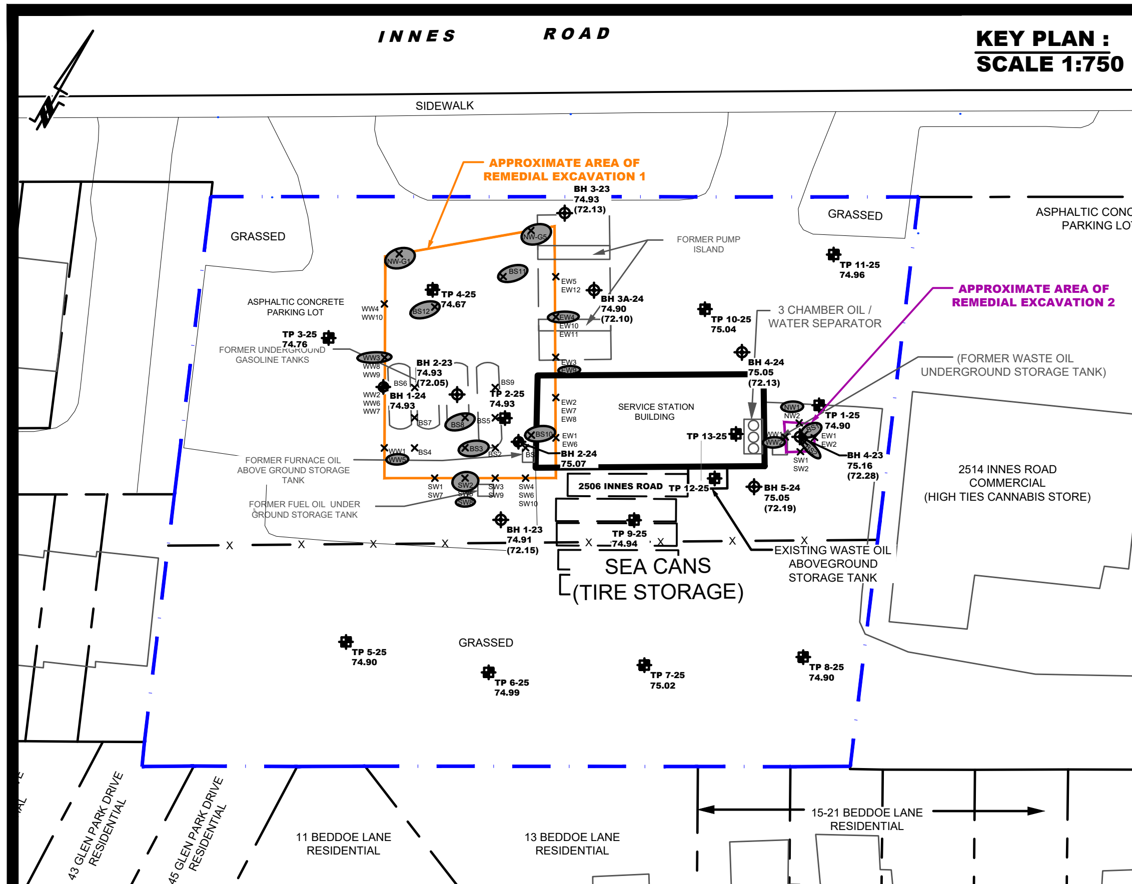

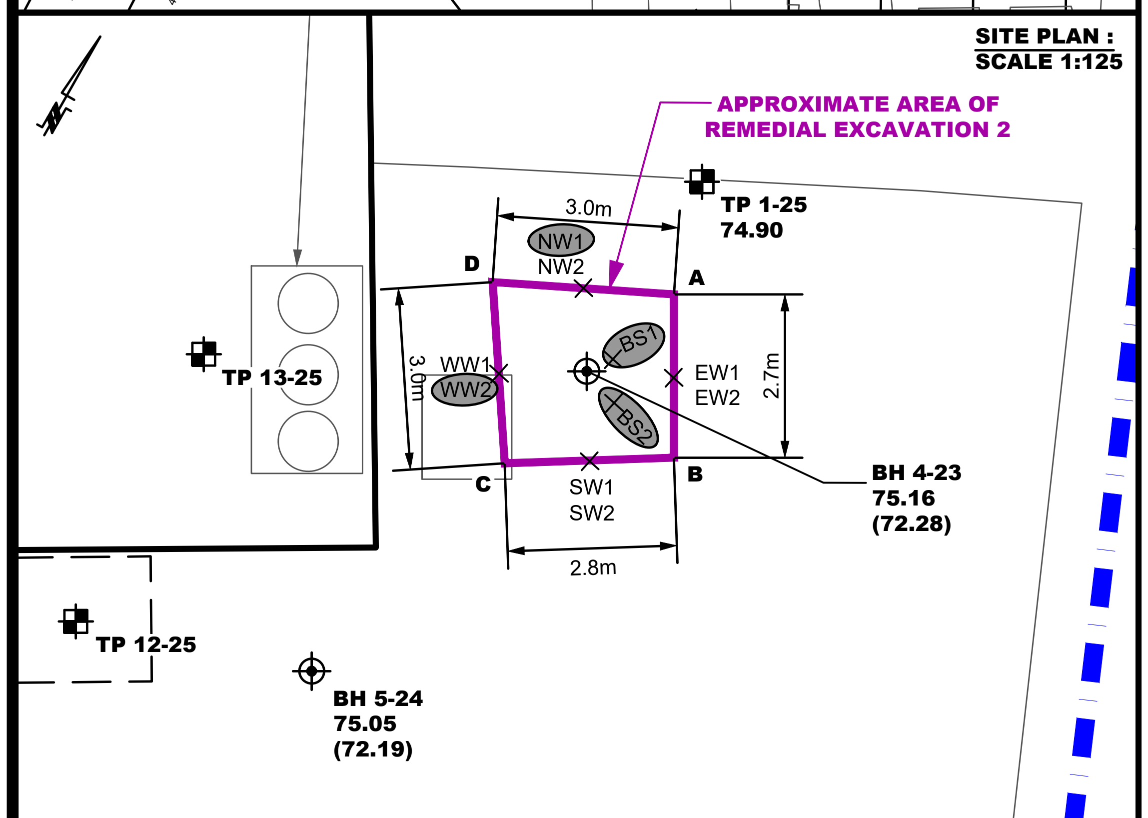

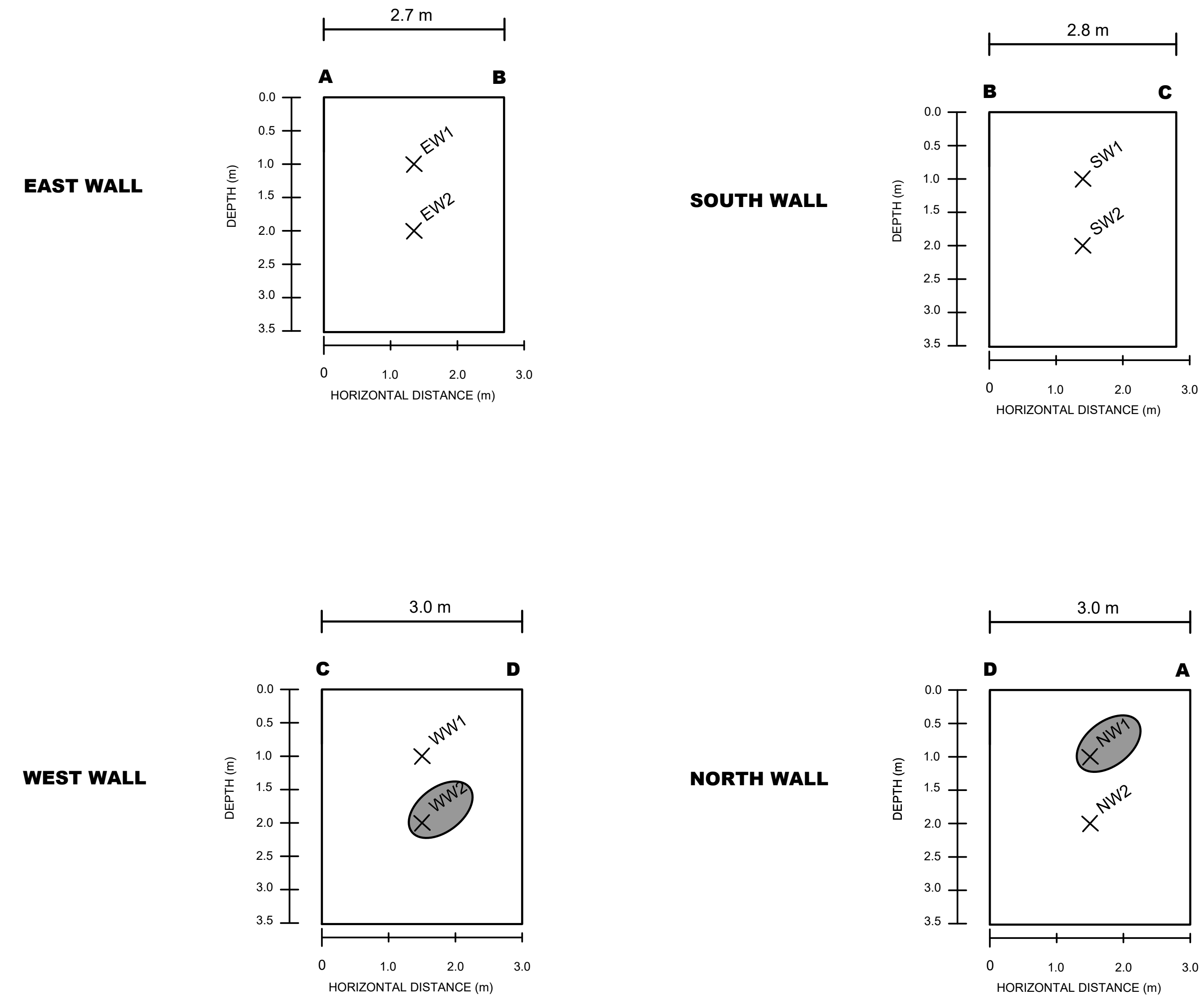

LEGEND:

PHASE I - II PROPERTY BOUNDARY

BOREHOLE WITH MONITORING WELL LOCATION

TEST PIT LOCATION

74.91 GROUND SURFACE ELEVATION (m)

(72.10) GROUNDWATER SURFACE ELEVATION (m) (SEPTEMBER 10, 2024)

BS1 SOIL SAMPLE LOCATION

BS3 ANALYZED SOIL SAMPLE LOCATION

GROUND SURFACE ELEVATIONS AT BOREHOLE LOCATIONS ARE REFERENCED TO A GEODETIC DATUM.

SCALE: 1:100

0 1 2 3 4 5m

PATERSON GROUP

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NO.	REVISIONS	DATE	INITIAL

CONCORDE PROPERTIES

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD

OTTAWA, ONTARIO

Title: SOIL REMEDIATION PLAN (EXCAVATION-2)

Scale: AS SHOWN	Date: 08/2025
Drawn by: GK	Report No.: PE6214-3
Checked by: MR	Dwg. No.: PE6214-8B
Approved by: AM	Revision No.:

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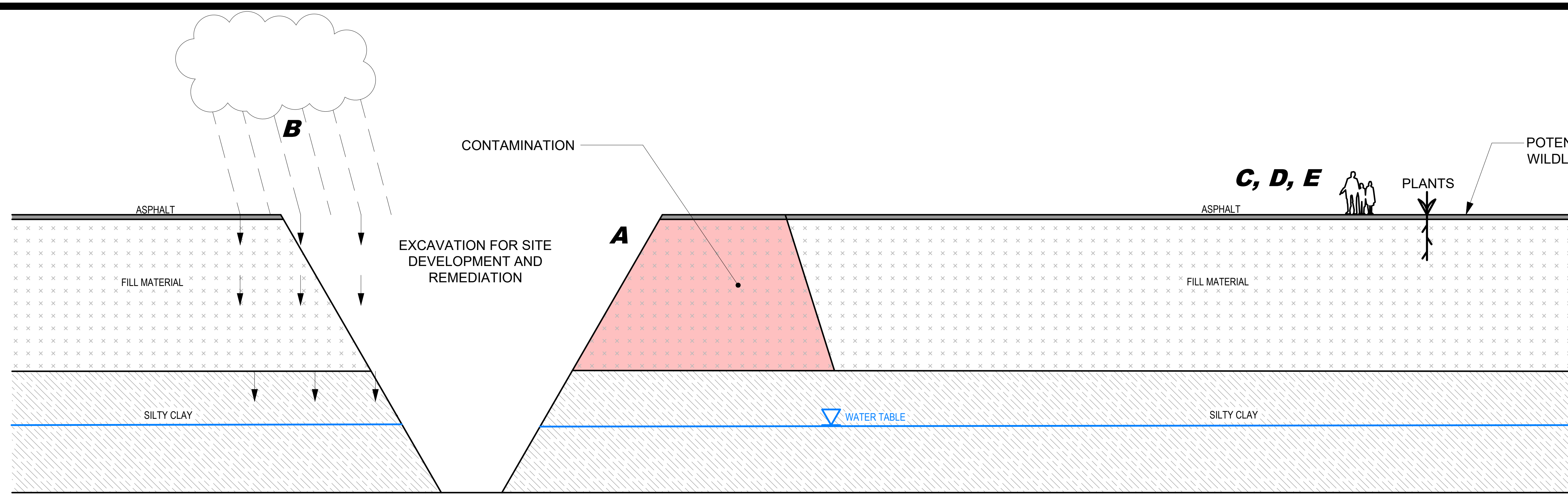

A CONTAMINANT RELEASE MECHANISMS

PHCs are present in the soil at the RSC Property primarily within imported fill material. The poor-quality fill material was likely imported to the RSC Property for infilling or grading purposes or potentially mixed with debris during historical remediation.

B CONTAMINANT TRANSPORT PATHWAYS

PHYSICAL TRANSPORT - A potential contaminant transport pathway is the physical transport from one location to another of contaminated soil, either intentionally or unintentionally, by earth moving equipment, vehicle traffic, or pedestrian traffic. Based on observations made during Phase I and Phase II ESA, physical transport of contaminants on the RSC Property is considered to be negligible.

PRECIPITATION/INFILTRATION/LEACHING – Although the RSC Property consisted of a layer of fill material over native soil, three separate groundwater sampling events have shown very little signs of precipitation/infiltration/leaching within the RSC Property. Based on analytical testing, all groundwater beneath the RSC Property is in compliance with the MECP Table 3 standards and therefore precipitation, infiltration and leaching are not considered to have significantly impacted contaminant transport on the RSC Property.

C HUMAN AND ECOLOGICAL RECEPTORS

HUMAN RECEPTORS – Potential human receptors are considered to be limited to construction workers and environmental professionals who may contact the soil during the remediation and/or rehabilitation of the site. The site is located in a municipally serviced area.

ECOLOGICAL RECEPTORS –There are no significant potential ecological receptors are present on the RSC Property as the property is mostly covered by paved areas. No significant potential ecological receptors are present downgradient of the RSC Property given the urban setting of the RSC Property.

D RECEPTOR EXPOSURES POINTS

HUMAN RECEPTORS – Exposure points for human receptors consist of remedial excavations.

ECOLOGICAL RECEPTORS – In general, the most likely exposure points for ecological receptors include the root zones of plants and the burrows of burrowing wildlife. As noted above there was limited potential for contact with ecological receptors on the RSC Property

E ROUTES OF EXPOSURES

HUMAN RECEPTORS – Routes of exposure for human receptors (construction works and environmental professionals) include dermal contact, accidental ingestion and inhalation.

ECOLOGICAL RECEPTORS – Routes of exposure for ecological receptors include ingestion, dermal contact and inhalation. There are no potential ecological receptors as discussed above due to the area of impacts being covered with a former building, as well as being situated in an urban setting. Furthermore, groundwater at the RSC Property complies with the site standards.

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NO.	REVISIONS	DATE	INITIAL

CONCORDE PROPERTIES

PHASE II - ENVIRONMENTAL SITE ASSESSMENT
2506 INNES ROAD

OTTAWA, ONTARIO

Title: CONTAMINANT DISTRIBUTION DIAGRAM

Scale: N.T.S.	Date: 08/2025
Drawn by: GK	Report No.: PE6214-3
Checked by: MR	Dwg. No.: PE6214-9
Approved by: AM	Revision No.:

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