Phase Two Environmental Site Assessment

133 Forward Avenue, Ottawa, Ontario

Client:
In-Harmony Developments Inc.

Type of Document:
Final

Project Name:
Phase Two Environmental Site Assessment

Project Number:
OTT-25011403-A0

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Date Submitted:
2025-10-06

Legal Notification

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Executive Summary

EXP Services Inc. (EXP) was retained by In-Harmony Developments Inc. to conduct a Phase Two Environmental Site Assessment (ESA) at 133 Forward Avenue in Ottawa, Ontario (hereinafter referred to as the 'Phase Two property'). At the time of the investigation, the Phase Two property was occupied by a two-storey residence.

The objective of the Phase Two ESA investigation was to assess the quality of the soil and groundwater conditions within the areas of potential environmental concern (APEC) identified in a Phase One ESA prepared by EXP. It is understood that the report will be used for due diligence purposes and in to support the future development of the site.

This report has been prepared in accordance with the Phase Two ESA standard as defined by Ontario Regulation 153/04 (as amended), and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 9 of this report.

EXP understands that the existing residences will be demolished, and the Phase Two property will be re-developed with a four-storey residential apartment building with one basement level. As there is no proposed change in land use, a Record of Site Condition (RSC) is not required.

The Phase Two property has the municipal address 133 Forward Avenue and is located approximately 35 m south of Burnside Avenue in Ottawa, Ontario. The Phase Two property is rectangular is shape and has a total area of approximately 0.05 hectares. The legal description of the Phase Two property is Lot 3, Plan 35, East Forward Avenue, Ottawa/Nepean. The property identification number (PIN) is 040960060.

EXP prepared a report entitled *Phase One Environmental Site Assessment, 133 forward Avenue, Ottawa, Ontario,* dated September 26, 2025. The Phase One study area included the entire Phase Two property as well properties within 250 m of the Phase Two property. Based on the results of the Phase One ESA, EXP identified four areas of potential environmental concern (APEC) within the Phase One study area.

Table EX-1: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC #1	South property line	**PCA 2**: PCA #10 – Commercial autobody shops, PCA #28 – Gasoline and associated products storage in fixed tanks	Off-site	Volatile organic compounds (VOC), petroleum hydrocarbons (PHC), polycyclic aromatic hydrocarbons (PAH)	Groundwater
APEC #2	South property line	**PCA 12:** PCA #Other – Furnace oil spill	Off-site	VOC, PHC, PAH	Groundwater
APEC #3	Entire Phase One property	**PCA 13**: PCA #30 – Importation of fill material of unknown quality	On-site	VOC, PHC, PAH, metals and inorganics	Soil
APEC #4	Southwest corner of the residence	**PCA 14**: PCA #28 – Gasoline and associated	On-site	VOC, PHC, PAH	Soil and groundwater

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
		products storage in fixed tanks			

The fieldwork for the geotechnical and environmental investigation was undertaken on September 2, 2025, by George Downing Estate Drilling (Downing) and comprised the drilling of four boreholes (BH25-01 to BH25-04) extending to termination and auger refusal depths of 0.2 m to 4.8 m below existing grade. Drilling was completed using an LC track drill. Two of the boreholes were drilled to refusal, two of the boreholes were cored and completed as monitoring wells.

A surficial topsoil layer was encountered in BH25-01 and BH25-03, an asphalt layer with a thickness of 50 mm is present at surface in BH25-02 and BH25-04. Underlying the asphalt or topsoil at all boreholes was silty sand and gravel fill containing rock fragments, roots and rootlets, and construction debris such as nails and wood pieces. The depth of the fill extends to auger refusal depth of 0.2 m to 1.0 m below ground surface at all boreholes. The presence of the bedrock was confirmed in BH25-01 and BH25-02 at 1.0 m and 0.4 m depths, respectively.

A total of four soil samples and one duplicate were submitted for chemical analysis of PHC, VOC, PAH, metals and inorganics. The following Table 7 RPI SCS exceedances were noted:

Sample Location	Strata	Sample Depth (m bgs)	Exceedances of Table 7 RPI SCS
BH25-01	Fill	0.0 to 0.6	PHC F3
BH25-02 (and DUP)	Fill	0.0 to 0.3	PHC F3, benzo(a)anthracene, benzo(a)pyrene, benzo(b/j)fluoranthene, benzo(k)fluoranthene, dibenzo(a,h)anthracene, fluoranthene, indeno(1,2,3-cd)pyrene, cadmium, lead, zinc
BH25-03	Fill	0.0 to 0.2	PHC F3, benzo(a)pyrene, benzo(b/j)fluoranthene, indeno(1,2,3-cd)pyrene, cadmium, lead, zinc
BH25-04	Fill	0.0 to 0.6	benzo(a)anthracene, benzo(a)pyrene, benzo(b/j)fluoranthene, fluoranthene, lead

Two groundwater samples and a duplicate sample were submitted for analysis of VOC, PHC, and PAH. With the exception of chloroform, all of the groundwater samples were below the Table 7 RPI SCS for the parameters analysed. To facilitate bedrock drilling, municipal water was used to cool the drill bits during bedrock coring activities. Chloroform is generated at municipal water treatment plants when chlorine is used to kill bacteria in the water. It is likely that the source of the chloroform was the municipal water used for drilling. Therefore, as per Section 49.1 (2) of O.Reg. 153/04, the applicable SCS are deemed to be met.

PAH and metals impacted fill material was identified across the Phase Two property. It is likely that the impact is related to poor quality fill material on the site, which is common in older urban areas in Ottawa. PAHs and metals preferentially sorb to soil and are therefore non-mobile and do not pose any risk for migration off the property. No additional environmental work is required for the current property use. It is recommended the fill material be removed from the Phase Two property prior to redevelopment.

No impacted groundwater was identified at the Phase Two property. It is noted that the impacted fill material is located well above the water table, which is in the bedrock.

The Qualified Person can confirm that the Phase Two Environmental Site Assessment was conducted per the requirements of Ontario Regulation 153/04, as amended, and in accordance with generally accepted professional practices.

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety.

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1.0 Introduction

EXP Services Inc. (EXP) was retained by In-Harmony Developments Inc. to conduct a Phase Two Environmental Site Assessment (ESA) at 133 Forward Avenue in Ottawa, Ontario (hereinafter referred to as the 'Phase Two property'). At the time of the investigation, the Phase Two property was occupied by a two-storey residence.

The objective of the Phase Two ESA investigation was to assess the quality of the soil and groundwater conditions within the areas of potential environmental concern (APEC) identified in a Phase One ESA prepared by EXP. It is understood that the report will be used for due diligence purposes and in to support the future development of the site.

EXP understands that the existing residence will be demolished, and the Phase Two property will be re-developed with a four-storey storey residential apartment building with one basement level. As there is no proposed change in land use, a Record of Site Condition (RSC) is not required.

This report has been prepared in accordance with the Phase Two ESA standard as defined by Ontario Regulation 153/04 (as amended), and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 9 of this report.

1.1 Site Description

The Phase Two property has the municipal address 133 Forward Avenue and is located approximately 35 m south of Burnside Avenue in Ottawa, Ontario. The Phase Two property is rectangular is shape and has a total area of approximately 0.05 hectares. A Site Location Plan is provided as Figure 1 in Appendix A.

The legal description of the Phase Two property is Lot 3, Plan 35, East Forward Avenue, Ottawa/Nepean. The property identification number (PIN) is 040960060.

At the time of the investigation, the Phase Two property was occupied a two-storey residence with a basement. A detached garage was present on the southeast corner of the site.

The approximate Universal Transverse Mercator (UTM) coordinates for the Phase Two property centroid are Zone 18, 442707 m E and 5028560 m N. The UTM coordinates are based on measurements from Google Earth Pro, published by the Google Limited Liability Company (LLC). The accuracy of the centroid is estimated to be less than 10 m.

Refer to Table 1.1 for the Site identification information.

Table 1.1: Site Identification Details

Civic Address	133 Forward Avenue, Ottawa, Ontario
Current Land Use	Residential
Proposed Future Land Use	Residential
Property Identification Number	040960060
UTM Coordinates	442707 m E and 5028560 m N
Site Area	0.05 hectares
Property Owner	Pierre Bellfeuille

1.2 Property Ownership

The registered owner of the Phase Two property is Mr. Pierre Bellfeuille. Authorization to proceed with this investigation on was provided by Mr. Marc-Alexander Shank of In-Harmony Development Inc. Contact information for Mr. Shank is 187 Chemin Old Chelsea, Suite 101, Chelsea, Quebec J9B 1J3.

1.3 Current and Proposed Future Use

The property is currently occupied by a residence. The proposed future use of the property is also residential. As the proposed land use is not more sensitive than the future land use, a Record of Site Condition (RSC) is not required.

1.4 Applicable Site Condition Standards

Analytical results obtained for soil samples were compared to Site Condition Standards (SCS) established under subsection 169.4(1) of the Environmental Protection Act, and presented in the document entitled *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*, 2011. This document provides tabulated background SCS (Table 1) applicable to environmentally sensitive sites and effects-based generic SCS (Tables 2 to 9) applicable to non-environmentally sensitive sites. The effects-based SCS (Tables 2 to 9) are protective of human health and the environment for different groundwater conditions (potable and non-potable), land use scenarios (residential, parkland, institutional, commercial, industrial, community and agricultural/other), soil texture (coarse or medium/fine) and restoration depth (full or stratified).

Table 1 to 9 SCS are summarized as follows:

- Table 1 – applicable to sites where background concentrations must be met (full depth), such as sensitive sites where site-specific criteria have not been derived
- Table 2 – applicable to sites with potable groundwater and full depth restoration
- Table 3 – applicable to sites with non-potable groundwater and full depth restoration
- Table 4 – applicable to sites with potable groundwater and stratified restoration
- Table 5 – applicable to sites with non-potable groundwater and stratified restoration
- Table 6 – applicable to sites with potable groundwater and shallow soils (bedrock encountered at depths of 2 metres or less across one-third or more of the site)
- Table 7 – applicable to sites with non-potable groundwater and shallow soils (bedrock encountered at depths of 2 metres or less across one-third or more of the site)
- Table 8 – applicable to sites with potable groundwater and that are within 30 m of a water body
- Table 9 – applicable to sites with non-potable groundwater and that are within 30 m of a water body

Application of the generic or background SCS to a specific site is based on a consideration of site conditions related to soil pH, thickness and extent of overburden material, and proximity to an area of environmental sensitivity or of natural significance. For some chemical parameters, consideration is also given to soil textural classification with SCS having been derived for both coarse and medium-fine textured soil conditions.

For assessment purposes, EXP selected the 2011 Table 7 SCS in a non-potable groundwater condition for residential/parkland/institutional property use.

The selection of these categories was based on the following factors:

- Bedrock is less than 2 metres below grade across the Phase Two property;
- The Phase Two property is not located within 30 metres of a waterbody;

- The Phase Two property is not located within an area of natural significance, does not include nor is adjacent to an area of natural significance, and does not include land that is within 30 metres of an area of natural significance;
- Potable water for the Phase Two property is provided by the City of Ottawa through its water distribution system;
- The Phase Two property is not located in an area designated in a municipal official plan as a well-head protection area;
- The proposed building is planned for residential use; and
- It is the opinion of the Qualified Person who oversaw this work that the Phase Two property is not a sensitive site.

The Phase Two property, and all other properties located, in whole or in part, within 250 metres of the boundaries of the Phase Two property, are supplied by a municipal drinking water system provided by the City of Ottawa. Further, the Phase Two property is not located in an area designated in the municipal official plan as a well-head protection area and no properties within the Phase Two study area have a well that is being used or is intended for use as a source of potable water. Thus, in accordance with Section 35 of Ontario Regulation 153/04, non-potable water standards apply to the Phase Two property.

No wells used as a source of potable water or for agricultural purposes were observed on the Phase Two property or on any property within 250 metres of the Phase Two property.

The Phase Two property is not located within an area of natural significance, and it does not include land that is within 30 metres of an area of natural significance. In accordance with Section 41 of Ontario Regulation 153/04, the Phase Two property is not an environmentally sensitive area. The Phase Two property is located greater than 30 metres from a water body. In the opinion of the Qualified Person who oversaw the entire investigation, the Phase Two property is not a sensitive site.

Based on the Phase Two ESA investigation, the Phase Two property is considered a shallow soil property as defined in Section 43.1 of the regulation.

2.0 Background Information

2.1 Physical Setting

The Phase Two property has the municipal address 133 Forward Avenue and is located approximately 35 m south of Burnside Avenue in Ottawa, Ontario. The Phase Two property is rectangular is shape and has a total area of approximately 0.05 hectares. At the time of the investigation, the Phase Two property was occupied by a two-storey residence with a basement, and a detached garage.

Limestone bedrock is anticipated to be present between surface and 0.5 m bgs. Any surficial material present on the Phase One property will be fill. Topographically, the Phase One study area slopes towards the north.

Based on the above, the groundwater flow direction was anticipated to be north towards the Ottawa River.

2.2 Past Investigations

EXP prepared a report entitled *Phase One Environmental Site Assessment, 133 Forward Avenue, Ottawa, Ontario,* dated September 25, 2025. The Phase One study area included the entire Phase Two property as well properties within 250 m of the Phase Two property. Based on the results of the Phase One ESA, EXP identified two areas of potential environmental concern (APEC) within the Phase One study area. A summary is provided in Table 2.1.

Table 2.1: Findings of Phase One ESA

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC #1	South property line	**PCA 2**: PCA #10 – Commercial autobody shops, PCA #28 – Gasoline and associated products storage in fixed tanks	Off-site	Volatile organic compounds (VOC), petroleum hydrocarbons (PHC), polycyclic aromatic hydrocarbons (PAH)	Groundwater
APEC #2	South property line	**PCA 12:** PCA #Other – Furnace oil spill	Off-site	VOC, PHC, PAH	Groundwater
APEC #3	Entire Phase One property	**PCA 13**: PCA #30 – Importation of fill material of unknown quality	On-site	VOC, PHC, PAH, metals and inorganics	Soil
APEC #4	Southwest corner of the residence	**PCA 14**: PCA #28 – Gasoline and associated products storage in fixed tanks	On-site	VOC, PHC, PAH	Soil and groundwater

The Phase One ESA was conducted per the requirements of Ontario Regulation 153/04, as amended, and in accordance with generally accepted professional practices.

A copy of the Phase One conceptual site model is provided as Figure 3 in Appendix A.

3.0 Scope of the Investigation

3.1 Overview of Site Investigation

The objective of the Phase Two ESA was to assess the quality of soil and groundwater on the Phase Two property.

3.2 Scope of Work

The scope of work for the Phase Two ESA was as follows:

- Request local utility locating companies (e.g., cable, telephone, gas, hydro) to mark any underground utilities present at the Phase Two property;
- Retain a private utility locating company to mark any underground utilities present in the vicinity of the borehole locations and to clear the borehole locations;
- Drill four (4) boreholes on the Phase Two property in conjunction with a preliminary geotechnical investigation. Install monitoring wells in two of the boreholes;
- Submit soil samples for analysis of VOC, PHC, PAH, metals and inorganics;
- Submit groundwater samples for analysis of VOC, PHC, and PAH;
- Compare the results of the soil and groundwater chemical analyses to applicable criteria, as set out by the Ontario Ministry of the Environment, Conservation and Parks (MECP);
- Conduct an elevation survey of the boreholes;
- Prepare a report summarizing the results of the assessment activities.

This report has been prepared in accordance with the Phase Two ESA standard as defined by Ontario Regulation 153/04 (as amended), and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 8 of this report.

3.3 Media Investigated

The Phase Two ESA included the investigation of soil and groundwater on the Phase Two property. As there are no water bodies on the Phase Two property, no surface water or sediment sampling was required.

The contaminants of potential concern (COPC) identified in the Phase One ESA were identified as target parameters for this Phase Two ESA. The APEC and COPC identified in the Phase One ESA are outlined in Section 2.2.

3.4 Phase One Conceptual Site Model

The Phase One conceptual site model (CSM) was developed by considering the following physical characteristics and pathways. The CSM showing the topography of the site, inferred groundwater flow, general site features, APEC, and PCA is shown in Figures 2 and 3 in Appendix A.

3.4.1 Buildings and Structures

The Phase One property is occupied by a two-storey residence with a basement, and a detached garage.

3.4.2 Water Bodies and Groundwater Flow Direction

There are no water bodies on the subject site. The nearest water body is the Ottawa River is located approximately 300 m north of the Phase Two property. The inferred groundwater flow direction is to the north-northwest towards the Ottawa River.

3.4.3 Areas of Natural Significance

There are no ANSI within the Phase Two study area.

3.4.4 Water Wells

No wells used as a source of potable water or for agricultural purposes were observed on the Phase One property or on any property within 250 metres of the Phase Two property.

3.4.5 Potentially Contaminating Activity

PCAs identified in the study area are summarized in the table below.

Table 3.1: Potentially Contaminating Activities

EXP PCA #	Location of PCA	Potentially Contaminating Activity (PCA)	Description	Rationale
PCA 1	174 Forward Avenue (150 m south)	PCA #28 – Gasoline and associated products storage in fixed tanks,	Record for a UST of unknown volume.	No, due to the distance from the Phase One property.
PCA 2	140 Hinchey Avenue (south adjacent)	PCA #10 – Commercial autobody shops PCA #28 – Gasoline and associated products storage in fixed tanks	Repair garage from the 1940s to present. Records for USTs/pump island inferred to have been present on the south part of the property.	Yes, due to the proximity and inferred upgradient location from the Phase One property
PCA 3	147 Forward Avenue (30 m south)	PCA #28 – Gasoline and associated products storage in fixed tanks	Record for 1,135 L gasoline tank, UST/AST not specified.	No, the property was redeveloped in the early 2020s, a Phase Two ESA for the property did not identify any groundwater contamination
PCA 4	159 Forward Avenue (50 m south)	PCA #28 – Gasoline and associated products storage in fixed tanks	Record for fuel oil tank at St. Antoine School, AST/UST not specified.	No, the property was redeveloped in the early 2020s, a Phase Two ESA for the property did not identify any groundwater contamination
PCA 5	121 Parkdale Avenue (105 m northwest)	PCA #28 – Gasoline and associated products storage in fixed tanks	Record for a 1,362 L gasoline UST.	No, due to the distance and inferred downgradient location from the Phase One property.
PCA 6	55 Carruthers Avenue (130 m east)	PCA #10 – Commercial autobody shops	Repair garage from the 1940s to 2010s.	No, due to the distance and inferred cross gradient location from the Phase One property. The property was redeveloped with an apartment building in 2017. An RSC was filed for this property; no groundwater contamination was identified.

EXP PCA #	Location of PCA	Potentially Contaminating Activity (PCA)	Description	Rationale
PCA 7	173 Hinchey Avenue (150 m southeast)	PCA #28 – Gasoline and associated products storage in fixed tanks	Record for 1,135 L gasoline UST.	No, due to the distance from the Phase One property.
PCA 8	187 Forward Avenue (180 m south)	PCA #10 – Commercial autobody shops PCA #28 – Gasoline and associated products storage in fixed tanks	Repair garage from the 1960s to the 1970s. Record for 4,540 L gasoline UST.	No, due to the distance from the Phase One property. The property was redeveloped with stacked townhouses in the late 1990s.
PCA 9	196 Forward Avenue (180 m south)	PCA #28 – Gasoline and associated products storage in fixed tanks	Record for two 2,270 L gasoline USTs and a fuel oil tank.	No, due to the distance from the Phase One property.
PCA 10	193 Hinchey Avenue (215 m southeast)	PCA #10 – Commercial autobody shops	Repair garage from the 1970s to present.	No, due to the distance from the Phase One property.
PCA 11	Stonehurst Avenue & Bayview Avenue (250 m east)	PCA #58 – Waste disposal and waste management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	Several large sewage lagoons were present on the property which were filled with earth and construction rubble (cider, ash, glass etc.) between 1928 and 1932. The former landfill occupied approximately 0.6 hectares and is currently occupied by a park and a church.	No, due to the distance and cross-gradient location from the Phase One property.
PCA 12	154 Hinchey Avenue (50 m south)	PCA #Other – Furnace oil spill	Furnace oil spill of unreported quantity to an earthen basement floor at a private residence.	Yes, due to the proximity and inferred upgradient location from the Phase One property.
PCA 13	170 Tunney's Pasture Driveway (170 m southwest)	PCA #28 – Gasoline and associated products storage in fixed tanks	Aboveground storage tank for an emergency generator installed in 2010.	No, due to the distance and cross gradient location from the Phase One property.
PCA 14	133 Forward Avenue (Phase One property)	PCA #30 – Importation of fill material of unknown quality	The Phase One property is located in an area od shallow bedrock, fill is likely present overlying the bedrock.	Yes, as this PCA is located on the Phase One property.
PCA 15	133 Forward Avenue (Phase One property)	PCA #28 – Gasoline and associated products storage in fixed tanks	Historically, the residence was heated with oil.	Yes, as this PCA is located on the Phase One property.

Both of the onsite PCAs (**PCA 14** and **PCA 15**) contribute to APECs. Due to the proximity and inferred upgradient location from the Phase Two property, the garage and USTs at 140 Hinchey Street (**PCA 2**) and the oil spill at 154 Hinchey Avenue (**PCA 12**) contributed to an APEC. None of the other PCAs identified in the study area were determined to contribute to APECs.

The PCAs are shown in Figure 3.

3.4.6 Areas of Potential Environmental Concern

The APEC identified are summarized in Table 3.1.

Table 3.1: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC #1	South property line	**PCA 2**: PCA #10 – Commercial autobody shops, PCA #28 – Gasoline and associated products storage in fixed tanks	Off-site	VOC, PHC, PAH	Groundwater
APEC #2	South property line	**PCA 12:** PCA #Other – Furnace oil spill	Off-site	VOC, PHC, PAH	Groundwater
APEC #3	Entire Phase One property	**PCA 13**: PCA #30 – Importation of fill material of unknown quality	On-site	VOC, PHC, PAH, metals and inorganics	Soil
APEC #4	Southwest corner of the residence	**PCA 14**: PCA #28 – Gasoline and associated products storage in fixed tanks	On-site	VOC, PHC, PAH	Soil and groundwater

3.4.7 Underground Utilities

The residences are serviced by municipal water and sewer, overhead hydro. Heating is supplied via propane.

3.4.8 Subsurface Stratigraphy

Limestone bedrock is anticipated to be present between surface and 0.5 m bgs. Any surficial material present on the Phase Two property will be fill.

3.4.9 Uncertainty Analysis

The CSM is a simplification of reality, which aims to provide a description and assessment of any areas where potentially contaminating activity that occurred within the Phase Two study area may have adversely affected the Phase Two property. All information collected during this investigation, including records, interviews, and site reconnaissance, has contributed to the formulation of the CSM.

Information was assessed for consistency, however EXP has confirmed neither the completeness nor the accuracy of any of the records that were obtained or of any of the statements made by others. All reasonable inquiries to obtain accessible information were made, as required by Schedule D, Table 1, Mandatory Requirements for Phase Two Environmental Site Assessment Reports. The CSM reflects our best interpretation of the information that was available during this investigation.

3.5 Deviations from Sampling and Analysis Plan

The field investigative and sampling program was carried out following the requirements of the Phase Two property, as described in Section 4.

No significant deviations from the sampling and analysis plan (SAAP), as provided in Appendix C, were reported that affected the sampling and data quality objectives for the Phase Two property.

3.6 Impediments

No impediments were encountered during this investigation.

4.0 Investigation Method

4.1 General

The current investigation was performed following requirements given under Ontario Regulation 153/04 and in accordance with generally accepted professional practices.

Prior to the commencement of drilling, the locations of underground public utilities including telephone, natural gas and electrical lines were marked at the subject property by public locating companies. A private utility locating contractor was also retained to clear the individual borehole locations.

4.2 Investigation

The site investigative activities consisted of the drilling of boreholes to facilitate the collection of soil samples for visual inspection and chemical analysis. Monitoring wells were installed at the Phase Two property to characterize groundwater conditions and collect groundwater samples for chemical analysis.

EXP staff continuously monitored the drilling activities to log the stratigraphy observed from the boreholes, to record the depth of the samples, to record total depths of excavation, and to screen the samples by recording visual or olfactory observations of potential impacts and measuring petroleum vapours.

4.2.1 Borehole Drilling Program

The fieldwork for the geotechnical and environmental investigation was undertaken on September 2, 2025, by George Downing Estate Drilling (Downing) and comprised the drilling of four boreholes (BH25-01 to BH25-04) extending to termination and auger refusal depths of 0.2 m to 4.8 m below existing grade. Drilling was completed using an LC track drill. Two of the boreholes were drilled to refusal, two of the boreholes were cored and completed as monitoring wells.

EXP staff continuously monitored the drilling activities to log the stratigraphy observed, to record the depth of soil sample collection, to record total depths of excavation, and to record visual or olfactory observations of potential impacts. Field observations are summarized on the borehole logs provided in Appendix C. Nitrile gloves (i.e., one dedicated pair per sample) were used during sample handling. No petroleum-based greases or solvents were used during drilling activities.

The locations of the monitoring wells and boreholes are shown on Figure 2 in Appendix A.

4.3 Soil Sampling

The soil sampling during the completion of this Phase Two ESA was undertaken in general accordance with the SAAPpresented in Appendix C.

Soil samples were selected for laboratory analysis based on combustible vapour measurements and visual and olfactory evidence of impacts, where observed. Soil samples identified for possible laboratory analysis were placed directly into pre-cleaned, laboratory-supplied glass sample jars/vials. Samples to be analysed for PHC fraction F1 and BTEX were collected using a soil core sampler and placed into vials containing methanol as a preservative. The jars and vials were sealed with Teflon-lined lids to minimize headspace and reduce the potential for induced volatilization during storage/transport prior to analysis. All soil samples were placed in clean coolers containing ice prior to and during transportation to the subcontract laboratory. The samples were transported/submitted within 24 hours of collection to the laboratory following chain of custody protocols for chemical analysis.

4.4 Field Screening Measurements

Soil samples were placed in a sealed Ziploc plastic bag and allowed to reach ambient temperature prior to field screening with a combustible vapour meter calibrated to hexane gas prior to use. The field screening measurements were made by inserting the instrument's probe into the plastic bag while manipulating the sample to ensure volatilization of the soil gases. These 'headspace' readings provide a real-time indication of the relative concentration of combustible vapours encountered in the subsurface during drilling and are used to aid in the assessment of the vertical and horizontal extent of potential impacts and the selection of soil samples for analysis.

The instrument was configured to eliminate any response from methane for all sampling conducted at the subject property. Instrument calibration is checked on a daily basis in both the ppmv range and % LEL range using standard gases comprised of known concentrations of hexane (400 ppmv, 40% LEL) in air. If the instrument readings are within ±10% of the standard gas value, then the instrument is deemed to be calibrated, however if the readings are greater than ±10% of the standard gas value then the instrument is re-calibrated prior to use.

The field screening measurements, in parts per million by volume (ppmv), are presented in the borehole logs provided in Appendix C.

4.5 Groundwater: Monitoring Well Installation

Monitoring wells were installed in general accordance with the Ontario Water Resources Act - R.R.O. 1990, Regulation 903 (as amended). The monitoring wells consisted of a 52 mm diameter Schedule 40 PVC screen that was no more than 3.0 m long and a 52-mm diameter Schedule 40 PVC riser pipe that was at least 0.8 m long. The annular space around the wells was backfilled with sand to an average height of 0.3 m above the top of the screen. A bentonite seal was added from the top of the sand pack to approximately 0.3 m below ground surface. The monitoring wells were completed with flush mount protective well casings.

Measures taken to minimize the potential for cross contamination or the introduction of contaminants during well construction included:

- The use of well pipe components (e.g. riser pipe and well screens) with factory machined threaded flush coupling joints;
- Construction of wells without the use of glues or adhesives;
- Removing the protective plastic wraps from well components at the time of borehole insertion to prevent contact with the ground and other surfaces; and,
- Cleaning or disposal of drilling equipment between sampling locations.

Details of the monitoring well installations are shown on the borehole logs provided in Appendix C.

4.6 Groundwater: Sampling

All groundwater samples were collected via a low flow sampling technique using a Horiba U-52 multi probe water quality meter. The U-52 probe was calibrated using in-house reference standards. Prior to collecting the groundwater samples, water quality field parameters (turbidity, dissolved oxygen, conductivity, temperature, pH, and oxidation reduction potential) were monitored until stable readings were achieved to ensure that the samples collected were representative of actual groundwater conditions. These parameters are considered to be stable when three consecutive readings meet the following conditions:

- Turbidity: within 10% for values greater than 5 nephelometric turbidity units (NTU), or three values less than 5 NTU;
- Dissolved oxygen: within 10% for values greater than 0.5 mg/L, or three values less than 0.5 mg/L;

- Conductivity: within 3%;
- Temperature: ± 1°C;
- pH: ± 0.1 unit; and,
- Oxidation reduction potential: ±10 millivolts.

When stabilization occurs, equilibrium between groundwater within a monitor and the surrounding formation water is attained. As such, samples collected when stabilization occurs are considered to be representative of formation water.

The groundwater sampling during the completion of this Phase Two ESA was undertaken in general accordance with industry standards. The groundwater samples were placed in clean coolers containing ice packs prior to and during transportation to the laboratory. The samples were transported to the laboratory within 24 hours of collection with a chain of custody.

4.7 Residue Management

The soil cuttings from monitoring well installations and purged water from groundwater development and sampling were stored on site in drums until field work was completed.

Fluids from cleaning drilling equipment were disposed of by the driller at their facility.

4.8 Analytical Testing

The contracted laboratory selected to perform chemical analysis on the soil samples from the investigation was Bureau Veritas Laboratories (BVL). BVL is an accredited laboratory under the Standards Council of Canada/Canadian Association for Laboratory Accreditation in accordance with ISO/IEC 17025:1999- General Requirements for the Competence of Testing and Calibration Laboratories.

4.9 Elevation Surveying

An elevation survey was conducted by EXP. The ground surface elevation of each borehole/monitoring well location was surveyed relative to a geodetic reference. The Universal Transverse Mercator (UTM) coordinates of each monitoring well were also recorded so that their locations could be plotted accurately.

4.10 Quality Assurance and Quality Control Measures

All soil and groundwater samples were placed in coolers containing ice packs prior to and during transportation to the contract laboratory, BVL. BVL is accredited to the ISO/IEC 17025:2005 standard - *General Requirements for the Competence of Testing and Calibration Laboratories*.

A QA/QC program was also implemented to ensure that the analytical results received are accurate and dependable. A QA/QC program is a system of documented checks that validate the reliability of the data. Quality Assurance is a system that ensures that quality control procedures are correctly performed and documented. Quality Control refers to the established procedures observed both in the field and in the laboratory, designed to ensure that the resulting end data meet intended quality objectives. The QA/QC program implemented by EXP incorporated the following components:

- Collecting and analysing field duplicate samples to ensure analytical precision;
- Using dedicated and/or disposable sampling equipment;
- Following proper decontamination protocols to minimize cross-contamination;
- Maintaining field notes and completing field forms to document field activities; and

- Using only laboratory-supplied sample containers and following prescribed sample protocols, including using proper preservation techniques, meeting sample hold times, and documenting sample transmission on chains of custody, to ensure the integrity of the samples is maintained.

The laboratories' QA/QC program involved the systematic analysis of control standards for the purpose of optimizing the measuring system as well as establishing system precision and accuracy and included calibration standards, method blanks, reference standards, spiked samples, surrogates and duplicates.

5.0 Review and Evaluation

5.1 Geology

A surficial topsoil layer was encountered in BH25-01 and BH25-03, an asphalt layer with a thickness of 50 mm is present at surface in BH25-02 and BH25-04. Underlying the asphalt or topsoil at all boreholes is silty sand and gravel fill containing rock fragments, roots and rootlets, and construction debris such as nails and wood pieces. The depth of the fill extends to auger refusal depth of 0.2 m to 1.0 m below ground surface at all boreholes. The presence of the bedrock was confirmed in BH25-01 and BH25-02 at 1.0 m and 0.4 m depths, respectively.

5.2 Groundwater: Elevations and Flow Direction

On September 5, 2025 the monitoring wells were inspected for general physical condition, groundwater depth, the presence of light non-aqueous phase liquid (LNAPL). Bedrock groundwater monitoring and elevation data are provided below.

Table 5.1: Monitoring and Elevation Data

Monitoring Well ID	Grade Elevation (masl)	Top of Casing Elevation (masl)	Screen Depth (mbgs)	Depth to LNAPL (mbgs)	Depth to Groundwater (mbgs)	Groundwater Elevation (masl)
BH/MW25-01	62.41	62.26	1.4 to 4.7	N/O	3.32	59.09
BH/MW25-02	62.82	62.67	1.4 to 4.7	N/O	2.73	60.09

Notes: Elevations were measured to a geodetic datum
mbgs – metres below ground surface
masl – metres above sea level
mbTOC – metres below top of monitor casing
N/O – not observed

The depth to groundwater was measured to range from 59.09 to 60.09 m below ground surface in the monitoring wells. Groundwater elevations are shown on Figure 4. As only two monitoring wells were installed on the Phase Two property, groundwater flow direction could not be established. Based on other investigations in the study area, and the proximity to the Ottawa River, it is inferred that groundwater flow in the vicinity of the site is to the north-northwest.

5.3 Soil: Field Screening

The methodology for the collection of soil vapour concentration measurements is described in Section 4.4.

Petroleum vapours ranged from non-detectable to 20 ppm in samples collected from the boreholes. Field screening data is presented in the borehole logs in Appendix C.

5.4 Soil: Quality

In accordance with the scope of work, chemical analyses were performed on selected soil samples recovered from the boreholes. Summaries of the soil analytical results are found in Appendix E. Copies of the laboratory Certificates of Analysis for the tested soil samples are provided in Appendix E.

A total of four soil samples and one duplicate were submitted for chemical analysis of PHC, VOC, PAH, metals and inorganics. The following Table 7 RPI SCS exceedances were noted:

Sample Location	Strata	Sample Depth (m bgs)	Exceedances of Table 3 SCS ICC
BH25-01	Fill	0.0 to 0.6	PHC F3

Sample Location	Strata	Sample Depth (m bgs)	Exceedances of Table 3 SCS ICC
BH25-02 (and DUP)	Fill	0.0 to 0.3	PHC F3, benzo(a)anthracene, benzo(a)pyrene, benzo(b/j)fluoranthene, benzo(k)fluoranthene, dibenzo(a,h)anthracene, fluoranthene, indeno(1,2,3-cd)pyrene, cadmium, lead, zinc
BH25-03	Fill	0.0 to 0.2	PHC F3, benzo(a)pyrene, benzo(b/j)fluoranthene, indeno(1,2,3-cd)pyrene, cadmium, lead, zinc
BH25-04	Fill	0.0 to 0.6	benzo(a)anthracene, benzo(a)pyrene, benzo(b/j)fluoranthene, fluoranthene, lead

The analytical results are shown in Tables 1 to 3 in Appendix F. They are shown in plan view on Figure 5 in Appendix A. The Certificates of Analysis are provided in Appendix F.

5.5 Groundwater: Quality

All groundwater samples were collected via a low-flow sampling technique. EXP monitored several water quality parameters (such as water level, temperature, dissolved oxygen, conductivity, salinity, pH, oxygen reduction potential and turbidity) in order to ensure that the samples collected were representative of actual groundwater conditions.

Following their installation, the monitoring wells were developed by purging water with an inertial pump and foot valve until it became clear. The following table provides monitoring well construction details and observations made during monitor development.

Monitoring Well ID	Length of Screen (metres)	Depth of Borehole (metres)	Date of Development	Volume purged (litres)	Description of Purged Water at Start of Development	Description of Purged Water at End of Development
BH/MW25-01	3.0	4.6	September 2, 2025	10 L	Brown, silty, no odour or sheen	Clear, no odour or sheen
BH/MW25-02	3.0	4.6	September 2, 2025	10 L	Brown, silty, no odour or sheen	Clear, no odour or sheen

Two groundwater samples and a duplicate sample were submitted for chemical analysis of PHC, VOC, and PAH. All of the groundwater samples were within the Table 7 SCS with the exception of chloroform.

To facilitate bedrock drilling, municipal water was used to cool the drill bits during bedrock coring activities. Chloroform is generated at municipal water treatment plants when chlorine is used to kill bacteria in the water. It is likely that the source of the chloroform was the municipal water used for drilling. Therefore, as per Section 49.1 (2) of O.Reg. 153/04, the applicable SCS are deemed to be met.

The groundwater results are provided in Tables 4 and 5 in Appendix E and shown on Figure 6 in Appendix A. Copies of the laboratory Certificates of Analysis are provided in Appendix F.

5.6 Chemical Transformation and Contaminant Sources

A variety of physical, chemical and biochemical mechanisms affect the fate and transport of the potential COC in soil and groundwater, the contribution of which is dependent on the soil and groundwater conditions at the Phase Two property, as well as the chemical/physical properties of the COC. Relevant fate and transport mechanisms are natural attenuation mechanisms, including advection mixing, mechanical dispersion/molecular diffusion, phase partitions (i.e. sorption and volatilization), and possibly abiotic or biotic chemical reactions, which effectively reduce COC concentrations.

PAH and metals impacted fill material was identified across the Phase Two property and is associated with poor fill quality. The depth of fill is between 0.2 and 1.0 m bgs. It is noted that the soil impact was delineated well above the water table, which is present in the bedrock.

No groundwater impact was identified on the Phase Two property.

5.6.1 Evidence of Non-Aqueous Phase Liquid

Inspection of the groundwater monitoring wells did not indicate the presence of non-aqueous phase liquid (NAPL).

5.6.2 Maximum Concentrations

Contaminants that exceeded the Table 7 SCS for residential land use were:

Soil: PHC F3, benzo(a)anthracene, benzo(a)pyrene, benzo(b/j)fluoranthene, benzo(k)fluoranthene, dibenzo(a,h)anthracene, fluoranthene, indeno(1,2,3-cd)pyrene, cadmium, lead, zinc.

Groundwater: None.

Maximum soil and groundwater concentrations are provided in Tables 6 and 7 in Appendix D.

5.7 Quality Assurance and Quality Control Results

Quality assurance and quality control measures were taken during the field activities to meet the objectives of the sampling and quality assurance plan to collect unbiased and representative samples to characterize existing conditions in the fill materials and groundwater at the site. QA/QC measures, included:

- Collection and analysis of blind duplicate soil and groundwater samples to ensure sample collection precision;
- Using dedicated and/or disposable sampling equipment;
- Following proper decontamination protocols to minimize cross-contamination;
- Maintaining field notes and completing field forms to document on-site activities; and
- Using only laboratory supplied sample containers and following prescribed sample protocols, including proper preservation, meeting sample hold times, proper chain of custody documentation, to ensure integrity of the samples.

The laboratories' QA/QC program consisted of the preparation and analysis of laboratory duplicate samples to assess precision and sample homogeneity, method blanks to assess analytical bias, spiked blanks and QC standards to evaluate analyte recovery, matrix spikes to evaluate matrix interferences and surrogate compound recoveries to evaluate extraction efficiency. The laboratory QA/QC results are presented in the Quality Assurance Report provided in the Certificates of Analysis prepared by Caduceon/BVL. The QA/QC results are reported as percent recoveries for matrix spikes, spiked blanks and QC standards, relative percent difference for laboratory duplicates and analyte concentrations for method blanks.

Review of the laboratory QA/QC results reported indicated that they were mostly within acceptable control limits or below applicable alert criteria for the sampled media and analytical test groups.

For QA/QC purposes, the analytical sample results are quantitatively evaluated by calculating the relative percent difference (RPD) between the samples and their duplicates. To accurately calculate a statistically valid RPD, the concentration of the analytes found in both the original and duplicate sample must be greater than five times the reporting detection limit (RDL).

The results of the RPD calculations are provided in Appendix D in Tables 8 to 12. All of the RPD for soil and groundwater were either not calculable or within the applicable alert limits.

6.0 Phase Two Conceptual Site Model

A Conceptual Site Model (CSM) provides a narrative, graphical and tabulated description integrating information related to the Phase Two property's geologic and hydrogeological conditions, areas of potential environmental concern/potential contaminating activities, the presence and distribution of contaminants of concern, contaminant fate and transport, and potential exposure pathways.

6.1.1 Introduction

EXP Services Inc. (EXP) was retained by In-Harmony Developments Inc. to conduct a Phase Two Environmental Site Assessment (ESA) at 133 Forward Avenue in Ottawa, Ontario (hereinafter referred to as the 'Phase Two property'). At the time of the investigation, the Phase Two property was occupied by a two-storey residence.

The objective of the Phase Two ESA investigation was to assess the quality of the soil and groundwater conditions within the areas of potential environmental concern (APEC) identified in a Phase One ESA prepared by EXP.

6.1.2 Current and Future Use

The property is currently occupied by a residence. The proposed future use of the property is also residential. As the proposed land use is not more sensitive than the future land use, am RSC is not required.

6.1.3 Physical Site Description

The Phase Two property has the municipal address 133 Forward Avenue and is located approximately 35 m south of Burnside Avenue in Ottawa, Ontario. The Phase Two property is rectangular is shape and has a total area of approximately 0.05 hectares. A Site Location Plan is provided as Figure 1 in Appendix A.

The legal description of the Phase Two property is Lot 3, Plan 35, East Forward Avenue, Ottawa/Nepean. The property identification number (PIN) is 040960060.

At the time of the investigation, the Phase Two property was occupied a two-storey residence with a basement. A detached garage was present on the southeast corner of the site.

The approximate Universal Transverse Mercator (UTM) coordinates for the Phase Two property centroid are Zone 18, 442707 m E and 5028560 m N. The UTM coordinates are based on measurements from Google Earth Pro, published by the Google Limited Liability Company (LLC). The accuracy of the centroid is estimated to be less than 10 m.

Refer to Table 5.7 for the Site identification information.

Table 5.7: Site Identification Details

Civic Address	133 Forward Avenue, Ottawa, Ontario
Current Land Use	Residential
Proposed Future Land Use	Residential
Property Identification Number	040960060
UTM Coordinates	442707 m E and 5028560 m N
Site Area	0.05 hectares
Property Owner	Pierre Bellfeuille

The Phase One Conceptual Site Model is provided as Figure 3.

6.1.4 Existing Buildings and Structures

The Phase Two property is currently occupied by a two-storey residence with a basement, and a detached garage.

6.1.5 Proposed Buildings and Structures

It is proposed that a 4-storey residential building with one basement level be constructed on the Phase Two property.

6.1.6 Utilities

The Phase Two property is serviced with municipal water and sewer, and overhead hydro.

6.1.7 Geological and Hydrogeological Setting

A summary of factors that apply to the Phase Two property is provided in Table 5.8.

Table 5.8: Site Characteristics

Characteristic	Description
Minimum Depth to Bedrock	0.2 mbgs
Minimum Depth to Groundwater	2.73 m bgs (September 5, 2025)
Shallow Soil Property	Yes, bedrock is less than 2.0 mbgs
Proximity to water body or ANSI	Approximately 300 north m – Ottawa River
Soil pH	7.36 to 8.20
Soil Texture	Coarse
Current Property Use	Residential
Future Property Use	Residential

6.1.7.1 Site Stratigraphy

A surficial topsoil layer was encountered in BH25-01 and BH25-03, an asphalt layer with a thickness of 50 mm is present at surface in BH25-02 and BH25-04. Underlying the asphalt or topsoil at all boreholes is silty sand and gravel fill containing rock fragments, roots and rootlets, and construction debris such as nails and wood pieces. The depth of the fill extends to auger refusal depth of 0.2 m to 1.0 m below ground surface at all boreholes. The presence of the bedrock was confirmed in BH25-01 and BH25-02 at 1.0 m and 0.4 m depths, respectively.

The bedrock geology map (Map 1508A – Generalized Bedrock Geology, Ottawa-Hull, Ontario and Quebec, Geological Survey of Canada, printed by the Surveys and Mapping Branch, 1979) indicates the site is underlain by limestone bedrock (with some shaley partings) of the Ottawa formation.

6.1.7.2 Approximate Depth to Water Table

The depth to groundwater table was 2.73 to 3.32 meters below ground surface on September 5, 2025. The groundwater table was present in the bedrock.

6.1.7.3 Hydrogeological Conditions

There are no water bodies on the subject site. The nearest water body is the Ottawa River is located approximately 300 m north of the Phase Two property. The inferred groundwater flow direction is to the north towards the Ottawa River.

Groundwater elevations ranged from 59.09 to 60.09 masl on September 5, 2025. As only two monitoring wells were installed on the Phase Two property, groundwater flow direction could not be established. Based on other investigations in the study area, and the proximity to the Ottawa River, it is inferred that groundwater flow in the vicinity of the site is to the north-northwest.

6.1.7.4 Approximate Depth to Bedrock

Investigations at the Phase Two property have identified limestone bedrock present between 0.2 to 1.0 m bgs across the site.

6.1.8 Site Sensitivity

The Phase Two property, and all other properties located, in whole or in part, within 250 metres of the boundaries of the Phase Two property, are supplied by a municipal drinking water system provided by the City of Ottawa. Further, the Phase Two property is not located in an area designated in the municipal official plan as a well-head protection area and no properties within the Phase Two study area have a well that is being used or is intended for use as a source of potable water. Thus, in accordance with Section 35 of Ontario Regulation 153/04, non-potable water standards apply to the Phase Two property.

In accordance with Section 41 of Ontario Regulation 153/04, the Phase Two property is not an environmentally sensitive area. In addition, the Phase Two property is not located within an area of natural significance, and it does not include land that is within 30 metres of an area of natural significance.

The Phase Two property is a shallow soil property as defined in Section 43.1 of the regulation. It does not include all or part of a water body or is adjacent to a water body or includes land that is within 30 metres of a water body.

6.1.9 Applicable Site Condition Standards

For assessment purposes, EXP selected the 2011 Table 3 Site Condition Standards (SCS) in a non-potable groundwater condition for residential/parkland/institutional property use and coarse textured soil. The selection of this category was based on the following factors:

- Bedrock is less than 2 metres below grade across the Phase Two property;
- The Phase Two property is not located within 30 metres of a waterbody;
- The Phase Two property is not located within an area of natural significance, does not include nor is adjacent to an area of natural significance, and does not include land that is within 30 metres of an area of natural significance;
- Potable water for the Phase Two property is provided by the City of Ottawa through its water distribution system;
- The Phase Two property is not located in an area designated in a municipal official plan as a well-head protection area;
- The proposed building is planned for residential use; and
- It is the opinion of the Qualified Person who oversaw this work that the Phase Two property is not a sensitive site.

Based on the above factors, including the provisions in Sections 35, 41, and 43.1, the Table 7 SCS for a residential/parkland/institutional property use and coarse textured soils were selected for assessment purposes.

6.1.10 Potentially Contaminating Activities

Ontario Regulation 153/04 defines a potentially contaminating activity (PCA) as one of 59 operations set out in Table 2 of Schedule D that occurs or has occurred in a property study area. If an activity is not listed in Table 2, the PCA is to be identified as "not applicable" and described. Potentially contaminating activities were identified on-Site and within 250 m from the Phase Two property site boundaries (Figure 3). Each PCA was further evaluated to determine if the activity may be contributing to an area of potential environmental concern (APEC) at the Phase Two property or if they are considered de-minimis and not contributing to an APEC.

The following potentially contaminating activities (PCA) were identified:

EXP PCA #	Location of PCA	Potentially Contaminating Activity (PCA)	Description	Rationale
PCA 1	174 Forward Avenue (150 m south)	PCA #28 – Gasoline and associated products storage in fixed tanks,	Record for a UST of unknown volume.	No, due to the distance from the Phase One property.
PCA 2	140 Hinchey Avenue (south adjacent)	PCA #10 – Commercial autobody shops PCA #28 – Gasoline and associated products storage in fixed tanks	Repair garage from the 1940s to present. Records for USTs/pump island inferred to have been present on the south part of the property.	Yes, due to the proximity and inferred upgradient location from the Phase One property
PCA 3	147 Forward Avenue (30 m south)	PCA #28 – Gasoline and associated products storage in fixed tanks	Record for 1,135 L gasoline tank, UST/AST not specified.	No, the property was redeveloped in the early 2020s, a Phase Two ESA for the property did not identify any groundwater contamination
PCA 4	159 Forward Avenue (50 m south)	PCA #28 – Gasoline and associated products storage in fixed tanks	Record for fuel oil tank at St. Antoine School, AST/UST not specified.	No, the property was redeveloped in the early 2020s, a Phase Two ESA for the property did not identify any groundwater contamination
PCA 5	121 Parkdale Avenue (105 m northwest)	PCA #28 – Gasoline and associated products storage in fixed tanks	Record for a 1,362 L gasoline UST.	No, due to the distance and inferred downgradient location from the Phase One property.
PCA 6	55 Carruthers Avenue (130 m east)	PCA #10 – Commercial autobody shops	Repair garage from the 1940s to 2010s.	No, due to the distance and inferred cross gradient location from the Phase One property. The property was redeveloped with an apartment building in 2017. An RSC was filed for this property; no groundwater contamination was identified.
PCA 7	173 Hinchey Avenue (150 m southeast)	PCA #28 – Gasoline and associated products storage in fixed tanks	Record for 1,135 L gasoline UST.	No, due to the distance from the Phase One property.
PCA 8	187 Forward Avenue (180 m south)	PCA #10 – Commercial autobody shops PCA #28 – Gasoline and associated products storage in fixed tanks	Repair garage from the 1960s to the 1970s. Record for 4,540 L gasoline UST.	No, due to the distance from the Phase One property. The property was redeveloped with stacked townhouses in the late 1990s.
PCA 9	196 Forward Avenue (180 m south)	PCA #28 – Gasoline and associated products storage in fixed tanks	Record for two 2,270 L gasoline USTs and a fuel oil tank.	No, due to the distance from the Phase One property.

EXP PCA #	Location of PCA	Potentially Contaminating Activity (PCA)	Description	Rationale
PCA 10	193 Hinchey Avenue (215 m southeast)	PCA #10 – Commercial autobody shops	Repair garage from the 1970s to present.	No, due to the distance from the Phase One property.
PCA 11	Stonehurst Avenue & Bayview Avenue (250 m east)	PCA #58 – Waste disposal and waste management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	Several large sewage lagoons were present on the property which were filled with earth and construction rubble (cider, ash, glass etc.) between 1928 and 1932. The former landfill occupied approximately 0.6 hectares and is currently occupied by a park and a church.	No, due to the distance and cross-gradient location from the Phase One property.
PCA 12	154 Hinchey Avenue (50 m south)	PCA #Other – Furnace oil spill	Furnace oil spill of unreported quantity to an earthen basement floor at a private residence.	Yes, due to the proximity and inferred upgradient location from the Phase One property.
PCA 13	170 Tunney's Pasture Driveway (170 m southwest)	PCA #28 – Gasoline and associated products storage in fixed tanks	Aboveground storage tank for an emergency generator installed in 2010.	No, due to the distance and cross gradient location from the Phase One property.
PCA 14	133 Forward Avenue (Phase One property)	PCA #30 – Importation of fill material of unknown quality	The Phase One property is located in an area od shallow bedrock, fill is likely present overlying the bedrock.	Yes, as this PCA is located on the Phase One property.
PCA 15	133 Forward Avenue (Phase One property)	PCA #28 – Gasoline and associated products storage in fixed tanks	Historically, the residence was heated with oil.	Yes, as this PCA is located on the Phase One property.

6.1.11 Areas of Potential Environmental Concern

Ontario Regulation 153/04 defines an APEC as an area on a property where one or more contaminants are potentially present. The following APEC were identified on the Phase Two property, as shown on Figure 2 and Table 5.9 below:

Table 5.9: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC #1	South property line	**PCA 2**: PCA #10 – Commercial autobody shops, PCA #28 – Gasoline and associated products storage in fixed tanks	Off-site	VOC, PHC, PAH	Groundwater
APEC #2	South property line	**PCA 12:** PCA #Other – Furnace oil spill	Off-site	VOC, PHC, PAH	Groundwater

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC #3	Entire Phase One property	**PCA 13**: PCA #30 – Importation of fill material of unknown quality	On-site	VOC, PHC, PAH, metals and inorganics	Soil
APEC #4	Southwest corner of the residence	**PCA 14**: PCA #28 – Gasoline and associated products storage in fixed tanks	On-site	VOC, PHC, PAH	Groundwater

6.1.12 Contaminants of Concern

The following contaminants of potential concern were identified with respect to soil on the Phase Two property: VOC, PHC F_1-F_4, PAH, metals and inorganics.

The following contaminants of potential concern were identified with respect to groundwater on the Phase Two property: VOC, PHC, and PAH.

6.1.13 Investigation

The site investigative activities consisted of a drilling program to facilitate the collection of soil samples for visual inspection and chemical analysis. Monitoring wells were installed at the Phase Two property to characterize groundwater conditions and collect groundwater samples for chemical analysis. The investigation was conducted in conjunction with a geotechnical investigation.

Prior to the commencement of drilling, the locations of underground public utilities including telephone, and electrical lines were marked at the subject property by public locating companies. A private utility locating contractor was also retained to clear the individual borehole locations.

The fieldwork for the geotechnical and environmental investigation was undertaken on September 2, 2025, by George Downing Estate Drilling (Downing) and comprised the drilling of four boreholes (BH25-01 to BH25-04) extending to termination and auger refusal depths of 0.2 m to 4.8 m below existing grade. Drilling was completed using an LC track drill. Two of the boreholes were drilled to refusal, two of the boreholes were cored and completed as monitoring wells.

EXP staff continuously monitored the drilling activities to log the stratigraphy observed, to record the depth of soil sample collection, to record total depths of excavation, and to record visual or olfactory observations of potential impacts. Field observations are summarized on the borehole logs provided in Appendix C. Nitrile gloves (i.e., one dedicated pair per sample) were used during sample handling. No petroleum-based greases or solvents were used during drilling activities.

The locations of the boreholes and monitoring wells are shown on Figure 2 in Appendix A.

6.1.14 Soil Sampling

Soil samples were selected for laboratory analysis based on combustible vapour measurements and visual and olfactory evidence of impacts, where observed. Soil samples identified for possible laboratory analysis were placed directly into pre-cleaned, laboratory-supplied glass sample jars. The jars were sealed with Teflon-lined lids to minimize headspace and reduce the potential for induced volatilization during storage/transport prior to analysis. All soil samples were placed in clean coolers containing ice prior to and during transportation to the subcontract laboratory, Bureau Veritas Laboratories (BV Labs) of

Ottawa, Ontario. The samples were transported/submitted within 24 hours of collection to the laboratory following chain of custody protocols for chemical analysis.

A total of four soil samples and one duplicate were submitted for chemical analysis of PHC, VOC, PAH, metals and inorganics. The following Table 7 RPI SCS exceedances were noted:

Sample Location	Strata	Sample Depth (m bgs)	Exceedances of Table 7 RPI SCS
BH25-01	Fill	0.0 to 0.6	PHC F3
BH25-02 (and DUP)	Fill	0.0 to 0.3	PHC F3, benzo(a)anthracene, benzo(a)pyrene, benzo(b/j)fluoranthene, benzo(k)fluoranthene, dibenzo(a,h)anthracene, fluoranthene, indeno(1,2,3-cd)pyrene, cadmium, lead, zinc
BH25-03	Fill	0.0 to 0.2	PHC F3, benzo(a)pyrene, benzo(b/j)fluoranthene, indeno(1,2,3-cd)pyrene, cadmium, lead, zinc
BH25-04	Fill	0.0 to 0.6	benzo(a)anthracene, benzo(a)pyrene, benzo(b/j)fluoranthene, fluoranthene, lead

The results of the soil sampling are show in plan view on Figure 5.

6.1.14.1 Groundwater Sampling

Two groundwater samples and a duplicate sample were submitted for analysis of VOC, PHC, and PAH. With the exception of chloroform, all of the groundwater samples were below the Table 7 RPI SCS for the parameters analysed.

To facilitate bedrock drilling, municipal water was used to cool the drill bits during bedrock coring activities. Chloroform is generated at municipal water treatment plants when chlorine is used to kill bacteria in the water. It is likely that the source of the chloroform was the municipal water used for drilling. Therefore, as per Section 49.1 (2) of O.Reg. 153/04, the applicable SCS are deemed to be met.

The results of the groundwater sampling are show in plan view on Figure 6.

6.1.15 Summary of Investigation

The following table summarizes the soil sampling locations on the Phase Two property, and the APECs each sample location addresses.

Area of Potential Environmental Concern (APEC)	Contaminants of Potential Concern	Media Potentially Impacted	Addressed by sample #	Summary of Soil and Groundwater Exceedances
APEC #1	VOC, PHC, PAH	Groundwater	BH/MW25-01, BH/MW25-02	None
APEC #2	VOC, PHC, PAH	Groundwater	BH/MW25-01, BH/MW25-02	None
APEC #3	VOC, PHC, PAH, metals and inorganics	Soil	VOC, PHC, PAH, metals and inorganics	Various PAH parameters, cadmium, lead, zinc
APEC #4	VOC, PHC, PAH	Groundwater	BH/MW25-01, BH/MW25-02	None

6.1.16 Chemical Transformation and Contaminant Sources

A variety of physical, chemical and biochemical mechanisms affect the fate and transport of the potential COC in soil and groundwater, the contribution of which is dependent on the soil and groundwater conditions at the Phase Two property, as well as the chemical/physical properties of the COC. Relevant fate and transport mechanisms are natural attenuation mechanisms, including advection mixing, mechanical dispersion/molecular diffusion, phase partitions (i.e. sorption and volatilization), and possibly abiotic or biotic chemical reactions, which effectively reduce COC concentrations.

PAH and metals impacted fill material was identified across the Phase Two property and is associated with poor fill quality. The depth of fill is between 0.2 and 1.0 m bgs. It is noted that the soil impact was delineated well above the water table, which is present in the bedrock.

No groundwater impact was identified on the Phase Two property.

6.1.17 Climatic Conditions

It is noted that climatic or meteorological conditions may influence the distribution and migration of COCs at the Site. Seasonal fluctuations in groundwater due to cyclical increases and decreases in precipitation can affect groundwater recharge and hence flow direction. Groundwater levels may be elevated in the spring and fall due to snow melt and/or increases in precipitation; and groundwater levels may be lowered in the winter and summer due to snow storage and/or increased evaporation. Such fluctuations have the potential to increase the vertical distribution of COCs in the capillary zone, as well as alter the direction of groundwater flow paths based on changes in infiltration rates.

However, based on the conditions observed at the Phase Two property and the fact that acceptable soil concentrations were noted in the soil horizon above the water table, it is not anticipated that the climatic or meteorological changes have had any impact on the distribution of contaminants.

7.0 Conclusion

The objective of the Phase Two ESA investigation was to assess the quality of the soil and groundwater conditions within the APEC identified in a Phase One ESA prepared by EXP. It is understood that the report will be used for due diligence purposes and to support the future development of the Phase Two property. The Phase Two investigation was completed in conjunction with a geotechnical investigation.

PAH and metals impacted fill material was identified across the Phase Two property. It is likely that the impact is related to poor quality fill material on the site, which is common in older urban areas in Ottawa. PAHs and metals preferentially sorb to soil and are therefore non-mobile and do not pose any risk for migration off the property. No additional environmental work is required for the current property use. It is recommended the fill material be removed from the Phase Two property prior to redevelopment.

No impacted groundwater was identified at the Phase Two property. It is noted that the impacted fill material is located well above the water table, which is in the bedrock.

The Qualified Person can confirm that the Phase Two Environmental Site Assessment was conducted per the requirements of Ontario Regulation 153/04, as amended, and in accordance with generally accepted professional practices.

Leah Wells, P.Eng.
Environmental Engineer
Earth and Environment

Scott Lessard, B.Sc.
Senior Scientist / Project Manager
Earth and Environment

8.0 References

This study was conducted in accordance with the applicable Regulations, Guidelines, Policies, Standards, Protocols and Objectives. Specific reference is made to the following documents.

- EXP Services Inc., *Phase One Environmental Site Assessment, 133 Forward Avenue, Ottawa, Ontario,* September 26, 2025.
- Freeze and Cherry, *Groundwater*, Prentice Hall, 1979.
- Ontario Ministry of the Environment, Conservation and Parks, *Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario*, December 1996.
- Ontario Ministry of the Environment, Conservation and Parks, *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*, April 15, 2011.
- Ontario Ministry of the Environment, Conservation and Parks, *Guide for Completing Phase Two Environmental Site Assessments under Ontario Regulation 153/04,* June 2011.
- Ontario Ministry of the Environment, Conservation and Parks, *Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act,* July 1, 2011.
- Ontario Ministry of the Environment, Conservation and Parks, *Management of Excess Soil – A Guide for Best Management Practices,* January 2014.
- Ontario Regulation 153/04, made under the *Environmental Protection Act*, as amended.
- Ontario R.R.O. 1990, Regulation 347, made under the *Environmental Protection Act*, as amended.
- Ontario R.R.O. 1990, Regulation 903, made under the *Water Resources Act*, as amended.

9.0 General Limitations

Basis of Report

This report ("Report") is based on site conditions known or inferred by the investigation undertaken as of the date of the Report. Should changes occur which potentially impact the condition of the site the recommendations of EXP may require re-evaluation. Where special concerns exist, or In-Harmony Developments Inc. ("the Client") has special considerations or requirements, these should be disclosed to EXP to allow for additional or special investigations to be undertaken not otherwise within the scope of investigation conducted for the purpose of the Report.

Reliance on Information Provided

The evaluation and conclusions contained in the Report are based on conditions in evidence at the time of site inspections and information provided to EXP by the Client and others. The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose as communicated by the Client. EXP has relied in good faith upon such representations, information and instructions and accepts no responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of any misstatements, omissions, misrepresentation or fraudulent acts of persons providing information. Unless specifically stated otherwise, the applicability and reliability of the findings, recommendations, suggestions or opinions expressed in the Report are only valid to the extent that there has been no material alteration to or variation from any of the information provided to exp. If new information about the environmental conditions at the Site is found, the information should be provided to EXP so that it can be reviewed and revisions to the conclusions and/or recommendations can be made, if warranted.

Standard of Care

The Report has been prepared in a manner consistent with the degree of care and skill exercised by engineering consultants currently practicing under similar circumstances and locale. No other warranty, expressed or implied, is made. Unless specifically stated otherwise, the Report does not contain environmental consulting advice.

Complete Report

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment form part of the Report. This material includes, but is not limited to, the terms of reference given to EXP by the Client, communications between EXP and the Client, other reports, proposals or documents prepared by EXP for the Client in connection with the site described in the Report. In order to properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety. EXP is not responsible for use by any party of portions of the Report.

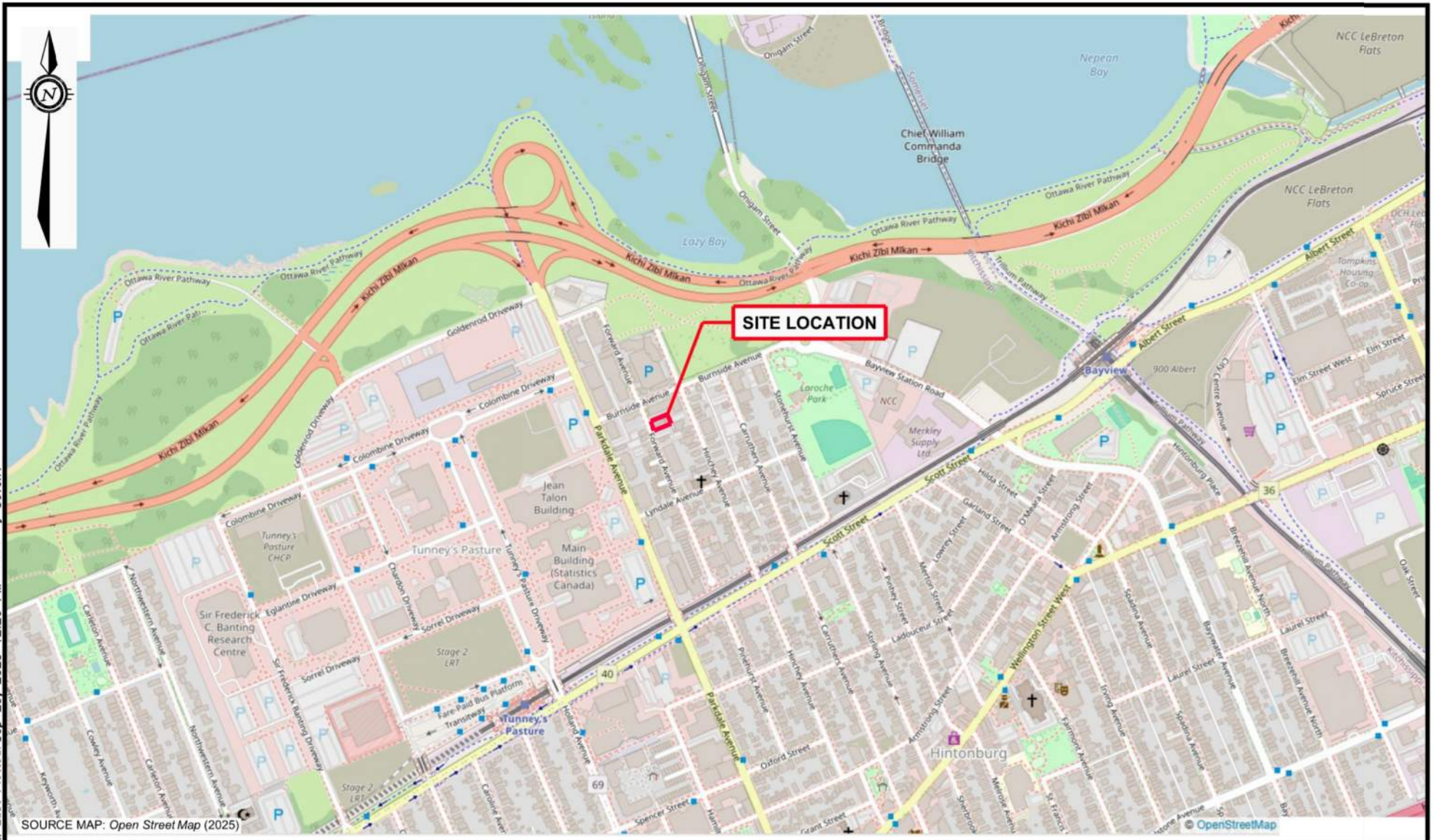
Use of Report

The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client. No other party may use or rely upon the Report in whole or in part without the written consent of EXP. Any use of the Report, or any portion of the Report, by a third party are the sole responsibility of such third party. EXP is not responsible for damages suffered by any third party resulting from unauthorised use of the Report.

Report Format

Where EXP has submitted both electronic file and a hard copy of the Report, or any document forming part of the Report, only the signed and sealed hard copy shall be the original documents for record and working purposes. In the event of a dispute or discrepancy, the hard copy shall govern. Electronic files transmitted by EXP utilize specific software and hardware systems. EXP makes no representation about the compatibility of these files with the Client's current or future software and hardware systems. Regardless of format, the documents described herein are EXP's instruments of professional service and shall not be altered without the written consent of EXP.

Appendix A: Figures



LEGEND

APPROXIMATE PROPERTY BOUNDARY

ORIGINAL SHEET SIZE = 11" X 8.5"

0 100m 200m 400m

HORIZONTAL 1:10,000

EXP Services Inc. www.exp.com
t: +1.613.688.1899 | f: +1.613.225.7337
2650 Queensview Drive, Suite 100
Ottawa, ON K2B 8H6, Canada

DATE: SEPTEMBER 2025	PROJECT: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT 133 FORWARD AVENUE, OTTAWA, ONTARIO		project no. OTT-25011403-A0
DESIGN: LW / CHECKED: CK			scale 1:10,000
DRAWN BY: AS	TITLE: SITE LOCATION PLAN		FIG 1

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LEGEND

APPROXIMATE PROPERTY BOUNDARY

AREA OF POTENTIAL ENVIRONMENTAL CONCERN (APEC)

APEC 1 - **PCA #2 (PCA #10)** – COMMERCIAL AUTOBODY SHOPS, PCA #28 - GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS

APEC 2 - **PCA #12 (PCA #Other)** – FURNACE OIL SPILL

APEC 3 - **PCA #14 (PCA #30)** – IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY

APEC 4 - **PCA #15 (PCA #28)** – GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS

BH/MW25-1 — GEOTECHNICAL + ENVIRONMENTAL BOREHOLE / MONITORING WELL NO. & LOCATION (2025)

BH25-3 — ENVIRONMENTAL SHALOW BOREHOLE NO. & LOCATION (2025)

(GS = 62.41m) — GROUND SURFACE ELEVATION (m)

ORIGINAL SHEET SIZE = 11" X 8.5"

0 4m 8m 16m

HORIZONTAL 1:400

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2650 Queensview Drive, Suite 100
Ottawa, ON K2B 8H6, Canada

DATE: SEPTEMBER 2025	PROJECT: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT 133 FORWARD AVENUE, OTTAWA, ONTARIO		project no. OTT-25011403-A0
DESIGN: LW / CHECKED: CK			scale 1:400
DRAWN BY: AS	TITLE: BOREHOLE LOCATION + APEC PLAN		FIG 2

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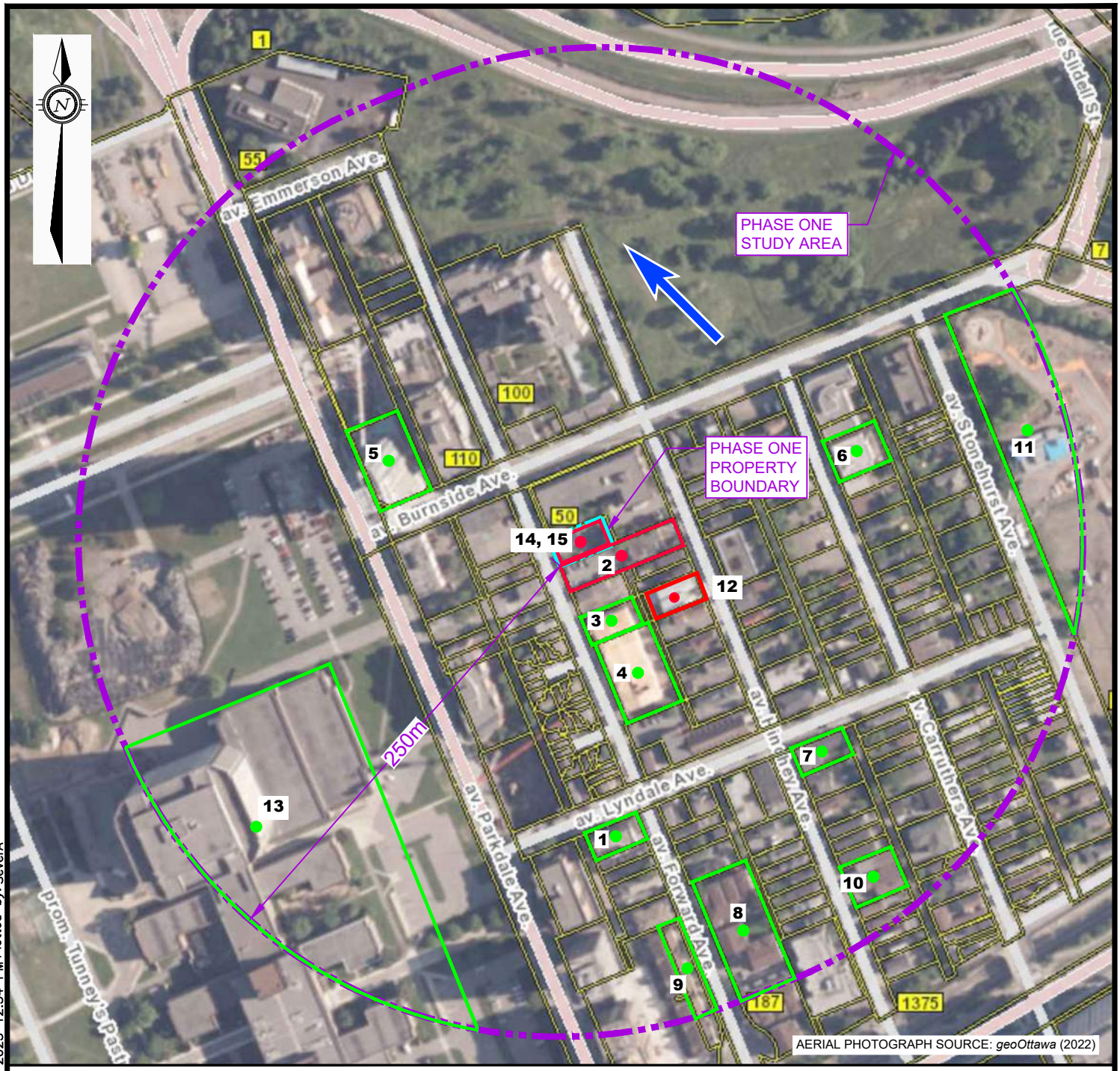

LEGEND

- PROPERTY BOUNDARY
- STUDY AREA (250m)
- INFERRED GROUNDWATER FLOW DIRECTION
- 2 — POTENTIALLY CONTAMINATING ACTIVITY (PCA) RESULTING IN APECS
- 1 — POTENTIALLY CONTAMINATING ACTIVITY (PCA) NOT RESULTING IN APECS

ORIGINAL SHEET SIZE = 8.5" X 11"

0 30m 60m 120m

HORIZONTAL 1:3,000

EXP Services Inc. www.exp.com
t: +1.613.688.1899 | f: +1.613.225.7337
2650 Queensview Drive, Suite 100
Ottawa, ON K2B 8H6, Canada

DATE: SEPTEMBER 2025	PROJECT: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT 133 FORWARD AVENUE, OTTAWA, ONTARIO	project no. OTT-25011403-A0
DESIGN: LW / CHECKED: CK		scale: 1:3,000
DRAWN BY: AS	TITLE: PHASE ONE CONCEPTUAL SITE MODEL	FIG 3

Filename: E:\OTT\OTT-25011403-A0\60 Execution\65 Drawings\OTT-25011403-A0_133-Forward-Ave_Ph-2.dwg
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AERIAL PHOTOGRAPH SOURCE: *geoOttawa* (2022)

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- BH/MW25-1 — GEOTECHNICAL + ENVIRONMENTAL BOREHOLE / MONITORING WELL NO. & LOCATION (2025)
- BH25-3 — ENVIRONMENTAL SHALOW BOREHOLE NO. & LOCATION (2025)
- 59.09m — GROUNDWATER ELEVATION (m)

ORIGINAL SHEET SIZE = 11" X 8.5"

0 4m 8m 16m

HORIZONTAL 1:400

EXP Services Inc. **www.exp.com**
t: +1.613.688.1899 | f: +1.613.225.7337
2650 Queensview Drive, Suite 100
Ottawa, ON K2B 8H6, Canada

DATE: SEPTEMBER 2025	PROJECT: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT 133 FORWARD AVENUE, OTTAWA, ONTARIO	project no. OTT-25011403-A0
DESIGN: LW / CHECKED: CK		scale: 1:400
DRAWN BY: AS	TITLE: GROUNDWATER ELEVATIONS	FIG 4

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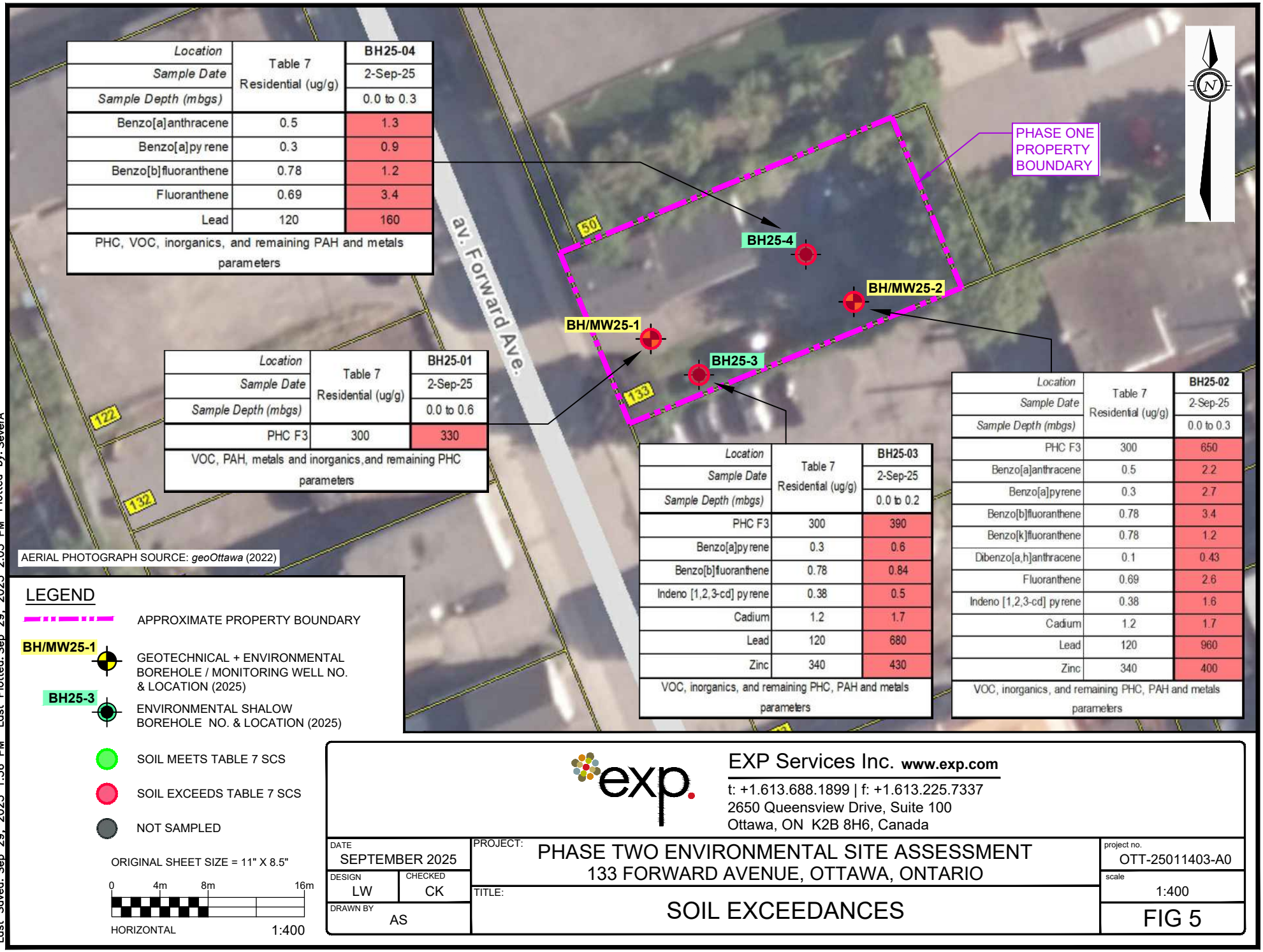

Location	Table 7 Residential (ug/g)	BH25-04
Sample Date		2-Sep-25
Sample Depth (mbgs)		0.0 to 0.3
Benzo[a]anthracene	0.5	1.3
Benzo[a]pyrene	0.3	0.9
Benzo[b]fluoranthene	0.78	1.2
Fluoranthene	0.69	3.4
Lead	120	160
PHC, VOC, inorganics, and remaining PAH and metals parameters		

Location	Table 7 Residential (ug/g)	BH25-01
Sample Date		2-Sep-25
Sample Depth (mbgs)		0.0 to 0.6
PHC F3	300	330
VOC, PAH, metals and inorganics,and remaining PHC parameters		

Location	Table 7 Residential (ug/g)	BH25-03
Sample Date		2-Sep-25
Sample Depth (mbgs)		0.0 to 0.2
PHC F3	300	390
Benzo[a]pyrene	0.3	0.6
Benzo[b]fluoranthene	0.78	0.84
Indeno [1,2,3-cd] pyrene	0.38	0.5
Cadium	1.2	1.7
Lead	120	680
Zinc	340	430
VOC, inorganics, and remaining PHC, PAH and metals parameters		

Location	Table 7 Residential (ug/g)	BH25-02
Sample Date		2-Sep-25
Sample Depth (mbgs)		0.0 to 0.3
PHC F3	300	650
Benzo[a]anthracene	0.5	2.2
Benzo[a]pyrene	0.3	2.7
Benzo[b]fluoranthene	0.78	3.4
Benzo[k]fluoranthene	0.78	1.2
Dibenzo[a,h]anthracene	0.1	0.43
Fluoranthene	0.69	2.6
Indeno [1,2,3-cd] pyrene	0.38	1.6
Cadium	1.2	1.7
Lead	120	960
Zinc	340	400
VOC, inorganics, and remaining PHC, PAH and metals parameters		

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- BH/MW25-1 — GEOTECHNICAL + ENVIRONMENTAL BOREHOLE / MONITORING WELL NO. & LOCATION (2025)
- BH25-3 — ENVIRONMENTAL SHALOW BOREHOLE NO. & LOCATION (2025)
- SOIL MEETS TABLE 7 SCS
- SOIL EXCEEDS TABLE 7 SCS
- NOT SAMPLED

ORIGINAL SHEET SIZE = 11" X 8.5"

0 4m 8m 16m

HORIZONTAL 1:400

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2650 Queensview Drive, Suite 100
Ottawa, ON K2B 8H6, Canada

DATE: SEPTEMBER 2025
DESIGN: LW
CHECKED: CK
DRAWN BY: AS

PROJECT: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
133 FORWARD AVENUE, OTTAWA, ONTARIO

TITLE: SOIL EXCEEDANCES

project no. OTT-25011403-A0
scale 1:400
FIG 5

Filename: E:\OTT\OTT-25011403-A0\60 Execution\65 Drawings\OTT-25011403-A0_133-Forward-Ave_Ph-2.dwg
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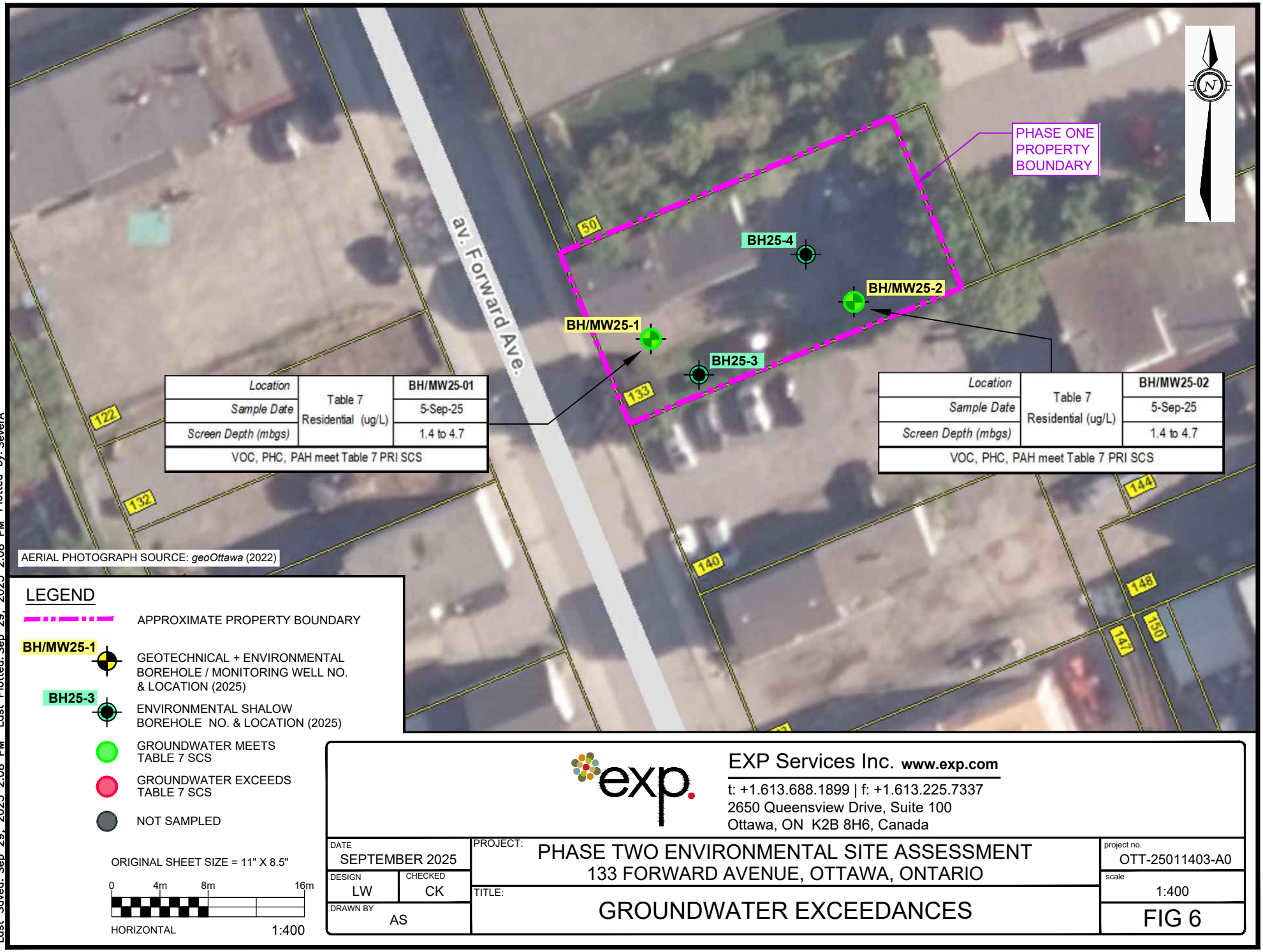


Location	Table 7 Residential (ug/L)	BH/MW25-01
Sample Date		5-Sep-25
Screen Depth (mbgs)		1.4 to 4.7
VOC, PHC, PAH meet Table 7 PRI SCS		

Location	Table 7 Residential (ug/L)	BH/MW25-02
Sample Date		5-Sep-25
Screen Depth (mbgs)		1.4 to 4.7
VOC, PHC, PAH meet Table 7 PRI SCS		

LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- BH/MW25-1 — GEOTECHNICAL + ENVIRONMENTAL BOREHOLE / MONITORING WELL NO. & LOCATION (2025)
- BH25-3 — ENVIRONMENTAL SHALOW BOREHOLE NO. & LOCATION (2025)
- GROUNDWATER MEETS TABLE 7 SCS
- GROUNDWATER EXCEEDS TABLE 7 SCS
- NOT SAMPLED

ORIGINAL SHEET SIZE = 11" X 8.5"

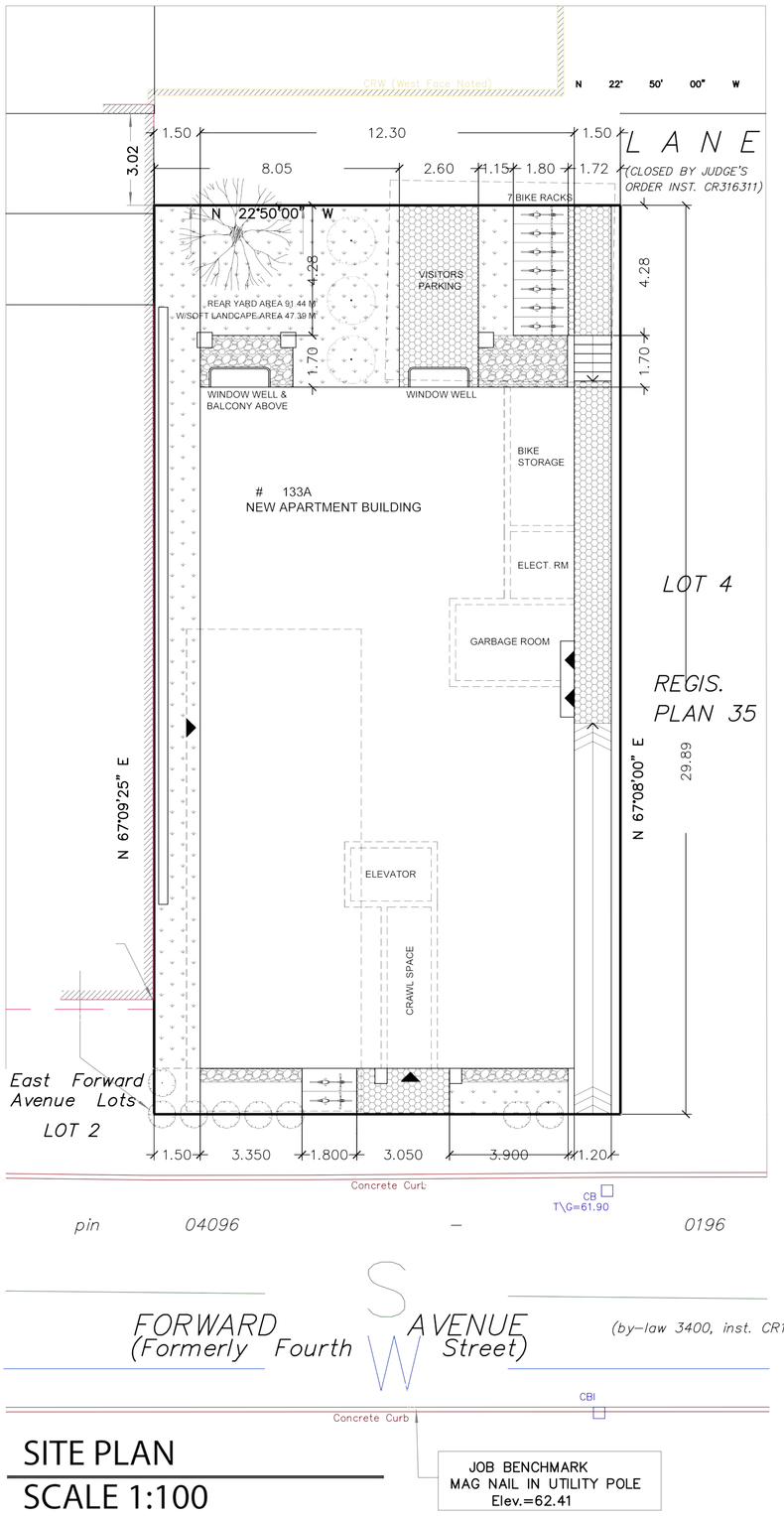
0 4m 8m 16m

HORIZONTAL 1:400

EXP Services Inc. www.exp.com
t: +1.613.688.1899 | f: +1.613.225.7337
2650 Queensview Drive, Suite 100
Ottawa, ON K2B 8H6, Canada

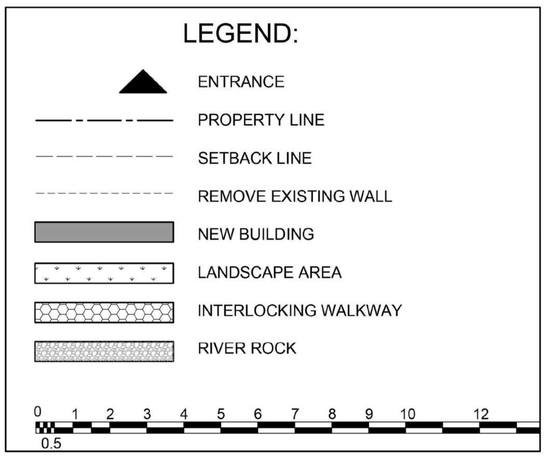
DATE: SEPTEMBER 2025	PROJECT: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT 133 FORWARD AVENUE, OTTAWA, ONTARIO	project no. OTT-25011403-A0
DESIGN: LW / CHECKED: CK		scale: 1:400
DRAWN BY: AS	TITLE: GROUNDWATER EXCEEDANCES	FIG 6

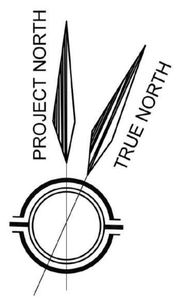
Appendix B: Development Plan



SITE PLAN
SCALE 1:100

City of Ottawa Zoning By-law No. 2008-250 and Revised By-law No. 2015-228		
R4UD[480]		
LOW RISE APARTMENT 4 STOREY, 18 UNIT	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	15m	15.32m
MINIMUM LOT AREA	450m²	458.274m²
MAXIMUM BUILDING HEIGHT	14.5m	13.76m
MINIMUM FRONT YARD SETBACK	1.5m	1.5m
MINIMUM CORNER SIDE YARD SETBACK	3m	N/A
MINIMUM REAR YARD SETBACK	7.44m (25% of lot depth)	5.94m (GRANTED)
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	1.5m
LANDSCAPE AREA	30%	58%
SOFT LANDSCAPE AT FRONT YARD	20% OF FRONT YARD	50% OF FRONT YARD
SOFT LANDSCAPE AT REAR YARD	50% OF REAR YARD	50% OF REAR YARD
FENESTRATION ON FRONT WALL	25%	30%
RECESSED FRONT WALL	20%	25%
Bicycle Parking (0.5/unit)	18 UNIT @0.5=9	18





NEW APARTMENT BUILDING
133 FORWARD AVE.

OTTOWA, ON.
K1Y 1L4

DATE: JUL. 2025

InHarmony
DEVELOPMENTS

Appendix C: Sampling and Analysis Plan

OTT-25011403-A0
Phase Two ESA – 133 Forward Avenue, Ottawa, Ontario

Sampling and Analysis Plan

Objectives

- Address the areas of potential environmental concern (APEC) that were identified in the Phase One ESA. The Phase One & Two ESAs will be used for du diligence purposes and to support the future development of the site.
- The field program will be conducted in conjunction with a geotechnical investigation.

Areas of Potential Environmental Concern

Based on the results of our Phase One ESA, potentially contaminating activities (PCA) and areas of potential environmental concern (APEC) were identified. A summary of the PCA, APEC, and potential contaminants of concern is provided in Table 1:

Table 1: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil and/or Sediment)
APEC #1	South property line	**PCA 2**: PCA #10 – Commercial autobody shops, PCA #28 – Gasoline and associated products storage in fixed tanks	Off-site	Volatile organic compounds (VOC), petroleum hydrocarbons (PHC), polycyclic aromatic hydrocarbons (PAH)	Groundwater
APEC #2	South property line	**PCA 12:** PCA #Other – Furnace oil spill	Off-site	VOC, PHC, PAH	Groundwater
APEC #3	Entire Phase One property	**PCA 13**: PCA #30 – Importation of fill material of unknown quality	On-site	VOC, PHC, PAH, metals and inorganics	Soil
APEC #4	Southwest corner of the residence	**PCA 14**: PCA #28 – Gasoline and associated products storage in fixed tanks	On-site	VOC, PHC, PAH	Soil and groundwater

The environmental work will be undertaken in accordance with Ontario Regulation 153/04.

Scope of Work

- Drill four boreholes, two of which will be terminated at refusal, and two of which will be cored and completed as monitoring wells. The water table is anticipated to be approximately 2.5 to 3.5 m bgs.
- The monitoring wells should have a 3 metre PVC screened interval with an appropriate length of PVC riser pipe. The entire screen should be within a stratigraphic unit (i.e. all in bedrock, with minor transitions permitted).

- Equip the monitoring wells with flushmount casings.
- As drilling progresses, collect soil samples from spoons.
- For each soil sample, log colour, grain size, moisture content, density, structures, texture, staining, odour, and field vapour readings.

Soil Sampling

Soil samples should be collected as follows:

Table 2: Soil Sampling Plan

APEC	Field Program	Soil Analysis
APEC #3	BH/MW25-01, BH/MW25-02, BH25-03, BH25-04	1 fill sample per borehole – PHC, VOC, PAH, metals and inorganics
APEC #4	BH/MW25-01	1 fill sample per borehole – PHC, VOC, PAH

- There should be one field duplicate for each parameter.

Groundwater Monitoring and Sampling

Following drilling, development is to occur by purging approximately three well volumes of groundwater, until the purged water becomes clear, or the monitoring well becomes dry.

Survey all boreholes/monitoring wells (ground and top of pipe) relative to a geodetic benchmark. Prior to sampling, measure water levels in all monitoring wells/standpipes so that a groundwater contour plan can be prepared. Also, record OVM using RKI Eagle II (or equivalent).

Using low-flow sampling equipment, monitor water quality field parameters until stable readings are achieved. Stability is deemed to be achieved when three consecutive readings meet the following conditions:

- Turbidity: within 10% for values greater than 5 nephelometric turbidity units (NTU), or three values less than 5 NTU;
- Dissolved oxygen: within 10% for values greater than 0.5 mg/L, or three values less than 0.5 mg/L;
- Conductivity: within 3%;
- Temperature: ± 1°C;
- pH: ± 0.1 unit; and,
- Oxidation reduction potential: ±10 millivolts.
- Use low-flow sampling techniques to collect groundwater samples from all eight MW.

Samples should be submitted for analysis in accordance with the table below:

Table 3: Groundwater Sampling Plan

APEC	Field Program	Groundwater Analysis
APEC #1	BH/MW25-01, BH/MW25-02	1 groundwater sample per borehole – VOC, PHC, PAH
APEC #2	BH/MW25-01, BH/MW25-02	1 groundwater sample per borehole – VOC, PHC, PAH

APEC	Field Program	Groundwater Analysis
APEC #4	BH/MW25-01, BH/MW25-02	1 groundwater sample per borehole – VOC, PHC, PAH

- There should be one field duplicate for each parameter.

Appendix D: Borehole Logs

Log of Borehole BH/MW25-01

Project No: OTT-25011403-A0

Project: Proposed Residential Development

Location: 133 Forward Avenue, Ottawa, ON

Figure No. 3

Page. 1 of 1

Date Drilled: 'Sept. 2, 2025

Drill Type: CME-55LC Rubber Track Mounted Drill Rig

Datum: Geodetic Elevation

Logged by: S.A. Checked by: M.Z.

Split Spoon Sample ⊠
Auger Sample ◧
SPT (N) Value ○
Dynamic Cone Test ——
Shelby Tube ■
Shear Strength by Vane Test +S

Combustible Vapour Reading □
Natural Moisture Content ×
Atterberg Limits ⊢○⊣
Undrained Triaxial at % Strain at Failure ⊕
Shear Strength by Penetrometer Test ▲

GWL	SYMBOL	SOIL DESCRIPTION	Geodetic Elevation m	Depth	Standard Penetration Test N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Natural Unit Wt. kN/m³
		ASPHALT ~75 mm thick	62.41	0				
		FILL Silty sand with gravel, with rock fragments, rootlets, brown and grey, damp, some odours, no stains, (compact)	62.3		4, 4, 15 / 75 mm		SS1	
					26, 50 / 75 mm		SS2	
		LIMESTONE BEDROCK Grey, fair to excellent quality	61.4	1			RUN 1 26.6	
				2			RUN 2 26.6	
			59.21	3				
				4			RUN 3 26.7	
		Borehole Terminated at 4.7 m Depth	57.7					

NOTES:

1. Borehole data requires interpretation by EXP before use by others
2. A 50 mm diameter monitoring well was installed as shown.
3. Field work supervised by an EXP representative.
4. See Notes on Sample Descriptions
5. Log to be read with EXP Report OTT-25011403-A0

WATER LEVEL RECORDS

Date	Water Level (m)	Hole Open To (m)
Sept. 19, 2025	3.2	

CORE DRILLING RECORD

Run No.	Depth (m)	% Rec.	RQD %
1	1 - 1.6	95	50
2	1.6 - 3.2	96	91
3	3.2 - 4.7	100	100

LOG OF BOREHOLE BH LOGS-133 FORWARD AVENUE.GPJ TROW OTTAWA.GDT 9/22/25

Log of Borehole BH/MW25-02

Project No: OTT-25011403-A0

Project: Proposed Residential Development

Location: 133 Forward Avenue, Ottawa, ON

Figure No. 5

Page. 1 of 1

Date Drilled: 'Sept. 2, 2025

Drill Type: CME-55LC Rubber Track Mounted Drill Rig

Datum: Geodetic Elevation

Logged by: S.A. Checked by: M.Z.

Split Spoon Sample ⊠ | Auger Sample ◧ | SPT (N) Value ○ | Dynamic Cone Test —— | Shelby Tube ■ | Shear Strength by Vane Test +S

Combustible Vapour Reading □ | Natural Moisture Content × | Atterberg Limits ⊣○⊢ | Undrained Triaxial at % Strain at Failure ⊕ | Shear Strength by Penetrometer Test ▲

GWL	SYMBOL	SOIL DESCRIPTION	Geodetic Elevation m	Depth	Standard Penetration Test N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Natural Unit Wt. kN/m³
		TOPSOIL ~ 50 mm thick	62.82	0	1, 15 / 125 mm	×	SS1	
		FILL Silty sand with gravel, rock fragments, roots, brown and grey, damp, no odours, no stains, (compact)	62.7					
		LIMESTONE BEDROCK Grey, fair to excellent quality	62.4	1			RUN 1	26.2
				2			RUN 2	26.3
▼			59.82	3				
				4			RUN 3	26.7
		Borehole Terminated at 4.8 m Depth	58.0					

NOTES:

1. Borehole data requires interpretation by EXP before use by others
2. A 50 mm diameter monitoring well was installed as shown.
3. Field work supervised by an EXP representative.
4. See Notes on Sample Descriptions
5. Log to be read with EXP Report OTT-25011403-A0

WATER LEVEL RECORDS

Date	Water Level (m)	Hole Open To (m)
Sept. 19, 2025	3.0	

CORE DRILLING RECORD

Run No.	Depth (m)	% Rec.	RQD %
1	0.4 - 1.8	89	54
2	1.8 - 3.3	100	87
3	3.3 - 4.8	100	79

LOG OF BOREHOLE BH LOGS-133 FORWARD AVENUE.GPJ TROW OTTAWA.GDT 9/22/25

Log of Borehole BH25-03

Project No: OTT-25011403-A0

Project: Proposed Residential Development

Location: 133 Forward Avenue, Ottawa, ON

Figure No. 4

Page. 1 of 1

Date Drilled: 'Sept. 2, 2025

Drill Type: CME-55LC Rubber Track Mounted Drill Rig

Datum: Geodetic Elevation

Logged by: S.A. Checked by: M.Z.

Split Spoon Sample ⊠
Auger Sample ◧
SPT (N) Value ○
Dynamic Cone Test ——
Shelby Tube ■
Shear Strength by Vane Test +S

Combustible Vapour Reading □
Natural Moisture Content ×
Atterberg Limits |—⊖
Undrained Triaxial at % Strain at Failure ⊕
Shear Strength by Penetrometer Test ▲

GWL	SYMBOL	SOIL DESCRIPTION	Geodetic Elevation m	Depth	Standard Penetration Test N Value / Shear Strength kPa	Combustible Vapour Reading (ppm) / Natural Moisture Content % / Atterberg Limits (% Dry Weight)	SAMPLES	Natural Unit Wt. kN/m³
		ASPHALT ~ 25 mm thick	62.5	0	15 / 50 mm ○	×	SS1	
		FILL	62.4					
		Sand and gravel with construction debris such as nails, rock fragments, wood pieces, brown, damp, no odours, no stains	62.3					
		Auger Refusal at 0.2 m Depth						

NOTES:
1. Borehole data requires interpretation by EXP before use by others
2. The borehole was backfilled upon completion.
3. Field work supervised by an EXP representative.
4. See Notes on Sample Descriptions
5. Log to be read with EXP Report OTT-25011403-A0

WATER LEVEL RECORDS

Date	Water Level (m)	Hole Open To (m)

CORE DRILLING RECORD

Run No.	Depth (m)	% Rec.	RQD %

LOG OF BOREHOLE BH LOGS-133 FORWARD AVENUE.GPJ TROW OTTAWA.GDT 9/22/25

Log of Borehole BH25-04

Project No: OTT-25011403-A0

Project: Proposed Residential Development

Location: 133 Forward Avenue, Ottawa, ON

Figure No. 6

Page. 1 of 1

Date Drilled: 'Sept. 2, 2025

Drill Type: CME-55LC Rubber Track Mounted Drill Rig

Datum: Geodetic Elevation

Logged by: S.A. Checked by: M.Z.

Split Spoon Sample ⊠ | Auger Sample ◧ | SPT (N) Value ○ | Dynamic Cone Test —— | Shelby Tube ■ | Shear Strength by Vane Test +S

Combustible Vapour Reading □ | Natural Moisture Content ✕ | Atterberg Limits ⊢○ | Undrained Triaxial at % Strain at Failure ⊕ | Shear Strength by Penetrometer Test ▲

GWL	SYMBOL	SOIL DESCRIPTION	Geodetic Elevation m	Depth	Standard Penetration Test N Value (20 40 60 80) / Shear Strength kPa (50 100 150 200)	Combustible Vapour Reading (ppm) (250 500 750) / Natural Moisture Content % Atterberg Limits (% Dry Weight) (20 40 60)	SAMPLES	Natural Unit Wt. kN/m³
		TOPSOIL ~50 mm thick	62.67	0				
		FILL Silty sand with gravel, rock fragments, roots and rootlets, wood pieces, brown and grey, damp, no odours, no stains, (compact)	62.6		12	✕	SS1	
		Auger Refusal at 0.9 m Depth	61.8					

NOTES:

1. Borehole data requires interpretation by EXP before use by others
2. The borehole was backfilled upon completion.
3. Field work supervised by an EXP representative.
4. See Notes on Sample Descriptions
5. Log to be read with EXP Report OTT-25011403-A0

WATER LEVEL RECORDS

Date	Water Level (m)	Hole Open To (m)

CORE DRILLING RECORD

Run No.	Depth (m)	% Rec.	RQD %

LOG OF BOREHOLE BH LOGS-133 FORWARD AVENUE.GPJ TROW OTTAWA.GDT 9/22/25

Appendix E: Analytical Summary Tables

Table 1 - Analytical Results in Soil - PHC and VOC
133 Forward Avenue, Ottawa, Ontario
OTT-25011403-A0

Sample ID	UNITS	MECP Table 7 Residential[1]	BH - 1 (FILL)	BH - 2 (FILL)	DUP (Duplicate BH-2)	BH - 3 (FILL)	BH - 4 (FILL)
Sampling Date			**2-Sep-25**	**2-Sep-25**	**2-Sep-25**	**2-Sep-25**	**2-Sep-25**
Sampling Depth (mbgs)			0.0 to 0.6	0.0 to 0.3	0.0 to 0.3	0.0 to 0.2	0.0 to 0.6
Petroleum Hydrocarbons							
F1 PHC (C6-C10)	µg/g	55	<10	<10	<10	<10	<10
F2 PHC (C10-C16)	µg/g	98	9.2	15	14	8.5	<7.0
F3 PHC (C16-C34)	µg/g	300	**330**	**650**	**490**	**390**	99
F4 PHC (C34-C50)	µg/g	2800	760	700	520	340	60
F4 PHC (C34-C50) Gravimetric	µg/g	2800	2100	2800	2000	1300	-
Volatile Organic Compounds							
Acetone	µg/g	16	<0.49	<0.49	<0.49	<0.49	<0.49
Benzene	µg/g	0.21	<0.0060	<0.0060	<0.0060	<0.0060	<0.0060
Bromodichloromethane	µg/g	13	<0.040	<0.040	<0.040	<0.040	<0.040
Bromoform	µg/g	0.27	<0.040	<0.040	<0.040	<0.040	<0.040
Bromomethane	µg/g	0.05	<0.040	<0.040	<0.040	<0.040	<0.040
Carbon Tetrachloride	µg/g	0.05	<0.040	<0.040	<0.040	<0.040	<0.040
Chlorobenzene	µg/g	2.4	<0.040	<0.040	<0.040	<0.040	<0.040
Chloroform	µg/g	0.05	<0.040	<0.040	<0.040	<0.040	<0.040
Dibromochloromethane	µg/g	9.4	<0.040	<0.040	<0.040	<0.040	<0.040
Dichlorodifluoromethane	µg/g	16	<0.040	<0.040	<0.040	<0.040	<0.040
1,2-Dichlorobenzene	µg/g	3.4	<0.040	<0.040	<0.040	<0.040	<0.040
1,3-Dichlorobenzene	µg/g	4.8	<0.040	<0.040	<0.040	<0.040	<0.040
1,4-Dichlorobenzene	µg/g	0.083	<0.040	<0.040	<0.040	<0.040	<0.040
1,1-Dichloroethane	µg/g	3.5	<0.040	<0.040	<0.040	<0.040	<0.040
1,2-Dichloroethane	µg/g	0.05	<0.049	<0.049	<0.049	<0.049	<0.049
1,1-Dichloroethylene	µg/g	0.05	<0.040	<0.040	<0.040	<0.040	<0.040
cis-1,2-Dichloroethylene	µg/g	3.4	<0.040	<0.040	<0.040	<0.040	<0.040
trans-1,2-Dichloroethylene	µg/g	0.084	<0.040	<0.040	<0.040	<0.040	<0.040
1,2-Dichloropropane	µg/g	0.05	<0.040	<0.040	<0.040	<0.040	<0.040
1,3-Dichloropropene, total	µg/g	0.05	<0.050	<0.050	<0.050	<0.050	<0.050
Ethylbenzene	µg/g	2	<0.010	<0.010	<0.010	<0.010	<0.010
Ethylene dibromide (dibromoetha	µg/g	0.05	<0.040	<0.040	<0.040	<0.040	<0.040
Hexane	µg/g	2.8	<0.040	<0.040	<0.040	<0.040	<0.040
Methyl Ethyl Ketone (2-Butanone)	µg/g	16	<0.40	<0.40	<0.40	<0.40	<0.40
Methyl Isobutyl Ketone	µg/g	1.7	<0.40	<0.40	<0.40	<0.40	<0.40
Methyl tert-butyl ether	µg/g	0.75	<0.040	<0.040	<0.040	<0.040	<0.040
Methylene Chloride	µg/g	0.1	<0.049	<0.049	<0.049	<0.049	<0.049
Styrene	µg/g	0.7	<0.040	<0.040	<0.040	<0.040	<0.040
1,1,1,2-Tetrachloroethane	µg/g	0.058	<0.040	<0.040	<0.040	<0.040	<0.040
1,1,2,2-Tetrachloroethane	µg/g	0.05	<0.040	<0.040	<0.040	<0.040	<0.040
Tetrachloroethylene	µg/g	0.28	<0.040	<0.040	<0.040	<0.040	<0.040
Toluene	µg/g	2.3	<0.020	0.03	0.029	<0.020	<0.020
1,1,1-Trichloroethane	µg/g	0.38	<0.040	<0.040	<0.040	<0.040	<0.040
1,1,2-Trichloroethane	µg/g	0.05	<0.040	<0.040	<0.040	<0.040	<0.040
Trichloroethylene	µg/g	0.061	<0.010	<0.010	<0.010	<0.010	<0.010
Trichlorofluoromethane	µg/g	4	<0.040	<0.040	<0.040	<0.040	<0.040
Vinyl Chloride	µg/g	0.02	<0.019	<0.019	<0.019	<0.019	<0.019
Xylenes, total	µg/g	3.1	<0.020	<0.020	<0.020	<0.020	<0.020

NOTES:

1 Ontario Ministry of Environment, Conservation and Parks (MECP), Soil, Groundwater and Sediment Standards for use under Part XV.1 of the Environmental Protection Act, April 2011, Table 7 Generic Site Condition Standards (SCS) for Shallow Soils in a Non-Potable Ground Water Condition for residential/parkland/institutional property use

<RDL Non-detectable results are shown as "< (RDL)" where RDL represents the reporting detection limit.

NV No Value

\- Parameter not analyzed

Indicates soil exceedance of MECP Table 7 SCS

Table 2 - Analytical Results in Soil - PAH
133 Forward Avenue, Ottawa, Ontario
OTT-25011403-A0

Sample ID	UNITS	MECP Table 7 Residential[1]	BH - 1 (FILL)	BH - 2 (FILL)	DUP (Duplicate BH-2)	BH - 3 (FILL)	BH - 4 (FILL)
Sampling Date			**2-Sep-25**	**2-Sep-25**	**2-Sep-25**	**2-Sep-25**	**2-Sep-25**
Sample Depth (mbgs)			0.0 to 0.6	0.0 to 0.3	0.0 to 0.3	0.0 to 0.2	0.0 to 0.6
Polycyclic Aromatic Hydrocarbons							
Acenaphthene	µg/g	7.9	<0.050	<0.050	<0.050	<0.050	0.18
Acenaphthylene	µg/g	0.15	<0.050	0.097	0.14	0.068	<0.10
Anthracene	µg/g	0.67	<0.050	0.14	0.21	<0.050	0.65
Benzo(a)anthracene	µg/g	0.5	0.12	**2.2**	**2.8**	0.44	**1.3**
Benzo(a)pyrene	µg/g	0.3	0.15	**2.7**	**3.7**	**0.6**	**0.9**
Benzo(b/j)fluoranthene	µg/g	0.78	0.21	**3.4**	**4.2**	**0.84**	**1.2**
Benzo(ghi)perylene	µg/g	6.6	0.11	1.4	1.8	0.47	0.29
Benzo(k)fluoranthene	µg/g	0.78	0.065	**1.2**	**1.5**	0.29	0.51
Chrysene	µg/g	7	0.12	1.8	2.3	0.41	0.89
Dibenzo(a,h)anthracene	µg/g	0.1	<0.050	**0.43**	**0.55**	0.097	<0.10
Fluoranthene	µg/g	0.69	0.21	**2.6**	**3.3**	0.64	**3.4**
Fluorene	µg/g	62	<0.050	<0.050	<0.050	<0.050	0.18
Indeno(1,2,3-cd)pyrene	µg/g	0.38	0.1	**1.6**	**2.2**	**0.5**	0.38
1-Methylnaphthalene	µg/g	0.99	<0.050	<0.050	<0.050	<0.050	<0.10
2-Methylnaphthalene	µg/g	0.99	<0.050	<0.050	<0.050	<0.050	<0.10
Methylnaphthalene	µg/g	0.99	<0.071	<0.071	<0.071	<0.071	<0.14
Naphthalene	µg/g	0.6	<0.050	<0.050	<0.050	<0.050	<0.10
Phenanthrene	µg/g	6.2	0.1	0.34	0.52	0.13	1.9
Pyrene	µg/g	78	0.2	2.5	3.3	0.62	2.6

NOTES:

1 Ontario Ministry of Environment, Conservation and Parks (MECP), Soil, Groundwater and Sediment Standards for use under Part XV.1 of the Environmental Protection Act, April 2011, Table 7 Generic Site Condition Standards (SCS) for Shallow Soils in a Non-Potable Ground Water Condition for residential/parkland/institutional property use

< RDL Non-detectable results are shown as "< (RDL)" where RDL represents the reporting detection limit.

NV No Value

- Parameter not analyzed

m bgs Metres below ground surface

Indicates soil exceedance of MECP Table 7 SCS

Table 3 - Analytical Results in Soil - Inorganic Parameters
133 Forward Avenue, Ottawa, Ontario
OTT-25011403-A0

Sample ID	UNITS	MECP Table 7 Residential[1]	BH - 1 (FILL)	BH - 2 (FILL)	DUP (Duplicate BH-2)	BH - 3 (FILL)	BH - 4 (FILL)
Sampling Date			**2-Sep-25**	**2-Sep-25**	**2-Sep-25**	**2-Sep-25**	**2-Sep-25**
Sample Depth (mbgs)			0.0 to 0.6	0.0 to 0.3	0.0 to 0.3	0.0 to 0.2	0.0 to 0.6
Metals							
Antimony	µg/g	7.5	0.31	3.3	4.1	2.4	0.81
Arsenic	µg/g	18	3.1	5.3	5	5.8	4
Barium	µg/g	390	150	320	270	370	110
Beryllium	µg/g	4	0.41	0.25	0.28	0.26	0.31
Boron (Total)	µg/g	120	9.5	6.5	7	7.2	5.5
Cadmium	µg/g	1.2	0.16	**1.7**	**1.7**	**1.7**	0.54
Chromium (Total)	µg/g	160	20	37	38	24	24
Cobalt	µg/g	22	5.1	4.2	4.4	4.7	4.7
Copper	µg/g	140	17	86	81	110	26
Lead	µg/g	120	93	**960**	**960**	**680**	**160**
Molybdenum	µg/g	6.9	0.68	1.9	2.1	0.94	<0.50
Nickel	µg/g	100	13	15	15	16	12
Selenium	µg/g	2.4	<0.50	<0.50	0.57	<0.50	<0.50
Silver	µg/g	20	<0.20	0.25	0.31	0.49	0.22
Thallium	µg/g	1	0.12	0.1	0.12	0.12	0.12
Uranium	µg/g	23	0.35	0.36	0.4	0.37	0.59
Vanadium	µg/g	86	14	17	19	19	23
Zinc	µg/g	340	60	**400**	**370**	**430**	160
Inorganics							
Sodium Adsorption Ratio	N/A	5	3.8	0.25	0.25	3.2	0.26
pH	pH units	5 to 9	8.20	7.60	7.60	7.63	7.36
Conductivity	mS/cm	0.7	0.38	0.18	0.18	0.20	0.16

NOTES:

1	Ontario Ministry of Environment, Conservation and Parks (MECP), Soil, Groundwater and Sediment Standards for use under Part XV.1 of the Environmental Protection Act, April 2011, Table 7 Generic Site Condition Standards (SCS) for Shallow Soils in a Non-Potable Ground Water Condition for residential/parkland/institutional property use
< RDL	Non-detectable results are shown as "< (RDL)" where RDL represents the reporting detection limit.
NV	No Value
-	Parameter not analyzed
m bgs	Metres below ground surface
	Indicates soil exceedance of MECP Table 7 SCS

Table 4 - Analytical Results in Groundwater - PHC and VOC
133 Forward Avenue, Ottawa, Ontario
OTT-25011403-A0

Parameter	Units	MECP Table 7 Residential[1]	BH/MW25-01	BH/MW25-02	DUP (Duplicate BH/MW25-02)
Sampling Date			**5-Sep-25**	**5-Sep-25**	**5-Sep-25**
Screen Depth (mbgs)			1.4 to 4.7	1.4 to 4.7	1.4 to 4.7
Volatile Organic Compounds					
Acetone	ug/L	100000	<10	<10	<10
Benzene	ug/L	0.5	<0.17	<0.17	<0.17
Bromodichloromethane	ug/L	67000	<0.50	<0.50	<0.50
Bromoform	ug/L	5	<1.0	<1.0	<1.0
Bromomethane	ug/L	0.89	<0.50	<0.50	<0.50
Carbon Tetrachloride	ug/L	0.2	<0.20	<0.20	<0.20
Chlorobenzene	ug/L	140	<0.20	<0.20	<0.20
Chloroform	ug/L	2	**3**	**2.8**	**2.7**
Dibromochloromethane	ug/L	65000	<0.50	<0.50	<0.50
Dichlorodifluoromethane	ug/L	3500	<1.0	<1.0	<1.0
1,2-Dichlorobenzene	ug/L	150	<0.50	<0.50	<0.50
1,3-Dichlorobenzene	ug/L	7600	<0.50	<0.50	<0.50
1,4-Dichlorobenzene	ug/L	0.5	<0.50	<0.50	<0.50
1,1-Dichloroethane	ug/L	11	<0.20	<0.20	<0.20
1,2-Dichloroethane	ug/L	0.5	<0.50	<0.50	<0.50
1,1-Dichloroethylene	ug/L	0.5	<0.20	<0.20	<0.20
cis-1,2-Dichloroethylene	ug/L	1.6	<0.50	<0.50	<0.50
trans-1,2-Dichloroethylene	ug/L	1.6	<0.50	<0.50	<0.50
1,2-Dichloropropane	ug/L	0.58	<0.20	<0.20	<0.20
1,3-Dichloropropene, total	ug/L	0.5	<1.0	<1.0	<1.0
Ethylbenzene	ug/L	54	<0.20	<0.20	<0.20
Ethylene dibromide (dibromoethane, 1,2-)	ug/L	0.2	<0.20	<0.20	<0.20
Hexane	ug/L	5	<1.0	<1.0	<1.0
Methyl Ethyl Ketone (2-Butanone)	ug/L	21000	<10	<10	<10
Methyl Isobutyl Ketone	ug/L	5200	<5.0	<5.0	<5.0
Methyl tert-butyl ether	ug/L	15	<0.50	<0.50	<0.50
Methylene Chloride	ug/L	26	<2.0	<2.0	<2.0
Styrene	ug/L	43	<0.50	<0.50	<0.50
1,1,1,2-Tetrachloroethane	ug/L	1.1	<0.50	<0.50	<0.50
1,1,2,2-Tetrachloroethane	ug/L	0.5	<0.50	<0.50	<0.50
Tetrachloroethylene	ug/L	0.5	<0.20	<0.20	<0.20
Toluene	ug/L	320	0.28	0.87	0.69
1,1,1-Trichloroethane	ug/L	23	<0.20	<0.20	<0.20
1,1,2-Trichloroethane	ug/L	0.5	<0.50	<0.50	<0.50
Trichloroethylene	ug/L	0.5	<0.20	<0.20	<0.20
Trichlorofluoromethane	ug/L	2000	<0.50	<0.50	<0.50
Vinyl Chloride	ug/L	0.5	<0.20	<0.20	<0.20
Xylenes, total	ug/L	72	<0.20	<0.20	<0.20
Petroleum Hydrocarbons					
F1 PHC (C6 - C10) - BTEX*	ug/L	420	<25	<25	<25
F2 PHC (C10-C16)	ug/L	150	<90	<90	<90
F3 PHC (C16-C34)	ug/L	500	<200	<200	<200
F4 PHC (C34-C50)	ug/L	500	<200	<200	<200

NOTES:

1 Ontario Ministry of Environment, Conservation and Parks (MECP), Soil, Groundwater and Sediment Standards for use under Part XV.1 of the Environmental Protection Act, April 2011, Table 7 Generic Site Condition Standards (SCS) for Shallow Soils in a Non-Potable Ground Water Condition for residential/parkland/institutional property use

* F1 fraction does not include BTEX.
< RDL Non-detectable results are shown as "< (RDL)" where RDL represents the reporting detection limit.
NV No Value
N/A Not Applicable
\- Parameter not analyzed
m bgs Metres below ground surface
Indicates groundwater exceedance of MECP Table 7 SCS

Table 5 - Analytical Results in Groundwater - PAH
133 Forward Avenue, Ottawa, Ontario
OTT-25011403-A0

Sample ID	UNITS	MECP Table 7 Residential[1]	BH/MW25-01	BH/MW25-02	DUP (Duplicate BH/MW25-02)
Sampling Date			**5-Sep-25**	**5-Sep-25**	**5-Sep-25**
Sampling Depth (mbgs)			1.4 to 4.7	1.4 to 4.7	1.4 to 4.7
Polycyclic Aromatic Hydrocarbons					
Acenaphthene	µg/L	17	<0.050	<0.050	<0.050
Acenaphthylene	µg/L	1	<0.050	<0.050	<0.050
Anthracene	µg/L	1	<0.050	<0.050	<0.050
Benzo(a)anthracene	µg/L	1.8	<0.050	<0.050	<0.050
Benzo(a)pyrene	µg/L	0.81	<0.0090	<0.0090	<0.0090
Benzo(b/j)fluoranthene	µg/L	0.75	<0.050	<0.050	<0.050
Benzo(ghi)perylene	µg/L	0.2	<0.050	<0.050	<0.050
Benzo(k)fluoranthene	µg/L	0.4	<0.050	<0.050	<0.050
Chrysene	µg/L	0.7	<0.050	<0.050	<0.050
Dibenzo(a,h)anthracene	µg/L	0.4	<0.050	<0.050	<0.050
Fluoranthene	µg/L	44	<0.050	<0.050	<0.050
Fluorene	µg/L	290	<0.050	<0.050	<0.050
Indeno(1,2,3-cd)pyrene	µg/L	0.2	<0.050	<0.050	<0.050
1-Methylnaphthalene	µg/L	1500	<0.050	0.10	0.098
2-Methylnaphthalene	µg/L	1500	0.054	0.13	0.12
Methylnaphthalene, 2-(1-)	µg/L	1500	<0.071	0.23	0.22
Naphthalene	µg/L	7	<0.050	<0.050	<0.050
Phenanthrene	µg/L	380	<0.030	<0.030	<0.030
Pyrene	µg/L	5.7	<0.050	<0.050	<0.050

NOTES:

1	Ontario Ministry of Environment, Conservation and Parks (MECP), Soil, Groundwater and Sediment Standards for use under Part XV.1 of the Environmental Protection Act, April 2011, Table 7 Generic Site Condition Standards (SCS) for Shallow Soils in a Non-Potable Ground Water Condition for residential/parkland/institutional property use
<RDL	Non-detectable results are shown as "< (RDL)" where RDL represents the reporting detection limit.
NV	No Value
-	Parameter not analyzed
	Indicates soil exceedance of MECP Table 7 SCS

Table 6 - Maximum Concentrations in Soil
133 Forward Avenue, Ottawa, Ontario
OTT-25011403-A0

Parameter	Sample Location	Sampling Date	Sampling Depth (mbgs)	Maximum Concentration	MECP Table 7 Residential [1]
Petroleum Hydrocarbons					
F1 PHC (C6-C10)	All Sample Locations	2-Sep-25	0.0 to 0.6	<10	55
F2 PHC (C10-C16)	BH/MW25-02	2-Sep-25	0.0 to 0.3	15	98
F3 PHC (C16-C34)	BH/MW25-02	2-Sep-25	0.0 to 0.3	**650**	300
F4 PHC (C34-C50)	BH/MW25-02	2-Sep-25	0.0 to 0.3	2800	2800
Volatile Organic Compounds					
Acetone	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.49	16
Benzene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.0060	0.21
Bromodichloromethane	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	13
Bromoform	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.27
Bromomethane	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.05
Carbon Tetrachloride	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.05
Chlorobenzene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	2.4
Chloroform	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.05
Dibromochloromethane	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	9.4
Dichlorodifluoromethane	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	16
1,2-Dichlorobenzene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	3.4
1,3-Dichlorobenzene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	5
1,4-Dichlorobenzene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.083
1,1-Dichloroethane	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	4
1,2-Dichloroethane	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.049	0.05
1,1-Dichloroethylene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.05
cis-1,2-Dichloroethylene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	3
trans-1,2-Dichloroethylene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.08
1,2-Dichloropropane	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.050
1,3-Dichloropropene, total	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.050	0.050
Ethylbenzene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.010	2
Ethylene dibromide (dibromoethane, 1	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.05
Hexane	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	3
Methyl Ethyl Ketone (2-Butanone)	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.40	16
Methyl Isobutyl Ketone	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.40	1.7
Methyl tert-butyl ether	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.8
Methylene Chloride	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.049	0.10
Styrene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.7
1,1,1,2-Tetrachloroethane	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.06
1,1,2,2-Tetrachloroethane	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.05
Tetrachloroethylene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.3
Toluene	BH/MW25-02	2-Sep-25	0.0 to 0.3	0.03	2
1,1,1-Trichloroethane	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.4
1,1,2-Trichloroethane	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	0.05
Trichloroethylene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.010	0.06
Trichlorofluoromethane	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.040	4.0
Vinyl Chloride	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.019	0.020
Xylenes, total	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.020	3.1
Polycyclic Aromatic Hydrocarbons					
Acenaphthene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.050	7.9
Acenaphthylene	BH/MW25-02	2-Sep-25	0.0 to 0.3	0.14	0.15
Anthracene	BH25-04	2-Sep-25	0.0 to 0.6	0.65	0.67
Benzo[a]anthracene	BH/MW25-02	2-Sep-25	0.0 to 0.3	**2.8**	0.5
Benzo[a]pyrene	BH/MW25-02	2-Sep-25	0.0 to 0.3	**3.7**	0.3
Benzo[b/j]fluoranthene	BH/MW25-02	2-Sep-25	0.0 to 0.3	**4.2**	0.78
Benzo[g,h,i]perylene	BH/MW25-02	2-Sep-25	0.0 to 0.3	1.8	6.6
Benzo[k]fluoranthene	BH/MW25-02	2-Sep-25	0.0 to 0.3	**1.5**	0.78
Chrysene	BH/MW25-02	2-Sep-25	0.0 to 0.3	2.3	7
Dibenzo[a,h]anthracene	BH/MW25-02	2-Sep-25	0.0 to 0.3	**0.55**	0.1
Fluoranthene	BH/MW25-02	2-Sep-25	0.0 to 0.3	**3.3**	0.69
Fluorene	BH25-04	2-Sep-25	0.0 to 0.6	0.18	62
Indeno[1,2,3-cd]pyrene	BH/MW25-02	2-Sep-25	0.0 to 0.3	**2.2**	0.38
1-Methylnaphthalene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.050	0.99
2-Methylnaphthalene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.050	0.99
Naphthalene	All Sample Locations	2-Sep-25	0.0 to 0.6	<0.050	0.6
Phenanthrene	BH25-04	2-Sep-25	0.0 to 0.6	1.9	6.2
Pyrene	BH/MW25-02	2-Sep-25	0.0 to 0.3	3.3	78
Metals					
Antimony	BH/MW25-02	2-Sep-25	0.0 to 0.3	4.1	7.5
Arsenic	BH25-03	2-Sep-25	0.0 to 0.2	5.8	18
Barium	BH-25-03	2-Sep-25	0.0 to 0.2	370	390
Beryllium	BH/MW25-01	2-Sep-25	0.0 to 0.6	0.41	4
Boron (Total)	BH/MW25-01	2-Sep-25	0.0 to 0.6	9.5	120
Cadmium	BH/MW25-02, BH25-03	2-Sep-25	0.0 to 0.3	**1.7**	1.2
Chromium (Total)	BH/MW25-02	2-Sep-25	0.0 to 0.3	38	160
Cobalt	BH/MW25-01	2-Sep-25	0.0 to 0.6	5.1	22
Copper	BH25-03	2-Sep-25	0.0 to 0.2	110	140
Lead	BH/MW25-02	2-Sep-25	0.0 to 0.3	**960**	120
Molybdenum	BH/MW25-02	2-Sep-25	0.0 to 0.3	2.1	6.9
Nickel	BH25-03	2-Sep-25	0.0 to 0.2	16	100
Selenium	BH/MW25-02	2-Sep-25	0.0 to 0.3	0.57	2.4
Silver	BH25-03	2-Sep-25	0.0 to 0.2	0.49	20
Thallium	All Sample Locations	2-Sep-25	0.0 to 0.6	0.12	1
Uranium	BH25-04	2-Sep-25	0.0 to 0.6	0.59	23
Vanadium	BH25-04	2-Sep-25	0.0 to 0.6	23	86
Zinc	BH25-03	2-Sep-25	0.0 to 0.2	**430**	340
Other Inorganic Parameters					
pH	BH/MW25-01	2-Sep-25	0.0 to 0.6	8.2	NV
SAR	BH/MW25-01	2-Sep-25	0.0 to 0.6	3.8	5
EC	BH/MW25-01	2-Sep-25	0.0 to 0.6	0.38	0.7

NOTES:

1 Ontario Ministry of Environment, Conservation and Parks (MECP), Soil, Groundwater and Sediment Standards for use under Part XV.1 of the Environmental Protection Act, April 2011, Table 7 Generic Site Condition Standards (SCS) for Shallow Soils in a Non-Potable Ground Water Condition for residential/parkland/institutional property use

NV No Value

\- Parameter not analyzed

Table 7 - Maximum Concentrations in Groundwater
133 Forward Avenue, Ottawa, Ontario
OTT-25011403-A0

Parameter	Sample Location	Sampling Date	Screen Depth (mbgs)	Maximum Concentration	MECP Table 7 Residential [1]
Petroleum Hydrocarbons					
F1 PHC (C6-C10)	All sample locations	5-Sep-25	1.4 to 4.7	<25	420
F2 PHC (C10-C16)	All sample locations	5-Sep-25	1.4 to 4.7	<90	150
F3 PHC (C16-C34)	All sample locations	5-Sep-25	1.4 to 4.7	<200	500
F4 PHC (C34-C50)	All sample locations	5-Sep-25	1.4 to 4.7	<200	500
Volatile Organic Compounds					
Acetone	All sample locations	5-Sep-25	1.4 to 4.7	<10	100000
Benzene	All sample locations	5-Sep-25	1.4 to 4.7	<0.17	0.5
Bromodichloromethane	All sample locations	5-Sep-25	1.4 to 4.7	<0.50	67000
Bromoform	All sample locations	5-Sep-25	1.4 to 4.7	<1.0	5
Bromomethane	All sample locations	5-Sep-25	1.4 to 4.7	<0.50	0.89
Carbon Tetrachloride	All sample locations	5-Sep-25	1.4 to 4.7	<0.20	0.2
Chlorobenzene	All sample locations	5-Sep-25	1.4 to 4.7	<0.20	140
Chloroform	BH/MW25-01	5-Sep-25	1.4 to 4.7	3	2
Dibromochloromethane	All sample locations	5-Sep-25	1.4 to 4.7	<0.50	65000
Dichlorodifluoromethane	All sample locations	5-Sep-25	1.4 to 4.7	<1.0	3500
1,2-Dichlorobenzene	All sample locations	5-Sep-25	1.4 to 4.7	<0.50	150
1,3-Dichlorobenzene	All sample locations	5-Sep-25	1.4 to 4.7	<0.50	7600
1,4-Dichlorobenzene	All sample locations	5-Sep-25	1.4 to 4.7	<0.50	0.5
1,1-Dichloroethane	All sample locations	5-Sep-25	1.4 to 4.7	<0.20	11
1,2-Dichloroethane	All sample locations	5-Sep-25	1.4 to 4.7	<0.50	0.5
1,1-Dichloroethylene	All sample locations	5-Sep-25	1.4 to 4.7	<0.20	0.5
cis-1,2-Dichloroethylene	All sample locations	5-Sep-25	1.4 to 4.7	<0.50	1.6
trans-1,2-Dichloroethylene	All sample locations	5-Sep-25	1.4 to 4.7	<0.50	1.6
1,2-Dichloropropane	All sample locations	5-Sep-25	1.4 to 4.7	<0.20	0.58
1,3-Dichloropropene, total	All sample locations	5-Sep-25	1.4 to 4.7	<1.0	0.5
Ethylbenzene	All sample locations	5-Sep-25	1.4 to 4.7	<0.20	54
Ethylene dibromide (dibromoethane, 1	All sample locations	5-Sep-25	1.4 to 4.7	<0.20	0.2
Hexane	All sample locations	5-Sep-25	1.4 to 4.7	<1.0	5
Methyl Ethyl Ketone (2-Butanone)	All sample locations	5-Sep-25	1.4 to 4.7	<10	21000
Methyl Isobutyl Ketone	All sample locations	5-Sep-25	1.4 to 4.7	<5.0	5200
Methyl tert-butyl ether	All sample locations	5-Sep-25	1.4 to 4.7	<0.50	15
Methylene Chloride	All sample locations	5-Sep-25	1.4 to 4.7	<2.0	26
Styrene	All sample locations	5-Sep-25	1.4 to 4.7	<0.50	43
1,1,1,2-Tetrachloroethane	All sample locations	5-Sep-25	1.4 to 4.7	<0.50	1.1
1,1,2,2-Tetrachloroethane	All sample locations	5-Sep-25	1.4 to 4.7	<0.50	0.5
Tetrachloroethylene	All sample locations	5-Sep-25	1.4 to 4.7	<0.20	0.5
Toluene	All sample locations	5-Sep-25	1.4 to 4.7	0.28	320
1,1,1-Trichloroethane	All sample locations	5-Sep-25	1.4 to 4.7	<0.20	23
1,1,2-Trichloroethane	All sample locations	5-Sep-25	1.4 to 4.7	<0.50	0.5
Trichloroethylene	All sample locations	5-Sep-25	1.4 to 4.7	<0.20	0.5
Trichlorofluoromethane	All sample locations	5-Sep-25	1.4 to 4.7	<0.50	2000
Vinyl Chloride	All sample locations	5-Sep-25	1.4 to 4.7	<0.20	0.5
Xylenes, total	All sample locations	5-Sep-25	1.4 to 4.7	<0.20	72
Polycyclic Aromatic Hydrocarbons					
Acenaphthene	All sample locations	5-Sep-25	1.4 to 4.7	<0.050	17
Acenaphthylene	All sample locations	5-Sep-25	1.4 to 4.7	<0.050	1
Anthracene	All sample locations	5-Sep-25	1.4 to 4.7	<0.050	1
Benzo(a)anthracene	All sample locations	5-Sep-25	1.4 to 4.7	<0.050	1.8
Benzo(a)pyrene	All sample locations	5-Sep-25	1.4 to 4.7	<0.0090	0.81
Benzo(b/j)fluoranthene	All sample locations	5-Sep-25	1.4 to 4.7	<0.050	0.75
Benzo(ghi)perylene	All sample locations	5-Sep-25	1.4 to 4.7	<0.050	0.2
Benzo(k)fluoranthene	All sample locations	5-Sep-25	1.4 to 4.7	<0.050	0.4
Chrysene	All sample locations	5-Sep-25	1.4 to 4.7	<0.050	0.7
Dibenzo(a,h)anthracene	All sample locations	5-Sep-25	1.4 to 4.7	<0.050	0.4
Fluoranthene	All sample locations	5-Sep-25	1.4 to 4.7	<0.050	44
Fluorene	All sample locations	5-Sep-25	1.4 to 4.7	<0.050	290
Indeno(1,2,3-cd)pyrene	All sample locations	5-Sep-25	1.4 to 4.7	<0.050	0.2
1-Methylnaphthalene	BH/MW25-02	5-Sep-25	1.4 to 4.7	0.1	1500
2-Methylnaphthalene	BH/MW25-02	5-Sep-25	1.4 to 4.7	0.13	1500
Methylnaphthalene, 2-(1-)	BH/MW25-02	5-Sep-25	1.4 to 4.7	0.23	1500
Naphthalene	All sample locations	5-Sep-25	1.4 to 4.7	<0.050	7
Phenanthrene	All sample locations	5-Sep-25	1.4 to 4.7	<0.030	380
Pyrene	All sample locations	5-Sep-25	1.4 to 4.7	<0.050	5.7

NOTES:

1 Ontario Ministry of Environment, Conservation and Parks (MECP), Soil, Groundwater and Sediment Standards for use under Part XV.1 of the Environmental Protection Act, April 2011, Table 7 Generic Site Condition Standards (SCS) for Shallow Soils in a Non-Potable Ground Water Condition for residential/parkland/institutional property use

NV No Value

- Parameter not analyzed

Table 8 - Relative Percent Differences - PHC and VOC in Soil
133 Forward Avenue, Ottawa, Ontario
OTT-25011403-A0

Parameter	Units	RDL	BH/MW25-02	DUP	RPD (%)	Alert Limit (%)
Sampling Date			9/2/2025	9/2/2025		
Petroleum Hydrocarbons						
F1 PHC (C6 - C10) - BTEX	ug/g dry	10	<10	<10	nc	60
F2 PHC (C10-C16)	ug/g dry	10	15	14	nc	60
F3 PHC (C16-C34)	ug/g dry	50	650	490	28	60
F4 PHC (C34-C50)	ug/g dry	50	2800	2000	33	60
Volatiles						
Acetone	ug/g dry	0.49	<0.49	<0.49	nc	100
Benzene	ug/g dry	0.006	<0.0060	<0.0060	nc	100
Bromodichloromethane	ug/g dry	0.04	<0.040	<0.040	nc	100
Bromoform	ug/g dry	0.04	<0.040	<0.040	nc	100
Bromomethane	ug/g dry	0.04	<0.040	<0.040	nc	100
Carbon Tetrachloride	ug/g dry	0.04	<0.040	<0.040	nc	100
Chlorobenzene	ug/g dry	0.04	<0.040	<0.040	nc	100
Chloroform	ug/g dry	0.04	<0.040	<0.040	nc	100
Dibromochloromethane	ug/g dry	0.04	<0.040	<0.040	nc	100
Dichlorodifluoromethane	ug/g dry	0.04	<0.040	<0.040	nc	100
1,2-Dichlorobenzene	ug/g dry	0.04	<0.040	<0.040	nc	100
1,3-Dichlorobenzene	ug/g dry	0.04	<0.040	<0.040	nc	100
1,4-Dichlorobenzene	ug/g dry	0.04	<0.040	<0.040	nc	100
1,1-Dichloroethane	ug/g dry	0.04	<0.040	<0.040	nc	100
1,2-Dichloroethane	ug/g dry	0.049	<0.049	<0.049	nc	100
1,1-Dichloroethylene	ug/g dry	0.04	<0.040	<0.040	nc	100
1,2-Dichloropropane	ug/g dry	0.04	<0.040	<0.040	nc	100
cis-1,3-Dichloropropylene	ug/g dry	0.04	<0.040	<0.040	nc	100
trans-1,3-Dichloropropylene	ug/g dry	0.04	<0.040	<0.040	nc	100
1,3-Dichloropropene, total	ug/g dry	0.04	<0.050	<0.050	nc	100
Ethylbenzene	ug/g dry	0.01	<0.010	<0.010	nc	100
Ethylene dibromide (dibromoethane, 1,2-)	ug/g dry	0.04	<0.040	<0.040	nc	100
Hexane	ug/g dry	0.04	<0.040	<0.040	nc	100
Methyl Ethyl Ketone (2-Butanone)	ug/g dry	0.4	<0.40	<0.40	nc	100
Methyl Isobutyl Ketone	ug/g dry	0.4	<0.40	<0.40	nc	100
Methyl tert-butyl ether	ug/g dry	0.04	<0.040	<0.040	nc	100
Methylene Chloride	ug/g dry	0.049	<0.049	<0.049	nc	100
Styrene	ug/g dry	0.04	<0.040	<0.040	nc	100
1,1,1,2-Tetrachloroethane	ug/g dry	0.04	<0.040	<0.040	nc	100
1,1,2,2-Tetrachloroethane	ug/g dry	0.04	<0.040	<0.040	nc	100
Tetrachloroethylene	ug/g dry	0.04	<0.040	<0.040	nc	100
Toluene	ug/g dry	0.04	0.03	0.029	nc	100
1,1,1-Trichloroethane	ug/g dry	0.04	<0.040	<0.040	nc	100
1,1,2-Trichloroethane	ug/g dry	0.04	<0.040	<0.040	nc	100
Trichloroethylene	ug/g dry	0.01	<0.010	<0.010	nc	100
Trichlorofluoromethane	ug/g dry	0.04	<0.040	<0.040	nc	100
Vinyl Chloride	ug/g dry	0.019	<0.019	<0.019	nc	100
Xylenes, total	ug/g dry	0.02	<0.020	<0.020	nc	100

NOTES:

Analysis by Bureau Veritas Laboratories

All results on dry weight basis; Non-detectable results are shown as "< (RDL)" where RDL represents the reporting detection limit.

- means "not analysed"

nc means "not calculable" - one (or both) of the results are <5x RDL

Exceedances of alert limits are shown in **bold**

Table 9 - Relative Percent Differences - PAH in Soil
133 Forward Avenue, Ottawa, Ontario
OTT-25011403-A0

Parameter	Units	RDL	BH/MW25-02	DUP	RPD (%)	Alert Limit (%)
Sampling Date			**9/2/2025**	**9/2/2025**		
Inorganic Parameters						
Acenaphthene	µg/g	0.050	<0.050	<0.050	nc	60
Acenaphthylene	µg/g	0.050	0.097	0.14	nc	60
Anthracene	µg/g	0.050	0.14	0.21	nc	60
Benzo(a)anthracene	µg/g	0.050	2.2	2.8	24	60
Benzo(a)pyrene	µg/g	0.050	2.7	3.7	31	60
Benzo(b)fluoranthene	µg/g	0.050	3.4	4.2	21	60
Benzo(g,h,i)perylene	µg/g	0.050	1.4	1.8	25	60
Benzo(k)fluoranthene	µg/g	0.050	1.2	1.5	22	60
Chrysene	µg/g	0.050	1.8	2.3	24	60
Dibenzo(a,h)anthracene	µg/g	0.050	0.43	0.55	24	60
Fluoranthene	µg/g	0.050	2.6	3.3	24	60
Fluorene	µg/g	0.050	<0.050	<0.050	nc	60
Indeno(1,2,3,-cd)pyrene	µg/g	0.050	1.6	2.2	32	60
Methylnaphthalene,1-	µg/g	0.050	<0.050	<0.050	nc	60
Methylnaphthalene,2-	µg/g	0.050	<0.050	<0.050	nc	60
Methylnaphthalene 2-(1-)	µg/g	0.050	<0.071	<0.071	nc	60
Naphthalene	µg/g	0.050	<0.050	<0.050	nc	60
Phenanthrene	µg/g	0.050	0.34	0.52	42	60
Pyrene	µg/g	0.050	2.5	3.3	28	60

NOTES:

Analysis by Bureau Veritas Laboratories

All results on dry weight basis; Non-detectable results are shown as "< (RDL)" where RDL represents the reporting detection limit.

- means "not analysed"

nc means "not calculable" - one (or both) of the results are <5x RDL

Exceedances of alert limits are shown in **bold**

Table 10 - Relative Percent Differences - Inorganics in Soil
133 Forward Avenue, Ottawa, Ontario
OTT-25011403-A0

Parameter	Units	RDL	BH/MW25-02	DUP	RPD (%)	Alert Limit (%)
Sampling Date			9/2/2025	9/2/2025		
Inorganic Parameters						
Antimony	ug/g dry	0.20	3.3	4.1	22	60
Arsenic	ug/g dry	1.0	5.3	5	6	60
Barium	ug/g dry	0.50	320	270	17	60
Beryllium	ug/g dry	0.20	0.25	0.28	nc	60
Boron (Total)	ug/g dry	5.0	7	7	nc	60
Cadmium	ug/g dry	0.10	1.7	1.7	0	60
Chromium (Total)	ug/g dry	1.0	37	38	3	60
Cobalt	ug/g dry	0.10	4.2	4.4	5	60
Copper	ug/g dry	0.50	86	81	6	60
Lead	ug/g dry	1.0	960	960	0	60
Molybdenum	ug/g dry	0.50	1.9	2.1	nc	60
Nickel	ug/g dry	0.50	15	15	0	60
Selenium	ug/g dry	0.50	<0.50	0.57	nc	60
Silver	ug/g dry	0.20	0.25	0.31	nc	60
Thallium	ug/g dry	0.050	0.1	0.12	nc	60
Uranium	ug/g dry	0.050	0.36	0.4	11	60
Vanadium	ug/g dry	5.0	17	19	nc	60
Zinc	ug/g dry	5.0	400	370	8	60

NOTES:

Analysis by Bureau Veritas Laboratories

All results on dry weight basis; Non-detectable results are shown as "< (RDL)" where RDL represents the reporting detection limit.

- means "not analysed"

nc means "not calculable" - one (or both) of the results are <5x RDL

Exceedances of alert limits are shown in **bold**

Table 11 - Relative Percent Differences - PHC and VOC in Groundwater
133 Forward Avenue, Ottawa, Ontario
OTT-25011403-A0

Parameter	Units	RDL	BH/MW25-02	DUP	RPD (%)	Alert Limit (%)
Sampling Date			**9/5/2025**	**9/5/2025**		
Petroleum Hydrocarbons						
F1 PHC (C6 - C10) - BTEX	ug/L	25	<25	<25	nc	60
F2 PHC (C10-C16)	ug/L	100	<90	<90	nc	60
F3 PHC (C16-C34)	ug/L	100	<200	<200	nc	60
F4 PHC (C34-C50)	ug/L	100	<200	<200	nc	60
Volatiles						
Acetone	ug/L	5	<10	<10	nc	100
Benzene	ug/L	0.5	<0.17	<0.17	nc	100
Bromodichloromethane	ug/L	0.5	<0.50	<0.50	nc	100
Bromoform	ug/L	0.5	<1.0	<1.0	nc	100
Bromomethane	ug/L	0.5	<0.50	<0.50	nc	100
Carbon Tetrachloride	ug/L	0.2	<0.20	<0.20	nc	100
Chlorobenzene	ug/L	0.5	<0.20	<0.20	nc	100
Chloroform	ug/L	0.5	2.8	2.7	4	100
Dibromochloromethane	ug/L	0.5	<0.50	<0.50	nc	100
Dichlorodifluoromethane	ug/L	1	<1.0	<1.0	nc	100
1,2-Dichlorobenzene	ug/L	0.5	<0.50	<0.50	nc	100
1,3-Dichlorobenzene	ug/L	0.5	<0.50	<0.50	nc	100
1,4-Dichlorobenzene	ug/L	0.5	<0.50	<0.50	nc	100
1,1-Dichloroethane	ug/L	0.5	<0.20	<0.20	nc	100
1,2-Dichloroethane	ug/L	0.5	<0.50	<0.50	nc	100
1,1-Dichloroethylene	ug/L	0.5	<0.20	<0.20	nc	100
cis-1,2-Dichloroethylene	ug/L	0.5	<0.50	<0.50	nc	100
trans-1,2-Dichloroethylene	ug/L	0.5	<0.50	<0.50	nc	100
1,2-Dichloropropane	ug/L	0.5	<0.20	<0.20	nc	100
1,3-Dichloropropene, total	ug/L	0.5	<1.0	<1.0	nc	100
Ethylbenzene	ug/L	0.5	<0.20	<0.20	nc	100
Ethylene dibromide (dibromoethane, 1,2-)	ug/L	0.2	<0.20	<0.20	nc	100
Hexane	ug/L	1	<1.0	<1.0	nc	100
Methyl Ethyl Ketone (2-Butanone)	ug/L	5	<10	<10	nc	100
Methyl Isobutyl Ketone	ug/L	5	<5.0	<5.0	nc	100
Methyl tert-butyl ether	ug/L	2	<0.50	<0.50	nc	100
Methylene Chloride	ug/L	5	<2.0	<2.0	nc	100
Styrene	ug/L	0.5	<0.50	<0.50	nc	100
1,1,1,2-Tetrachloroethane	ug/L	0.5	<0.50	<0.50	nc	100
1,1,2,2-Tetrachloroethane	ug/L	0.5	<0.50	<0.50	nc	100
Tetrachloroethylene	ug/L	0.5	<0.20	<0.20	nc	100
Toluene	ug/L	0.5	0.87	0.69	nc	100
1,1,1-Trichloroethane	ug/L	0.5	<0.20	<0.20	nc	100
1,1,2-Trichloroethane	ug/L	0.5	<0.50	<0.50	nc	100
Trichloroethylene	ug/L	0.5	<0.20	<0.20	nc	100
Trichlorofluoromethane	ug/L	1	<0.50	<0.50	nc	100
Vinyl Chloride	ug/L	0.5	<0.20	<0.20	nc	100
Xylenes, total	ug/L	0.5	<0.20	<0.20	nc	100

NOTES:

Analysis by Bureau Veritas Laboratories

All results on dry weight basis; Non-detectable results are shown as "< (RDL)" where RDL represents the reporting detection limit.

- means "not analysed"

nc means "not calculable" - one (or both) of the results are <5x RDL

Exceedances of alert limits are shown in **bold**

Table 12 - Relative Percent Differences - Inorganics in Groundwater
133 Forward Avenue, Ottawa, Ontario
OTT-25011403-A0

Parameter	Units	RDL	BH/MW25-02	DUP	RPD (%)	Alert Limit (%)
Sampling Date			**9/5/2025**	**9/5/2025**		
Polycylic Aromatic Hydrocarbons						
Acenaphthene	µg/L	0.050	<0.050	<0.050	nc	60
Acenaphthylene	µg/L	0.050	<0.050	<0.050	nc	60
Anthracene	µg/L	0.050	<0.050	<0.050	nc	60
Benzo(a)anthracene	µg/L	0.050	<0.050	<0.050	nc	60
Benzo(a)pyrene	µg/L	0.050	<0.0090	<0.0090	nc	60
Benzo(b/j)fluoranthene	µg/L	0.050	<0.050	<0.050	nc	60
Benzo(ghi)perylene	µg/L	0.050	<0.050	<0.050	nc	60
Benzo(k)fluoranthene	µg/L	0.050	<0.050	<0.050	nc	60
Chrysene	µg/L	0.050	<0.050	<0.050	nc	60
Dibenzo(a,h)anthracene	µg/L	0.050	<0.050	<0.050	nc	60
Fluoranthene	µg/L	0.050	<0.050	<0.050	nc	60
Fluorene	µg/L	0.050	<0.050	<0.050	nc	60
Indeno(1,2,3-cd)pyrene	µg/L	0.050	<0.050	<0.050	nc	60
1-Methylnaphthalene	µg/L	0.050	0.1	0.098	nc	60
2-Methylnaphthalene	µg/L	0.050	0.13	0.12	nc	60
Methylnaphthalene, 2-(1-)	µg/L	0.071	0.23	0.22	nc	60
Naphthalene	µg/L	0.050	<0.050	<0.050	nc	60
Phenanthrene	µg/L	0.030	<0.030	<0.030	nc	60
Pyrene	µg/L	0.050	<0.050	<0.050	nc	60

NOTES:

Analysis by Bureau Veritas Laboratories

All results on dry weight basis; Non-detectable results are shown as "< (RDL)" where RDL represents the reporting detection limit.

- means "not analysed"

nc means "not calculable" - one (or both) of the results are <5x RDL

Exceedances of alert limits are shown in **bold**

Appendix F: Laboratory Certificates of Analysis

Your Project #: OTT-25011403-A0
Site Location: 133 FORWARD AVE.
Your C.O.C. #: C#1058191-01-01

Attention: Leah Wells

exp Services Inc
Ottawa Branch
100-2650 Queensview Drive
Ottawa, ON
CANADA K2B 8H6

Report Date: 2025/09/08
Report #: R8608367
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5A8255
Received: 2025/09/02, 16:15

Sample Matrix: Soil
Samples Received: 5

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum (1)	5	N/A	2025/09/05	CAM SOP-00301	EPA 8270D m
1,3-Dichloropropene Sum (1)	5	N/A	2025/09/05		EPA 8260C m
Conductivity (1)	5	2025/09/05	2025/09/05	CAM SOP-00414	OMOE E3530 v1 m
Petroleum Hydrocarbons F2-F4 in Soil (1, 2)	5	2025/09/04	2025/09/05	CAM SOP-00316	CCME CWS m
F4G (CCME Hydrocarbons Gravimetric) (1)	4	2025/09/08	2025/09/08	CAM SOP-00316	CCME PHC-CWS m
Acid Extractable Metals by ICPMS (1)	5	2025/09/05	2025/09/05	CAM SOP-00447	EPA 6020B m
Moisture (1)	5	N/A	2025/09/03	CAM SOP-00445	Carter 2nd ed 70.2 m
PAH Compounds in Soil by GC/MS (SIM) (1)	5	2025/09/04	2025/09/05	CAM SOP-00318	EPA 8270E
pH CaCl2 EXTRACT (1)	5	2025/09/05	2025/09/05	CAM SOP-00413	EPA 9045 D m
Sodium Adsorption Ratio (SAR) (1)	5	N/A	2025/09/05	CAM SOP-00102	EPA 6010C
Volatile Organic Compounds and F1 PHCs (1)	5	N/A	2025/09/05	CAM SOP-00230	EPA 8260C m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

Your Project #: OTT-25011403-A0
Site Location: 133 FORWARD AVE.
Your C.O.C. #: C#1058191-01-01

Attention: Leah Wells

exp Services Inc
Ottawa Branch
100-2650 Queensview Drive
Ottawa, ON
CANADA K2B 8H6

Report Date: 2025/09/08
Report #: R8608367
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5A8255

Received: 2025/09/02, 16:15

(1) This test was performed by Bureau Veritas Mississauga, 6740 Campobello Rd , Mississauga, ON, L5N 2L8
(2) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following “Alberta Environment’s Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003”. Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

AUTHORIZED REPORT
RAPPORT AUTORISÉ

Bureau Veritas
08 Sep 2025 17:27:45

Please direct all questions regarding this Certificate of Analysis to:
Katherine Szozda, Project Manager
Email: Katherine.Szozda@bureauveritas.com
Phone# (613)274-0573 Ext:7063633

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This report has been generated and distributed using a secure automated process.
Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

Bureau Veritas Job #: C5A8255
Report Date: 2025/09/08

exp Services Inc
Client Project #: OTT-25011403-A0
Site Location: 133 FORWARD AVE.
Sampler Initials: SA

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID		AUSA70	AUSA71	AUSA72	AUSA73		
Sampling Date		2025/09/02 09:40	2025/09/02 11:00	2025/09/02 11:30	2025/09/02 12:30		
COC Number		C#1058191-01-01	C#1058191-01-01	C#1058191-01-01	C#1058191-01-01		
	UNITS	**BH - 1 (FILL)**	**BH - 2 (FILL)**	**BH - 3 (FILL)**	**BH - 4 (FILL)**	**RDL**	**QC Batch**
Metals							
Acid Extractable Antimony (Sb)	ug/g	0.31	3.3	2.4	0.81	0.20	A004479
Acid Extractable Arsenic (As)	ug/g	3.1	5.3	5.8	4.0	1.0	A004479
Acid Extractable Barium (Ba)	ug/g	150	320	370	110	0.50	A004479
Acid Extractable Beryllium (Be)	ug/g	0.41	0.25	0.26	0.31	0.20	A004479
Acid Extractable Boron (B)	ug/g	9.5	6.5	7.2	5.5	5.0	A004479
Acid Extractable Cadmium (Cd)	ug/g	0.16	1.7	1.7	0.54	0.10	A004479
Acid Extractable Chromium (Cr)	ug/g	20	37	24	24	1.0	A004479
Acid Extractable Cobalt (Co)	ug/g	5.1	4.2	4.7	4.7	0.10	A004479
Acid Extractable Copper (Cu)	ug/g	17	86	110	26	0.50	A004479
Acid Extractable Lead (Pb)	ug/g	93	960	680	160	1.0	A004479
Acid Extractable Molybdenum (Mo)	ug/g	0.68	1.9	0.94	<0.50	0.50	A004479
Acid Extractable Nickel (Ni)	ug/g	13	15	16	12	0.50	A004479
Acid Extractable Selenium (Se)	ug/g	<0.50	<0.50	<0.50	<0.50	0.50	A004479
Acid Extractable Silver (Ag)	ug/g	<0.20	0.25	0.49	0.22	0.20	A004479
Acid Extractable Thallium (Tl)	ug/g	0.12	0.10	0.12	0.12	0.050	A004479
Acid Extractable Uranium (U)	ug/g	0.35	0.36	0.37	0.59	0.050	A004479
Acid Extractable Vanadium (V)	ug/g	14	17	19	23	5.0	A004479
Acid Extractable Zinc (Zn)	ug/g	60	400	430	160	5.0	A004479

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

O.REG 153 ICPMS METALS (SOIL)

Bureau Veritas ID		AUSA74		
Sampling Date		2025/09/02 11:00		
COC Number		C#1058191-01-01		
	UNITS	**DUP**	**RDL**	**QC Batch**
Metals				
Acid Extractable Antimony (Sb)	ug/g	4.1	0.20	A004479
Acid Extractable Arsenic (As)	ug/g	5.0	1.0	A004479
Acid Extractable Barium (Ba)	ug/g	270	0.50	A004479
Acid Extractable Beryllium (Be)	ug/g	0.28	0.20	A004479
Acid Extractable Boron (B)	ug/g	7.0	5.0	A004479
Acid Extractable Cadmium (Cd)	ug/g	1.7	0.10	A004479
Acid Extractable Chromium (Cr)	ug/g	38	1.0	A004479
Acid Extractable Cobalt (Co)	ug/g	4.4	0.10	A004479
Acid Extractable Copper (Cu)	ug/g	81	0.50	A004479
Acid Extractable Lead (Pb)	ug/g	960	1.0	A004479
Acid Extractable Molybdenum (Mo)	ug/g	2.1	0.50	A004479
Acid Extractable Nickel (Ni)	ug/g	15	0.50	A004479
Acid Extractable Selenium (Se)	ug/g	0.57	0.50	A004479
Acid Extractable Silver (Ag)	ug/g	0.31	0.20	A004479
Acid Extractable Thallium (Tl)	ug/g	0.12	0.050	A004479
Acid Extractable Uranium (U)	ug/g	0.40	0.050	A004479
Acid Extractable Vanadium (V)	ug/g	19	5.0	A004479
Acid Extractable Zinc (Zn)	ug/g	370	5.0	A004479

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas Job #: C5A8255
Report Date: 2025/09/08

exp Services Inc
Client Project #: OTT-25011403-A0
Site Location: 133 FORWARD AVE.
Sampler Initials: SA

O.REG 153 PAHS (SOIL)

Bureau Veritas ID		AUSA70	AUSA71	AUSA72		AUSA73		
Sampling Date		2025/09/02 09:40	2025/09/02 11:00	2025/09/02 11:30		2025/09/02 12:30		
COC Number		C#1058191-01-01	C#1058191-01-01	C#1058191-01-01		C#1058191-01-01		
	UNITS	**BH - 1 (FILL)**	**BH - 2 (FILL)**	**BH - 3 (FILL)**	**RDL**	**BH - 4 (FILL)**	**RDL**	**QC Batch**
Calculated Parameters								
Methylnaphthalene, 2-(1-)	ug/g	<0.071	<0.071	<0.071	0.071	<0.14	0.14	A002231
Polyaromatic Hydrocarbons								
Acenaphthene	ug/g	<0.050	<0.050	<0.050	0.050	0.18	0.10	A003971
Acenaphthylene	ug/g	<0.050	0.097	0.068	0.050	<0.10	0.10	A003971
Anthracene	ug/g	<0.050	0.14	<0.050	0.050	0.65	0.10	A003971
Benzo(a)anthracene	ug/g	0.12	2.2	0.44	0.050	1.3	0.10	A003971
Benzo(a)pyrene	ug/g	0.15	2.7	0.60	0.050	0.90	0.10	A003971
Benzo(b/j)fluoranthene	ug/g	0.21	3.4	0.84	0.050	1.2	0.10	A003971
Benzo(g,h,i)perylene	ug/g	0.11	1.4	0.47	0.050	0.29	0.10	A003971
Benzo(k)fluoranthene	ug/g	0.065	1.2	0.29	0.050	0.51	0.10	A003971
Chrysene	ug/g	0.12	1.8	0.41	0.050	0.89	0.10	A003971
Dibenzo(a,h)anthracene	ug/g	<0.050	0.43	0.097	0.050	<0.10	0.10	A003971
Fluoranthene	ug/g	0.21	2.6	0.64	0.050	3.4	0.10	A003971
Fluorene	ug/g	<0.050	<0.050	<0.050	0.050	0.18	0.10	A003971
Indeno(1,2,3-cd)pyrene	ug/g	0.10	1.6	0.50	0.050	0.38	0.10	A003971
1-Methylnaphthalene	ug/g	<0.050	<0.050	<0.050	0.050	<0.10	0.10	A003971
2-Methylnaphthalene	ug/g	<0.050	<0.050	<0.050	0.050	<0.10	0.10	A003971
Naphthalene	ug/g	<0.050	<0.050	<0.050	0.050	<0.10	0.10	A003971
Phenanthrene	ug/g	0.10	0.34	0.13	0.050	1.9	0.10	A003971
Pyrene	ug/g	0.20	2.5	0.62	0.050	2.6	0.10	A003971
Surrogate Recovery (%)								
D10-Anthracene	%	105	96	93		91		A003971
D14-Terphenyl (FS)	%	84	81	82		69		A003971
D8-Acenaphthylene	%	107	91	95		84		A003971

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

O.REG 153 PAHS (SOIL)

Bureau Veritas ID		AUSA74		
Sampling Date		2025/09/02 11:00		
COC Number		C#1058191-01-01		
	UNITS	**DUP**	**RDL**	**QC Batch**
Calculated Parameters				
Methylnaphthalene, 2-(1-)	ug/g	<0.071	0.071	A002231
Polyaromatic Hydrocarbons				
Acenaphthene	ug/g	<0.050	0.050	A003971
Acenaphthylene	ug/g	0.14	0.050	A003971
Anthracene	ug/g	0.21	0.050	A003971
Benzo(a)anthracene	ug/g	2.8	0.050	A003971
Benzo(a)pyrene	ug/g	3.7	0.050	A003971
Benzo(b/j)fluoranthene	ug/g	4.2	0.050	A003971
Benzo(g,h,i)perylene	ug/g	1.8	0.050	A003971
Benzo(k)fluoranthene	ug/g	1.5	0.050	A003971
Chrysene	ug/g	2.3	0.050	A003971
Dibenzo(a,h)anthracene	ug/g	0.55	0.050	A003971
Fluoranthene	ug/g	3.3	0.050	A003971
Fluorene	ug/g	<0.050	0.050	A003971
Indeno(1,2,3-cd)pyrene	ug/g	2.2	0.050	A003971
1-Methylnaphthalene	ug/g	<0.050	0.050	A003971
2-Methylnaphthalene	ug/g	<0.050	0.050	A003971
Naphthalene	ug/g	<0.050	0.050	A003971
Phenanthrene	ug/g	0.52	0.050	A003971
Pyrene	ug/g	3.3	0.050	A003971
Surrogate Recovery (%)				
D10-Anthracene	%	100		A003971
D14-Terphenyl (FS)	%	84		A003971
D8-Acenaphthylene	%	87		A003971

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

O.REG 153 VOCS BY HS & F1-F4 (SOIL)

Bureau Veritas ID		AUSA70	AUSA71	AUSA72	AUSA73		
Sampling Date		2025/09/02 09:40	2025/09/02 11:00	2025/09/02 11:30	2025/09/02 12:30		
COC Number		C#1058191-01-01	C#1058191-01-01	C#1058191-01-01	C#1058191-01-01		
	UNITS	**BH - 1 (FILL)**	**BH - 2 (FILL)**	**BH - 3 (FILL)**	**BH - 4 (FILL)**	**RDL**	**QC Batch**
Calculated Parameters							
1,3-Dichloropropene (cis+trans)	ug/g	<0.050	<0.050	<0.050	<0.050	0.050	A002454
Volatile Organics							
Acetone (2-Propanone)	ug/g	<0.49	<0.49	<0.49	<0.49	0.49	A003296
Benzene	ug/g	<0.0060	<0.0060	<0.0060	<0.0060	0.0060	A003296
Bromodichloromethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
Bromoform	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
Bromomethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
Carbon Tetrachloride	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
Chlorobenzene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
Chloroform	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
Dibromochloromethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
1,2-Dichlorobenzene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
1,3-Dichlorobenzene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
1,4-Dichlorobenzene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
Dichlorodifluoromethane (FREON 12)	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
1,1-Dichloroethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
1,2-Dichloroethane	ug/g	<0.049	<0.049	<0.049	<0.049	0.049	A003296
1,1-Dichloroethylene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
cis-1,2-Dichloroethylene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
trans-1,2-Dichloroethylene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
1,2-Dichloropropane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
cis-1,3-Dichloropropene	ug/g	<0.030	<0.030	<0.030	<0.030	0.030	A003296
trans-1,3-Dichloropropene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
Ethylbenzene	ug/g	<0.010	<0.010	<0.010	<0.010	0.010	A003296
Ethylene Dibromide	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
Hexane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
Methylene Chloride(Dichloromethane)	ug/g	<0.049	<0.049	<0.049	<0.049	0.049	A003296
Methyl Ethyl Ketone (2-Butanone)	ug/g	<0.40	<0.40	<0.40	<0.40	0.40	A003296
Methyl Isobutyl Ketone	ug/g	<0.40	<0.40	<0.40	<0.40	0.40	A003296
Methyl t-butyl ether (MTBE)	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
Styrene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
1,1,1,2-Tetrachloroethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
1,1,2,2-Tetrachloroethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas Job #: C5A8255
Report Date: 2025/09/08

exp Services Inc
Client Project #: OTT-25011403-A0
Site Location: 133 FORWARD AVE.
Sampler Initials: SA

O.REG 153 VOCS BY HS & F1-F4 (SOIL)

Bureau Veritas ID		AUSA70	AUSA71	AUSA72	AUSA73		
Sampling Date		2025/09/02 09:40	2025/09/02 11:00	2025/09/02 11:30	2025/09/02 12:30		
COC Number		C#1058191-01-01	C#1058191-01-01	C#1058191-01-01	C#1058191-01-01		
	UNITS	**BH - 1 (FILL)**	**BH - 2 (FILL)**	**BH - 3 (FILL)**	**BH - 4 (FILL)**	**RDL**	**QC Batch**
Tetrachloroethylene	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
Toluene	ug/g	<0.020	0.030	<0.020	<0.020	0.020	A003296
1,1,1-Trichloroethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
1,1,2-Trichloroethane	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
Trichloroethylene	ug/g	<0.010	<0.010	<0.010	<0.010	0.010	A003296
Trichlorofluoromethane (FREON 11)	ug/g	<0.040	<0.040	<0.040	<0.040	0.040	A003296
Vinyl Chloride	ug/g	<0.019	<0.019	<0.019	<0.019	0.019	A003296
p+m-Xylene	ug/g	<0.020	<0.020	<0.020	<0.020	0.020	A003296
o-Xylene	ug/g	<0.020	<0.020	<0.020	<0.020	0.020	A003296
Total Xylenes	ug/g	<0.020	<0.020	<0.020	<0.020	0.020	A003296
F1 (C6-C10)	ug/g	<10	<10	<10	<10	10	A003296
F1 (C6-C10) - BTEX	ug/g	<10	<10	<10	<10	10	A003296
F2-F4 Hydrocarbons							
F2 (C10-C16 Hydrocarbons)	ug/g	9.2	15	8.5	<7.0	7.0	A003413
F3 (C16-C34 Hydrocarbons)	ug/g	330	650	390	99	50	A003413
F4 (C34-C50 Hydrocarbons)	ug/g	760	700	340	60	50	A003413
Reached Baseline at C50	ug/g	No	No	No	Yes		A003413
Surrogate Recovery (%)							
o-Terphenyl	%	94	94	97	92		A003413
4-Bromofluorobenzene	%	90	91	90	89		A003296
D10-o-Xylene	%	101	102	96	113		A003296
D4-1,2-Dichloroethane	%	102	101	100	100		A003296
D8-Toluene	%	99	98	99	99		A003296

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

O.REG 153 VOCS BY HS & F1-F4 (SOIL)

Bureau Veritas ID		AUSA74		
Sampling Date		2025/09/02 11:00		
COC Number		C#1058191-01-01		
	UNITS	**DUP**	**RDL**	**QC Batch**
Calculated Parameters				
1,3-Dichloropropene (cis+trans)	ug/g	<0.050	0.050	A002454
Volatile Organics				
Acetone (2-Propanone)	ug/g	<0.49	0.49	A003296
Benzene	ug/g	<0.0060	0.0060	A003296
Bromodichloromethane	ug/g	<0.040	0.040	A003296
Bromoform	ug/g	<0.040	0.040	A003296
Bromomethane	ug/g	<0.040	0.040	A003296
Carbon Tetrachloride	ug/g	<0.040	0.040	A003296
Chlorobenzene	ug/g	<0.040	0.040	A003296
Chloroform	ug/g	<0.040	0.040	A003296
Dibromochloromethane	ug/g	<0.040	0.040	A003296
1,2-Dichlorobenzene	ug/g	<0.040	0.040	A003296
1,3-Dichlorobenzene	ug/g	<0.040	0.040	A003296
1,4-Dichlorobenzene	ug/g	<0.040	0.040	A003296
Dichlorodifluoromethane (FREON 12)	ug/g	<0.040	0.040	A003296
1,1-Dichloroethane	ug/g	<0.040	0.040	A003296
1,2-Dichloroethane	ug/g	<0.049	0.049	A003296
1,1-Dichloroethylene	ug/g	<0.040	0.040	A003296
cis-1,2-Dichloroethylene	ug/g	<0.040	0.040	A003296
trans-1,2-Dichloroethylene	ug/g	<0.040	0.040	A003296
1,2-Dichloropropane	ug/g	<0.040	0.040	A003296
cis-1,3-Dichloropropene	ug/g	<0.030	0.030	A003296
trans-1,3-Dichloropropene	ug/g	<0.040	0.040	A003296
Ethylbenzene	ug/g	<0.010	0.010	A003296
Ethylene Dibromide	ug/g	<0.040	0.040	A003296
Hexane	ug/g	<0.040	0.040	A003296
Methylene Chloride(Dichloromethane)	ug/g	<0.049	0.049	A003296
Methyl Ethyl Ketone (2-Butanone)	ug/g	<0.40	0.40	A003296
Methyl Isobutyl Ketone	ug/g	<0.40	0.40	A003296
Methyl t-butyl ether (MTBE)	ug/g	<0.040	0.040	A003296
Styrene	ug/g	<0.040	0.040	A003296
1,1,1,2-Tetrachloroethane	ug/g	<0.040	0.040	A003296
1,1,2,2-Tetrachloroethane	ug/g	<0.040	0.040	A003296

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

O.REG 153 VOCS BY HS & F1-F4 (SOIL)

Bureau Veritas ID		AUSA74		
Sampling Date		2025/09/02 11:00		
COC Number		C#1058191-01-01		
	UNITS	**DUP**	**RDL**	**QC Batch**
Tetrachloroethylene	ug/g	<0.040	0.040	A003296
Toluene	ug/g	0.029	0.020	A003296
1,1,1-Trichloroethane	ug/g	<0.040	0.040	A003296
1,1,2-Trichloroethane	ug/g	<0.040	0.040	A003296
Trichloroethylene	ug/g	<0.010	0.010	A003296
Trichlorofluoromethane (FREON 11)	ug/g	<0.040	0.040	A003296
Vinyl Chloride	ug/g	<0.019	0.019	A003296
p+m-Xylene	ug/g	<0.020	0.020	A003296
o-Xylene	ug/g	<0.020	0.020	A003296
Total Xylenes	ug/g	<0.020	0.020	A003296
F1 (C6-C10)	ug/g	<10	10	A003296
F1 (C6-C10) - BTEX	ug/g	<10	10	A003296
F2-F4 Hydrocarbons				
F2 (C10-C16 Hydrocarbons)	ug/g	14	7.0	A003413
F3 (C16-C34 Hydrocarbons)	ug/g	490	50	A003413
F4 (C34-C50 Hydrocarbons)	ug/g	520	50	A003413
Reached Baseline at C50	ug/g	No		A003413
Surrogate Recovery (%)				
o-Terphenyl	%	94		A003413
4-Bromofluorobenzene	%	89		A003296
D10-o-Xylene	%	95		A003296
D4-1,2-Dichloroethane	%	103		A003296
D8-Toluene	%	99		A003296

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas Job #: C5A8255
Report Date: 2025/09/08

exp Services Inc
Client Project #: OTT-25011403-A0
Site Location: 133 FORWARD AVE.
Sampler Initials: SA

SODIUM ADSORPTION RATIO (SAR)

Bureau Veritas ID		AUSA70	AUSA71	AUSA72	AUSA73	AUSA74	
Sampling Date		2025/09/02 09:40	2025/09/02 11:00	2025/09/02 11:30	2025/09/02 12:30	2025/09/02 11:00	
COC Number		C#1058191-01-01	C#1058191-01-01	C#1058191-01-01	C#1058191-01-01	C#1058191-01-01	
	UNITS	**BH - 1 (FILL)**	**BH - 2 (FILL)**	**BH - 3 (FILL)**	**BH - 4 (FILL)**	**DUP**	**QC Batch**
Calculated Parameters							
Sodium Adsorption Ratio	N/A	3.8	0.28	3.2	0.26 (1)	0.25 (1)	A002455

QC Batch = Quality Control Batch
(1) Sodium was not detected. To report SAR the sodium detection limit was used in the calculation. This value represents a maximum ratio.

Bureau Veritas Job #: C5A8255
Report Date: 2025/09/08

exp Services Inc
Client Project #: OTT-25011403-A0
Site Location: 133 FORWARD AVE.
Sampler Initials: SA

RESULTS OF ANALYSES OF SOIL

Bureau Veritas ID		AUSA70	AUSA71	AUSA72		AUSA73		
Sampling Date		2025/09/02 09:40	2025/09/02 11:00	2025/09/02 11:30		2025/09/02 12:30		
COC Number		C#1058191-01-01	C#1058191-01-01	C#1058191-01-01		C#1058191-01-01		
	UNITS	**BH - 1 (FILL)**	**BH - 2 (FILL)**	**BH - 3 (FILL)**	**QC Batch**	**BH - 4 (FILL)**	**RDL**	**QC Batch**
Inorganics								
Conductivity	mS/cm	0.38	0.18	0.20	A004285	0.16	0.002	A004285
Moisture	%	1.8	8.1	7.2	A002728	36	1.0	A002740
Available (CaCl2) pH	pH	8.20	7.60	7.63	A004110	7.36		A004110

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas ID		AUSA73			AUSA74		
Sampling Date		2025/09/02 12:30			2025/09/02 11:00		
COC Number		C#1058191-01-01			C#1058191-01-01		
	UNITS	**BH - 4 (FILL) Lab-Dup**	**RDL**	**QC Batch**	**DUP**	**RDL**	**QC Batch**
Inorganics							
Conductivity	mS/cm	0.15	0.002	A004285	0.18	0.002	A004285
Moisture	%				12	1.0	A002728
Available (CaCl2) pH	pH				7.60		A004110

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
Lab-Dup = Laboratory Initiated Duplicate

Bureau Veritas Job #: C5A8255
Report Date: 2025/09/08

exp Services Inc
Client Project #: OTT-25011403-A0
Site Location: 133 FORWARD AVE.
Sampler Initials: SA

PETROLEUM HYDROCARBONS (CCME)

Bureau Veritas ID		AUSA70	AUSA71	AUSA72	AUSA74		
Sampling Date		2025/09/02 09:40	2025/09/02 11:00	2025/09/02 11:30	2025/09/02 11:00		
COC Number		C#1058191-01-01	C#1058191-01-01	C#1058191-01-01	C#1058191-01-01		
	UNITS	**BH - 1 (FILL)**	**BH - 2 (FILL)**	**BH - 3 (FILL)**	**DUP**	**RDL**	**QC Batch**
F2-F4 Hydrocarbons							
F4G-sg (Grav. Heavy Hydrocarbons)	ug/g	2100	2800	1300	2000	100	A005181

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

TEST SUMMARY

Bureau Veritas ID: AUSA70
Sample ID: BH - 1 (FILL)
Matrix: Soil

Collected: 2025/09/02
Shipped:
Received: 2025/09/02

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A002231	N/A	2025/09/05	Automated Statchk
1,3-Dichloropropene Sum	CALC	A002454	N/A	2025/09/05	Automated Statchk
Conductivity	AT	A004285	2025/09/05	2025/09/05	Gurparteek KAUR
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A003413	2025/09/04	2025/09/05	Mohammed Abdul Nafay Shoeb
F4G (CCME Hydrocarbons Gravimetric)	BAL	A005181	2025/09/08	2025/09/08	Rashmi Dubey
Acid Extractable Metals by ICPMS	ICP/MS	A004479	2025/09/05	2025/09/05	Daniel Teclu
Moisture	BAL	A002728	N/A	2025/09/03	Joe Thomas
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A003971	2025/09/04	2025/09/05	Mitesh Raj
pH CaCl2 EXTRACT	AT	A004110	2025/09/05	2025/09/05	Gurparteek KAUR
Sodium Adsorption Ratio (SAR)	CALC/MET	A002455	N/A	2025/09/05	Automated Statchk
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A003296	N/A	2025/09/05	Xueming Jiang

Bureau Veritas ID: AUSA71
Sample ID: BH - 2 (FILL)
Matrix: Soil

Collected: 2025/09/02
Shipped:
Received: 2025/09/02

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A002231	N/A	2025/09/05	Automated Statchk
1,3-Dichloropropene Sum	CALC	A002454	N/A	2025/09/05	Automated Statchk
Conductivity	AT	A004285	2025/09/05	2025/09/05	Gurparteek KAUR
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A003413	2025/09/04	2025/09/05	Mohammed Abdul Nafay Shoeb
F4G (CCME Hydrocarbons Gravimetric)	BAL	A005181	2025/09/08	2025/09/08	Rashmi Dubey
Acid Extractable Metals by ICPMS	ICP/MS	A004479	2025/09/05	2025/09/05	Daniel Teclu
Moisture	BAL	A002728	N/A	2025/09/03	Joe Thomas
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A003971	2025/09/04	2025/09/05	Mitesh Raj
pH CaCl2 EXTRACT	AT	A004110	2025/09/05	2025/09/05	Gurparteek KAUR
Sodium Adsorption Ratio (SAR)	CALC/MET	A002455	N/A	2025/09/05	Automated Statchk
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A003296	N/A	2025/09/05	Xueming Jiang

Bureau Veritas ID: AUSA72
Sample ID: BH - 3 (FILL)
Matrix: Soil

Collected: 2025/09/02
Shipped:
Received: 2025/09/02

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A002231	N/A	2025/09/05	Automated Statchk
1,3-Dichloropropene Sum	CALC	A002454	N/A	2025/09/05	Automated Statchk
Conductivity	AT	A004285	2025/09/05	2025/09/05	Gurparteek KAUR
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A003413	2025/09/04	2025/09/05	Mohammed Abdul Nafay Shoeb
F4G (CCME Hydrocarbons Gravimetric)	BAL	A005181	2025/09/08	2025/09/08	Rashmi Dubey
Acid Extractable Metals by ICPMS	ICP/MS	A004479	2025/09/05	2025/09/05	Daniel Teclu
Moisture	BAL	A002728	N/A	2025/09/03	Joe Thomas
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A003971	2025/09/04	2025/09/05	Mitesh Raj
pH CaCl2 EXTRACT	AT	A004110	2025/09/05	2025/09/05	Gurparteek KAUR
Sodium Adsorption Ratio (SAR)	CALC/MET	A002455	N/A	2025/09/05	Automated Statchk
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A003296	N/A	2025/09/05	Xueming Jiang

TEST SUMMARY

Bureau Veritas ID: AUSA73 **Collected:** 2025/09/02
Sample ID: BH - 4 (FILL) **Shipped:**
Matrix: Soil **Received:** 2025/09/02

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A002231	N/A	2025/09/05	Automated Statchk
1,3-Dichloropropene Sum	CALC	A002454	N/A	2025/09/05	Automated Statchk
Conductivity	AT	A004285	2025/09/05	2025/09/05	Gurparteek KAUR
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A003413	2025/09/04	2025/09/05	Mohammed Abdul Nafay Shoeb
Acid Extractable Metals by ICPMS	ICP/MS	A004479	2025/09/05	2025/09/05	Daniel Teclu
Moisture	BAL	A002740	N/A	2025/09/03	Joe Thomas
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A003971	2025/09/04	2025/09/05	Mitesh Raj
pH CaCl2 EXTRACT	AT	A004110	2025/09/05	2025/09/05	Gurparteek KAUR
Sodium Adsorption Ratio (SAR)	CALC/MET	A002455	N/A	2025/09/05	Automated Statchk
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A003296	N/A	2025/09/05	Xueming Jiang

Bureau Veritas ID: AUSA73 Dup **Collected:** 2025/09/02
Sample ID: BH - 4 (FILL) **Shipped:**
Matrix: Soil **Received:** 2025/09/02

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Conductivity	AT	A004285	2025/09/05	2025/09/05	Gurparteek KAUR

Bureau Veritas ID: AUSA74 **Collected:** 2025/09/02
Sample ID: DUP **Shipped:**
Matrix: Soil **Received:** 2025/09/02

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A002231	N/A	2025/09/05	Automated Statchk
1,3-Dichloropropene Sum	CALC	A002454	N/A	2025/09/05	Automated Statchk
Conductivity	AT	A004285	2025/09/05	2025/09/05	Gurparteek KAUR
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	A003413	2025/09/04	2025/09/05	Mohammed Abdul Nafay Shoeb
F4G (CCME Hydrocarbons Gravimetric)	BAL	A005181	2025/09/08	2025/09/08	Rashmi Dubey
Acid Extractable Metals by ICPMS	ICP/MS	A004479	2025/09/05	2025/09/05	Daniel Teclu
Moisture	BAL	A002728	N/A	2025/09/03	Joe Thomas
PAH Compounds in Soil by GC/MS (SIM)	GC/MS	A003971	2025/09/04	2025/09/05	Mitesh Raj
pH CaCl2 EXTRACT	AT	A004110	2025/09/05	2025/09/05	Gurparteek KAUR
Sodium Adsorption Ratio (SAR)	CALC/MET	A002455	N/A	2025/09/05	Automated Statchk
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A003296	N/A	2025/09/05	Xueming Jiang

GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	20.3°C

Sample AUSA70 [BH - 1 (FILL)] : PAH ANALYSIS: Due to the sample matrix, sample required dilution. Detection limits were adjusted accordingly.

Sample AUSA71 [BH - 2 (FILL)] : PAH ANALYSIS: Due to the sample matrix, sample required dilution. Detection limits were adjusted accordingly.

Sample AUSA72 [BH - 3 (FILL)] : PAH ANALYSIS: Due to the sample matrix, sample required dilution. Detection limits were adjusted accordingly.

Sample AUSA73 [BH - 4 (FILL)] : PAH ANALYSIS: Due to the sample matrix, sample required dilution. Detection limits were adjusted accordingly.
PAH ANALYSIS: Detection limits were adjusted for high moisture content.

Sample AUSA74 [DUP] : PAH ANALYSIS: Due to the sample matrix, sample required dilution. Detection limits were adjusted accordingly.

Results relate only to the items tested.

QUALITY ASSURANCE REPORT

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A003296	4-Bromofluorobenzene	2025/09/04	94	60 - 140	90	60 - 140	89	%		
A003296	D10-o-Xylene	2025/09/04	122	60 - 130	100	60 - 130	96	%		
A003296	D4-1,2-Dichloroethane	2025/09/04	106	60 - 140	103	60 - 140	110	%		
A003296	D8-Toluene	2025/09/04	106	60 - 140	107	60 - 140	95	%		
A003413	o-Terphenyl	2025/09/04	91	60 - 140	94	60 - 140	97	%		
A003971	D10-Anthracene	2025/09/05	94	50 - 130	93	50 - 130	103	%		
A003971	D14-Terphenyl (FS)	2025/09/05	88	50 - 130	88	50 - 130	91	%		
A003971	D8-Acenaphthylene	2025/09/05	106	50 - 130	105	50 - 130	103	%		
A002728	Moisture	2025/09/03							0	20
A002740	Moisture	2025/09/03							0.87	20
A003296	1,1,1,2-Tetrachloroethane	2025/09/04	107	60 - 140	104	60 - 130	<0.040	ug/g	NC	50
A003296	1,1,1-Trichloroethane	2025/09/04	91	60 - 140	94	60 - 130	<0.040	ug/g	NC	50
A003296	1,1,2,2-Tetrachloroethane	2025/09/04	117	60 - 140	105	60 - 130	<0.040	ug/g	NC	50
A003296	1,1,2-Trichloroethane	2025/09/04	121	60 - 140	113	60 - 130	<0.040	ug/g	NC	50
A003296	1,1-Dichloroethane	2025/09/04	107	60 - 140	98	60 - 130	<0.040	ug/g	NC	50
A003296	1,1-Dichloroethylene	2025/09/04	106	60 - 140	114	60 - 130	<0.040	ug/g	NC	50
A003296	1,2-Dichlorobenzene	2025/09/04	101	60 - 140	100	60 - 130	<0.040	ug/g	NC	50
A003296	1,2-Dichloroethane	2025/09/04	110	60 - 140	105	60 - 130	<0.049	ug/g	NC	50
A003296	1,2-Dichloropropane	2025/09/04	119	60 - 140	115	60 - 130	<0.040	ug/g	NC	50
A003296	1,3-Dichlorobenzene	2025/09/04	99	60 - 140	98	60 - 130	<0.040	ug/g	NC	50
A003296	1,4-Dichlorobenzene	2025/09/04	99	60 - 140	99	60 - 130	<0.040	ug/g	NC	50
A003296	Acetone (2-Propanone)	2025/09/04	138	60 - 140	125	60 - 140	<0.49	ug/g	NC	50
A003296	Benzene	2025/09/04	103	60 - 140	106	60 - 130	<0.0060	ug/g	NC	50
A003296	Bromodichloromethane	2025/09/04	106	60 - 140	99	60 - 130	<0.040	ug/g	NC	50
A003296	Bromoform	2025/09/04	101	60 - 140	91	60 - 130	<0.040	ug/g	NC	50
A003296	Bromomethane	2025/09/04	86	60 - 140	92	60 - 140	<0.040	ug/g	NC	50
A003296	Carbon Tetrachloride	2025/09/04	95	60 - 140	97	60 - 130	<0.040	ug/g	NC	50
A003296	Chlorobenzene	2025/09/04	92	60 - 140	92	60 - 130	<0.040	ug/g	NC	50
A003296	Chloroform	2025/09/04	103	60 - 140	92	60 - 130	<0.040	ug/g	NC	50
A003296	cis-1,2-Dichloroethylene	2025/09/04	103	60 - 140	103	60 - 130	<0.040	ug/g	NC	50
A003296	cis-1,3-Dichloropropene	2025/09/04	96	60 - 140	92	60 - 130	<0.030	ug/g	NC	50
A003296	Dibromochloromethane	2025/09/04	106	60 - 140	99	60 - 130	<0.040	ug/g	NC	50

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A003296	Dichlorodifluoromethane (FREON 12)	2025/09/04	101	60 - 140	112	60 - 140	<0.040	ug/g	NC	50
A003296	Ethylbenzene	2025/09/04	94	60 - 140	99	60 - 130	<0.010	ug/g	NC	50
A003296	Ethylene Dibromide	2025/09/04	106	60 - 140	99	60 - 130	<0.040	ug/g	NC	50
A003296	F1 (C6-C10) - BTEX	2025/09/04					<10	ug/g	NC	30
A003296	F1 (C6-C10)	2025/09/04	84	60 - 140	95	80 - 120	<10	ug/g	NC	30
A003296	Hexane	2025/09/04	115	60 - 140	135 (1)	60 - 130	<0.040	ug/g	NC	50
A003296	Methyl Ethyl Ketone (2-Butanone)	2025/09/04	122	60 - 140	109	60 - 140	<0.40	ug/g	NC	50
A003296	Methyl Isobutyl Ketone	2025/09/04	130	60 - 140	116	60 - 130	<0.40	ug/g	NC	50
A003296	Methyl t-butyl ether (MTBE)	2025/09/04	105	60 - 140	100	60 - 130	<0.040	ug/g	NC	50
A003296	Methylene Chloride(Dichloromethane)	2025/09/04	102	60 - 140	103	60 - 130	<0.049	ug/g	NC	50
A003296	o-Xylene	2025/09/04	104	60 - 140	107	60 - 130	<0.020	ug/g	NC	50
A003296	p+m-Xylene	2025/09/04	93	60 - 140	97	60 - 130	<0.020	ug/g	NC	50
A003296	Styrene	2025/09/04	93	60 - 140	95	60 - 130	<0.040	ug/g	NC	50
A003296	Tetrachloroethylene	2025/09/04	89	60 - 140	90	60 - 130	<0.040	ug/g	NC	50
A003296	Toluene	2025/09/04	102	60 - 140	97	60 - 130	<0.020	ug/g	NC	50
A003296	Total Xylenes	2025/09/04					<0.020	ug/g	NC	50
A003296	trans-1,2-Dichloroethylene	2025/09/04	102	60 - 140	106	60 - 130	<0.040	ug/g	NC	50
A003296	trans-1,3-Dichloropropene	2025/09/04	106	60 - 140	105	60 - 130	<0.040	ug/g	NC	50
A003296	Trichloroethylene	2025/09/04	91	60 - 140	90	60 - 130	<0.010	ug/g	NC	50
A003296	Trichlorofluoromethane (FREON 11)	2025/09/04	88	60 - 140	95	60 - 130	<0.040	ug/g	NC	50
A003296	Vinyl Chloride	2025/09/04	109	60 - 140	120	60 - 130	<0.019	ug/g	NC	50
A003413	F2 (C10-C16 Hydrocarbons)	2025/09/04	93	60 - 140	94	80 - 120	<7.0	ug/g	NC	30
A003413	F3 (C16-C34 Hydrocarbons)	2025/09/04	96	60 - 140	96	80 - 120	<50	ug/g	NC	30
A003413	F4 (C34-C50 Hydrocarbons)	2025/09/04	94	60 - 140	93	80 - 120	<50	ug/g	NC	30
A003971	1-Methylnaphthalene	2025/09/05	95	50 - 130	91	50 - 130	<0.0050	ug/g	NC	40
A003971	2-Methylnaphthalene	2025/09/05	94	50 - 130	92	50 - 130	<0.0050	ug/g	NC	40
A003971	Acenaphthene	2025/09/05	92	50 - 130	95	50 - 130	<0.0050	ug/g	NC	40
A003971	Acenaphthylene	2025/09/05	101	50 - 130	102	50 - 130	<0.0050	ug/g	NC	40
A003971	Anthracene	2025/09/05	101	50 - 130	102	50 - 130	<0.0050	ug/g	NC	40
A003971	Benzo(a)anthracene	2025/09/05	102	50 - 130	100	50 - 130	<0.0050	ug/g	NC	40
A003971	Benzo(a)pyrene	2025/09/05	109	50 - 130	94	50 - 130	<0.0050	ug/g	NC	40
A003971	Benzo(b/j)fluoranthene	2025/09/05	109	50 - 130	108	50 - 130	<0.0050	ug/g	NC	40

QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A003971	Benzo(g,h,i)perylene	2025/09/05	101	50 - 130	96	50 - 130	<0.0050	ug/g	NC	40
A003971	Benzo(k)fluoranthene	2025/09/05	106	50 - 130	108	50 - 130	<0.0050	ug/g	NC	40
A003971	Chrysene	2025/09/05	87	50 - 130	87	50 - 130	<0.0050	ug/g	NC	40
A003971	Dibenzo(a,h)anthracene	2025/09/05	100	50 - 130	92	50 - 130	<0.0050	ug/g	NC	40
A003971	Fluoranthene	2025/09/05	103	50 - 130	102	50 - 130	<0.0050	ug/g	NC	40
A003971	Fluorene	2025/09/05	108	50 - 130	108	50 - 130	<0.0050	ug/g	NC	40
A003971	Indeno(1,2,3-cd)pyrene	2025/09/05	104	50 - 130	106	50 - 130	<0.0050	ug/g	NC	40
A003971	Naphthalene	2025/09/05	92	50 - 130	93	50 - 130	<0.0050	ug/g	NC	40
A003971	Phenanthrene	2025/09/05	92	50 - 130	92	50 - 130	<0.0050	ug/g	NC	40
A003971	Pyrene	2025/09/05	108	50 - 130	106	50 - 130	<0.0050	ug/g	NC	40
A004110	Available (CaCl2) pH	2025/09/05			100	97 - 103			0.17	N/A
A004285	Conductivity	2025/09/05			101	90 - 110	<0.002	mS/cm	2.4	10
A004479	Acid Extractable Antimony (Sb)	2025/09/05	97	75 - 125	107	80 - 120	<0.20	ug/g	NC	30
A004479	Acid Extractable Arsenic (As)	2025/09/05	96	75 - 125	103	80 - 120	<1.0	ug/g	1.5	30
A004479	Acid Extractable Barium (Ba)	2025/09/05	89	75 - 125	102	80 - 120	<0.50	ug/g	6.1	30
A004479	Acid Extractable Beryllium (Be)	2025/09/05	92	75 - 125	102	80 - 120	<0.20	ug/g	8.8	30
A004479	Acid Extractable Boron (B)	2025/09/05	86	75 - 125	95	80 - 120	<5.0	ug/g	NC	30
A004479	Acid Extractable Cadmium (Cd)	2025/09/05	97	75 - 125	102	80 - 120	<0.10	ug/g	NC	30
A004479	Acid Extractable Chromium (Cr)	2025/09/05	97	75 - 125	103	80 - 120	<1.0	ug/g	0.22	30
A004479	Acid Extractable Cobalt (Co)	2025/09/05	98	75 - 125	105	80 - 120	<0.10	ug/g	1.2	30
A004479	Acid Extractable Copper (Cu)	2025/09/05	87	75 - 125	102	80 - 120	<0.50	ug/g	9.7	30
A004479	Acid Extractable Lead (Pb)	2025/09/05	98	75 - 125	106	80 - 120	<1.0	ug/g	3.5	30
A004479	Acid Extractable Molybdenum (Mo)	2025/09/05	94	75 - 125	99	80 - 120	<0.50	ug/g	NC	30
A004479	Acid Extractable Nickel (Ni)	2025/09/05	99	75 - 125	106	80 - 120	<0.50	ug/g	2.2	30
A004479	Acid Extractable Selenium (Se)	2025/09/05	96	75 - 125	106	80 - 120	<0.50	ug/g	NC	30
A004479	Acid Extractable Silver (Ag)	2025/09/05	97	75 - 125	103	80 - 120	<0.20	ug/g	NC	30
A004479	Acid Extractable Thallium (Tl)	2025/09/05	98	75 - 125	105	80 - 120	<0.050	ug/g	NC	30
A004479	Acid Extractable Uranium (U)	2025/09/05	106	75 - 125	110	80 - 120	<0.050	ug/g	0.90	30
A004479	Acid Extractable Vanadium (V)	2025/09/05	94	75 - 125	98	80 - 120	<5.0	ug/g	2.2	30
A004479	Acid Extractable Zinc (Zn)	2025/09/05	NC	75 - 125	108	80 - 120	<5.0	ug/g	13	30

QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A005181	F4G-sg (Grav. Heavy Hydrocarbons)	2025/09/08	90	65 - 135	102	65 - 135	<100	ug/g	0	50

N/A = Not Applicable

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

(1) The recovery was above the upper control limit. This may represent a high bias in some results for this specific analyte. For results that were not detected (ND), this potential bias has no impact.

Bureau Veritas Job #: C5A8255
Report Date: 2025/09/08

exp Services Inc
Client Project #: OTT-25011403-A0
Site Location: 133 FORWARD AVE.
Sampler Initials: SA

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

Cristina Carriere

Cristina Carriere, Senior Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

Bureau Veritas 100 – 36 Antares Dr. Nepean, ON, K2E 7W5 Phone: 613-274-0573 Website: www.bvna.com

C5A8255
2025/09/02 16:15

Bureau Veritas
36 Antares Dr Unit 100, Nepean, Ontario Canada K2E 7W5 Tel:(613) 274-0573 Toll-free:800-563-6266 Fax:(613) 274-0574 www.bvna.com

CHAIN OF CUSTODY RECORD

Page of

INVOICE TO:		REPORT TO:		PROJECT INFORMATION:	
Company Name:	#17498 exp Services Inc	Company Name:		Quotation #:	C41513
Attention:	Accounts Payable	Attention:	Leah Wells	P.O. #:	
Address:	100-2650 Queensview Drive	Address:		Project:	OTT-25011403-A0
	Ottawa ON K2B 8H6			Project Name:	133 Forward Ave.
Tel:	(613) 688-1899 Fax: (613) 225-7337	Tel:	Fax:	Site #:	exp cw
Email:	AP@exp.com; Karen.Burke@exp.com	Email:	leah.wells@exp.com, Shahynaz Abdelkhalek	Sampled By:	Shahynaz Abdelkhalek

Laboratory Use Only:

Bureau Veritas Job #:	Bottle Order #:
	1058191
COC #:	Project Manager:
C#1058191-01-01	Katherine Szozda

MOE REGULATED DRINKING WATER OR WATER INTENDED FOR HUMAN CONSUMPTION MUST BE SUBMITTED ON THE BUREAU VERITAS DRINKING WATER CHAIN OF CUSTODY

Regulation 153 (2011)	Other Regulations	Special Instructions
☒ Table 1 ☐ Res/Park ☐ Medium/Fine	☐ CCME ☐ Sanitary Sewer Bylaw	
☐ Table 2 ☐ Ind/Comm ☐ Coarse	☐ Reg 558 ☐ Storm Sewer Bylaw	
☐ Table 3 ☐ Agri/Other ☐ For RSC	☐ MISA Municipality	
☐ Table	☐ PWQO ☐ Reg 406 Table	
	☐ Other	

Include Criteria on Certificate of Analysis (Y/N)?

ANALYSIS REQUESTED (PLEASE BE SPECIFIC)

	Sample Barcode Label	Sample (Location) Identification	Date Sampled	Time Sampled	Matrix	Field Filtered (please circle): Metals / Hg / Cr VI	O.Reg 153 VOCs by HS & F1-F4	O.Reg 153 PAHs	O.Reg 153 Metals & Inorganics Pkg	VOC	PAH	PHC	metals	EC	SAR	PH	# of Bottles	Comments
1	BH-1 (Fill) →		2025/9/2nd	9:40	Soil					✓	✓	✓	✓	✓	✓	✓		
2	BH-2 (Fill) →		↓	11:00	↓					✓	✓	✓	✓	✓	✓	✓		
3	BH-3 (Fill) →		↓	11:30	↓					✓	✓	✓	✓	✓	✓	✓		
4	BH-4 (Fill) →		↓	12:30	↓					✓	✓	✓	✓	✓	✓	✓		
5	DuP		↓	11:00	↓					✓	✓	✓	✓	✓	✓	✓		
6																		
7																		
8																		
9																		
10																		

Turnaround Time (TAT) Required:
Please provide advance notice for rush projects

Regular (Standard) TAT: ☐
(will be applied if Rush TAT is not specified):
Standard TAT = 5-7 Working days for most tests.
Please note: Standard TAT for certain tests such as BOD and Dioxins/Furans are > 5 days - contact your Project Manager for details.

Job Specific Rush TAT (if applies to entire submission)
Date Required: ______ Time Required: ☐
Rush Confirmation Number: ______ (call lab for #)

Received in Ottawa

OTT-2025-09-016

* RELINQUISHED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	RECEIVED BY: (Signature/Print)	Date: (YY/MM/DD)	Time	# jars used and not submitted
Shahynaz Abdel.	2025/9/2	4:10 PM	Jenny	2025/09/02	16:15	

Laboratory Use Only

Time Sensitive	Temperature (°C) on Receipt	Custody Seal	Yes	No
	20, 21, 20	Present / Intact		✓

White: Bureau Veritas Yellow: Client

ON Ice Pack

* UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS'S STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/COC-TERMS-AND-CONDITIONS.

* IT IS THE RESPONSIBILITY OF THE RELINQUISHER TO ENSURE THE ACCURACY OF THE CHAIN OF CUSTODY RECORD. AN INCOMPLETE CHAIN OF CUSTODY MAY RESULT IN ANALYTICAL TAT DELAYS.

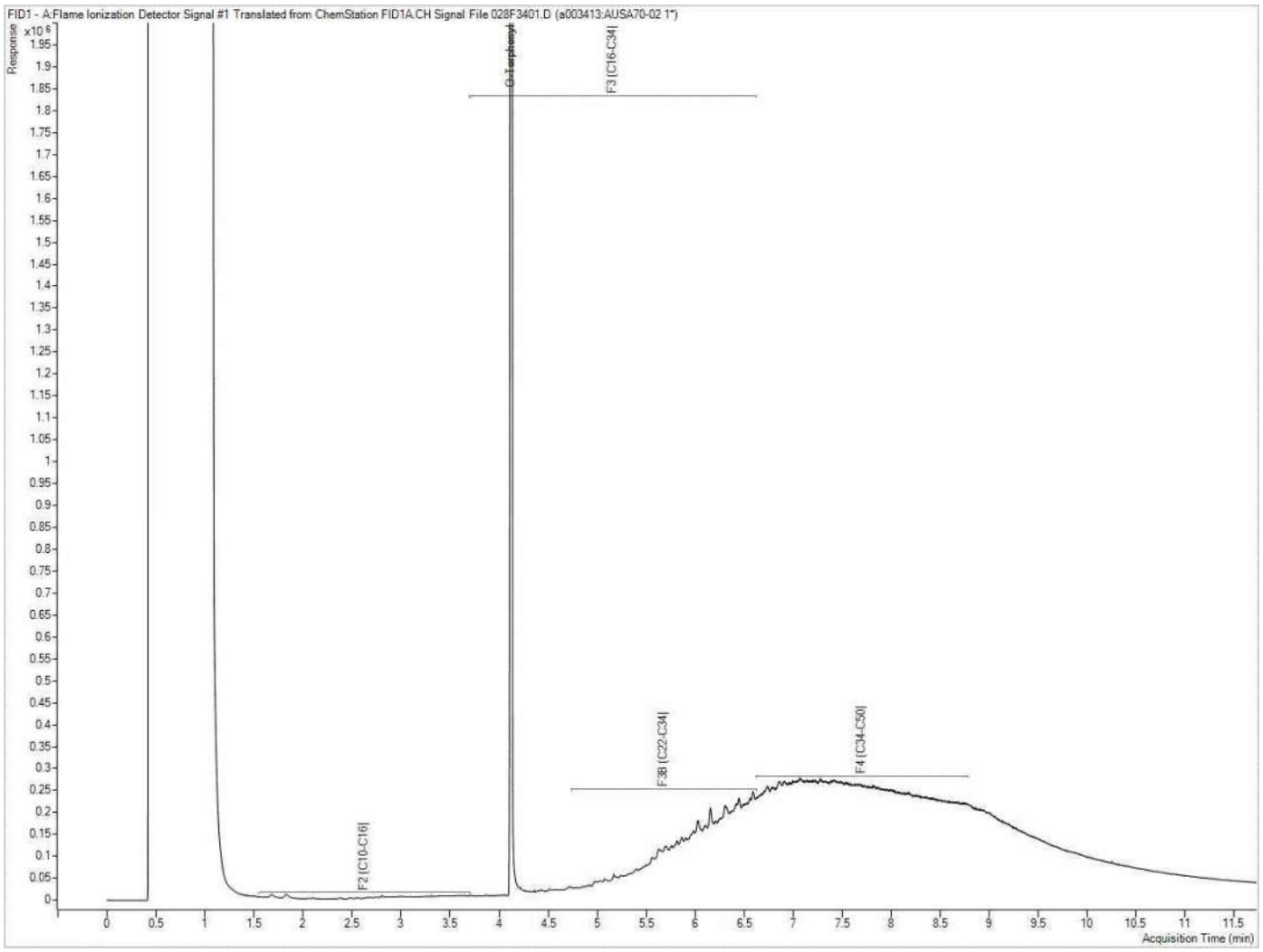
** SAMPLE CONTAINER, PRESERVATION, HOLD TIME AND PACKAGE INFORMATION CAN BE VIEWED AT WWW.BVNA.COM/ENVIRONMENTAL-LABORATORIES/RESOURCES/CHAIN-CUSTODY-FORMS-COCS.

SAMPLES MUST BE KEPT COOL (< 10°C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS

Bureau Veritas Job #: C5A8255
Report Date: 2025/09/08
Bureau Veritas Sample: AUSA70

exp Services Inc
Client Project #: OTT-25011403-A0
Project name: 133 FORWARD AVE.
Client ID: BH - 1 (FILL)

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

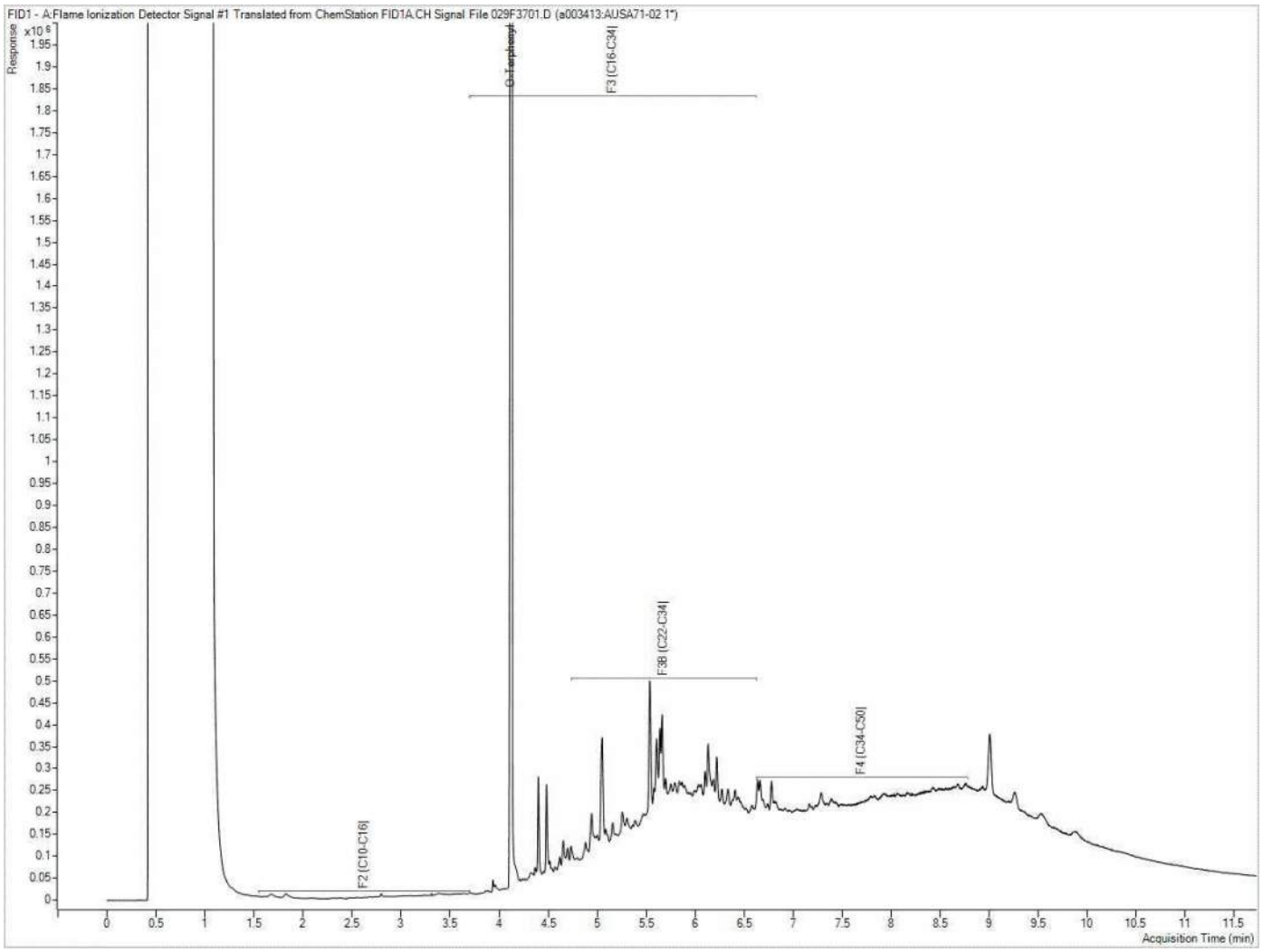


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C5A8255
Report Date: 2025/09/08
Bureau Veritas Sample: AUSA71

exp Services Inc
Client Project #: OTT-25011403-A0
Project name: 133 FORWARD AVE.
Client ID: BH - 2 (FILL)

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

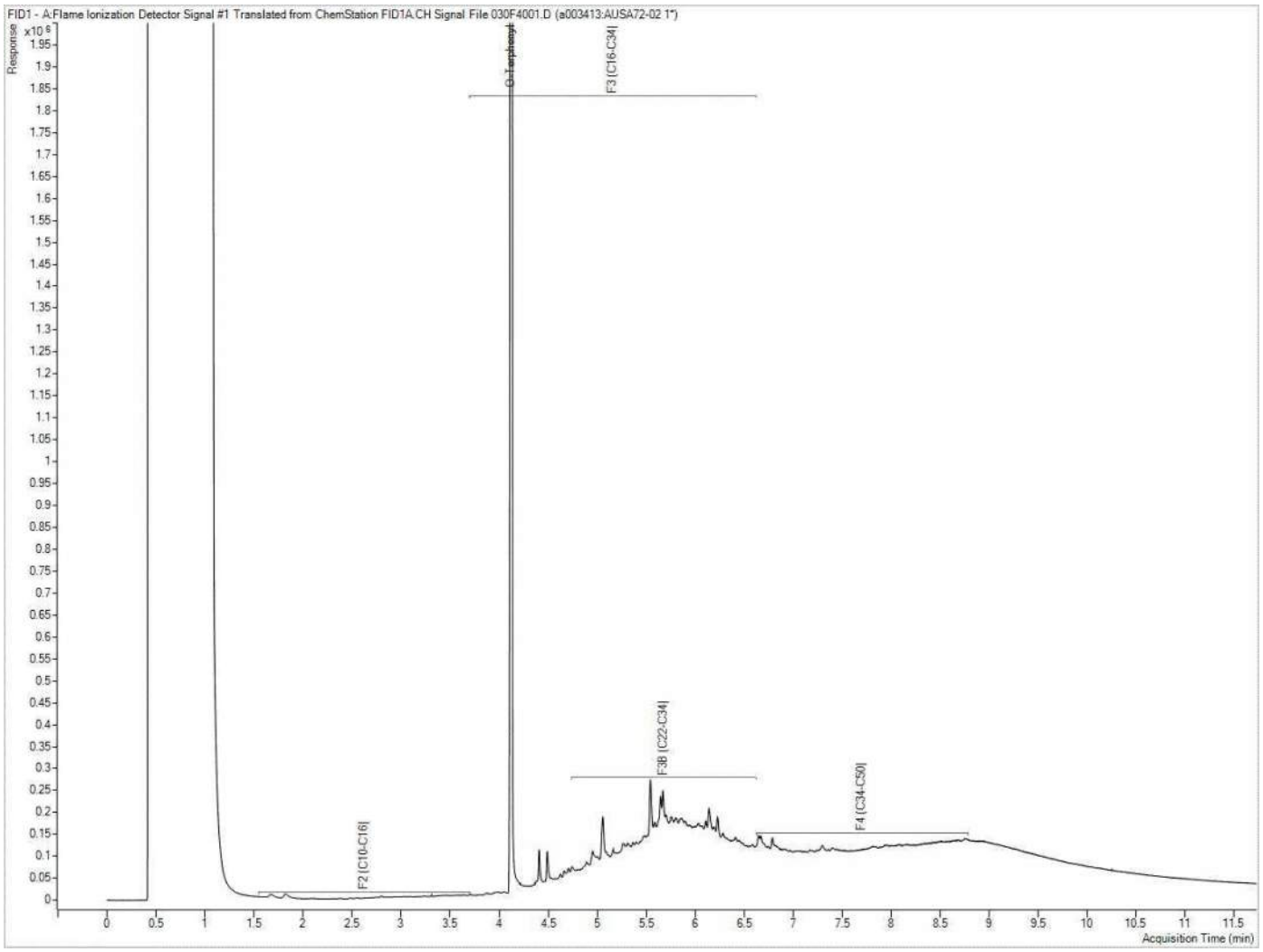


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C5A8255
Report Date: 2025/09/08
Bureau Veritas Sample: AUSA72

exp Services Inc
Client Project #: OTT-25011403-A0
Project name: 133 FORWARD AVE.
Client ID: BH - 3 (FILL)

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

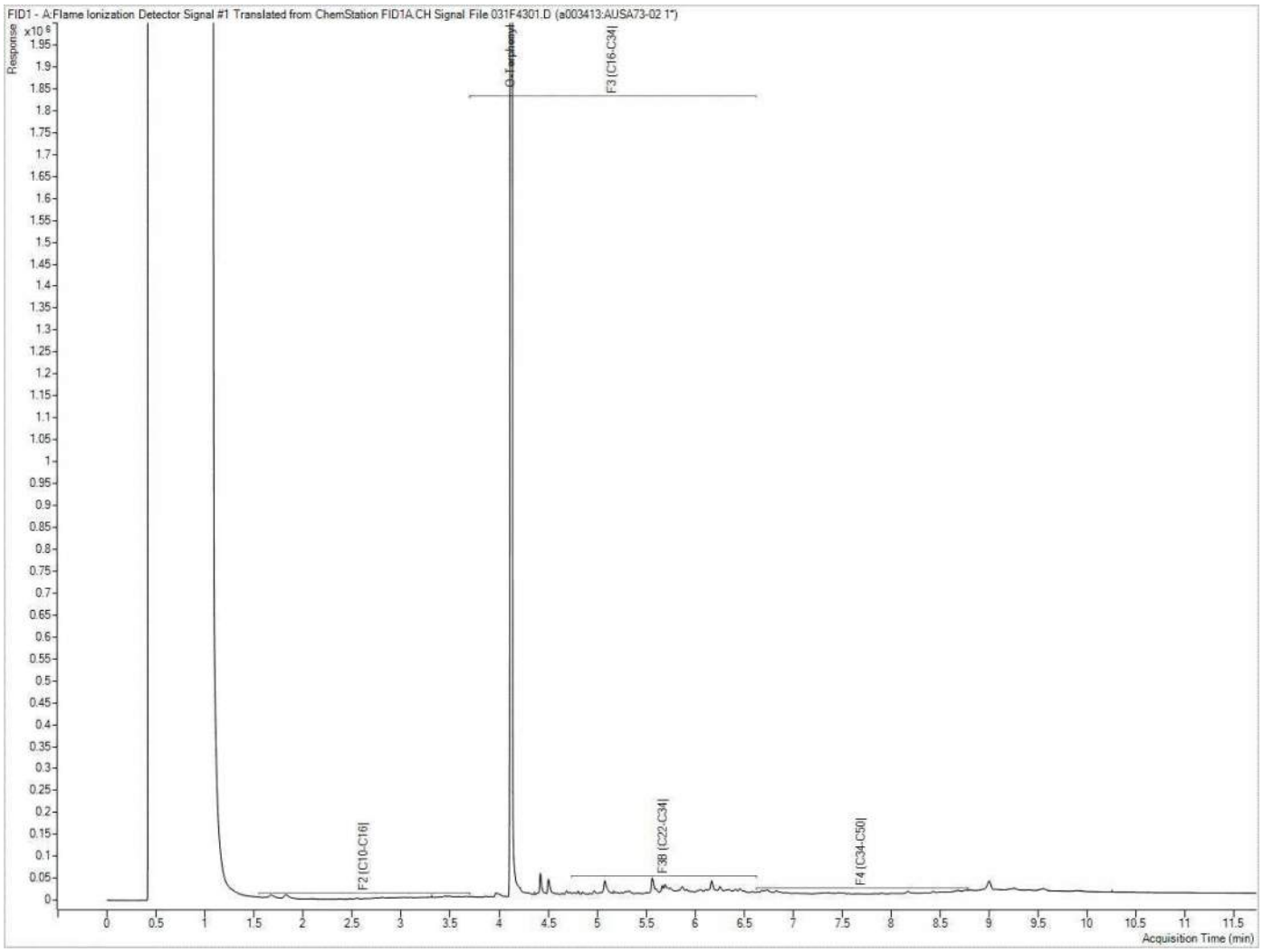


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C5A8255
Report Date: 2025/09/08
Bureau Veritas Sample: AUSA73

exp Services Inc
Client Project #: OTT-25011403-A0
Project name: 133 FORWARD AVE.
Client ID: BH - 4 (FILL)

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram

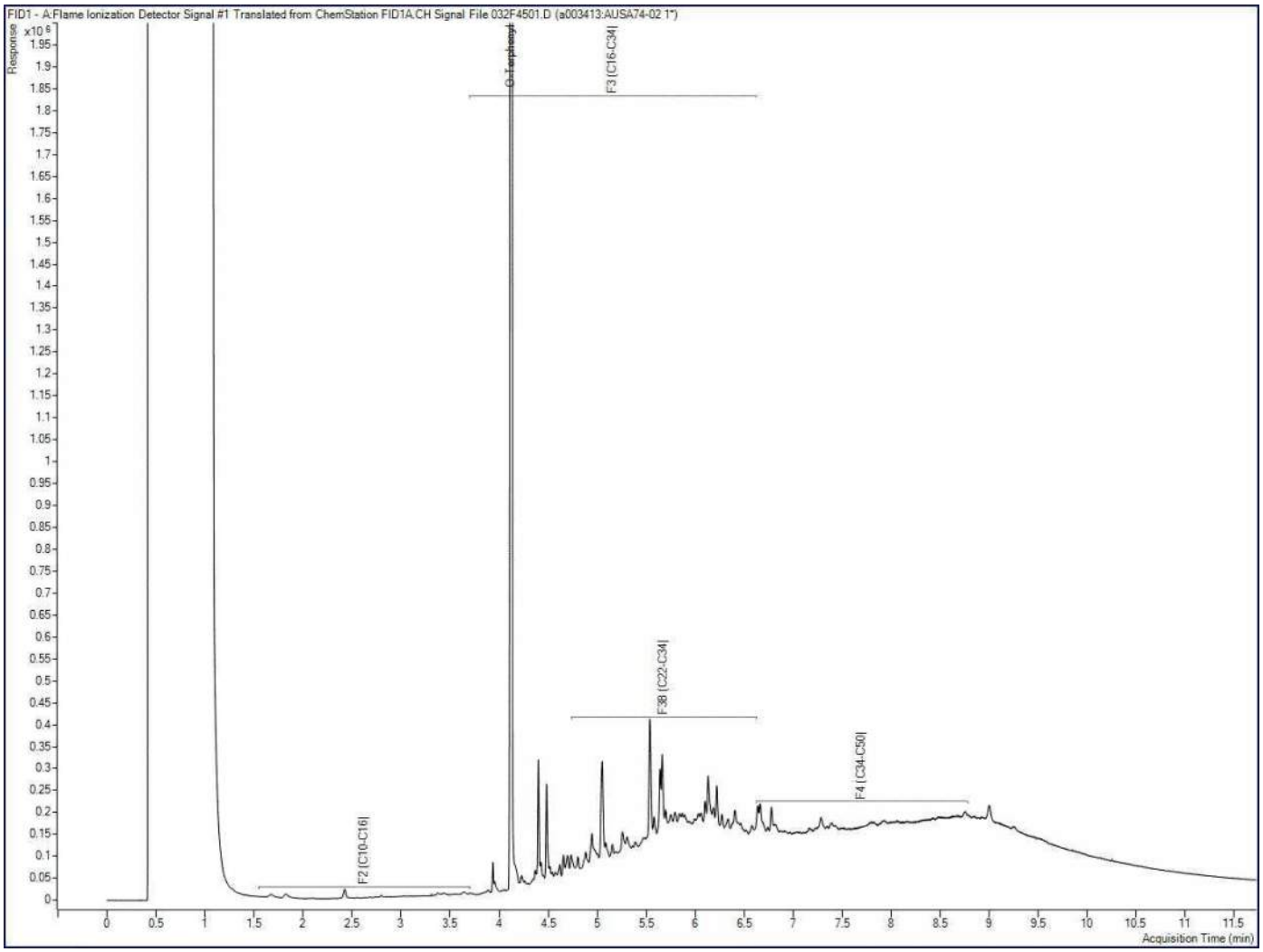


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C5A8255
Report Date: 2025/09/08
Bureau Veritas Sample: AUSA74

exp Services Inc
Client Project #: OTT-25011403-A0
Project name: 133 FORWARD AVE.
Client ID: DUP

Petroleum Hydrocarbons F2-F4 in Soil Chromatogram



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Your Project #: OTT-25011403-A0
Your C.O.C. #: N/A

Attention: Leah Wells

exp Services Inc
100-2650 Queensview Drive
Ottawa, ON
CANADA K2B 8H6

Report Date: 2025/09/11
Report #: R8610303
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5B0359
Received: 2025/09/05, 13:07

Sample Matrix: Water
Samples Received: 3

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Methylnaphthalene Sum (1)	3	N/A	2025/09/10	CAM SOP-00301	EPA 8270D m
1,3-Dichloropropene Sum (1)	3	N/A	2025/09/11		EPA 8260C m
Petroleum Hydrocarbons F2-F4 in Water (1, 2)	3	2025/09/08	2025/09/09	CAM SOP-00316	CCME PHC-CWS m
PAH Compounds in Water by GC/MS (SIM) (1)	3	2025/09/09	2025/09/09	CAM SOP-00318	EPA 8270E
Volatile Organic Compounds and F1 PHCs (1)	3	N/A	2025/09/10	CAM SOP-00230	EPA 8260C m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.
(1) This test was performed by Bureau Veritas Mississauga, 6740 Campobello Rd , Mississauga, ON, L5N 2L8
(2) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following “Alberta Environment’s Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003”. Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Your Project #: OTT-25011403-A0
Your C.O.C. #: N/A

Attention: Leah Wells

exp Services Inc
100-2650 Queensview Drive
Ottawa, ON
CANADA K2B 8H6

Report Date: 2025/09/11
Report #: R8610303
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5B0359
Received: 2025/09/05, 13:07

Encryption Key

Bureau Veritas
11 Sep 2025 11:09:27

Please direct all questions regarding this Certificate of Analysis to:
Katherine Szozda, Project Manager
Email: Katherine.Szozda@bureauveritas.com
Phone# (613)274-0573 Ext:7063633

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This report has been generated and distributed using a secure automated process.
Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

O.REG 153 PAHS (WATER)

Bureau Veritas ID		AUVP69	AUVP70	AUVP71		
Sampling Date		2025/09/05 12:15	2025/09/05 10:45	2025/09/05 10:45		
COC Number		N/A	N/A	N/A		
	UNITS	**MW25-01**	**MW25-02**	**DUP**	**RDL**	**QC Batch**
Calculated Parameters						
Methylnaphthalene, 2-(1-)	ug/L	<0.071	0.23	0.22	0.071	A004940
Polyaromatic Hydrocarbons						
Acenaphthene	ug/L	<0.050	<0.050	<0.050	0.050	A005952
Acenaphthylene	ug/L	<0.050	<0.050	<0.050	0.050	A005952
Anthracene	ug/L	<0.050	<0.050	<0.050	0.050	A005952
Benzo(a)anthracene	ug/L	<0.050	<0.050	<0.050	0.050	A005952
Benzo(a)pyrene	ug/L	<0.0090	<0.0090	<0.0090	0.0090	A005952
Benzo(b/j)fluoranthene	ug/L	<0.050	<0.050	<0.050	0.050	A005952
Benzo(g,h,i)perylene	ug/L	<0.050	<0.050	<0.050	0.050	A005952
Benzo(k)fluoranthene	ug/L	<0.050	<0.050	<0.050	0.050	A005952
Chrysene	ug/L	<0.050	<0.050	<0.050	0.050	A005952
Dibenzo(a,h)anthracene	ug/L	<0.050	<0.050	<0.050	0.050	A005952
Fluoranthene	ug/L	<0.050	<0.050	<0.050	0.050	A005952
Fluorene	ug/L	<0.050	<0.050	<0.050	0.050	A005952
Indeno(1,2,3-cd)pyrene	ug/L	<0.050	<0.050	<0.050	0.050	A005952
1-Methylnaphthalene	ug/L	<0.050	0.10	0.098	0.050	A005952
2-Methylnaphthalene	ug/L	0.054	0.13	0.12	0.050	A005952
Naphthalene	ug/L	<0.050	<0.050	<0.050	0.050	A005952
Phenanthrene	ug/L	<0.030	<0.030	<0.030	0.030	A005952
Pyrene	ug/L	<0.050	<0.050	<0.050	0.050	A005952
Surrogate Recovery (%)						
D10-Anthracene	%	102	102	106		A005952
D14-Terphenyl (FS)	%	91	92	94		A005952
D8-Acenaphthylene	%	97	97	98		A005952

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID		AUVP69	AUVP70	AUVP71		
Sampling Date		2025/09/05 12:15	2025/09/05 10:45	2025/09/05 10:45		
COC Number		N/A	N/A	N/A		
	UNITS	**MW25-01**	**MW25-02**	**DUP**	**RDL**	**QC Batch**
Calculated Parameters						
1,3-Dichloropropene (cis+trans)	ug/L	<0.50	<0.50	<0.50	0.50	A004951
Volatile Organics						
Acetone (2-Propanone)	ug/L	<10	<10	<10	10	A005591
Benzene	ug/L	<0.17	<0.17	<0.17	0.17	A005591
Bromodichloromethane	ug/L	<0.50	<0.50	<0.50	0.50	A005591
Bromoform	ug/L	<1.0	<1.0	<1.0	1.0	A005591
Bromomethane	ug/L	<0.50	<0.50	<0.50	0.50	A005591
Carbon Tetrachloride	ug/L	<0.20	<0.20	<0.20	0.20	A005591
Chlorobenzene	ug/L	<0.20	<0.20	<0.20	0.20	A005591
Chloroform	ug/L	3.0	2.8	2.7	0.20	A005591
Dibromochloromethane	ug/L	<0.50	<0.50	<0.50	0.50	A005591
1,2-Dichlorobenzene	ug/L	<0.50	<0.50	<0.50	0.50	A005591
1,3-Dichlorobenzene	ug/L	<0.50	<0.50	<0.50	0.50	A005591
1,4-Dichlorobenzene	ug/L	<0.50	<0.50	<0.50	0.50	A005591
Dichlorodifluoromethane (FREON 12)	ug/L	<1.0	<1.0	<1.0	1.0	A005591
1,1-Dichloroethane	ug/L	<0.20	<0.20	<0.20	0.20	A005591
1,2-Dichloroethane	ug/L	<0.50	<0.50	<0.50	0.50	A005591
1,1-Dichloroethylene	ug/L	<0.20	<0.20	<0.20	0.20	A005591
cis-1,2-Dichloroethylene	ug/L	<0.50	<0.50	<0.50	0.50	A005591
trans-1,2-Dichloroethylene	ug/L	<0.50	<0.50	<0.50	0.50	A005591
1,2-Dichloropropane	ug/L	<0.20	<0.20	<0.20	0.20	A005591
cis-1,3-Dichloropropene	ug/L	<0.30	<0.30	<0.30	0.30	A005591
trans-1,3-Dichloropropene	ug/L	<0.40	<0.40	<0.40	0.40	A005591
Ethylbenzene	ug/L	<0.20	<0.20	<0.20	0.20	A005591
Ethylene Dibromide	ug/L	<0.20	<0.20	<0.20	0.20	A005591
Hexane	ug/L	<1.0	<1.0	<1.0	1.0	A005591
Methylene Chloride(Dichloromethane)	ug/L	<2.0	<2.0	<2.0	2.0	A005591
Methyl Ethyl Ketone (2-Butanone)	ug/L	<10	<10	<10	10	A005591
Methyl Isobutyl Ketone	ug/L	<5.0	<5.0	<5.0	5.0	A005591
Methyl t-butyl ether (MTBE)	ug/L	<0.50	<0.50	<0.50	0.50	A005591
Styrene	ug/L	<0.50	<0.50	<0.50	0.50	A005591
1,1,1,2-Tetrachloroethane	ug/L	<0.50	<0.50	<0.50	0.50	A005591
1,1,2,2-Tetrachloroethane	ug/L	<0.50	<0.50	<0.50	0.50	A005591
Tetrachloroethylene	ug/L	<0.20	<0.20	<0.20	0.20	A005591
Toluene	ug/L	0.28	0.87	0.69	0.20	A005591

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

O.REG 153 VOCS BY HS & F1-F4 (WATER)

Bureau Veritas ID		AUVP69	AUVP70	AUVP71		
Sampling Date		2025/09/05 12:15	2025/09/05 10:45	2025/09/05 10:45		
COC Number		N/A	N/A	N/A		
	UNITS	**MW25-01**	**MW25-02**	**DUP**	**RDL**	**QC Batch**
1,1,1-Trichloroethane	ug/L	<0.20	<0.20	<0.20	0.20	A005591
1,1,2-Trichloroethane	ug/L	<0.50	<0.50	<0.50	0.50	A005591
Trichloroethylene	ug/L	<0.20	<0.20	<0.20	0.20	A005591
Trichlorofluoromethane (FREON 11)	ug/L	<0.50	<0.50	<0.50	0.50	A005591
Vinyl Chloride	ug/L	<0.20	<0.20	<0.20	0.20	A005591
p+m-Xylene	ug/L	<0.20	<0.20	<0.20	0.20	A005591
o-Xylene	ug/L	<0.20	<0.20	<0.20	0.20	A005591
Total Xylenes	ug/L	<0.20	<0.20	<0.20	0.20	A005591
F1 (C6-C10)	ug/L	<25	<25	<25	25	A005591
F1 (C6-C10) - BTEX	ug/L	<25	<25	<25	25	A005591
F2-F4 Hydrocarbons						
F2 (C10-C16 Hydrocarbons)	ug/L	<90	<90	<90	90	A005950
F3 (C16-C34 Hydrocarbons)	ug/L	<200	<200	<200	200	A005950
F4 (C34-C50 Hydrocarbons)	ug/L	<200	<200	<200	200	A005950
Reached Baseline at C50	ug/L	Yes	Yes	Yes		A005950
Surrogate Recovery (%)						
o-Terphenyl	%	104	105	106		A005950
4-Bromofluorobenzene	%	89	88	87		A005591
D4-1,2-Dichloroethane	%	108	106	108		A005591
D8-Toluene	%	97	98	95		A005591

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas Job #: C5B0359
Report Date: 2025/09/11

exp Services Inc
Client Project #: OTT-25011403-A0
Sampler Initials: MR

TEST SUMMARY

Bureau Veritas ID: AUVP69
Sample ID: MW25-01
Matrix: Water

Collected: 2025/09/05
Shipped:
Received: 2025/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A004940	N/A	2025/09/10	Automated Statchk
1,3-Dichloropropene Sum	CALC	A004951	N/A	2025/09/11	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	A005950	2025/09/08	2025/09/09	Jeevaraj Jeevaratrnam
PAH Compounds in Water by GC/MS (SIM)	GC/MS	A005952	2025/09/09	2025/09/09	Nicoleta Maria CIUBLEA
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A005591	N/A	2025/09/10	Xueming Jiang

Bureau Veritas ID: AUVP70
Sample ID: MW25-02
Matrix: Water

Collected: 2025/09/05
Shipped:
Received: 2025/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A004940	N/A	2025/09/10	Automated Statchk
1,3-Dichloropropene Sum	CALC	A004951	N/A	2025/09/11	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	A005950	2025/09/08	2025/09/09	Jeevaraj Jeevaratrnam
PAH Compounds in Water by GC/MS (SIM)	GC/MS	A005952	2025/09/09	2025/09/09	Nicoleta Maria CIUBLEA
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A005591	N/A	2025/09/10	Xueming Jiang

Bureau Veritas ID: AUVP71
Sample ID: DUP
Matrix: Water

Collected: 2025/09/05
Shipped:
Received: 2025/09/05

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Methylnaphthalene Sum	CALC	A004940	N/A	2025/09/10	Automated Statchk
1,3-Dichloropropene Sum	CALC	A004951	N/A	2025/09/11	Automated Statchk
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	A005950	2025/09/08	2025/09/09	Jeevaraj Jeevaratrnam
PAH Compounds in Water by GC/MS (SIM)	GC/MS	A005952	2025/09/09	2025/09/09	Nicoleta Maria CIUBLEA
Volatile Organic Compounds and F1 PHCs	GC/MSFD	A005591	N/A	2025/09/10	Xueming Jiang

GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	12.3°C

Results relate only to the items tested.

Bureau Veritas 100 – 36 Antares Dr. Nepean, ON, K2E 7W5 Phone: 613-274-0573 Website: www.bvna.com

QUALITY ASSURANCE REPORT

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A005591	4-Bromofluorobenzene	2025/09/10	92	70 - 130	92	70 - 130	89	%		
A005591	D4-1,2-Dichloroethane	2025/09/10	109	70 - 130	105	70 - 130	105	%		
A005591	D8-Toluene	2025/09/10	104	70 - 130	107	70 - 130	97	%		
A005950	o-Terphenyl	2025/09/09	105	60 - 140	107	60 - 140	106	%		
A005952	D10-Anthracene	2025/09/09	106	50 - 130	104	50 - 130	108	%		
A005952	D14-Terphenyl (FS)	2025/09/09	98	50 - 130	97	50 - 130	64	%		
A005952	D8-Acenaphthylene	2025/09/09	102	50 - 130	103	50 - 130	103	%		
A005591	1,1,1,2-Tetrachloroethane	2025/09/10	106	70 - 130	99	70 - 130	<0.50	ug/L	NC	30
A005591	1,1,1-Trichloroethane	2025/09/10	95	70 - 130	89	70 - 130	<0.20	ug/L	NC	30
A005591	1,1,2,2-Tetrachloroethane	2025/09/10	111	70 - 130	101	70 - 130	<0.50	ug/L	NC	30
A005591	1,1,2-Trichloroethane	2025/09/10	120	70 - 130	112	70 - 130	<0.50	ug/L	NC	30
A005591	1,1-Dichloroethane	2025/09/10	114	70 - 130	105	70 - 130	<0.20	ug/L	NC	30
A005591	1,1-Dichloroethylene	2025/09/10	114	70 - 130	105	70 - 130	<0.20	ug/L	NC	30
A005591	1,2-Dichlorobenzene	2025/09/10	97	70 - 130	93	70 - 130	<0.50	ug/L	NC	30
A005591	1,2-Dichloroethane	2025/09/10	111	70 - 130	103	70 - 130	<0.50	ug/L	NC	30
A005591	1,2-Dichloropropane	2025/09/10	121	70 - 130	113	70 - 130	<0.20	ug/L	NC	30
A005591	1,3-Dichlorobenzene	2025/09/10	96	70 - 130	92	70 - 130	<0.50	ug/L	NC	30
A005591	1,4-Dichlorobenzene	2025/09/10	95	70 - 130	91	70 - 130	<0.50	ug/L	NC	30
A005591	Acetone (2-Propanone)	2025/09/10	128	60 - 140	118	60 - 140	<10	ug/L	NC	30
A005591	Benzene	2025/09/10	109	70 - 130	101	70 - 130	<0.17	ug/L	NC	30
A005591	Bromodichloromethane	2025/09/10	104	70 - 130	96	70 - 130	<0.50	ug/L	NC	30
A005591	Bromoform	2025/09/10	94	70 - 130	87	70 - 130	<1.0	ug/L	NC	30
A005591	Bromomethane	2025/09/10	89	60 - 140	82	60 - 140	<0.50	ug/L	NC	30
A005591	Carbon Tetrachloride	2025/09/10	100	70 - 130	94	70 - 130	<0.20	ug/L	NC	30
A005591	Chlorobenzene	2025/09/10	94	70 - 130	88	70 - 130	<0.20	ug/L	NC	30
A005591	Chloroform	2025/09/10	107	70 - 130	98	70 - 130	<0.20	ug/L	NC	30
A005591	cis-1,2-Dichloroethylene	2025/09/10	108	70 - 130	98	70 - 130	<0.50	ug/L	NC	30
A005591	cis-1,3-Dichloropropene	2025/09/10	94	70 - 130	87	70 - 130	<0.30	ug/L	NC	30
A005591	Dibromochloromethane	2025/09/10	102	70 - 130	95	70 - 130	<0.50	ug/L	NC	30
A005591	Dichlorodifluoromethane (FREON 12)	2025/09/10	92	60 - 140	90	60 - 140	<1.0	ug/L	NC	30
A005591	Ethylbenzene	2025/09/10	98	70 - 130	93	70 - 130	<0.20	ug/L	NC	30
A005591	Ethylene Dibromide	2025/09/10	103	70 - 130	96	70 - 130	<0.20	ug/L	NC	30

QUALITY ASSURANCE REPORT(CONT'D)

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A005591	F1 (C6-C10) - BTEX	2025/09/10					<25	ug/L	NC	30
A005591	F1 (C6-C10)	2025/09/10	88	60 - 140	86	60 - 140	<25	ug/L	NC	30
A005591	Hexane	2025/09/10	136 (1)	70 - 130	124	70 - 130	<1.0	ug/L	NC	30
A005591	Methyl Ethyl Ketone (2-Butanone)	2025/09/10	116	60 - 140	106	60 - 140	<10	ug/L	NC	30
A005591	Methyl Isobutyl Ketone	2025/09/10	120	70 - 130	113	70 - 130	<5.0	ug/L	NC	30
A005591	Methyl t-butyl ether (MTBE)	2025/09/10	101	70 - 130	97	70 - 130	<0.50	ug/L	NC	30
A005591	Methylene Chloride(Dichloromethane)	2025/09/10	106	70 - 130	97	70 - 130	<2.0	ug/L	NC	30
A005591	o-Xylene	2025/09/10	106	70 - 130	102	70 - 130	<0.20	ug/L	NC	30
A005591	p+m-Xylene	2025/09/10	96	70 - 130	91	70 - 130	<0.20	ug/L	NC	30
A005591	Styrene	2025/09/10	93	70 - 130	90	70 - 130	<0.50	ug/L	NC	30
A005591	Tetrachloroethylene	2025/09/10	91	70 - 130	86	70 - 130	<0.20	ug/L	NC	30
A005591	Toluene	2025/09/10	107	70 - 130	101	70 - 130	<0.20	ug/L	NC	30
A005591	Total Xylenes	2025/09/10					<0.20	ug/L	NC	30
A005591	trans-1,2-Dichloroethylene	2025/09/10	107	70 - 130	98	70 - 130	<0.50	ug/L	NC	30
A005591	trans-1,3-Dichloropropene	2025/09/10	106	70 - 130	98	70 - 130	<0.40	ug/L	NC	30
A005591	Trichloroethylene	2025/09/10	93	70 - 130	87	70 - 130	<0.20	ug/L	NC	30
A005591	Trichlorofluoromethane (FREON 11)	2025/09/10	93	70 - 130	87	70 - 130	<0.50	ug/L	NC	30
A005591	Vinyl Chloride	2025/09/10	114	70 - 130	105	70 - 130	<0.20	ug/L	NC	30
A005950	F2 (C10-C16 Hydrocarbons)	2025/09/09	109	60 - 140	112	60 - 140	<90	ug/L	NC	30
A005950	F3 (C16-C34 Hydrocarbons)	2025/09/09	118	60 - 140	120	60 - 140	<200	ug/L	NC	30
A005950	F4 (C34-C50 Hydrocarbons)	2025/09/09	108	60 - 140	109	60 - 140	<200	ug/L	NC	30
A005952	1-Methylnaphthalene	2025/09/09	86	50 - 130	84	50 - 130	<0.050	ug/L	NC	30
A005952	2-Methylnaphthalene	2025/09/09	84	50 - 130	84	50 - 130	<0.050	ug/L	NC	30
A005952	Acenaphthene	2025/09/09	95	50 - 130	94	50 - 130	<0.050	ug/L	NC	30
A005952	Acenaphthylene	2025/09/09	96	50 - 130	95	50 - 130	<0.050	ug/L	NC	30
A005952	Anthracene	2025/09/09	114	50 - 130	110	50 - 130	<0.050	ug/L	NC	30
A005952	Benzo(a)anthracene	2025/09/09	111	50 - 130	105	50 - 130	<0.050	ug/L	NC	30
A005952	Benzo(a)pyrene	2025/09/09	101	50 - 130	97	50 - 130	<0.0090	ug/L	NC	30
A005952	Benzo(b/j)fluoranthene	2025/09/09	109	50 - 130	105	50 - 130	<0.050	ug/L	NC	30
A005952	Benzo(g,h,i)perylene	2025/09/09	114	50 - 130	109	50 - 130	<0.050	ug/L	NC	30
A005952	Benzo(k)fluoranthene	2025/09/09	102	50 - 130	98	50 - 130	<0.050	ug/L	NC	30
A005952	Chrysene	2025/09/09	112	50 - 130	108	50 - 130	<0.050	ug/L	NC	30

			Matrix Spike		SPIKED BLANK		Method Blank		RPD	
QC Batch	Parameter	Date	% Recovery	QC Limits	% Recovery	QC Limits	Value	UNITS	Value (%)	QC Limits
A005952	Dibenzo(a,h)anthracene	2025/09/09	108	50 - 130	104	50 - 130	<0.050	ug/L	NC	30
A005952	Fluoranthene	2025/09/09	113	50 - 130	106	50 - 130	<0.050	ug/L	NC	30
A005952	Fluorene	2025/09/09	102	50 - 130	99	50 - 130	<0.050	ug/L	NC	30
A005952	Indeno(1,2,3-cd)pyrene	2025/09/09	118	50 - 130	113	50 - 130	<0.050	ug/L	NC	30
A005952	Naphthalene	2025/09/09	85	50 - 130	84	50 - 130	<0.050	ug/L	NC	30
A005952	Phenanthrene	2025/09/09	107	50 - 130	103	50 - 130	<0.030	ug/L	NC	30
A005952	Pyrene	2025/09/09	113	50 - 130	106	50 - 130	<0.050	ug/L	NC	30

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

(1) The recovery was above the upper control limit. This may represent a high bias in some results for this specific analyte. For results that were not detected (ND), this potential bias has no impact.

Bureau Veritas 100 – 36 Antares Dr. Nepean, ON, K2E 7W5 Phone: 613-274-0573 Website: www.bvna.com

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

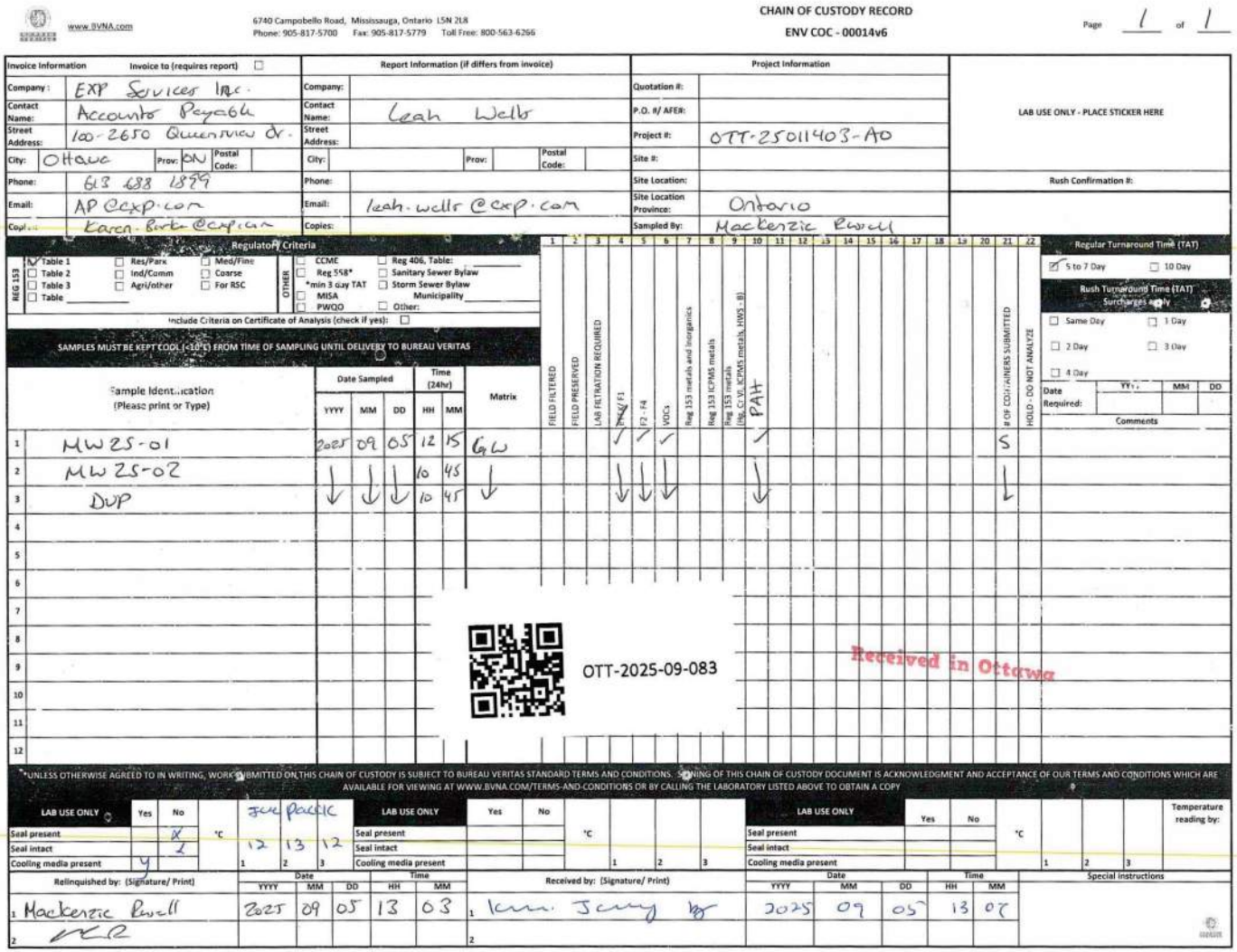
Cristina Carriere

Cristina Carriere, Senior Scientific Specialist

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

Bureau Veritas 100 – 36 Antares Dr. Nepean, ON, K2E 7W5 Phone: 613-274-0573 Website: www.bvna.com

C5B0359
2025/09/05 13:07



www.BVNA.com

6740 Campobello Road, Mississauga, Ontario L5N 2L8
Phone: 905-817-5700 Fax: 905-817-5779 Toll Free: 800-563-6266

CHAIN OF CUSTODY RECORD
ENV COC - 00014v6

Page 1 of 1

Invoice Information		Report Information (if differs from invoice)		Project Information	
Company:	EXP Services Inc.	Company:		Quotation #:	
Contact Name:	Accounts Payable	Contact Name:	Leah Wells	P.O. #/ AFE#:	
Street Address:	100-2650 Queensview Dr.	Street Address:		Project #:	OTT-25011403-A0
City:	Ottawa Prov: ON Postal Code:	City:	Prov: Postal Code:	Site #:	
Phone:	613 688 1899	Phone:		Site Location:	
Email:	AP@exp.com	Email:	leah.wells@exp.com	Site Location Province:	Ontario
Copies:	Karen.Birt@exp.com	Copies:		Sampled By:	Mackenzie Powell

LAB USE ONLY - PLACE STICKER HERE

Rush Confirmation #:

Regulatory Criteria

REG 153: ☑ Table 1 ☐ Table 2 ☐ Table 3 ☐ Table ____ ☐ Res/Park ☐ Ind/Comm ☐ Agri/other ☐ Med/Fine ☐ Coarse ☐ For RSC

OTHER: ☐ CCME ☐ Reg 558* ☐ *min 3 day TAT ☐ MISA ☐ PWQO ☐ Reg 406, Table: ____ ☐ Sanitary Sewer Bylaw ☐ Storm Sewer Bylaw Municipality ____ ☐ Other:

Include Criteria on Certificate of Analysis (check if yes): ☐

SAMPLES MUST BE KEPT COOL (<10°C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS

	Sample Identification (Please print or Type)	Date Sampled YYYY	MM	DD	Time (24hr) HH	MM	Matrix	FIELD FILTERED	FIELD PRESERVED	LAB FILTRATION REQUIRED	BTEX/ F1	F2 - F4	VOCs	Reg 153 metals and Inorganics	Reg 153 ICPMS metals	Reg 153 metals (Hg, Cr VI, ICPMS metals, HWS - B)	PAH	# OF CONTAINERS SUBMITTED	HOLD - DO NOT ANALYZE
1	MW25-01	2025	09	05	12	15	GW				✓	✓	✓				✓	5	
2	MW25-02	↓	↓	↓	10	45	↓				↓	↓	↓				↓	↓	
3	DUP	↓	↓	↓	10	45	↓				↓	↓	↓				↓	↓	
4																			
5																			
6																			
7																			
8																			
9																			
10																			
11																			
12																			

OTT-2025-09-083

Received in Ottawa

Regular Turnaround Time (TAT)
☑ 5 to 7 Day ☐ 10 Day

Rush Turnaround Time (TAT) Surcharges apply
☐ Same Day ☐ 1 Day ☐ 2 Day ☐ 3 Day ☐ 4 Day

Date Required: YYYY MM DD

Comments

UNLESS OTHERWISE AGREED TO IN WRITING, WORK SUBMITTED ON THIS CHAIN OF CUSTODY IS SUBJECT TO BUREAU VERITAS STANDARD TERMS AND CONDITIONS. SIGNING OF THIS CHAIN OF CUSTODY DOCUMENT IS ACKNOWLEDGMENT AND ACCEPTANCE OF OUR TERMS AND CONDITIONS WHICH ARE AVAILABLE FOR VIEWING AT WWW.BVNA.COM/TERMS-AND-CONDITIONS OR BY CALLING THE LABORATORY LISTED ABOVE TO OBTAIN A COPY

LAB USE ONLY	Yes	No		°C			
Seal present		X					
Seal intact		X					
Cooling media present	Y			12	13	12	
				1	2	3	

FedEx Priority

LAB USE ONLY	Yes	No		°C			
Seal present							
Seal intact							
Cooling media present				1	2	3	

LAB USE ONLY	Yes	No		°C			
Seal present							
Seal intact							
Cooling media present				1	2	3	

Temperature reading by:

	Relinquished by: (Signature/ Print)	Date YYYY	MM	DD	Time HH	MM	Received by: (Signature/ Print)	Date YYYY	MM	DD	Time HH	MM
1	Mackenzie Powell	2025	09	05	13	03	1	2025	09	05	13	07
2							2					

Special instructions

BUREAU VERITAS

SERVICE CENTER COOLER TEMPERATURE RECORD

CHAIN-OF-CUSTODY RECORD

COOLER OBSERVATIONS:

SHIPPED FROM BV SERVICE CENTER: OTTAWA

RECEIVED AT: MISSISSAUGA

BV Receipt #	Custody Seal Present (Yes/No)	Custody Seal Intact (Yes/No)	Ice Present (Yes/No)	☐ Drinking Water	Temp 1	Temp 2	Temp 3
1 OTT-2025-09-083					7	5	4
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

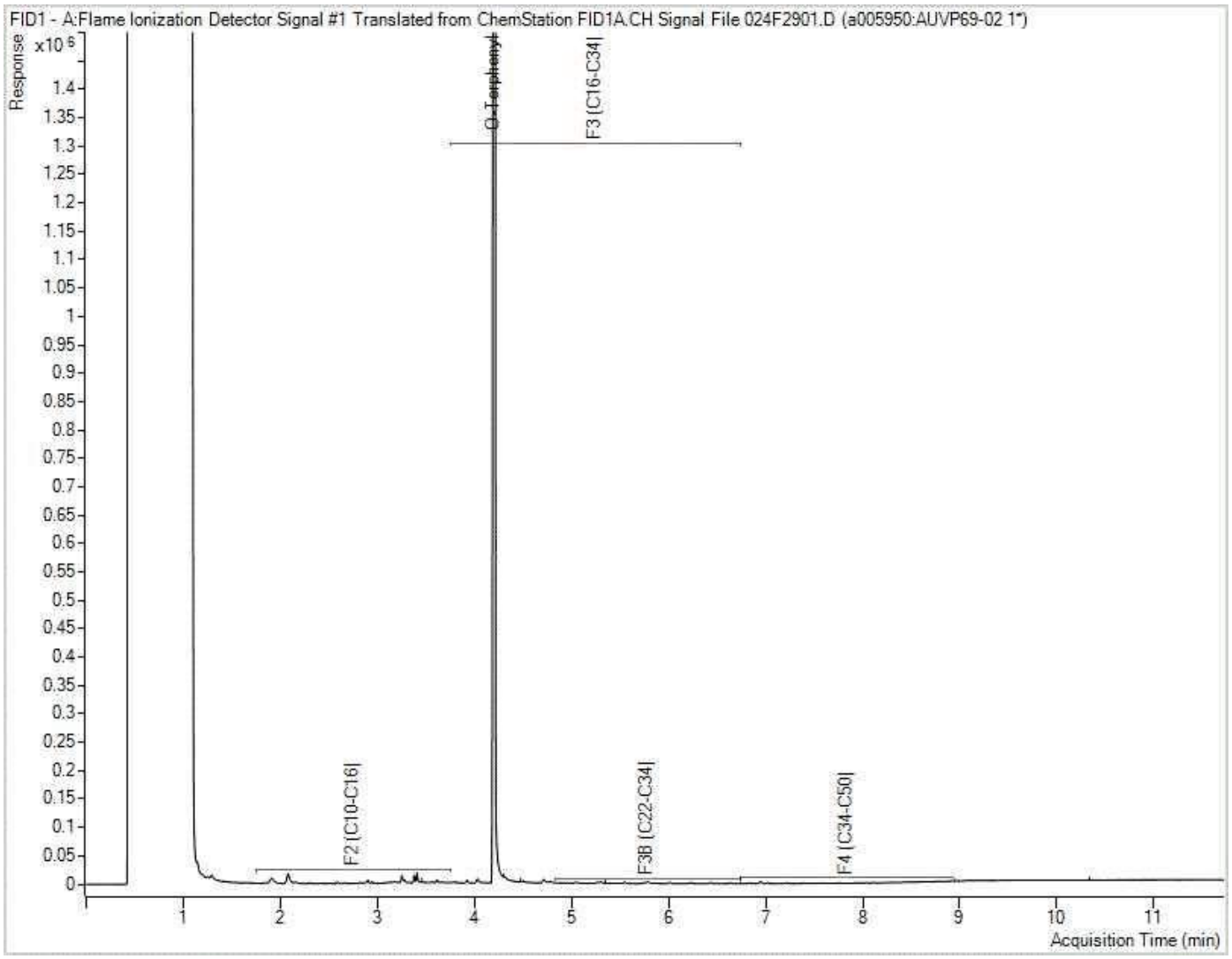
RECEIVED BY (PRINT & SIGN)		DATE (YYYY/MM/DD)	TIME (HH:MM)
Sucken Print SA[illegible]	S. Sign	2025/09/06	08:15

If Custody seal condition and presence of ice is the same for all, use these boxes:	YES	NO
CUSTODY SEAL PRESENT	✓	
CUSTODY SEAL INTACT	✓	
ICE PRESENT	✓	

Bureau Veritas Job #: C5B0359
Report Date: 2025/09/11
Bureau Veritas Sample: AUVP69

exp Services Inc
Client Project #: OTT-25011403-A0
Client ID: MW25-01

Petroleum Hydrocarbons F2-F4 in Water Chromatogram

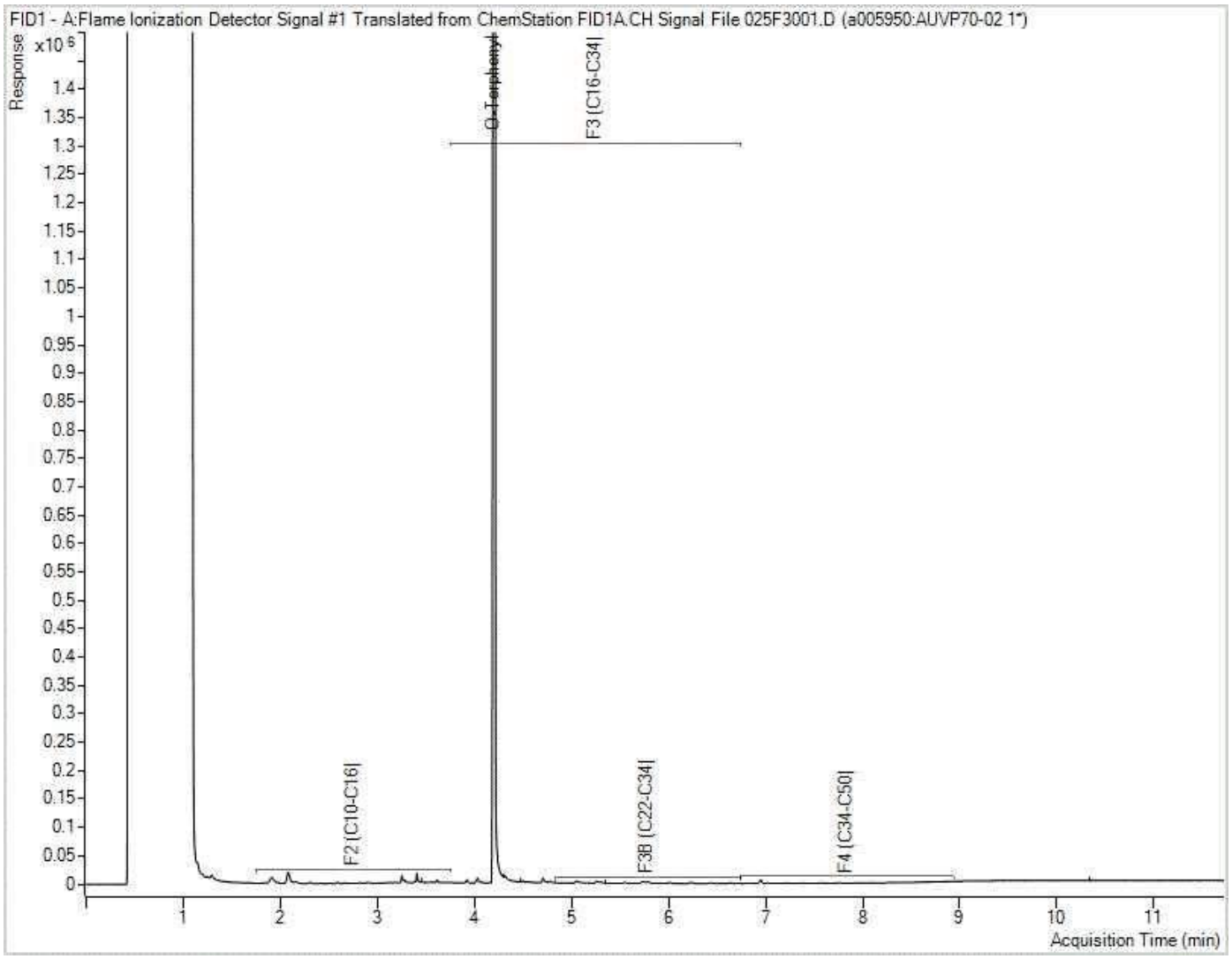


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C5B0359
Report Date: 2025/09/11
Bureau Veritas Sample: AUVP70

exp Services Inc
Client Project #: OTT-25011403-A0
Client ID: MW25-02

Petroleum Hydrocarbons F2-F4 in Water Chromatogram

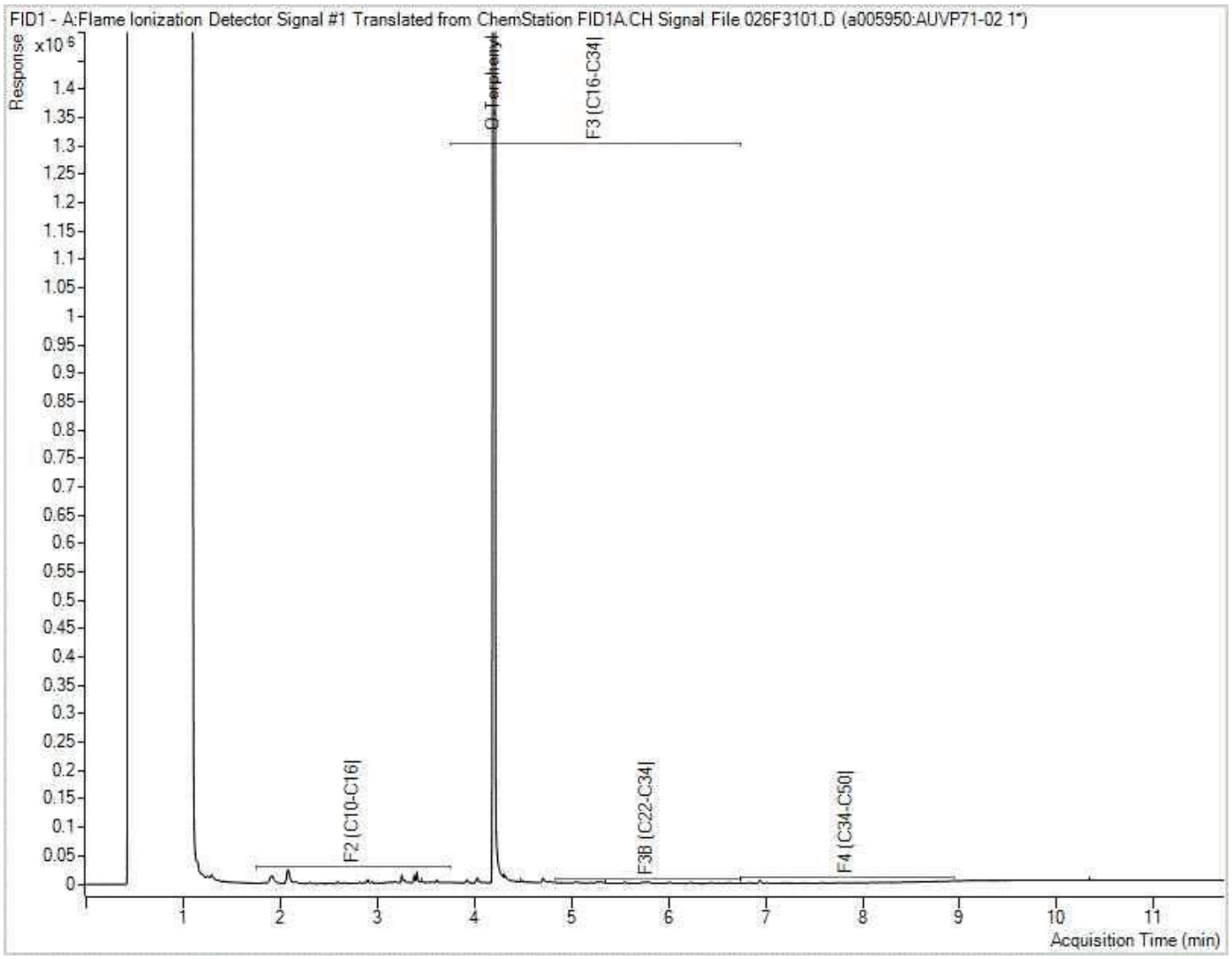


Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.

Bureau Veritas Job #: C5B0359
Report Date: 2025/09/11
Bureau Veritas Sample: AUVP71

exp Services Inc
Client Project #: OTT-25011403-A0
Client ID: DUP

Petroleum Hydrocarbons F2-F4 in Water Chromatogram



Note: This information is provided for reference purposes only. Should detailed chemist interpretation or fingerprinting be required, please contact the laboratory.