



October 9, 2020

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

E-mail: andrew.hanna@gwlra.com

Attention: Mr. Andrew Hanna

Re: Phase Two Environmental Site Assessment – Summary

320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa,
Ontario
Pinchin File: 230236.006

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

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

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

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

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

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

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

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

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

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

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



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

Pinchin Ltd.

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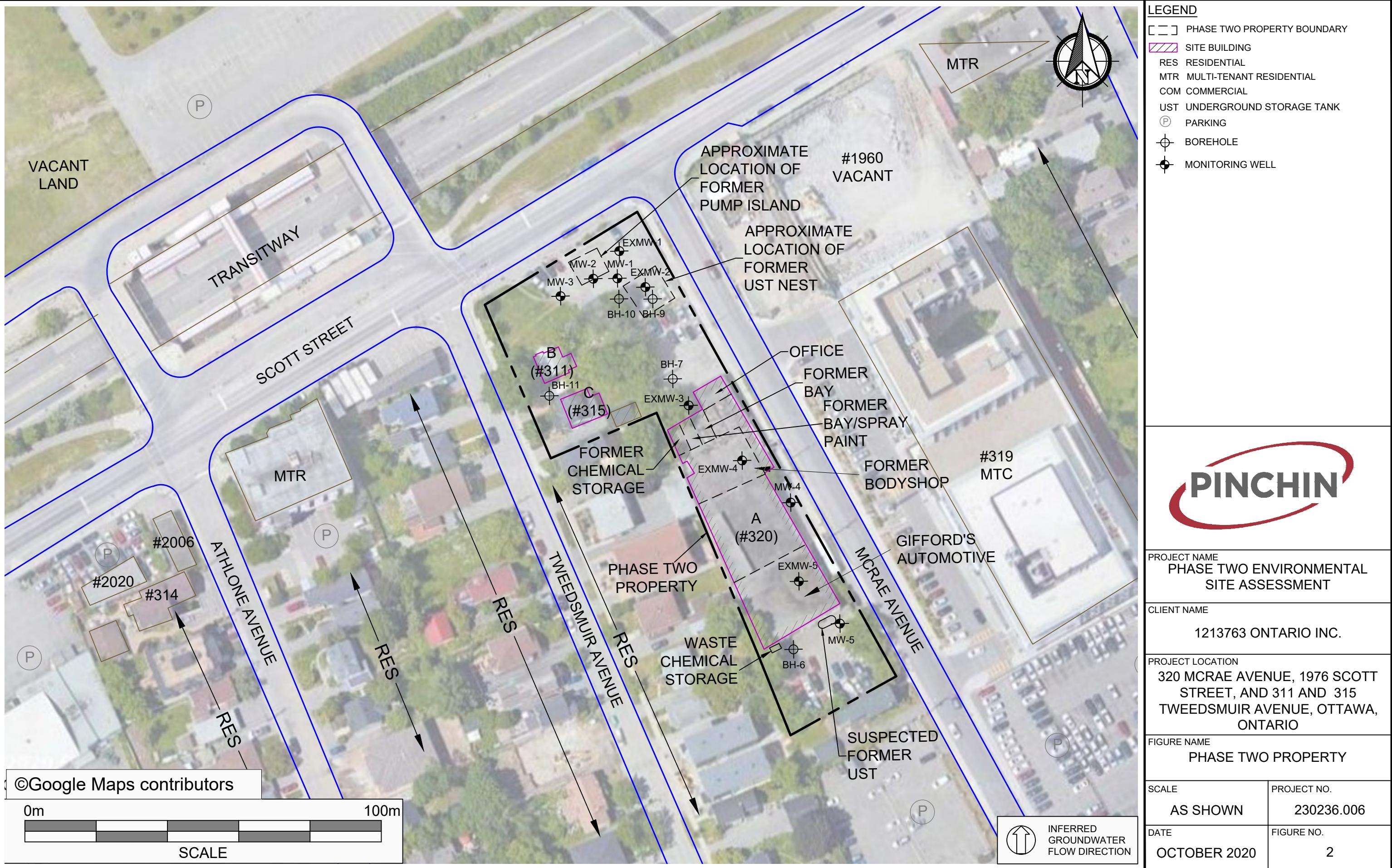
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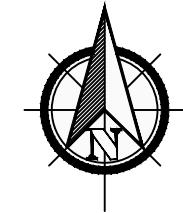
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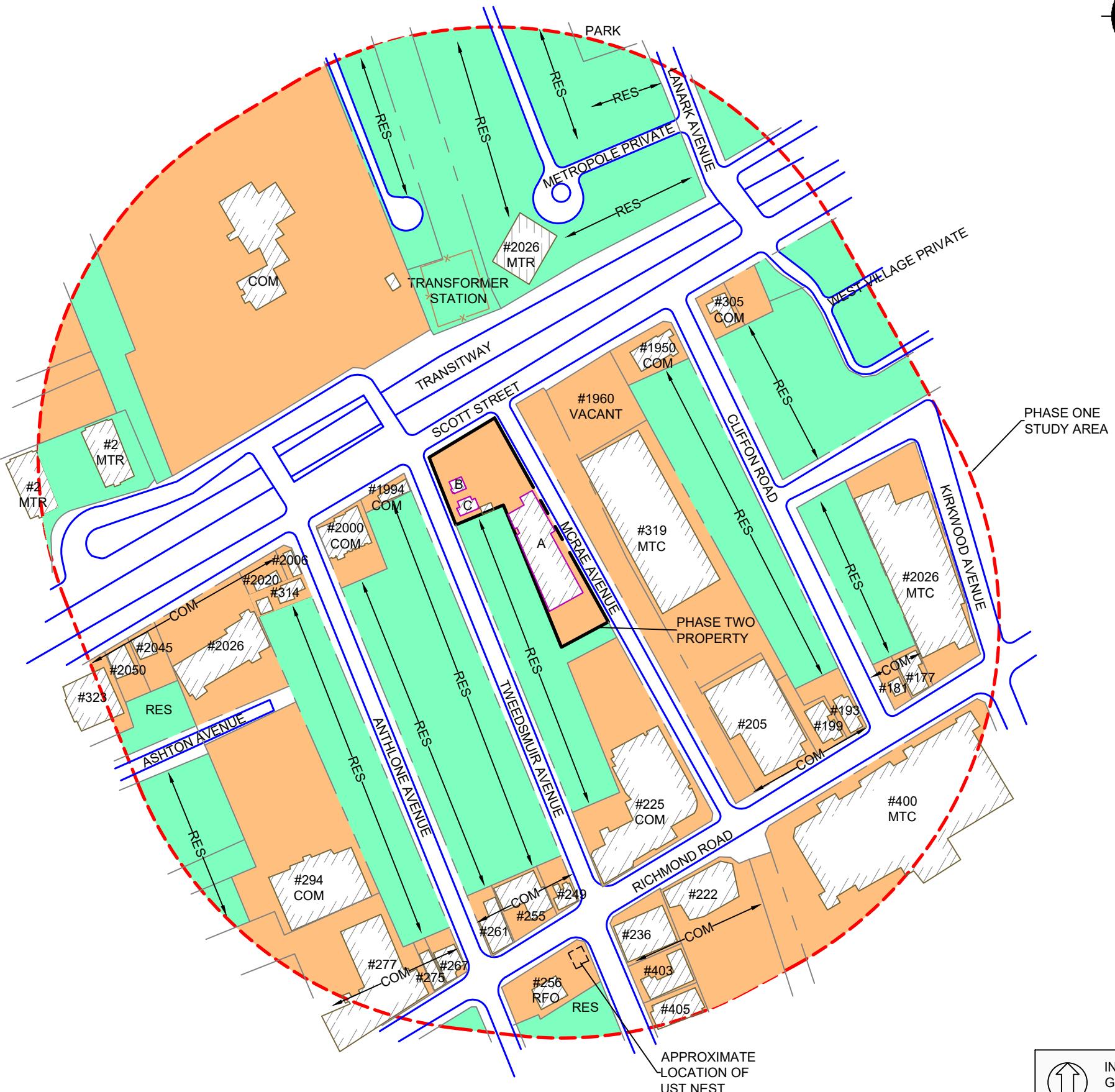


	PROJECT NAME	PHASE TWO ENVIRONMENTAL SITE ASSESSMENT	
	CLIENT NAME	1213763 ONTARIO INC.	
	PROJECT LOCATION	320 MCRAE AVENUE, 1976 SCOTT STREET, AND 311 AND 315 TWEEDSMUIR AVENUE, OTTAWA, ONTARIO	
	FIGURE NAME	KEY MAP	
SCALE	AS SHOWN	PROJECT NO.	230236.006
FIGURE NO.	DATE OCTOBER 2020		1



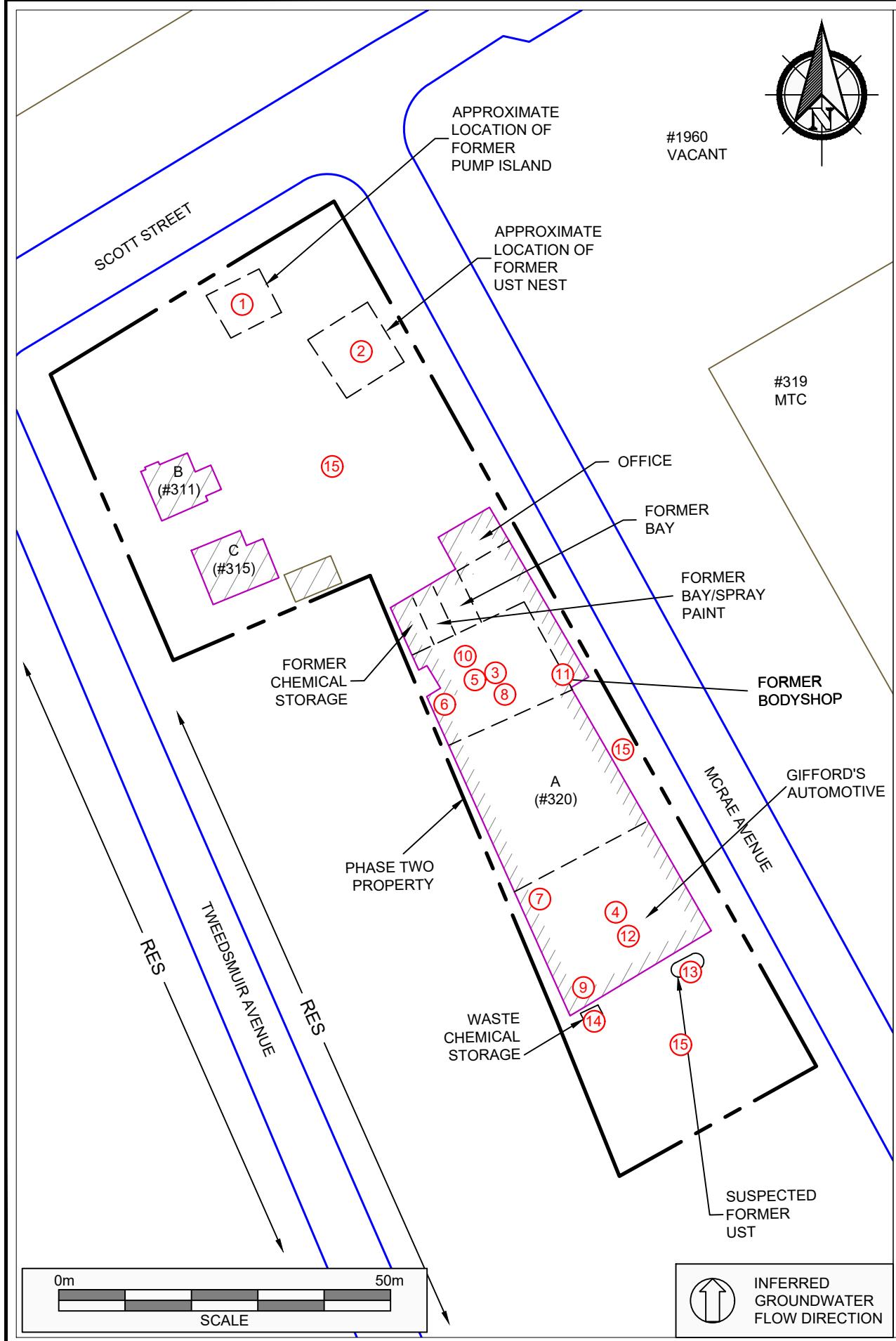


LEGEND	
INDUSTRIAL/COMMERCIAL/COMMUNITY/LAND USE	
RESIDENTIAL/PARKLAND/INSTITUTIONAL LAND USE	
— PHASE TWO PROPERTY BOUNDARY	
- - - PHASE ONE STUDY AREA BOUNDARY	
COM COMMERCIAL	
MTC MULTI-TENANT COMMERCIAL	
MTR MULTI-TENANT RESIDENTIAL	
RES RESIDENTIAL	
RFO RETAIL FUEL OUTLET	
UST UNDERGROUND STORAGE TANK	



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PROJECT NAME	PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
CLIENT NAME	1213763 ONTARIO INC.
PROJECT LOCATION	320 MCRAE AVENUE, 1976 SCOTT STREET, AND 311 AND 315 TWEEDSMUIR AVENUE, OTTAWA, ONTARIO
FIGURE NAME	PHASE ONE STUDY AREA
SCALE	AS SHOWN
DATE	OCTOBER 2020
PROJECT NO.	230236.006
FIGURE NO.	3



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

LEGEND

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

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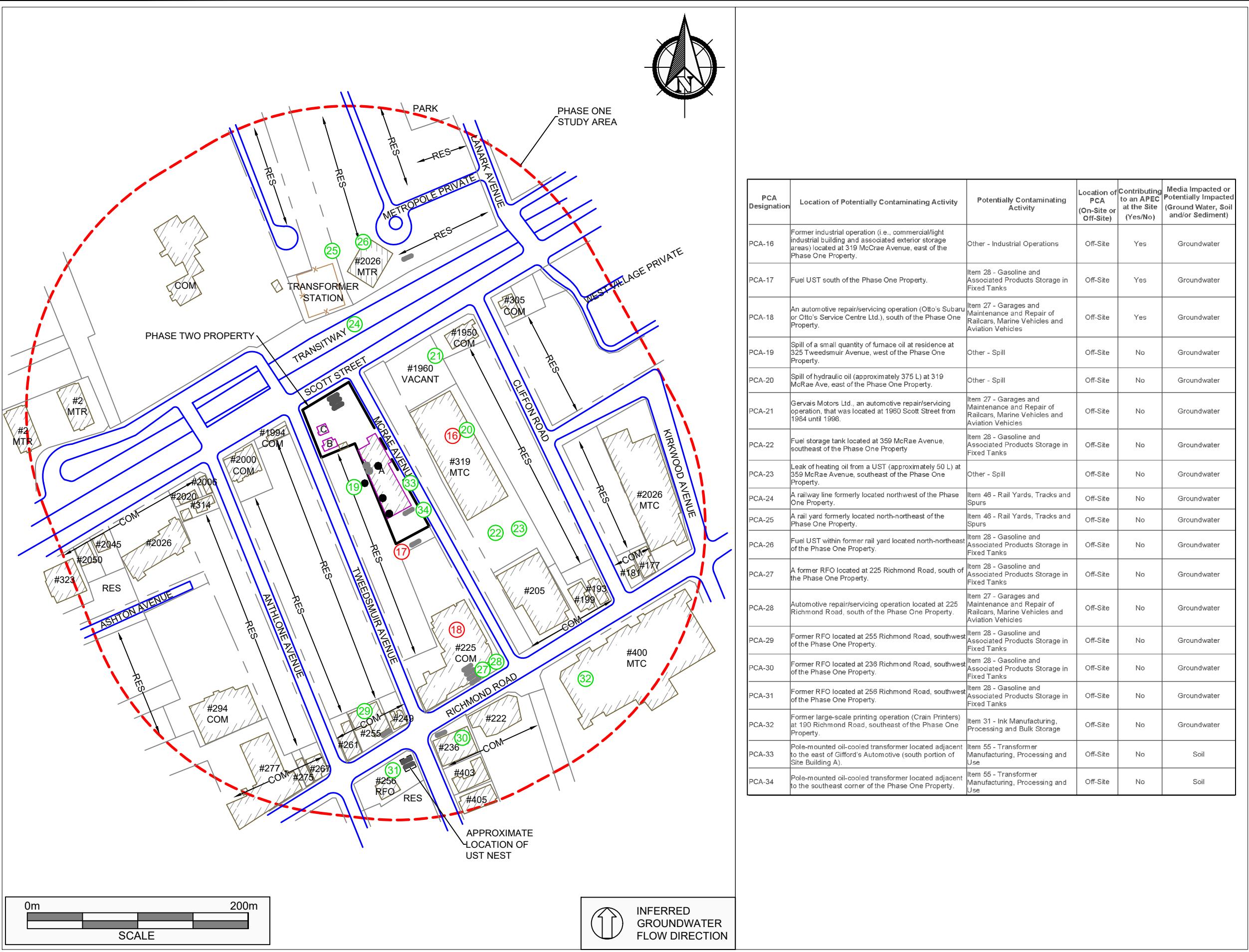
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PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

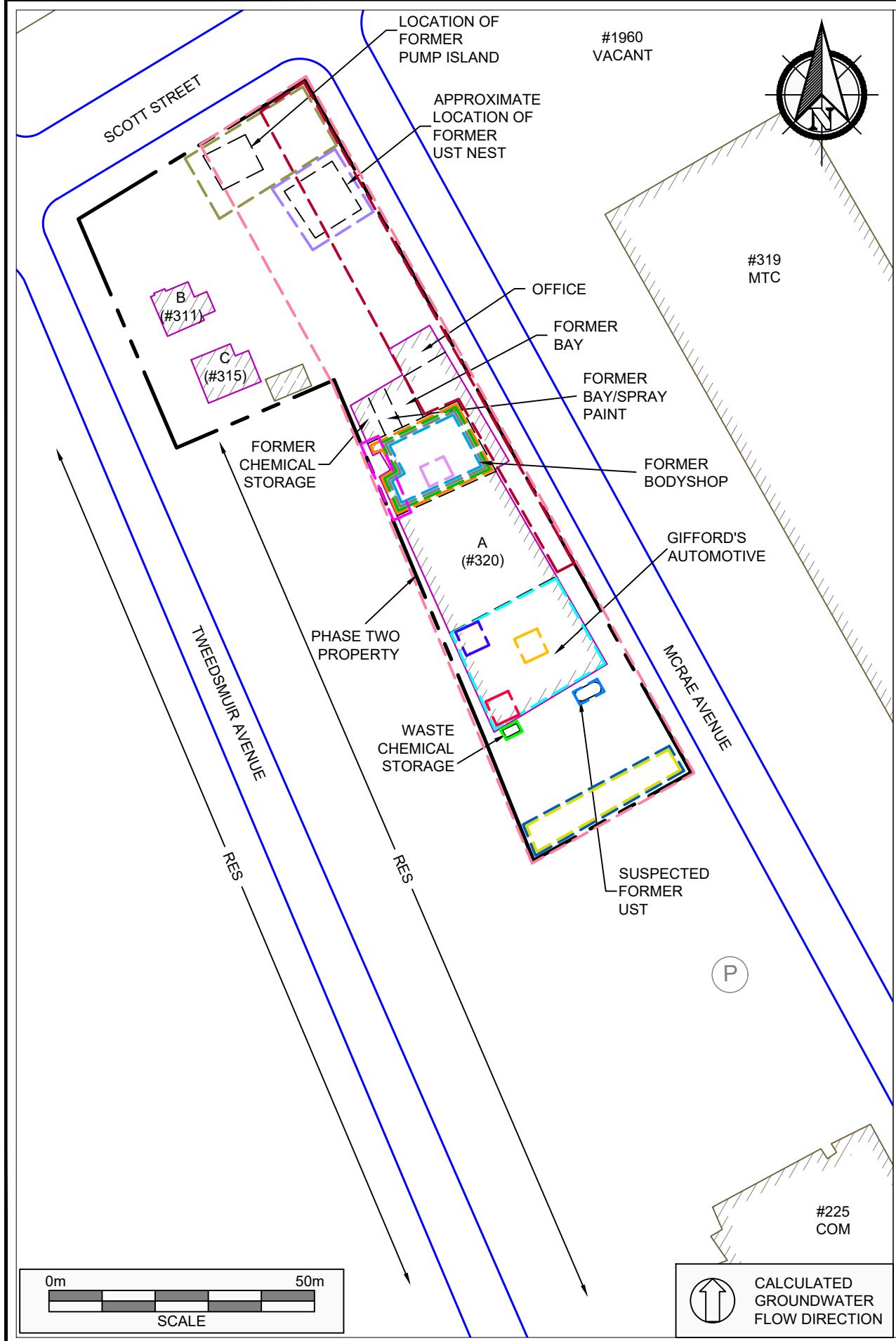
CLIENT NAME
1213763 ONTARIO INC.

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

FIGURE NAME
POTENTIALLY CONTAMINATING ACTIVITIES - ON-SITE

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





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

LEGEND	
—	PHASE TWO PROPERTY BOUNDARY
MTC	MULTI-TENANT COMMERCIAL
RES	UNDERGROUND STORAGE TANK
COM	UNDERGROUND STORAGE TANK
UST	UNDERGROUND STORAGE TANK
APEC	AREA OF ENVIRONMENTAL CONCERN
□	APEC-1
□	APEC-2
□	APEC-3
□	APEC-4
□	APEC-5
□	APEC-6
□	APEC-7
□	APEC-8
□	APEC-9
□	APEC-10
□	APEC-11
□	APEC-12
□	APEC-13
□	APEC-14
□	APEC-15
□	APEC-16
□	APEC-17
□	APEC-18

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PROJECT NAME	PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
CLIENT NAME	1213763 ONTARIO INC.
PROJECT LOCATION	320 MCRAE AVENUE, 1976 SCOTT STREET, AND 311 AND 315 TWEEDSMUIR AVENUE, OTTAWA, ONTARIO
FIGURE NAME	AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
SCALE	PROJECT NO.
AS SHOWN	230236.006
DATE	FIGURE NO.
OCTOBER 2020	6

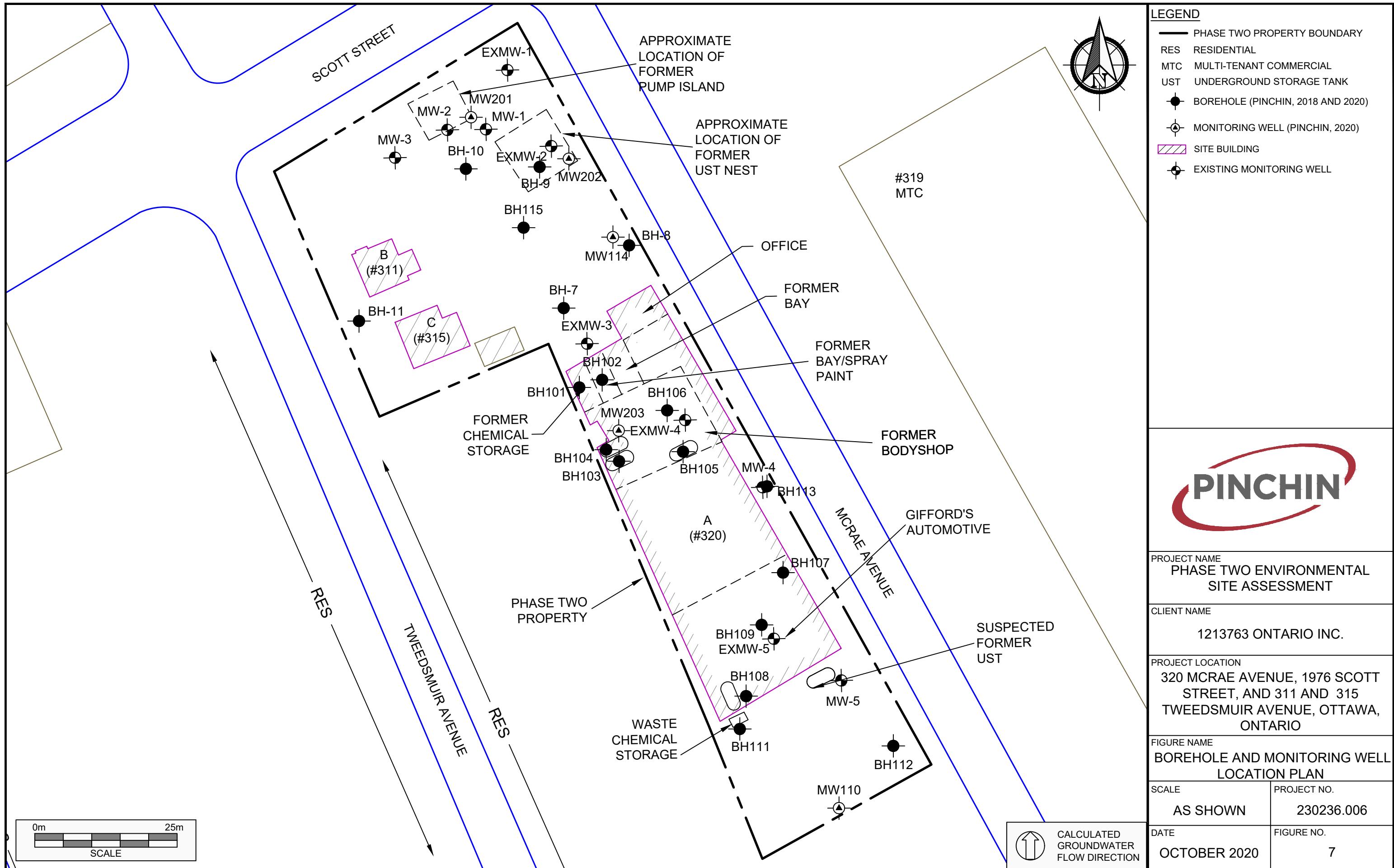


TABLE 1
PETROLEUM HYDROCARBON ANALYSIS FOR SOIL

1213763 Ontario Inc.

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

Parameter	MECP Table 7 Standards*	Sample Designation																							
		Sample Collection Dates (mm/yyyy)																							
		01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	01/11/2018	
		<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
Petroleum Hydrocarbons F1 ($C_{12} - C_{16}$)	55	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
Petroleum Hydrocarbons F2 ($C_{12} - C_{16}$)	98	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
Petroleum Hydrocarbons F3 ($C_{12} - C_{16}$)	300	<50	<50	<50	<50	110	<50	<50	400	200	<50	75	580	470	<50	68	<50	<50	<50	<50	21	<10	<10	<10	<10
Petroleum Hydrocarbons F4 ($C_{12} - C_{16}$)	2800	>500	>500	>500	>500	2500	190	>500	2200	3400	2900	>500	>500	>500	>500	>500	>500	>500	>500	90	>500	>500	>500	>500	>500

Note:

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

 Exceeds Site Condition Standard
 Resonable Detection Limit Exceeds Site Condition Standard
 UB
 Methyl Below Ground Surface
 BTEx
 Benzene, Toluene, Ethylbenzene and Xylenes

TABLE 2
VOLATILE ORGANIC COMPOUND ANALYSIS FOR SOIL
1213763 Ontario Inc.

10 of 10

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



TABLE 3
POLYCYCLIC AROMATIC HYDROCARBON ANALYSIS FOR SOIL
1213763 Ontario Inc.
320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario

Parameter	MECP Table 7 Standards*	Sample Designation																													
		Sample Collection Depth (mbsf)										Sample Depth (mbsf)																			
		0.0-0.8	0.8-1.5	0.0-0.8	0.8-1.5	0.0-0.8	0.8-1.5	0.0-0.8	0.8-1.5	0.0-0.8	0.8-1.5	0.0-0.8	0.8-1.5	0.0-0.8	0.8-1.5	0.0-0.8	0.8-1.5	0.0-0.8	0.8-1.5	0.0-0.8	0.8-1.5	0.0-0.8	0.8-1.5	0.0-0.8	0.8-1.5	0.0-0.8	0.8-1.5				
Aceanaphthalene	7.9	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050			
Aceanaphthalene	0.15	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050			
Anthracene	0.67	<0.050	<0.050	<0.050	<0.050	0.046	0.033	<0.050	0.021	0.027	<0.050	0.015	0.019	0.0078	0.0085	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	7.8	0.27	0.41	0.12	<0.050	<0.050	22	0.064	<0.050	
benzofluorene	0.5	<0.050	<0.050	<0.050	<0.050	0.28	0.28	<0.050	0.18	0.28	<0.050	0.18	0.28	0.058	0.058	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	1.1	0.28	0.28	0.28	<0.050	<0.050	67	0.32	<0.050	
benzofluoranthene	0.3	0.015	<0.050	0.03	0.28	0.11	<0.050	0.15	0.28	<0.050	0.093	0.15	0.073	0.048	0.049	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	12	0.087	0.88	0.058	<0.050	<0.050	57	0.32	0.086	
benzofluoranthene	0.78	0.024	0.61	0.044	0.33	0.15	<0.050	0.18	0.32	<0.050	0.12	0.19	0.094	0.067	0.071	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	15	0.12	1.1	0.055	<0.050	<0.050	65	0.43	0.013	
benzofluoranthene	0.05	<0.050	<0.050	<0.050	<0.050	0.28	0.28	<0.050	0.18	0.28	<0.050	0.18	0.28	0.058	0.058	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	5	0.12	0.12	0.12	<0.050	<0.050	55	0.25	<0.050	
benzofluoranthene	0.75	0.0078	<0.050	0.016	0.22	0.053	0.053	<0.050	0.07	0.12	<0.050	0.045	0.072	0.036	0.023	0.025	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	5	0.042	0.39	0.029	<0.050	<0.050	26	0.15	<0.050
Crysenene	7	0.016	0.0076	0.035	0.3	0.1	<0.050	0.17	0.24	<0.050	0.1	0.21	0.099	0.036	0.04	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	11	0.06	0.75	0.049	<0.050	<0.050	55	0.25	0.097	
UnterZca,1,4naphthalene	0.1	0.0057	<0.050	0.0071	0.078	0.028	<0.050	0.028	0.052	<0.050	0.014	0.055	0.0072	0.031	0.02	0.0088	0.0095	<0.050	<0.050	<0.050	<0.050	2	0.018	0.16	0.011	<0.050	<0.050	61	0.053	<0.050	
Fluorene	0.49	<0.050	<0.050	<0.050	<0.050	0.05	0.05	<0.050	0.05	0.05	<0.050	0.05	0.05	0.05	0.05	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	1.1	0.12	0.12	0.12	<0.050	<0.050	55	0.25	<0.050	
Fluorene	62	<0.050	<0.050	<0.050	<0.050	0.034	0.016	<0.050	0.03	0.029	<0.050	0.023	0.041	0.03	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	3.3	0.017	0.18	0.058	<0.050	<0.050	10	<0.050	<0.050		
Indeno[1,2,3-cd]phenene	0.38	0.013	<0.050	0.025	0.23	0.093	<0.050	0.12	0.19	<0.050	0.079	0.11	0.063	0.037	0.04	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	29	0.25	0.058	0.053	0.047	<0.050	<0.050	29	0.25	<0.050
Naphthalene,2,6-dimethyl	0.49	<0.050	<0.050	<0.050	<0.050	0.18	0.09	<0.050	0.18	0.09	<0.050	0.18	0.09	0.038	0.038	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	1.1	0.04	0.04	0.04	<0.050	<0.050	41	0.25	<0.050	
Naphthalene	0.6	<0.050	<0.050	<0.050	<0.050	0.13	<0.050	<0.050	0.012	0.11	<0.050	0.098	0.0055	0.0078	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	0.88	0.012	0.022	0.022	<0.050	<0.050	2.3	<0.050	<0.050		
Phenanthrene	8.2	0.015	0.0084	0.02	0.2	0.11	<0.050	0.17	0.12	<0.050	0.098	0.31	0.14	0.032	0.034	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	24	0.08	1.5	0.033	<0.050	<0.050	75	0.22	0.015	
Pyrene	78	0.018	0.0055	0.048	0.45	0.15	<0.050	0.33	0.47	<0.050	0.18	0.41	0.064	0.069	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050	24	0.15	1.7	0.085	<0.050	<0.050	120	0.49	0.019		

Note:

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

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

TABLE 4
METALS ANALYSIS FOR SOIL

1213763 Ontario Inc.
320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario

Parameter	MECP Table 7 Standards*	Sample Collection Date (dd/mm/yyyy)																													
		Sample Collection Date (dd/mm/yyyy)																													
		MW-1 SS-2	MW-2 SS-2	MW-3 SS-1	MW-4 SS-2	MW-5 SS-2	BH-6 SS-2	BH-7 SS-1	BH-8 SS-1	BH-9 SS-4	BH-10 SS-1	BH-11 SS-1	DUP-1	BH101 SS1	DUP-1	BH102 SS1	BH103 SS1	BH104 SS1	BH105 SS1	BH106 SS2	BH107 SS4	BH108 SS1	BH109 SS1	MW110 SS2	DUP-2	BH111 SS1	BH112 SS2	BH113 SS2	MW114 SS1	BH115 SS2	
Antimony	7.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
arsenic	18	1.5	4.3	-	64	2.9	<1.0	4.5	11	<1.0	1.4	<1.0	2.6	<0.20	<0.20	2.6	<0.20	2.6	<0.20	2.6	<0.20	2.6	<0.20	2.6	<0.20	2.6	<0.20	2.6	<0.20	2.6	
barium	360	260	190	-	469	140	86	360	260	36	280	290	280	110	110	160	70	30	84	430	150	180	99	82	130	51	330	300	90		
boron (Hot Water Soluble)	4	0.32	0.33	-	0.75	0.54	0.24	0.4	0.40	<0.20	0.78	0.36	0.38	0.47	0.40	0.45	0.24	<0.20	0.45	0.21	0.32	0.66	0.41	0.3	0.31	<0.20	0.41	0.42	0.31		
cadmium	1.0	0.50	0.22	-	1.8	0.93	0.19	1.7	3.9	0.071	0.77	0.25	0.23	0.89	0.0	0.34	0.11	0.083	0.05	0.19	0.85	2.6	1.6	0.21	0.21	<0.050	1.6	1.4	0.18	0.18	0.18
Chromium (VI)	1.2	<0.10	<0.10	-	9.7	0.17	<0.10	0.71	3.7	<0.10	0.98	0.11	<0.10	0.26	0.24	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	0.24	0.034	<0.10	<0.10	0.18	0.14	<0.10	<0.10	
cobalt	160	17	12	-	4.7	21	13	15	25	8.5	19	13	18	23	25	18	40	11	21	57	20	27	33	15	14	21	16	41	21	15	
Copper	140	11	16	-	318	16	8.4	26	80	10	37	9.4	12	16	16	16	12	6.2	8	8.2	56	26	140	10	12	14	6.4	65	46	9.6	
Lead	120	16	15	-	15000	40	6.5	190	870	4.4	180	17	17	41	26	13	6.8	7.6	9.9	4.1	190	100	350	3.5	3.4	3.3	2.1	720	470	6.8	
mercury	0.001	0.000	0.000	-	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000			
molybdenum	6.9	1.2	2.6	-	3.9	0.9	<0.50	0.83	1.9	<0.50	1.3	<0.50	0.88	0.8	1.5	1.4	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	2.1	2.8	7.8	<0.50	<0.50	<0.50	2.2	1.4	0.70
Nickel	100	10	14	-	77	16	7.9	16	22	7	14	12	16	16	15	17	8.5	6.6	14	9	11	19	76	10	9.4	12	7	22	21	12	
Selenium	2.4	<0.50	<0.50	-	1.1	<0.50	<0.50	<0.50	1.1	<0.50	1.4	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	1.2	0.74	<0.50			
silver	20	0.50	0.50	-	1.6	0.50	0.50	0.50	1.6	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50			
Thallium	1	0.11	0.22	-	0.64	0.2	0.083	0.18	0.21	0.21	0.23	0.21	0.2	0.24	0.085	0.084	0.095	0.23	0.11	0.11	0.16	0.16	0.13	0.098	0.18	0.24	0.12	0.24	0.24		
uranium	23	0.42	0.88	-	1.7	0.59	0.47	0.49	1.3	0.65	0.62	0.39	0.39	0.67	0.63	0.55	0.45	0.44	0.66	0.29	0.6	0.69	0.64	0.46	0.48	0.53	0.43	0.87	0.74	0.48	
Vanadium	86	22	16	-	37	31	24	21	27	23	28	18	20	35	35	22	20	18	41	16	21	36	31	23	22	37	23	32	24	22	
Zinc	340	25	24	-	4000	51	145	500	26	250	25	24	72	59	19	52	14	53	14	120	220	310	26	18	34	20	1900	4600	24		
pH (pH Units)	NV	7.85	-	7.73	-	7.91	7.58	-	7.92	7.72	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Note:

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

Exceeds Site Condition Standard
 Reportable Detection Limit Exceeds Site Condition Standard
 Meets Below Ground Surface
NA Not Applicable

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

Parameter	MECP Table 7 Standards*																			
		EXMW-1 14/11/2018	MW-1 13/11/2018	DUP-2 13/11/2018	EXMW-2 13/11/2018	MW-2 13/11/2018	EXMW-3 13/11/2018	MW-4 13/11/2018	EXMW-4 13/11/2018	MW-5 13/11/2018	EXMW-5 13/11/2018	MW-1 08/06/2020	DUP-3 08/06/2020	MW-3 08/06/2020	MW110 02/07/2020	MW201 09/09/2020	DUP-201 09/09/2020	MW202 09/09/2020	MW203 09/09/2020	
Petroleum Hydrocarbons F1 ($C_6 - C_{10}$)	420	<25	460	390	<25	<25	<25	<25	<25	<25	350	350	<25	<25	<25	<25	<25	<25	<25	
Petroleum Hydrocarbons F2 ($>C_{10} - C_{16}$)	150	<100	380	470	<100	<100	<100	<100	<100	<100	120	130	<100	<100	<100	<100	<100	<100	<100	
Petroleum Hydrocarbons F3 ($>C_{16} - C_{30}$)	500	<200	<200	<200	<200	<200	<200	<200	<200	<200	540	<200	<200	<200	<200	<200	<200	<200	<200	
Petroleum Hydrocarbons F4 ($>C_{30}$)	500	<200	<200	<200	<200	<200	<200	<200	<200	<200	390	<200	<200	<200	<200	<200	<200	<200	<200	

Notes:

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

BOLD	Exceeds Site Condition Standard
BOLD	Reportable Detection Limit Exceeds Site Condition Standard
Units	All Units in $\mu\text{g/L}$
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes

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

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

Notes:

BOLD
BOLD

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

TABLE 7
POLYCYCLIC AROMATIC HYDROCARBON ANALYSIS FOR GROUNDWATER
1213763 Ontario Inc.
320 McRae Avenue, 1976 Scott Street, 311 and 315 Tweedsmuir Avenue, Ottawa, Ontario

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

Notes:

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

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

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

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

Notes:

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

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