

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

3145 Conroy Road, Ottawa, ON

CO1004.00

FINAL REPORT

July 25, 2025

Prepared for:

WO MW REALTY LIMITED

TERRAPEX

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1.0 EXECUTIVE SUMMARY

Terrapex was retained by WO MW Realty Limited (the Client) to conduct a Phase Two Environmental Site Assessment (ESA) of the property located at 3145 Conroy Road in Ottawa, Ontario (the Phase Two Property, hereinafter also referred to as the Site).

The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified by a Phase One ESA (Terrapex, 2025) to fulfill the requirements of the Ontario Regulation (O. Reg.) 153/04 and City of Ottawa (the City) for permitting requirements for the redevelopment of the Site.

This report was prepared to update a previous Phase II ESA completed for the Site by Pinchin Ltd. (Pinchin) in 2024. Where indicated, Terrapex has relied on information / data from the previous report and has updated information where needed to meet the requirements of O. Reg. 153/04.

A Phase One ESA was completed by Terrapex in July 2025 in accordance with the requirements of O. Reg. 153/04. The Phase One ESA identified four areas of potential environmental concern (APECs) at the Site, resulting from past fuel storage and maintenance at the Site and chemical storage in off-Site properties. As a result, a Phase Two ESA was required to investigate soil and groundwater quality at the Site.

The Phase Two ESA was subsequently conducted by Pinchin to investigate the environmental quality of soil and groundwater at and in the vicinity of the APECs identified at the Site. The Phase Two ESA consisted of the completion of 7 boreholes to a maximum depth of 12.8 m below ground surface (bgs) for environmental and geotechnical purposes, installation of 3 groundwater monitoring wells, and the collection of soil and groundwater samples for laboratory analysis.

A summary of the COPC sampling locations for each APEC and potentially affected media is provided in the table below.

SUMMARY OF SAMPLING LOCATIONS

APEC	MEDIA POTENTIALLY IMPACTED	CONTAMINANTS OF POTENTIAL CONCERN	SAMPLING LOCATIONS	
			SOIL	GROUNDWATER
APEC 1	Soil & Groundwater	BTEX/PHCs F1-F4	MW102-S3	MW102
APEC 2	Soil & Groundwater	BTEX/PHCs F1-F4	MW101-SS4	MW101
		VOCs	MW101-SS4	MW101
		PAHs	MW101-SS4	MW101
APEC 3	Groundwater	VOCs	N/A	MW102
APEC 4	Groundwater	VOCs	N/A	MW102

BTEX: Benzene, toluene, ethylbenzene, xylene
PHCs: Petroleum hydrocarbons (fractions F1 to F4)
PAHs: Polycyclic aromatic hydrocarbons
VOCs: Volatile Organic Compounds

The Table 3 Site Condition Standards (SCS) of the April 15, 2011 MECP *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act* for commercial/ industrial/community property use for medium and fine textured soils are considered appropriate for evaluating laboratory analytical results.

Based on field observations and an evaluation of soil and groundwater quality data, the following conclusions are provided:

- The soil stratigraphy encountered in the boreholes drilled at the Site generally consisted of a layer of topsoil or asphalt. Fill material consisting of sand and gravel with varying silt was encountered at some locations to a depth of 1.5 m bgs, likely representing engineered fill related to the former development. Native soils were observed to be fat clay soil that extended to depths 7.6 m bgs, underlaid by silty sand with gravel to a maximum depth of 12.8 m bgs. Refusal on suspected bedrock was encountered between 11.1 and 12.8 m bgs.
- Terrapex conducted one groundwater monitoring event on June, 4, 2025, that included all of the monitoring wells. The depth to groundwater was identified between 0.90 and 4.43 m bgs during that monitoring event.
- The findings of the June 2025 monitoring event indicated that the groundwater flow was towards the southwest.
- No evidence of non aqueous phase liquids (i.e., NAPL) or free-product was encountered during monitoring, purging, or sampling of the monitoring wells.
- All of the soil samples submitted for laboratory analysis had concentrations of BTEX, PHC F1-F4, VOCs, PAHs less than the Table 3 SCS. Further, all parameters were not detected at the laboratory reportable detection limit (RDL).
- All of the groundwater samples submitted for laboratory analysis had concentrations of BTEX, PHC F1-F4, VOCs, PAHs less than the Table 3 SCS. Further, all parameters were not detected at the laboratory RDL.

Based on the findings of the Phase Two ESA, the environmental quality of soil and groundwater beneath the Site has been determined to meet the applicable Table 3 SCS.

2.0 INTRODUCTION

Terrapex was retained by WO MW Realty Limited (the Client) to conduct a Phase Two Environmental Site Assessment (ESA) of the property located at 3145 Conroy Road in Ottawa, Ontario (the Phase Two Property, hereinafter also referred to as the Site).

The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified by a Phase One ESA (Terrapex, 2025) to fulfill the requirements of the Ontario Regulation (O. Reg.) 153/04 and City of Ottawa (the City) for permitting requirements for the redevelopment of the Site.

This report was prepared to update a previous Phase II ESA completed for the Site by Pinchin Ltd. (Pinchin) in 2024. Where indicated, Terrapex has relied on information / data from the previous report and has updated information where needed to meet the requirements of O. Reg. 153/04.

2.1 SITE DESCRIPTION

The Site is located on the east of Conroy Road accessed from a driveway from Conroy Road along the southern portion of the property. The Site is vacant that consists of an abandoned go-kart racetrack on the western portion of the Site, mini golf course situated on the central portion of the Site, and a former golf range on the east side of the property.

The Site is located in a neighbourhood comprised of generally mixed commercial and light industrial land uses as shown on Figure 1 (Site Location Plan) and Figure 2 (Site Features).

Information regarding the location, identification, and geometry of the Phase Two Property is provided in the table below. Refer to Figure 1 for the location of the Site, and to Figure 2 for the general layout of the Site at the time of the site reconnaissance.

PHASE TWO PROPERTY INFORMATION

Address:	3145 Conroy Road, Ottawa, ON
Property Identification Number:	04165-0769
Legal Description:	PT LT 2, CON 5RF, PTS 1, 2, 3, Plan 5R-5712, except PT1, 4R11804
UTM Coordinates (centre of site, WGS 84):	18T East: 373538.21 m North: 5026713.53 m
Name and Address of Owner:	WO MW Realty Limited 180 Renfrew Drive, Suite 230, Markham, Ontario, L3R 9Z2
Name and Address of Authorizing Party:	Christine Yee WO MW Realty Limited 180 Renfrew Drive, Suite 230, Markham, Ontario, L3R 9Z2

Current Condition and Use(s):	Vacant with no structures on-Site.
Structures:	None
Site Area:	4.86 ha (48,614.38 m ²)
Occupants (current):	None
Other facilities of note:	None

The survey file was extracted from an existing survey of the Site from a previous report made by Pinchin for the Client, titled Topographic Details of 3145 Conroy Road, dated 05 January 2024. The PIN for the Site is 04165-0769 (LT).

The plan of survey for the Site is provided in Appendix I.

2.2 PROPERTY OWNERSHIP

Contact information for the registered owner of the Site and the party authorizing this Phase Two ESA is provided in the table below.

Name and Address of Registered Owner:	WO MW Realty Ltd. 180 Renfrew Drive, Suite 230, Markham, Ontario, L3R 9Z2
Name and Address of Authorizing Party:	Christine Yee WO MW Realty Limited 180 Renfrew Drive, Suite 230, Markham, Ontario, L3R 9Z2

2.3 CURRENT AND PROPOSED FUTURE USES

The Site was last used as an amusement park with miniature golf, a driving range and a go-kart track, which is a commercial property use per O. Reg. 153/04. (Records of Site Condition – Part XV.1 of the Act).

The Client is proposing the redevelopment of the Site with an office, service garage and work yard, which is a commercial property use per O. Reg. 153/04 (i.e., there is no proposed change in property use and as a result, a RSC is not required).

2.4 APPLICABLE SITE CONDITION STANDARDS

Generic Site Condition Standards for evaluating laboratory analytical results for soil and groundwater were determined on the basis of Site-specific criteria specified in O. Reg. 153/04, and are summarized below:

SITE-SPECIFIC CRITERIA TO DETERMINE APPLICABLE SITE CONDITION STANDARDS

Environmental Sensitivity:	pH of surface soil less than 5 or greater than 9?	No (6.70)
	pH of subsurface soil less than 5 or greater than 11?	No (6.73)
	Includes, or within 30 m of, an area of natural significance?	No
	Includes, or within 30 m of, a body of water?	No
Stratigraphy and Hydrogeology:	Is bedrock shallower than 2 m beneath the site?	No
	Does the site lend itself to the application of stratified Site Condition Standards (SCS)?	No
	Is the site located in an area designated in the municipal official plan as a well-head protection area or other designation identified by the municipality for the protection of groundwater?	No
	Is potable water at the Site, and all other properties wholly or partially within 250 m radius of the Site, supplied by municipal drinking water system as defined in the <i>Safe Drinking Water Act, 2002</i> ?	Yes (see additional comment below)
	Is the Site, or any other property wholly or partially within 250 m radius of the Site, equipped with a well that is used or intended for use as a source of water for human consumption or for agriculture?	No
	Has appropriate tier municipalities consented to the use of non-potable site condition standards?	N/A
	Is at least $\frac{1}{3}$ of the volume of soil beneath the property coarse textured?	No
Proposed Land Use:	Agricultural or Other; Residential; Parkland; Institutional; Industrial; Commercial; Community use?	Commercial

It should be noted that some records from the Phase One ESA indicated that the Site was supplied water from an on-Site well as of 1999 and a suspected cistern was observed during the site inspection. No well record for a potable water well was identified during the Phase One ESA and the status of the well cannot be confirmed. Further no potable water wells were identified within the Phase One study area. On that basis, it is assumed that there is no current potable groundwater use within the Phase One study area any future site development will include connection to municipal water service.

Based on the above, the Table 3 SCS of the April 15, 2011 MECP *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act* for commercial/ industrial/community property use for medium and fine textured soils are considered appropriate for evaluating laboratory analytical results.

If an RSC is to be prepared and submitted to the MECP for posting on the Brownfields Environmental Site Registry per O. Reg. 153/04, the regulation requires that the local municipality be informed of the intention to apply non-potable standards. Notification of the intent to apply non-potable SCS was not provided during this work program as it is understood that there is no intention to file an RSC at this time.

3.0 BACKGROUND INFORMATION

3.1 PHYSICAL SETTING

3.1.1 Water Bodies & Areas of Natural Significance

Based on the review of the aerial photographs, satellite images, and topographic maps completed as part of the previous Phase One ESA, a summary of water bodies, areas of natural significance, and groundwater sensitivity information within the Phase One study area is provided in the table below, and on Figure 3.

WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE

Surface Water:	<p>McEwan Creek is located approximately 350 m south of the Site. Based on aerial photographs, it is assumed that the creek was channelized as part of the construction of the residential development to the south of the Site (i.e., south of Johnston Road). McEwan Creek discharges to Ramsay Creek and ultimately Greens Creek approximately 2.2 km southeast of the Site.</p> <p>The Mather Award Drain is located 1,200 m northeast of the Site. The Mather Award Drain also directs water generally to the southeast to Greens Creek. The Mather Award Drain drains into the Greens approximately 3.17 km to the east of the Site.</p> <p>A ditch is located on the northside of the rail line to the north of the Site. The ditch is mapped on the Rideau Valleys Conservation Authorities (RVCA) GIS mapping website. However, the ditch is not expected to meet the definition of a waterbody per O. Reg 153/04 as it is not anticipated to be permanent feature.</p>
Area of Natural Significance:	None at, or within 30 m of the Site.
Wellhead and Intake Protection Zones	None located within the Phase One Property, or within the Phase One Study Area.
Municipal Drinking Water System	All properties within the Phase One Study Area are deemed to be connected to the municipal drinking water system supplied by the City of Ottawa.

3.1.2 Topography & Surface Water Drainage

Based on a review of the site reconnaissance records, the topographic map of the Site, and Phase One Study area determined as part of the previous Phase One ESA, a summary of topography and surface water drainage is presented in the table below:

SUMMARY OF TOPOGRAPHY & SURFACE WATER DRAINAGE

Site & Regional Topography:	<p>The Site is flat, and no major topographic features are mapped on the Site.</p> <p>The Phase One Study Area generally slopes to the east towards the Greens Creek, which flows north towards the Ottawa River.</p>
Approximate Elevation:	84 m above sea level (asl).
Surface Water Drainage:	Overland flow with infiltration

3.2 PAST INVESTIGATIONS

Terrapex was provided with the following previous environmental reports for review as part of the scope of the current Phase One ESA:

- Phase I Environmental Site Assessment, 3145 Conroy Road, Ottawa, ON, prepared for WO MW Realty Limited by Pinchin Ltd., dated June 21, 2024.
- Phase II Environmental Site Assessment, 3145 Conroy Road, Ottawa, ON, prepared for WO MW Realty Limited by Pinchin Ltd., dated September 6, 2024.
- Preliminary Geotechnical Investigation – Proposed Commercial Development, 3145 Conroy Road, Ottawa, ON, prepared for WO MW Realty Limited by Pinchin Ltd., dated September 25, 2024.

A summary of the aforementioned previous environmental report is provided below:

PINCHIN, JUNE 2024, PHASE I ESA

Comments/Limitations/Other	A Phase I ESA was conducted at 3145 Conroy Road, Ottawa, ON to assess potential issues of environmental concern in relation to the potential acquisition and financing of the Site. The Phase I ESA study area included lands within 100 m of the Road. The Site was included within the Phase I study area for this report.
Identified PCAs	<p>Potential environmental concerns were identified at the following locations:</p> <ul style="list-style-type: none"> • The Site (presence of a 9,092 L gasoline UST); and, • The Site (presence of a 72 L gasoline AST). <p>Pinchin recommended that a Phase II ESA be conducted concurrently with a ground-penetrating radar (GPR) survey to try to locate the former UST.</p>

PINCHIN, SEPTEMBER 2024, PHASE II ESA

Work Program	<ul style="list-style-type: none"> • 2 boreholes to a depth of 6.09 m below ground surface (bgs) at the locations of the former AST and UST • 2 monitoring wells (MW101 & MW102) installed at these borehole locations.
Site Condition Standards Applied	MECP Table 3 SCS: Full Depth Generic SCS for Use in a Non-Potable Ground Water Condition for Fine-textured soils and industrial/commercial/community property use.
Stratigraphy and Groundwater	<ul style="list-style-type: none"> • The soil stratigraphy below the grass generally consisted of brownish-grey sand and gravel, some silt to a depth of 1.52 m bgs overlying grey clayey silt with trace sand that extended to the maximum borehole completion depth of 6.09 m bgs. Wet soil conditions were generally observed between 3.20 and 6.09 m bgs. • Bedrock was not encountered • Groundwater levels depths ranged from 1.34 m to 4.24 m bgs (July-September 2024) • Groundwater flow was inferred to be the south. However, it was noted that a groundwater flow direction was not provided and only two monitoring wells were monitored.
Analytical Program	<ul style="list-style-type: none"> • Soil: BTEX/ PHC F1-F4, VOCs and PAHs • Groundwater: BTEX/ PHC F1-F4, VOCs and PAHs • pH and grain size

Results	<p>GPR Survey:</p> <ul style="list-style-type: none"> The location of the former UST could not be confirmed. No anomalies were identified that might indicate the location of the former UST. However, it was also noted that the survey was not conducted to the north of the former building due to uneven ground surface. <p>Soil:</p> <ul style="list-style-type: none"> Concentration of all parameters in the soil samples were less than the Table 3 SCS <p>Groundwater:</p> <ul style="list-style-type: none"> Concentration of all parameters in the groundwater samples were less than the Table 3 SCS
Comments/Limitations/Other	None

PINCHIN, SEPTEMBER 2024, PRELIMINARY GEOTECHNICAL INVESTIGATION

Work Program	<ul style="list-style-type: none"> 5 boreholes to a depth of 6.7m to 12.8 m bgs 1 monitoring well (BH2) installed at one of the borehole locations.
Site Condition Standards Applied	MECP Table 3 SCS: Full Depth Generic Site Condition Standards for Use in a Non-Potable Ground Water Condition for Fine-textured soils and Industrial/commercial/community property use.
Stratigraphy and Groundwater	<ul style="list-style-type: none"> the soil stratigraphy at the Site comprised fat clay, a sand deposit, till and probable bedrock to the maximum borehole termination depths of approximately 12.8 m bgs. bedrock was encountered at depths between approximately 11.1 to 12.8 mbgs. groundwater levels depths were 3.90 m and 3.80 m bgs during the July and August 2024 monitoring events.
Analytical Program	<ul style="list-style-type: none"> none
Results	<ul style="list-style-type: none"> none
Comments/Limitations/Other	Moderate groundwater inflow through the fat clay material is expected where the excavations extend less than 0.60 m below the groundwater table. It is believed that this groundwater inflow can be controlled using a gravity dewatering system with perimeter interceptor ditches and high-capacity pumps.

It should be noted that one of the well records provided a site plan from DST Consulting Engineers dated November 2004. It appears that the well record and site plan were related to an environmental assessment conducted at the time for the National Capital Commission (NCC). A copy of the report was not available for review. However, from the site plan it appears that the assessment included the installation of four monitoring wells. The location of the UST was shown to the north of the building adjacent to the go-kart track.

3.2.1 Summary of Phase One ESA

A Phase One ESA of the Site was carried out by Terrapex in June 2025 in accordance with the requirements of O. Reg. 153/04, as amended, to support the redevelopment of the Site. The Phase One and Two Properties are identical.

The Phase One ESA identified two potentially contaminating activities (PCAs) on the Phase One Property and 25 PCAs within the Phase One Study Area (refer to Table 2, appended). Through an evaluation of the information gathered from the records review, interviews, and the site reconnaissance, a total of four APECs were identified within the Phase One Property, as summarized in Table 3 (also appended). The Phase One Conceptual Site Model (CSM) is presented in Section 4.3.

4.0 SCOPE OF INVESTIGATION

4.1 OVERVIEW OF SITE INVESTIGATION

The scope of assessment comprised the following:

- Drilling of six boreholes (BH1 to BH5 and MW101) on July 16, 2024, to a maximum depth of 12.8 m bgs, two of which were completed as groundwater monitoring wells (BH2 and MW101).
- Drilling of one borehole (MW102) on August 21, 2024, to a depth of 6.1 m bgs that was completed as a monitoring well.
- Collection of soil samples and logging of visual, olfactory and tactile soil characteristics.
- Screening of total organic vapour (TOV) and combustible soil vapour (CSV) concentrations in soil.
- Collecting and submitting groundwater samples from monitoring wells MW for laboratory analyses.
- Review and assessment of all available chemical data pertaining to the subject Site, including (but not necessarily limited to) the following contaminants of potential concern:
 - Polycyclic Aromatic Hydrocarbons (PAHs)
 - Benzene, Toluene, Ethylbenzene, Xylenes (collectively referred to as BTEX)
 - Petroleum Hydrocarbons (PHCs) fractions F1 through F4 (PHC F1-F4)
 - Volatile Organic Compounds (VOCs)
- Measurement of the elevation of each monitoring well relative to a geodetic benchmark.
- Measurement of groundwater conditions within each monitoring well.
- Evaluation of laboratory analytical results with respect to the selected SCS.
- Refinement of the existing Conceptual Site Model (developed during the previous Terrapex Phase One ESA) to reflect the information collected during the Phase Two ESA activities.

The sampling procedures are documented in detail in Section 5.0.

The Phase Two ESA was supervised by Mr. Keith Brown, P.Eng., of Terrapex, located at 20 Gurdwara Rd. in Ottawa, Ontario. Mr. Brown has a license under the Professional Engineers Act and meets the qualifications to be considered a Qualified Person for the purposes of conducting or supervising environmental site assessments in Ontario (per Section 5 (2) (a) of O. Reg. 153/04).

4.2 MEDIA INVESTIGATED

Based on the Phase One ESA findings, the Phase Two ESA work program documented herein included investigation of the environmental quality of both soil and groundwater at the Site. The environmental quality of sediment was not investigated as sediment is not present at the Site.

Soil and groundwater were investigated by drilling boreholes, installing monitoring wells, and groundwater sampling, as described above, and in Section 5.0.

4.3 PHASE ONE CONCEPTUAL SITE MODEL

The Phase One Conceptual Site Model (CSM) presented in the Phase One ESA report (Terrapex, 2025) includes figures and narrative that provided the logical basis for the interpretation of PCAs and APECs on the Phase Two Property. The Phase One CSM is reproduced in the sections below.

The Phase One CSM includes the following figures appended to this report:

PHASE ONE CSM FIGURES

Requisite Feature	Figure
i. Show any existing buildings and structures,	Figure 1: Site Location Figure 2: Site Features
ii. Identify and locate water bodies located in whole or in part in the Phase One Study Area,	Figure 3: Conceptual Site Model – Phase One Study Area
iii. Identify and locate any areas of natural significance located in whole or in part on the Phase One Study Area,	Figure 3: Conceptual Site Model – Phase One Study Area
iv. Locate any drinking water wells at the Phase One Property	Figure 3: Conceptual Site Model – Phase One Study Area
v. Show roads, including names, within the Phase One Study Area,	Figure 3: Conceptual Site Model – Phase One Study Area
vi. Show uses of properties adjacent to the Phase One Property,	Figure 3: Conceptual Site Model – Phase One Study Area
vii. Identify and locate areas where any potentially contaminating activity has occurred, and show tanks in such areas,	Figure 3: Conceptual Site Model – Phase One Study Area Figure 4: Conceptual Site Model and Potentially Contaminating Activities
viii. Identify and locate any areas of potential environmental concern.	Figure 5: Conceptual Site Model – Areas of Potential Environmental Concern

The Phase One CSM comprises the narrative provided in the following table:

PHASE ONE CSM NARRATIVE

Requisite Component	Description & Assessment																		
i. Areas where potentially contaminating activity on, or potentially affecting the Phase One Property has occurred,	<p>A total of two on-Site and two off-Site PCAs are deemed to have affected the property (as summarized in Table 2, appended). The PCA locations are shown in Figure 4.</p> <p>A total of four APECs have been identified associated with the aforementioned on-Site and off-Site PCAs, as summarised in Table 3 (also appended) and on Figure 5.</p>																		
ii. Any contaminants of potential concern,	<p>As summarized in Table 3 (appended), media beneath the Site are considered to be potentially affected by the following contaminants of potential concern:</p> <ul style="list-style-type: none"> • BTEX/PHCs • VOCs • PAHs 																		
iii. The potential for underground utilities, if present, to affect contaminant distribution and transport,	In general, potential migration pathways for subsurface contaminants at the Site would consist of buried services or remnants of former buried services. However, no such pathways have been identified during the study.																		
iv. Available regional or site specific geological and hydrogeological information, and	<table> <tr> <td>Site & Regional Topography:</td><td> <p>The Site is flat, and no major topographic features are mapped on the Site.</p> <p>The Phase One Study Area generally slopes to the east towards the Greens Creek, which flows north towards the Ottawa River.</p> </td></tr> <tr> <td>Approximate Site Elevation:</td><td>84 m above sea level (asl)</td></tr> <tr> <td>Surface Water Drainage:</td><td>Overland flow with infiltration</td></tr> <tr> <td>Inferred Groundwater Flow Direction:</td><td>South towards McEwan Creek. McEwan Creek flows generally to the east towards Greens Creek.</td></tr> <tr> <td>Physiography and Soil Stratigraphy:</td><td>The Site and Phase One Study Area are located on older alluvial deposits: clay, silt, sand, gravel and some organic remains. Borehole/well records report the soil stratigraphy at the Site comprises surficial organics overlying fat clay, a sand deposit, till and probable bedrock to the maximum borehole termination depths of approximately 12.8 m bgs.</td></tr> <tr> <td>Bedrock and Approximate Depth:</td><td>The underlying bedrock at this Site is of the Georgian Bay Formation, Blue Mountain Formation and Billings Formation consisting of shale, limestone, dolostone and siltstone at approximately 12.8 m bgs.</td></tr> <tr> <td>Surface Water:</td><td> <p>None within, or within 30 m of, the Phase One Property. McEwan Creek is located approximately 350 m south of the Site. McEwan Creek discharges to Ramsay Creek and ultimately Greens Creek approximately 2.2 km southeast of the Site.</p> <p>The Mather Award Drain is located 1,200 m northeast of the Site. The Mather Award Drain also directs water generally to the southeast to Greens Creek. The Mather Award Drain drains into the Greens approximately 3.17 km to the east of the Site.</p> </td></tr> <tr> <td>Area of Natural Significance:</td><td>None at, or within 30 m of the Site.</td></tr> <tr> <td>Wellhead and Intake Protection Areas:</td><td>None located within the Phase One Property, or within the Phase One Study Area.</td></tr> </table>	Site & Regional Topography:	<p>The Site is flat, and no major topographic features are mapped on the Site.</p> <p>The Phase One Study Area generally slopes to the east towards the Greens Creek, which flows north towards the Ottawa River.</p>	Approximate Site Elevation:	84 m above sea level (asl)	Surface Water Drainage:	Overland flow with infiltration	Inferred Groundwater Flow Direction:	South towards McEwan Creek. McEwan Creek flows generally to the east towards Greens Creek.	Physiography and Soil Stratigraphy:	The Site and Phase One Study Area are located on older alluvial deposits: clay, silt, sand, gravel and some organic remains. Borehole/well records report the soil stratigraphy at the Site comprises surficial organics overlying fat clay, a sand deposit, till and probable bedrock to the maximum borehole termination depths of approximately 12.8 m bgs.	Bedrock and Approximate Depth:	The underlying bedrock at this Site is of the Georgian Bay Formation, Blue Mountain Formation and Billings Formation consisting of shale, limestone, dolostone and siltstone at approximately 12.8 m bgs.	Surface Water:	<p>None within, or within 30 m of, the Phase One Property. McEwan Creek is located approximately 350 m south of the Site. McEwan Creek discharges to Ramsay Creek and ultimately Greens Creek approximately 2.2 km southeast of the Site.</p> <p>The Mather Award Drain is located 1,200 m northeast of the Site. The Mather Award Drain also directs water generally to the southeast to Greens Creek. The Mather Award Drain drains into the Greens approximately 3.17 km to the east of the Site.</p>	Area of Natural Significance:	None at, or within 30 m of the Site.	Wellhead and Intake Protection Areas:	None located within the Phase One Property, or within the Phase One Study Area.
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Wellhead and Intake Protection Areas:	None located within the Phase One Property, or within the Phase One Study Area.																		

Requisite Component	Description & Assessment
	<p>Municipal Drinking Water System: All properties are deemed to be connected to the municipal drinking water system supplied by the City of Ottawa.</p> <p>Well For Consumption/ Agricultural Use: None currently located within the Site, or within the Phase One Study Area.</p>
v. How uncertainty or absence of information obtained in each of the components of the Phase One ESA could affect the validity of the model.	<p>The main uncertainty associated with the CSM developed for the Site relates to the limited information regarding the former fuel handling and waste storage at the Site as well as the limited information regarding activities on neighbouring properties, specifically the commercial / light industrial properties to the north of the Site.</p> <p>Notwithstanding the above, it should be noted that Phase One ESAs have inherent limitations, and therefore findings cannot be considered definitive (i.e., the findings of a Phase One ESA are inherently associated with some uncertainty).</p>

The following table describes the rationale pertaining to any applicable reliance on exemptions provided by Paragraphs 1, 1.1, 2 and 3 of Section 49.1 of O. Reg. 153/04.

RELIANCE ON EXEMPTIONS

Exemption(s) Circumstances	Rationale
(1.) Substance(s) applied to surfaces for safety of vehicular or pedestrian traffic under conditions of snow or ice or both.	Not relied upon.
(1.1) Excess soil deposited at the property for final placement meets the soil quality standards that apply to the property as determined in accordance with the Excess Soil Standards.	Not relied upon.
(2.) There has been a discharge of drinking water within the meaning of the Safe Drinking Water Act, 2002.	Not relied upon.
(3.) Applicable site condition standard deemed not exceeded if the concentrations do not exceed the naturally occurring range of concentrations typically found within the vicinity of the Site.	Not relied upon.

4.4 DEVIATIONS FROM THE SAMPLING AND ANALYSIS PLAN

No deviations from the sampling plan were noted by Pinchin in their Phase II ESA report.

4.5 IMPEDIMENTS

Access to the Site was not impeded at any time during the Phase Two ESA work program, except where intended sampling locations conflicted with underground services, such as water lines, gas service, and private hydro which are present in some areas of the Site.

5.0 INVESTIGATION METHOD

5.1 GENERAL

Soil assessment in each of the APECs was conducted by Pinchin in 2024. Copies of the respective Phase II ESA, including investigative methods are provided in Appendix II.

The soil and groundwater quality at the Site were investigated at the locations shown on Figure 5 through the advancement of boreholes and installation of groundwater monitoring wells and included review of work by others (Pinchin) to characterize environmental conditions at the APECs identified in the Phase One ESA. Although the Pinchin report was not compliant with O. Reg. 153/04, based on Terrapex's review of the sampling methodology, the investigative works conducted by Pinchin were compliant with O. Reg. 153/04 and can be relied upon for the purpose and objective.

5.2 DRILLING AND EXCAVATING

Borehole drilling and monitoring well installation services for this work program were provided by Strata Drilling Group (Strata) of Markham, Ontario using a direct push drill rig. Strata is a MECP licensed well drilling contractor.

Measures to minimize potential cross-contamination or other potential bias are described in the Pinchin report. There were no deviations from sampling procedures reported by Pinchin during this investigation.

5.3 SOIL

5.3.1 Soil Sampling

Soil assessment in each of the APECs was conducted by Pinchin in 2024. A copy of the Phase II ESA report the described the investigative methods are provided in Appendix II.

Based on Terrapex's review, soil samples were collected at boreholes MW101 and MW102 at regular depth intervals for environmental purposes. The boreholes were drilled to depths of approximately 6.1 m bgs using a Geoprobe direct push drill rig. Soil samples were collected at continuous 0.76 m intervals using a disposable dual tube sampler for the direct push drill rig. Soil samples were collected and placed in laboratory-supplied sample containers.

Borehole locations are shown on Figure 5A. Borehole logs illustrating the stratigraphy encountered, chemical analysis samples and measured SV concentrations are included in Appendix III.

5.3.2 Field Screening Measurements

Pinchin indicated that subsurface soil conditions were logged in the field. Soil samples were screened for visual and olfactory evidence of impacts and a portion of each sample was analyzed in the field for combustible and volatile vapour concentrations in soil headspace using an RKI Eagle 2 equipped with a combustible gas indicator (CGI) operated in methane elimination mode and calibrated with hexane, and photoionization detector (PID) calibrated with isobutylene.

One apparent “worst case” soil sample each from boreholes MW101 and MW102 was submitted for laboratory analysis of PHC F1-F4, VOCs and PAHs based on vapour concentrations as well as visual and/or olfactory considerations (if any). In addition, representative soil samples were submitted for pH analysis to confirm the Site Condition Standards applicable to the Site as 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 (MECP Standards).

5.4 GROUNDWATER

5.4.1 Monitoring Well Installation

Monitoring well installation services for this work program were provided by Strata. A monitoring well was installed in select boreholes, as shown on Figure 5. Based on information provided by Pinchin, the monitoring wells were constructed using 50 mm inside diameter schedule 40 PVC well pipe and #10 slot screen interval. The annulus of each monitoring well was backfilled with silica well sand in the screened interval. A bentonite seal was placed above the sand pack to prevent infiltration of surface water into the monitoring well. An aboveground monument well casing was cemented in place over each monitoring well for protection. Well installation details are provided within the borehole logs in Appendix III.

The depths to the bottom of the screened intervals of the monitoring wells varied approximately 5.8 to 6.1 m bgs.

Prior to developing and sampling, the monitoring wells were monitored by Pinchin for depth to water (DTW) and non-aqueous phase liquids (NAPL). Monitoring wells MW101 and MW102 were the subsequently developed by Pinchin by purging the wells dry in order to remove entrained particulate in the well standpipe, well screen and filter pack as well as surrounding formation materials. Pinchin indicated that well development was conducted using dedicated inertial pumps comprised of Waterra polyethylene tubing and foot valves.

5.4.2 Field Measurements of Water Quality Parameters

Prior to conducting groundwater sampling activities on July 25 (MW101) and August 23, 2024 (MW102), the DTW and apparent thickness, if any, of any NAPL were then measured by Pinchin.

On June 4, 2025, Terrapex monitored MW101, MW102 and BH2. Monitoring activities included the measurement of combustible vapours (CV) concentrations within the headspace of each monitoring well immediately following removal of the well standpipe cap using a RKI Eagle II Hydrocarbon Surveyor calibrated to *n*-hexane and operated in “methane elimination” mode. The presence, and apparent thickness (if applicable) of any NAPL, and DTW was measured using a Heron oil/water interface probe (IP).

5.4.3 Groundwater Sampling

Pinchin conducted groundwater sampling on July 30 (MW101) and August 23, 2024 (MW102). Pinchin indicated that prior to sampling, the monitoring wells were purged in accordance with their standard operating procedures (SOPs). Groundwater samples were collected into laboratory supplied sampling bottles for analysis of PHC F1-F4, VOCs and PAHs.

5.5 SEDIMENT

Sediment sampling was not completed as sediment is not present at the Site.

5.6 ANALYTICAL TESTING

Laboratory analytical services for this work program involving soil and groundwater media were provided by AGAT Laboratories Inc. (AGAT) facility in Ottawa, Ontario. At the time of the assessment, AGAT’s laboratory was accredited by the Standards Council of Canada (SCC) for each of the analyses it was required to undertake as part of this work program.

Soil and groundwater samples were analysed as per the sampling and analysis plan to address the identified APECs from the Phase One ESA.

5.7 RESIDUE MANAGEMENT

No information was provided by Pinchin on residue management during the site investigation.

5.8 ELEVATION SURVEYING

On June, 2, 2025, Terrapex completed a survey of the geodetic elevations of the top of the pipe and ground surface for each monitoring well. The survey was completed using a Trimble Catalyst DA2 Global Navigation Satellite System (GNSS) Receiver Navigation Satellite System (GNSS) Receiver was used to establish geodetic elevations with reference to NAD 1983.

5.9 QUALITY ASSURANCE AND QUALITY CONTROL MEASURES

Quality Assurance and Quality Control (QA/QC) measures were implemented during the Phase Two ESA by Pinchin. Pinchin indicated that sample collection and handling procedures were performed in general accordance with the Ontario Ministry of the Environment, Conservation and Parks (MECP) document entitled “Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario” dated December 1996 (MECP Sampling Guideline), the Association of Professional Geoscientists of Ontario (PGO) document entitled “Guidance for Environmental Site Assessments under Ontario Regulation 153/04 (as amended)”, dated April 2011 (PGO Guideline) and Pinchin’s SOPs. Based on the information provided, a summary of these measures follows.

5.9.1 Sample Collection Avoidance of Cross-Contamination

During drilling, to mitigate cross-contamination, dual tube sample liners were disposed after the collection of each sample. Fresh nitrile gloves were worn for the handling of each sample.

During groundwater sampling, dedicated purging and sampling equipment was used at each monitoring well location. To mitigate cross-contamination, the interface probe was washed with a liquid solution of Alconox detergent and rinsed with potable water between each monitoring well. A fresh pair of nitrile gloves was donned at each well location.

Pre-cleaned groundwater sample containers for the specific parameters of interest were provided by the laboratory and used at each borehole and monitoring well location for the collection of soil and groundwater samples. Samples for analyses were placed in an enclosed cooler with ice and transported under a signed chain of custody to the laboratory for chemical analysis.

5.9.2 Field Quality Assurance Sampling

No field quality assurance sampling was conducted by Pinchin.

5.9.3 Laboratory Quality Assurance Sampling

Commercial contract laboratories will have their own internal quality assurance and quality control programs. These programs typically include quality assurance samples in analytical runs, the results of which are provided (in summary form) in the Certificate of Analysis documenting analytical results for a sample submission. Examples of Laboratory QA sample types are summarized below.

TYPICAL LABORATORY QA SAMPLING

QA Sample Type	Field QA Sampling
Method Blank	An aliquot prepared using analyte-free water and processed through the entire analytical method, including extracting, digestion, and other preparation procedures.
Blank Spike	An aliquot prepared using water containing known concentrations of target parameters and processed through the entire analytical method, including extracting, digestion, and other preparation procedures.
Matrix Spike	A second aliquot from an analytical sample that is fortified with known concentrations of the target parameters and processed through the entire analytical method, including extracting, digestion, and other preparation procedures.
Laboratory Duplicate	A second aliquot from an analytical sample that is included in the analytical run for comparison to results from the corresponding sampling pair.
Certificate Reference Material (CRM)	An aliquot that has been certified by a recognized agency to contain specific concentrations of target parameters and which is included in the analytical run.
Surrogate Recovery	Surrogates are parameters not normally found in nature but that behave chemically and physically similar to the analytical run target parameters, and that are introduced into the aliquot of an analytical sample

6.0 REVIEW AND EVALUATION

6.1 GEOLOGY

6.1.1 Background

The Site and Phase One Study Area are located on older alluvial deposits: clay, silt, sand, gravel and some organic remains. Borehole/well records report the soil stratigraphy at the Site comprises surficial organics overlying fat clay, a sand deposit, till and probable bedrock.

The underlying bedrock at this Site is of the Georgian Bay Formation, Blue Mountain Formation and Billings Formation consisting of shale, limestone, dolostone and siltstone. Bedrock was encountered during field investigations completed by Pinchin at depths between 11.1 and 12.8 m bgs.

6.1.2 Encountered Stratigraphy

The Phase Two ESA fieldwork programs encountered one hydro stratigraphic units at the Site, as summarized in the following table.

SUMMARY OF HYDRO STRATIGRAPHIC UNITS ENCOUNTERED BENEATH THE SITE

Stratigraphic Unit	General Description	Depth Range (m bgs)	Hydrogeological Condition
Organics	Surficial organics were encountered at BH1 to BH4	0.075 and 0.1	N/A
Fill	Fill was encountered at the surface at BH5, MW101 and MW102 consisting of compact sand and gravel with varying amounts of silt.	0.6 to 1.5	Damp to wet
Native Fat Clay	Fat clay was encountered underlying the surficial organics and fill within all the boreholes.	0.1 and 7.6	Moist to wet
Native Silty Sand	A silty sand with gravel was encountered underlying the fat clay material at BH4.	7.6 to 12.8	Wet

No aquitards were encountered during the intrusive investigations. As no contaminants were identified in the shallow overburden aquifer, deeper aquifers were not investigated.

The general soil stratigraphy at the Site is shown on the borehole logs in Appendix III and on cross sections in Figures 6A and 6B.

6.2 GROUNDWATER ELEVATIONS AND FLOW DIRECTION

Three groundwater monitoring wells were installed at the Site in July and August, 2024. Monitoring wells MW101 and MW102 were screened between 3.1 and 6.1 m bgs; monitoring well BH2 was screened between 2.8 and 5.8 m bgs.

Terrapex conducted a groundwater monitoring event on June 4, 2025. The depth to groundwater was identified between 1.01 m bgs (MW102) and 3.56 m bgs (BH2) during that monitoring event.

The findings of the June 4, 2025 monitoring event indicated that the groundwater flow is towards the southwest. The groundwater monitoring data is summarised in Table 4 (appended) and the interpreted groundwater elevation contours are shown on Figure 7.

Free-product or NAPL was not encountered during monitoring, purging, or sampling of the monitoring wells during the Phase Two ESA work programs.

6.3 GROUNDWATER HYDRAULIC GRADIENTS AND CONDUCTIVITY

Based on the relative groundwater elevations on June 4, 2025, the interpreted horizontal gradient ranged between 0.01 m/m and 0.02 m/m, with an average of approximately 0.015 m/m.

Vertical hydraulic gradients were not calculated as the measured concentrations of contaminants of concern in the shallow groundwater beneath the Site do not exceed the applicable SCS.

Based on the fine to medium soil textured soil at the Site, the hydraulic conductivity for the unconfined clay aquifer was estimated to range from 10^{-11} to 10^{-8} m/sec (Freeze and Cherry, 1979).

6.4 SOIL TEXTURE

Based on grain size analysis of soil samples submitted by Pinchin (Appendix IV), the QP determined the soil to be medium and fine textured (per the definitions of O. Reg. 153/04), as less than one-third of the soil (measured by volume) constitutes coarse textured soil.

6.5 SOIL FIELD SCREENING

In addition, potential impacts associated with spills, leaks, or other releases were screened by measuring TOV and CV concentrations in the headspace of the portion of recovered soil samples.

During the Phase Two ESA, the following headspace vapour screening measurements were recorded:

- Pinchin reported that all TOV concentrations were 0 ppm in all soil samples.
- Pinchin reported that all CV concentrations were 0 ppm in all soil samples.

The TOV and CV concentrations measured for each soil sample are included on the borehole logs (Appendix III).

6.6 SOIL QUALITY

Laboratory results for the soil samples submitted for analyses of BTEX, PHC F1-F4, VOCs, PAHs and other regulated parameters (ORP) (pH) are summarized in the appended Tables 5 through 8, respectively, with the laboratory Certificates of Analysis enclosed in Appendix V. As indicated in the tables, all of the soil samples had concentrations less than the Table 3 SCS for the parameters analysed. Further, all BTEX, PHC F1-F4, VOCs, PAHs parameters were not detected at the laboratory reportable detection limit (RDL).

Lateral distributions of soil samples for each parameter group are depicted as plan views presented in Figures 8 through 11.

6.7 GROUNDWATER QUALITY

Laboratory results for the groundwater samples submitted for analyses of BTEX, PHCs, VOCs, and PAHs are summarized in the appended Tables 9 through 11, respectively, with the laboratory Certificates of Analysis enclosed in Appendix V. As indicated in the tables, all of the groundwater samples had concentrations less than the Table 3 SCS for the parameters analysed. Further, all BTEX, PHC F1-F4, VOCs, PAHs parameters were not detected at the laboratory RDL.

Lateral distributions of groundwater samples for each parameter group are depicted as plan views presented in Figures 12 through 14.

6.8 SEDIMENT QUALITY

The environmental quality of sediment was not investigated as sediment is not present at the Site.

6.9 QUALITY ASSURANCE AND QUALITY CONTROL RESULTS

6.9.1 Field Quality Control Objectives

Based on information provided in the Pinchin Phase II ESA report, no deviations from their SOPs were noted.

6.9.2 Field Quality Assurance Objectives

No field quality assurance sampling was conducted by Pinchin.

6.9.3 Laboratory Quality Assurance Objectives

The laboratory's QA/QC program consisted of the analysis of laboratory replicates, method and spiked blanks, process percent recoveries, matrix spikes, and surrogate percent recoveries, as appropriate for the particular analysis protocol.

The QA section(s) of the laboratory Certificates of Analyses were reviewed to identify any contraventions to the following QA objectives:

LABORATORY QA OBJECTIVES

Laboratory QA Objectives	Objective Satisfied	Remarks
QA/QC samples within QC limits.	Yes	No issues were identified based on Terrapex's review of the laboratory certificates of analysis
RPDs for laboratory duplicates within acceptable limits.	Yes	No issues were identified based on Terrapex's review of the laboratory certificates of analysis
Trip spike recoveries within acceptable limits.	Yes	No issues were identified based on Terrapex's review of the laboratory certificates of analysis
Variation of Detection limits.	Yes	There was no variation of detection limits based on Terrapex's review of the laboratory certificates of analysis
Deviation from standard protocol	Yes	No deviation from the standard protocol were noted based on Terrapex's review of the laboratory certificates of analysis

6.9.4 Summary of QA/QC Results

Based on the above analysis of the QA/QC program, no concerns regarding the adequacy or representativeness of the sampling and analytical program were identified and, as a result, the decision-making was not affected, and the overall objectives of the investigation and the assessment were met.

6.10 PHASE TWO CONCEPTUAL SITE MODEL

A preliminary conceptual site model (CSM) was developed as part of the Phase One ESA which is discussed in Section 4.3. Following completion of the Phase Two ESA field program, the CSM has been updated to present the Site characteristics (prior to any efforts to reduce contaminant concentrations), identify and evaluate areas of contaminant impact, including their sources, exposure routes, and receptors at risk.

7.0 CONCLUSIONS

Based on the findings of the Phase Two ESA, the environmental quality of soil and groundwater beneath the Site has been determined to meet the Table 3 SCS.

7.1 SIGNATURES

This report has been completed in accordance with the terms of reference for this project as agreed upon by WO MW Realty Limited (the Client) and Terrapex Environmental Ltd. (Terrapex) and generally accepted engineering or environmental consulting practices in this area.

The reported information is believed to provide a reasonable representation of the general environmental conditions at the site; however, studies of this nature have inherent limitations. The data were collected at specific locations and conditions may vary at other locations, or with the passage of time. The assessment was also limited to a study of those chemical parameters specifically addressed in this report.

Terrapex has relied in good faith on information and representations obtained from the Client and third parties and, except where specifically identified, has made no attempt to verify such information. Terrapex accepts no responsibility for any deficiency or inaccuracy in this report as a result of any misstatement, omission, misrepresentation, or fraudulent act of those providing information. Terrapex shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time of the study.

This report has been prepared for the sole use of WO MW Realty Limited. Terrapex accepts no liability for claims arising from the use of this report, or from actions taken or decisions made as a result of this report, by parties other than WO MW Realty Limited.

The objectives and requirements set out in Schedule E of O. Reg. 153/04 have been applied in carrying out this environmental site assessment.

Respectfully submitted,
TERRAPEX ENVIRONMENTAL LTD.



Greg Sabourin, P.Eng., QP_{ESA}
Project Manager



Keith Brown, P.Eng., QP_{ESA}
Senior Reviewer



8.0 REFERENCES

Groundwater. Prentice-Hall Canada Inc., Toronto. Freeze, Allan R. and Cherry, John A., 1979.

Ontario Regulation 153/04, Records of Site Condition – Part XV.1 of the Environmental Protection Act.

Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Ministry of Environment, Conservation and Parks. April 15, 2011.

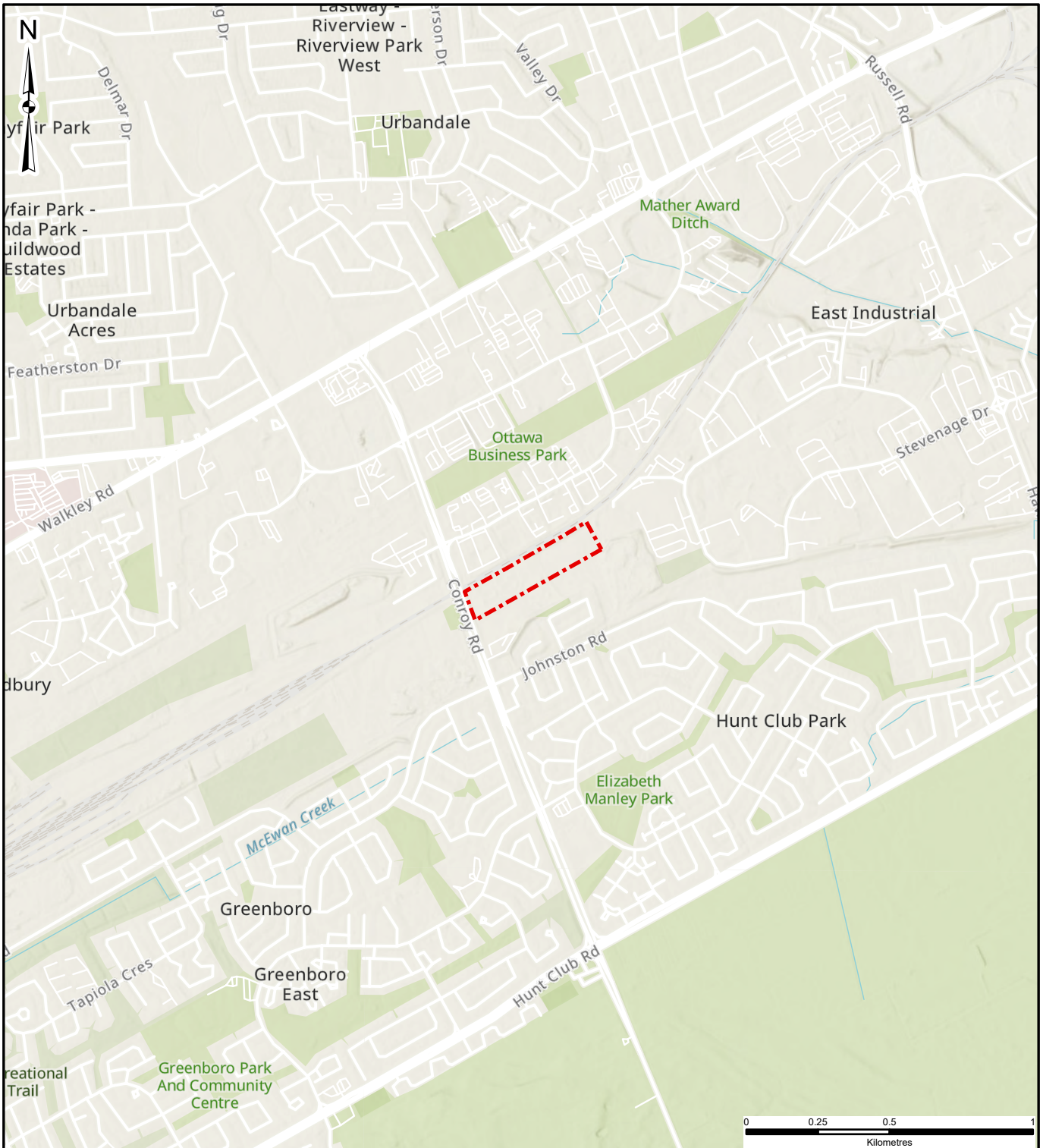
Phase I Environmental Site Assessment, 3145 Conroy Road, Ottawa, ON, Pinchin Ltd. June 21, 2024.

Phase II Environmental Site Assessment, 3145 Conroy Road, Ottawa, ON. Pinchin Ltd. September 6, 2024.

Preliminary Geotechnical Investigation – Proposed Commercial Development, 3145 Conroy Road, Ottawa, ON. Pinchin Ltd. dated September 25, 2024.

Phase One Environmental Site Assessment, 3145 Conroy Road, Ottawa, Ontario (Draft). Terrapex. July 11, 2025.

FIGURES



LEGEND

 SITE BOUNDARY

CLIENT:

WO MW REALTY LIMITED

SITE LOCATION:

3145 CONROY ROAD
OTTAWA, ONTARIO



TITLE:

SITE LOCATION

DRAWN BY: JS

PROJECT NO.: CO1004.00

CHECKED BY: KWB

REVISION: 00

DATE: MAY 2025

FIGURE: 1

DATA SOURCE: ESRI
MAP PROJECTION: NAD 1983 UTM Zone 18N



- LEGEND**
- SITE BOUNDARY
 - CANADIAN NATIONAL RAILWAY
 - EXISTING BOREHOLE (PINCHIN)
 - EXISTING MONITORING WELL (PINCHIN)



DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

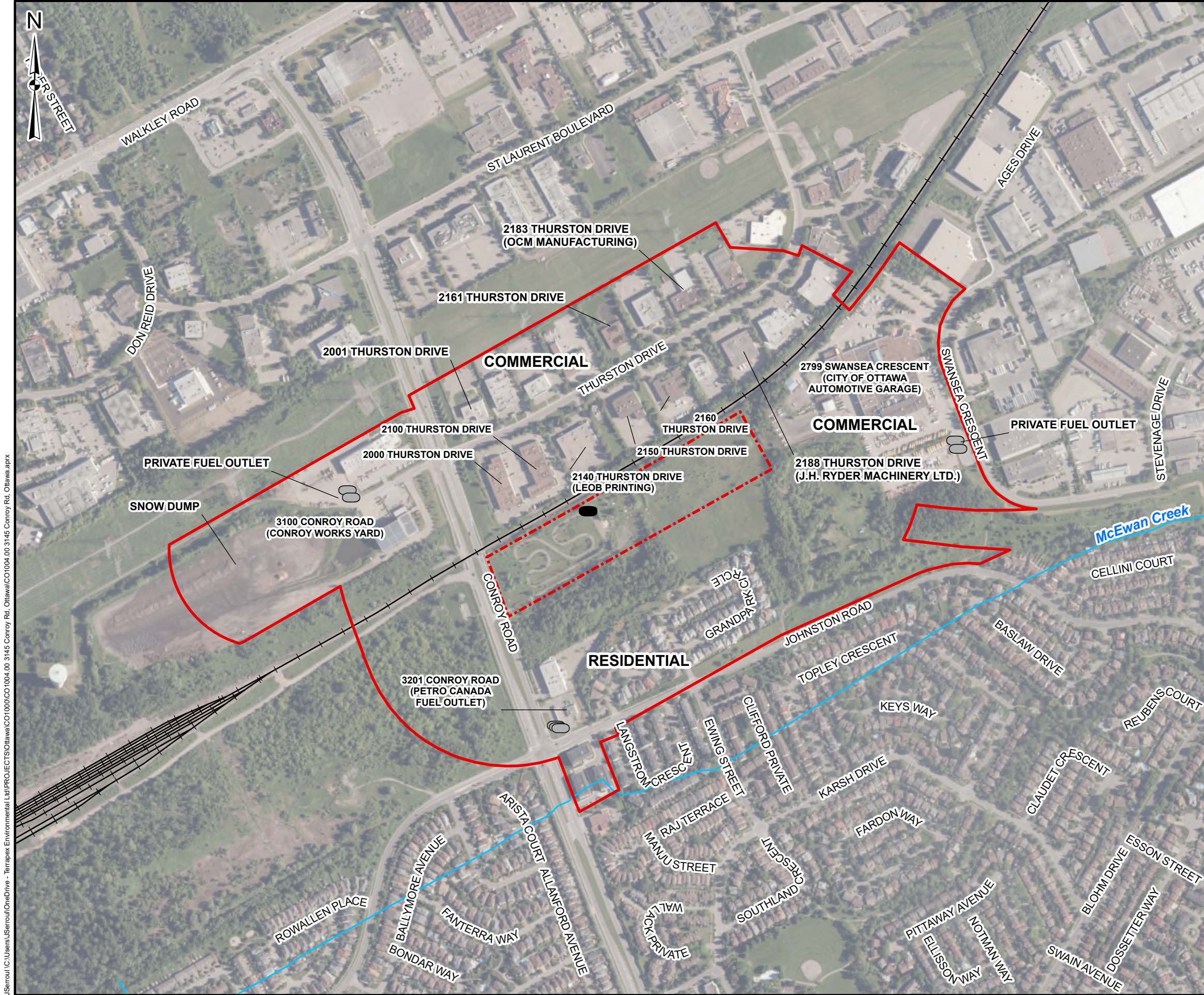
CLIENT:
WO MW REALTY LIMITED

SITE LOCATION:
3145 CONROY ROAD
OTTAWA, ONTARIO



TITLE:
SITE FEATURES

DRAWN BY: JS	PROJECT NO.: CO1004.00	CHECKED BY: KWB
REVISION: 00	DATE: JUNE 2025	FIGURE: 2



LEGEND

- SITE BOUNDARY
- STUDY AREA
- CANADIAN NATIONAL RAILWAY
- WATERCOURSES
- CURRENT FUEL TANKS
- FORMER UST

DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

WO MW REALTY LIMITED

SITE LOCATION:

3145 CONROY ROAD
OTTAWA, ONTARIO

TITLE:

**CONCEPTUAL SITE MODEL -
PHASE ONE STUDY AREA**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO1004.00	KWB
REVISION:	DATE:	FIGURE:
00	JULY 2025	3



LEGEND

- SITE BOUNDARY
- STUDY AREA
- WATERCOURSES
- +— CANADIAN NATIONAL RAILWAY

POTENTIALLY CONTAMINATING ACTIVITIES

- ON-SITE PCA LEADING TO APEC
- OFF-SITE PCA LEADING TO APEC
- OFF-SITE PCA NOT LEADING TO APEC

POTENTIALLY CONTAMINATING ACTIVITY TYPES

19. ELECTRONIC AND COMPUTER EQUIPMENT MANUFACTURING
27. GARAGES AND MAINTENANCE AND REPAIR OF RAILCARS, MARINE VEHICLES AND AVIATION VEHICLES
28. GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS
30. IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY
31. INK MANUFACTURING, PROCESSING AND BULK STORAGE
39. PAINTS MANUFACTURING, PROCESSING AND BULK STORAGE
46. RAIL YARDS, TRACKS AND SPURS
48. SALT MANUFACTURING, PROCESSING AND BULK STORAGE
OT1. OTHER - WASTE GENERATOR
OT2. OTHER - SPILLS
OT3. OTHER - SNOW DISPOSAL SITE

0100200300

Metres

DATA SOURCE: CITY OF OTTAWA


MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

WO MW REALTY LIMITED

SITE LOCATION:

3145 CONROY ROAD
OTTAWA, ONTARIO



TITLE:

CONCEPTUAL SITE MODEL AND
POTENTIALLY CONTAMINATING ACTIVITIES

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO1004.00	KWB
REVISION:	DATE:	FIGURE:
00	JULY 2025	4



LEGEND

SITE BOUNDARY

CANADIAN NATIONAL RAILWAY

FORMER UST

FORMER BUILDING

POTENTIALLY CONTAMINATING ACTIVITIES

ON-SITE PCA LEADING TO APEC

OFF-SITE PCA LEADING TO APEC

OFF-SITE PCA NOT LEADING TO APEC

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

APEC 1

APEC 2

APEC 3, 4

APEC	PCA ID	PCA TYPE	DESCRIPTION
1	1A	28	GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS
2	1B	27	GARAGES AND MAINTENANCE AND REPAIR OF RAILCARS, MARINE VEHICLES AND AVIATION VEHICLES
3	11	31	INK MANUFACTURING, PROCESSING AND BULK STORAGE
4	12	19	ELECTRONIC AND COMPUTER EQUIPMENT MANUFACTURING

0255075100

Metres

DATA SOURCE: CITY OF OTTAWA

MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

WO MW REALTY LIMITED

SITE LOCATION:

3145 CONROY ROAD
OTTAWA, ONTARIO

TERRAPEX

TITLE:







CONCEPTUAL SITE MODEL - AREAS OF
POTENTIAL ENVIRONMENTAL CONCERN

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO1004.00	KWB
REVISION:	DATE:	FIGURE:
00	JULY 2025	5A

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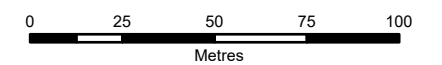
LEGEND

-  SITE BOUNDARY
 CANADIAN NATIONAL RAILWAY
 FORMER UST
 FORMER BUILDING
 EXISTING BOREHOLE (PINCHIN)
 EXISTING MONITORING WELL (PINCHIN)

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

-  APEC 1
-  APEC 2
-  APEC 3, 4

APEC	PCA ID	PCA TYPE	DESCRIPTION
1	1A	28	GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS
2	1B	27	GARAGES AND MAINTENANCE AND REPAIR OF RAILCARS, MARINE VEHICLES AND AVIATION VEHICLES
3	11	31	INK MANUFACTURING, PROCESSING AND BULK STORAGE
4	12	19	ELECTRONIC AND COMPUTER EQUIPMENT MANUFACTURING



DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

WO MW REALTY LIMITED

SITE LOCATION:

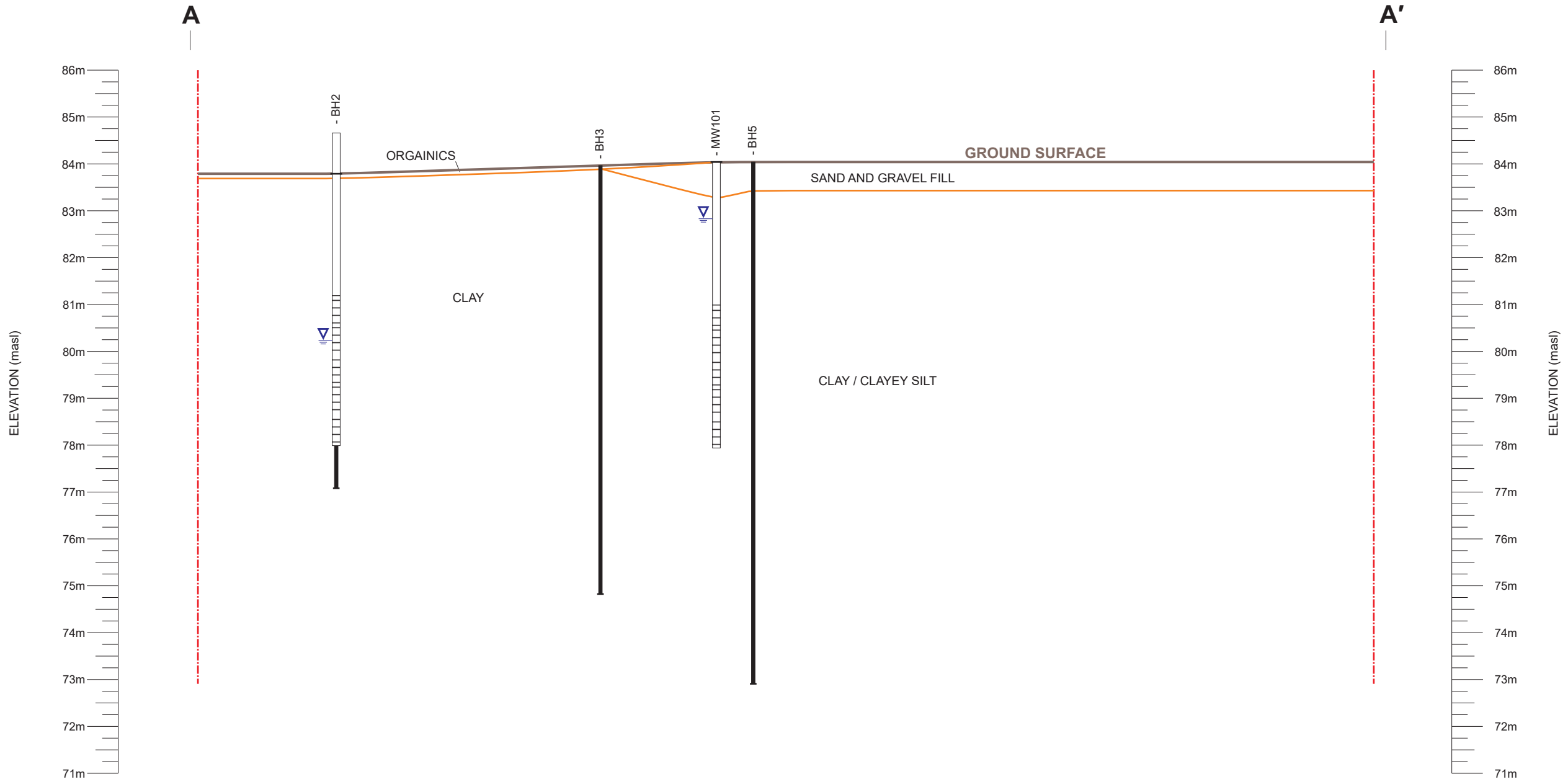
3145 CONROY ROAD
OTTAWA, ONTARIO



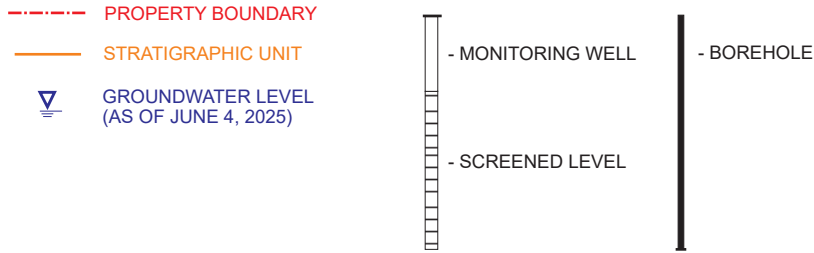
TITLE: **AREAS OF POTENTIAL ENVIRONMENTAL
CONCERN AND SAMPLING LOCATIONS**

DRAWN BY: JS/SF	PROJECT NO.: CO1004.00	CHECKED BY: KWB
REVISION: 00	DATE: JULY 2025	FIGURE: 5B

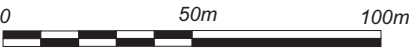
LOOKING NORTH-WEST



LEGEND



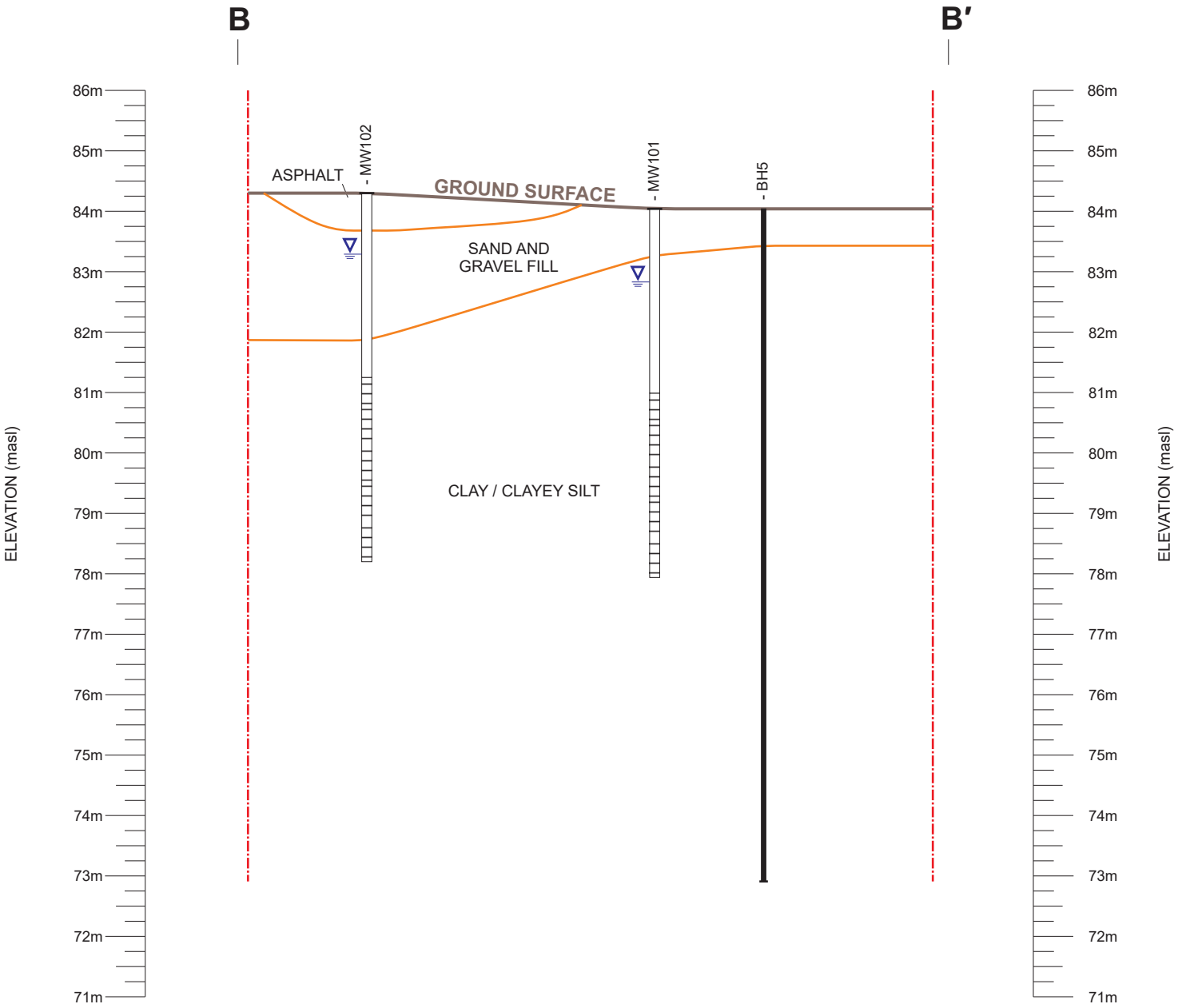
HORIZONTAL SCALE



NOTES:
1. SOIL STRATIGRAPHY BETWEEN LOCATIONS IS INTERPRETED.

CLIENT: WO MW REALTY LIMITED		
SITE LOCATION: 3145 CONROY ROAD OTTAWA, ONTARIO		
TITLE: GENERAL STRATIGRAPHY - CROSS SECTION A-A'		
DRAWN BY: SF	PROJECT NO.: CO1004.00	CHECKED BY: KWB
REVISION: 00	DATE: JUNE 2025	FIGURE: 6A

LOOKING NORTH-EAST



LEGEND

- - - - - PROPERTY BOUNDARY
- STRATIGRAPHIC UNIT
- ▽ GROUNDWATER LEVEL (AS OF JUNE 4, 2025)
- MONITORING WELL
- SCREENED LEVEL
- BOREHOLE

HORIZONTAL SCALE



NOTES:
1. SOIL STRATIGRAPHY BETWEEN LOCATIONS IS INTERPRETED.

CLIENT: WO MW REALTY LIMITED		
SITE LOCATION: 3145 CONROY ROAD OTTAWA, ONTARIO		
TITLE: GENERAL STRATIGRAPHY - CROSS SECTION B-B'		
DRAWN BY: SF	PROJECT NO.: CO1004.00	CHECKED BY: KWB
REVISION: 00	DATE: JUNE 2025	FIGURE: 6B



LEGEND

- SITE BOUNDARY
- CANADIAN NATIONAL RAILWAY
- EXISTING BOREHOLE (PINCHIN)
- EXISTING MONITORING WELL (PINCHIN)
- INTERPRETED GROUNDWATER CONTOURS
- GROUNDWATER FLOW DIRECTION



DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT: WO MW REALTY LIMITED		
SITE LOCATION: 3145 CONROY ROAD OTTAWA, ONTARIO		
TITLE: INTERPRETED GROUNDWATER CONTOURS (JUNE 4, 2025)		
DRAWN BY: JS	PROJECT NO.: CO1004.00	CHECKED BY: KWB
REVISION: 00	DATE: JUNE 2025	FIGURE: 7



LEGEND

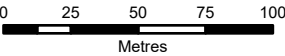
- [Red dashed line] SITE BOUNDARY
- [Black line with cross-ticks] CANADIAN NATIONAL RAILWAY
- [Black dot with cross] EXISTING BOREHOLE (PINCHIN)
- [Black dot with cross and circle] EXISTING MONITORING WELL (PINCHIN)

ANALYSIS INFORMATION

- [Green circle] LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR INDUSTRIAL/COMMERCIAL/COMMUNITY PROPERTY USE WITH FINE TO MEDIUM TEXTURED SOIL.



DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT: WO MW REALTY LIMITED		
SITE LOCATION: 3145 CONROY ROAD OTTAWA, ONTARIO		
TITLE: SOIL SAMPLE DISTRIBUTION - PHCS		
DRAWN BY: JS	PROJECT NO.: CO1004.00	CHECKED BY: GS
REVISION: 00	DATE: JUNE 2025	FIGURE: 8



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LEGEND

- SITE BOUNDARY
- CANADIAN NATIONAL RAILWAY
- EXISTING BOREHOLE (PINCHIN)
- EXISTING MONITORING WELL (PINCHIN)

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR INDUSTRIAL/COMMERCIAL/COMMUNITY PROPERTY USE WITH FINE TO MEDIUM TEXTURED SOIL.

DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

WO MW REALTY LIMITED

SITE LOCATION:

3145 CONROY ROAD
OTTAWA, ONTARIO

TITLE:

SOIL SAMPLE DISTRIBUTION - VOCS

DRAWN BY: <p>JS</p>	PROJECT NO.: <p>CO1004.00</p>	CHECKED BY: <p>GS</p>
REVISION: <p>00</p>	DATE: <p>JUNE 2025</p>	FIGURE: <p>9</p>



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LEGEND

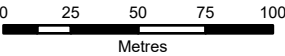
- SITE BOUNDARY
- CANADIAN NATIONAL RAILWAY
- EXISTING BOREHOLE (PINCHIN)
- EXISTING MONITORING WELL (PINCHIN)

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR INDUSTRIAL/COMMERCIAL/COMMUNITY PROPERTY USE WITH FINE TO MEDIUM TEXTURED SOIL.



DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT: WO MW REALTY LIMITED		
SITE LOCATION: 3145 CONROY ROAD OTTAWA, ONTARIO		
TITLE: SOIL SAMPLE DISTRIBUTION - PAHS		
DRAWN BY: JS	PROJECT NO.: CO1004.00	CHECKED BY: GS
REVISION: 00	DATE: JUNE 2025	FIGURE: 10



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LEGEND

- SITE BOUNDARY
- CANADIAN NATIONAL RAILWAY
- EXISTING BOREHOLE (PINCHIN)
- EXISTING MONITORING WELL (PINCHIN)

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR INDUSTRIAL/COMMERCIAL/COMMUNITY PROPERTY USE WITH FINE TO MEDIUM TEXTURED SOIL.

DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

WO MW REALTY LIMITED

SITE LOCATION:

3145 CONROY ROAD
OTTAWA, ONTARIO

TITLE:

SOIL SAMPLE DISTRIBUTION - pH

DRAWN BY: <p>JS</p>	PROJECT NO.: <p>CO1004.00</p>	CHECKED BY: <p>GS</p>
REVISION: <p>00</p>	DATE: <p>JUNE 2025</p>	FIGURE: <p>11</p>



LEGEND

SITE BOUNDARY

CANADIAN NATIONAL RAILWAY

EXISTING BOREHOLE (PINCHIN)

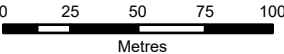
EXISTING MONITORING WELL (PINCHIN)

ANALYSIS INFORMATION

LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR ALL TYPES OF PROPERTY USE WITH FINE TO MEDIUM TEXTURED SOIL.



DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

Y U Á Y Á Ü Ö Ö V Y Á Ö Q Ö Ö

SITE LOCATION:

3145 CONROY ROAD
OTTAWA, ONTARIO







TITLE:

GROUNDWATER SAMPLE DISTRIBUTION - PHCS

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO1004.00	GS
REVISION:	DATE:	FIGURE:
00	JUNE 2025	12



LEGEND

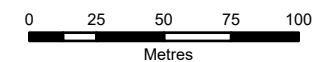
-  SITE BOUNDARY
 CANADIAN NATIONAL RAILWAY
 EXISTING BOREHOLE (PINCHIN)
 EXISTING MONITORING WELL (PINCHIN)

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR ALL TYPES OF PROPERTY USE WITH FINE TO MEDIUM TEXTURED SOIL.



DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

WO MW REALTY LIMITED

SITE LOCATION: 3145 CONROY ROAD
OTTAWA, ONTARIO





TITLE:
GROUNDWATER SAMPLE DISTRIBUTION - VOCS


DRAWN BY: JS	PROJECT NO.: CO1004.00	CHECKED BY: GS
REVISION: 00	DATE: JUNE 2025	FIGURE: 13




LEGEND


 SITE BOUNDARY

 CANADIAN NATIONAL RAILWAY

 EXISTING BOREHOLE (PINCHIN)

 EXISTING MONITORING WELL (PINCHIN)

ANALYSIS INFORMATION

 LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR ALL TYPES OF PROPERTY USE WITH FINE TO MEDIUM TEXTURED SOIL.

0255075100

Metres


DATA SOURCE: CITY OF OTTAWA
MAP PROJECTION: NAD 1983 UTM ZONE 18N

CLIENT:

WO MW REALTY LIMITED

SITE LOCATION:

3145 CONROY ROAD
OTTAWA, ONTARIO



TITLE:

GROUNDWATER SAMPLE DISTRIBUTION - PAHS

DRAWN BY: <div>JS</div>	PROJECT NO.: <div>CO1004.00</div>	CHECKED BY: <div>GS</div>
REVISION: <div>00</div>	DATE: <div>JUNE 2025</div>	FIGURE: <div>14</div>

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TABLES

TABLE 1: TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY

(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

Year	Name of Owner	Description of Property Use	Property Use ¹	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1840 - 1870	William Moxley	Vacant	Agricultural or Other Use	No information available for this time period.
1870 - 1872	Elizabeth Moxley	Vacant	Agricultural or Other Use	No information available for this time period.
1872 - 1874	Richard Moxley	Vacant	Agricultural or Other Use	No information available for this time period.
1874 - 1877	John Crawford	Vacant	Agricultural or Other Use	No information available for this time period.
1877 - 1877	Samuel Benoit	Vacant	Agricultural or Other Use	No information available for this time period.
1877 - 1885	M.L.. Crawford	Vacant	Agricultural or Other Use	No information available for this time period.
1885	John Simmons	Vacant	Agricultural or Other Use	No information available for this time period.
1885 - 1931	James Gorman	Vacant	Agricultural or Other Use	No information available for this time period.
1931 - 1952	Ellen Gorman	Vacant	Agricultural or Other Use	No information available for this time period.
1952 - 1954	Her Majesty the Queen	Vacant	Agricultural or Other Use	No information available for this time period.
1954 - 2005	National Capital Commission (NCC)	Use as a golf cart track and driving range from 1981 to 2011.	Agricultural or Other Use	The Site was developed as a golf-kart and driving range "Thunderbird Golf & Go-Karts" in 1981 based on aerial photographs and insurance inspection reports. The
2005	Pineland Amusement Ltd.	Use as a golf cart track and driving range from 1981 to 2011.	Commercial Use	The Site operated as a golf kart track and driving range from 1981 to 2011.
2014	3145 Conroy Road Inc.	Vacant	Commercial Use	The building previously present on the Site has been demolished, and the Site appears to be inactive.
2024	WO MW Realty Limited	Vacant	Commercial Use	The Site is abandoned and vacant.

Notes:

1 - for each owner, specify one of the following types of property use (as defined in O. Reg. 153/04) that applies:

Agriculture or other use | Commercial use | Community use | Industrial use | Institutional use | Parkland use | Residential use

2 - when submitting a record of site condition for filing, a copy of this table must be attached

TABLE 2: POTENTIALLY CONTAMINATING ACTIVITIES ON, IN OR UNDER THE PHASE ONE PROPERTY AND STUDY AREA

PCA ¹	Potentially Contaminating Activity ²	Address/ Location/ Distance/ Direction	Description	Data Source	Likelihood To Affect the Site / Rationale	Uncertainty	Area(s) of Potential Environmental Concern
PCA 1A	28 - Gasoline and Associated Products Storage in Fixed Tanks	The Site	The presence of the former UST located at the Site.	Previous Reports Ontario Well Records HLUI City Directory Insurance Inspection Reports	Possible	Likely, the only known references to this UST is a mention in previous reports and well records, with no confirmed location identifier	APEC 1
PCA 1B	27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	The Site	The storage of gasoline and repair of go-karts within the area of the main building as described in the inspection reports.	Insurance Inspection Reports	Possible	Unknown of the exact storage of materials	APEC 2
PCA 2A	27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	2799 Swansea Cres (170 m east)	The operation of the City of Ottawa automotive garage at the City work yard.	ERIS Report Aerial Photographs HLUI	Unlikely to being cross-gradient of the Site.	No information is available on the operations	No
PCA 2B	28 - Gasoline and Associated Products Storage in Fixed Tanks	2799 Swansea Cres (170 m east)	The operation of the current and former private fuel outlet associated with the City of Ottawa works yard.	Aerial Photographs ERIS	Unlikely to being cross-gradient of the Site.	No information is available on the operations	No

PCA ¹	Potentially Contaminating Activity ²	Address/ Location/ Distance/ Direction	Description	Data Source	Likelihood To Affect the Site / Rationale	Uncertainty	Area(s) of Potential Environmental Concern
PCA 2C	39. Paint Manufacturing, Processing and Bulk Storage	2799 Swansea Cres (170 m east)	A record was provided for the approval for two spray paint booths in the automotive and carpentry sections of the building with approval provided in 2000.	ERIS	Unlikely to being cross-gradient of the Site.	No information is available on the operations	No
PCA 3A	28 - Gasoline and Associated Products Storage in Fixed Tanks	3100 Conroy Road (145 m northwest)	The operation of the City of Ottawa works yard, and the private retail fuel outlet with reported spills.	ERIS Aerial Photographs HLUI Site Inspection	Unlikely to being cross-gradient of the Site.	No information is available on the operations	No
PCA 3B	Other – Operation of Snow Dump	3100 Conroy Road (200 m northwest)	The operation of the City of Ottawa snow dump located at City works yard	ERIS Report Aerial Photographs HLUI	Unlikely to being cross-gradient of the Site.	No information is available on the operations	No
PCA 3C	27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	3100 Conroy Road (200 m northwest)	Operation of a garage associated with the City works yard	ERIS Site Inspection	Unlikely to being cross-gradient of the Site.	No information is available on the operations	No
PCA 3D	48 - Salt Manufacturing, Processing and Bulk Storage	3100 Conroy Road (200 m northwest)	Assumed salt storage at the City works yard due to a reported 1,000 L calcium chloride spill in 2013	ERIS	Unlikely to being cross-gradient of the Site.	No information is available on the operations	No

PCA ¹	Potentially Contaminating Activity ²	Address/ Location/ Distance/ Direction	Description	Data Source	Likelihood To Affect the Site / Rationale	Uncertainty	Area(s) of Potential Environmental Concern
PCA 4	46 - Rail Yards, Tracks and Spurs	Located to adjacent northern boundary of the Site (adjacent to the north)	The presence of the Canadian National rail line was identified along the north property boundary.	HLUI Aerial Photographs Site Inspection	Unlikely as any impacts are expected to be localized to the rail line	None	No
PCA 5	28 - Gasoline and Associated Products Storage in Fixed Tanks	3201 Conroy Road (157 m south southwest)	Records indicated the presence of a Petro-Canada retail fuel outlet with four double walled fibreglass 50,000 L USTs which were installed in 2002.	ERIS City Directories HLUI Aerial Photographs	Not likely due to being down-gradient from the Site	None	No
PCA 6	Other - Spills	Thurston Road & Conroy Road (167 m west northwest)	A spill of 113 L diesel fuel to water-filled ditch was reported in 1995.	ERIS	Not likely due to being cross-gradient and the distance from the Site	Unclear if environmental assessment and/or remediation was conducted	No
PCA 7	30 - Importation of Fill Material of Unknown Quality	3203 Conroy Road (adjacent to southeast corner of the Site)	The importation of fill to the property was visible in the aerial photographs (2007)	Aerial Photographs	Not likely as fill does not appear to extend onto the Site	Type and extent of fill material is unknown	No
PCA 8A	31 - Ink Manufacturing, Processing and Bulk Storage	2000 Thurston Drive (30 m to the north)	The property was listed as a waste generator for paint, pigment, coating from 1991 to 2021. The city directories identified the property as a printing business.	ERIS HLUI	Not likely due to nature of the wastes generated and quantities are expected to be relatively minor with no reported spills.	Quantities of waste generated are unknown Waste handling practices are unknown	No

PCA ¹	Potentially Contaminating Activity ²	Address/ Location/ Distance/ Direction	Description	Data Source	Likelihood To Affect the Site / Rationale	Uncertainty	Area(s) of Potential Environmental Concern
PCA 8B	27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	2000 Thurston Drive (30 m to the north)	The property was listed as a waste generator for paint, pigment, coating from 1991 to 2021. HLUI identify the property as automotive garage ('Hyper Performance Auto Care').	ERIS HLUI	Not likely due to nature of the wastes generated and quantities are expected to be relatively minor with no reported spills.	Quantities of waste generated are unknown Waste handling practices are unknown	No
PCA 9	28 - Gasoline and Associated Products Storage in Fixed Tanks	2001 Thurston Drive (183 m to the north)	The suspected presence of a diesel fuel tank for a back up generator based on air emissions approval.	ERIS	Not likely as there have been no reported spills	Volumes of tank not provided.	No
PCA 10A	31 - Ink Manufacturing, Processing and Bulk Storage	2100 Thurston Drive (30 m to the north)	The property was listed as a generator of variety of wastes. Property was identified as "FND Graphics".	ERIS	Not likely due to nature of the wastes generated and quantities are expected to be relatively minor with no reported spills.	Quantities of waste generated are unknown Waste handling practices are unknown	No
PCA 10B	27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	2100 Thurston Drive (30 m to the north)	The property was listed as a generator of variety of wastes. The property was identified as an automotive garage ("Imperial Auto") in HLUI.	ERIS HLUI	Not likely due to nature of the wastes generated and quantities are expected to be relatively minor with no reported spills.	Quantities of waste generated are unknown Waste handling practices are unknown	No

PCA ¹	Potentially Contaminating Activity ²	Address/ Location/ Distance/ Direction	Description	Data Source	Likelihood To Affect the Site / Rationale	Uncertainty	Area(s) of Potential Environmental Concern
PCA 11	31 - Ink Manufacturing, Processing and Bulk Storage	2140 Thurston Drive (30 m to the north)	The property was listed as a generator of halogenated solvents and is suspected to be a former/current printing business. The property was identified in waste generator records as "Loeb printing"	ERIS HLUI City Directory	Possible	Quantities of waste generated are unknown Waste handling practices are unknown	APEC 3
PCA 12	19 - Electronic and Computer Equipment Manufacturing	2150 Thurston Drive (30 m to the north)	The property was listed as a waste generator for various wastes including halogenated solvents and was identified as manufacturing electrical components.	ERIS	Possible	Significant uncertainty as it is unknown if actual manufacturing was completed.	APEC 4
PCA 13	Other – Waste Generation	2160 Thurston Drive (30 m to the north)	The property was listed as a generator of variety of wastes including photo processing waste and petroleum distillates from 1992 to 2001.	ERIS	Not likely due to nature of the wastes generated and quantities are expected to be relatively minor with no reported spills.	Quantities of waste generated are unknown Waste handling practices are unknown	No
PCA 14	19 - Electronic and Computer Equipment Manufacturing	2161 Thurston Drive (175 m north)	Property is identified manufacturer of printed circuit boards under M.P.C Circuit Inc. established in 1984.	ERIS HLUI	Not likely due to the distance from the Site	No information is available on the operations Waste handling practices are unknown	No

PCA ¹	Potentially Contaminating Activity ²	Address/ Location/ Distance/ Direction	Description	Data Source	Likelihood To Affect the Site / Rationale	Uncertainty	Area(s) of Potential Environmental Concern
PCA 15	19 - Electronic and Computer Equipment Manufacturing	2170 Thurston Drive (30 m to the north)	The property is registered for the manufacturing of computer and peripheral equipment under the business name "Cemtech".	ERIS	Not likely as there is no reported waste generation or spills	Significant uncertainty as it is unknown if actual manufacturing was completed.	No
PCA 16	19 - Electronic and Computer Equipment Manufacturing	2183 Thurston Drive 175 m to the north northeast	Property is suspected of electronics manufacturing based on waste generator records and other ERIS records. The business as identified as OCM Manufacturing.	ERIS HLUI City Directory	Not likely due to the distance from the Site	Significant uncertainty as it is unknown if actual manufacturing was completed.	No
PCA 17	Other – Waste Generator	2200 Thurston Drive (100 m northeast)	The property is listed as a generator of variety of wastes including petroleum distillates and waste oils and lubricants. Properties are listed as "Moham Electric" and "Schindler Elevator"	ERIS HLUI	Not likely due to nature of the wastes generated and quantities are expected to be relatively minor with no reported spills	No information is available on the operations Waste handling practices are unknown	No
PCA 18	27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	2188 Thurston Road Or 2184 Thurston Drive (46 m north)	The property is listed as a waste generator of waste oils and lubricants and petroleum distillate and photo processing waste between 1992 and 2002. Property is identified as an automotive garage in ERIS records and in City directories from 1993 to 1994 (Thurston Auto Repairs)	ERIS City Directory	Not likely due to nature of the wastes generated and quantities are expected to be relatively minor with no reported spills	No information is available on the operations Waste handling practices are unknown	No

PCA ¹	Potentially Contaminating Activity ²	Address/ Location/ Distance/ Direction	Description	Data Source	Likelihood To Affect the Site / Rationale	Uncertainty	Area(s) of Potential Environmental Concern
PCA 19	30 - Importation of Fill Material of Unknown Quality	3169 Thurston Road (adjacent to the south)	The importation of fill to the property was visible in the aerial photographs (1976 and 1984)	Aerial Photographs	Not likely as fill does not appear to extend onto the Site	Type and extent of fill material is unknown	No

¹ As shown on Figure 4.

² As set out in Table 2 in Schedule D of O. Reg. 153/04.

TABLE 3: TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

(Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

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 ^{3,4}	Media Potentially Impacted (Ground water, Soil, and/or Sediment)
APEC 1	The area directly in the vicinity of the former UST	PCA 1A: 28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	BTEX/PHCs	Soil & Groundwater
APEC 2	The footprint of the former building and within its immediate vicinity due to the storage of fill and maintenance and storage of go-karts.	PCA 1B: 27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	BTEX/PHCs, VOCs and PAHs	Soil & Groundwater
APEC 3	North-central portion of the Site	PCA 11: 31 - Ink Manufacturing, Processing and Bulk Storage	Off-Site	VOCs	Groundwater
APEC 4	North-central portion of the Site	PCA 12: 19 - Electronic and Computer Equipment Manufacturing	Off-Site	VOCs	Groundwater

1 - Areas of potential environmental concern means the area on, in or under a Phase One Property where one or more contaminants are potentially present, as determined through the Phase One environmental site assessment, including through,

- (a) identification of past or present uses on, in or under the Phase One Property, and
(b) identification of potentially contaminating activity.

2 - Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a Phase One study area.

3 - When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011 and as of February 19, 2021, as specified below:

List of Method Groups:

ABNs	Dioxins/Furans, PCDDs/PCDFs	PCBs	VOCs	Metals	B- HWS	EC	Methyl Mercury
CPs	OCs	PAHs	BTEX	As, Sb, Se	Cl ⁻	Cr (VI)	Low or high pH
1,4-Dioxane	PHCs	THMs	Bromomethane	Na	CN ⁻	Hg	SAR

4 - Where an identified contaminant of potential concern is not listed in the table that sets out the applicable site conditions standards in the Soil, Ground Water and Sediment Standards for which sampling and analysis is performed and is associated with potentially contaminating activity, the qualified person is referred to Subsection 43(3) of the Regulation.

5 - When submitting a record of site condition for filing, a copy of this table must be attached.

TABLE 4: GROUNDWATER MONITORING DATA
3145 CONROY ROAD, OTTAWA, ONTARIO

WELL ID	WELL CONSTRUCTION				WELL MONITORING					
	GROUND ELEVATION ¹	T.O.P. ELEVATION ²	SCREEN LENGTH	BOTTOM OF SCREEN ³	DATE	CV ⁴	DEPTH TO WATER FROM T.O.P.	DEPTH TO WATER FROM GROUND	GROUNDWATER ELEVATION ⁵	LNAPL THICKNESS ⁶
	(m)	(m)	(m)	(m)			(m)	(m)	(m)	(m)
BH2	83.79	84.66	3.05	77.99	04-Jun-25	<5 ppm	4.43	3.56	80.23	None
MW101	84.04	85.03	3.05	77.94	04-Jun-25	<5 ppm	2.20	1.21	82.83	None
MW102	84.30	84.19	3.05	78.20	04-Jun-25	<5 ppm	0.90	1.01	83.29	None

NOTES

¹ Elevation of ground surface at well location, relative to site benchmark

² Elevation of highest point of well pipe ("top of pipe"), relative to site benchmark

³ Elevation of bottom of well screened interval, relative to site benchmark

⁴ Combustible vapour concentration in well headspace in parts per million by volume (ppm) or percent of lower explosive limit (%LEL)

⁵ Static water level elevation, relative to site benchmark

⁶ Measured thickness of light, non-aqueous phase liquid, if any

TABLE 5: SUMMARY OF SOIL ANALYTICAL RESULTS - BTEX AND PHCs
3145 CONROY ROAD, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 I/C/C fine/medium	MW101-SS4	MW102-S3
Sample Depth	m bgs	-	2.3-3.0	1.5-2.3
Sampling Date	dd-mmm-yy	-	16-Jul-24	21-Aug-24
Analysis Date (on or before)	dd-mmm-yy	-	24-Jul-24	5-Sep-24
Certificate of Analysis No.	-	-	24Z175126	24Z188540
BENZENE, TOLUENE, ETHYLBENZENE, XYLENES (BTEX)				
Benzene	ug/g	0.40	<0.02	<0.02
Toluene	ug/g	78	<0.05	<0.05
Ethylbenzene	ug/g	19	<0.05	<0.05
Xylenes (Total)	ug/g	30	<0.05	<0.05
PETROLEUM HYDROCARBONS (PHCs)				
Petroleum Hydrocarbons F1-BTEX	ug/g	65	<5	<5
Petroleum Hydrocarbons F2	ug/g	250	<10	<10
Petroleum Hydrocarbons F3	ug/g	2,500	<50	<50
Petroleum Hydrocarbons F4	ug/g	6,600	<50	<50

Standards from Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011 and as amended).

Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition
Industrial/Commercial/Community Property-Use, Fine- to Medium-Textured Soil

- Not analyzed
- m bgs meters below ground surface
- ppm parts per million by volume
- % LEL percent of the lower explosive limit
- NV No Value; no standard established
- NA Not Applicable; no standard established because a standard is not required
- Value Exceeds applicable site condition standard
- Value Detection limit exceeds standard

TABLE 6: SUMMARY OF SOIL ANALYTICAL RESULTS - VOCs
3145 CONROY ROAD, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 I/C/C fine/medium	MW101-SS4	MW102-S3
Sample Depth	m bgs	-	2.3-3.0	1.5-2.3
Sampling Date	dd-mmm-yy	-	16-Jul-24	21-Aug-24
Analysis Date (on or before)	dd-mmm-yy	-	24-Jul-24	5-Sep-24
Certificate of Analysis No.	-	-	24Z175126	24Z188540
VOLATILE ORGANIC COMPOUNDS (VOCs)				
Acetone	ug/g	28	<0.50	<0.50
Bromodichloromethane	ug/g	18	<0.05	<0.05
Bromoform	ug/g	1.7	<0.05	<0.05
Bromomethane	ug/g	0.050	<0.05	<0.05
Carbon Tetrachloride	ug/g	1.5	<0.05	<0.05
Chlorobenzene	ug/g	2.7	<0.05	<0.05
Chloroform	ug/g	0.18	<0.04	<0.04
Dibromochloromethane	ug/g	13	<0.05	<0.05
Dichlorobenzene, 1,2-	ug/g	8.5	<0.05	<0.05
Dichlorobenzene, 1,3-	ug/g	12	<0.05	<0.05
Dichlorobenzene, 1,4-	ug/g	0.84	<0.05	<0.05
Dichlorodifluoromethane	ug/g	25	<0.05	<0.05
Dichloroethane, 1,1-	ug/g	21	<0.02	<0.02
Dichloroethane, 1,2-	ug/g	0.050	<0.05	<0.05
Dichloroethylene, 1,1-	ug/g	0.48	<0.05	<0.05
Dichloroethylene, 1,2-cis-	ug/g	37	<0.02	<0.02
Dichloroethylene, 1,2-trans-	ug/g	9.3	<0.05	<0.05
Dichloropropane, 1,2-	ug/g	0.68	<0.03	<0.03
Dichloropropene, 1,3-	ug/g	0.21	<0.05	<0.05
Ethylene dibromide	ug/g	0.050	<0.04	<0.04
Hexane (n)	ug/g	88	<0.05	<0.05
Methyl Ethyl Ketone	ug/g	88	<0.50	<0.50
Methyl Isobutyl Ketone	ug/g	210	<0.50	<0.50
Methyl tert-Butyl Ether (MTBE)	ug/g	3.2	<0.05	<0.05
Methylene Chloride	ug/g	2.0	<0.05	<0.05
Styrene	ug/g	43	<0.05	<0.05
Tetrachloroethane, 1,1,1,2-	ug/g	0.11	<0.04	<0.04
Tetrachloroethane, 1,1,2,2-	ug/g	0.094	<0.05	<0.05
Tetrachloroethylene	ug/g	21	<0.05	<0.05
Trichloroethane, 1,1,1-	ug/g	12	<0.05	<0.05
Trichloroethane, 1,1,2-	ug/g	0.11	<0.04	<0.04
Trichloroethylene	ug/g	0.61	<0.03	<0.03
Trichlorofluoromethane	ug/g	5.8	<0.05	<0.05
Vinyl Chloride	ug/g	0.25	<0.02	<0.02

Standards from Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011 and as amended).

Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition Industrial/Commercial/Community Property-Use, Fine- to Medium-Textured Soil

- Not analyzed
- m bgs meters below ground surface
- ppm parts per million by volume
- % LEL percent of the lower explosive limit
- NV No Value; no standard established
- NA Not Applicable; no standard established because a standard is not required
- Value Exceeds applicable site condition standard
- Value Detection limit exceeds standard

TABLE 7: SUMMARY OF SOIL ANALYTICAL RESULTS - PAHs
3145 CONROY ROAD, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 I/C/C fine/medium	MW101-SS4	MW102-S3
Sample Depth	m bgs	-	2.3-3.0	1.5-2.3
Sampling Date	dd-mmm-yy	-	16-Jul-24	21-Aug-24
Analysis Date (on or before)	dd-mmm-yy	-	24-Jul-24	5-Sep-24
Certificate of Analysis No.	-	-	24Z175126	24Z188540
POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)				
Acenaphthene	ug/g	96	<0.05	<0.05
Acenaphthylene	ug/g	0.17	<0.05	<0.05
Anthracene	ug/g	0.74	<0.05	<0.05
Benz[a]anthracene	ug/g	0.96	<0.05	<0.05
Benzo[a]pyrene	ug/g	0.30	<0.05	<0.05
Benzo[b]fluoranthene	ug/g	0.96	<0.05	<0.05
Benzo[ghi]perylene	ug/g	9.6	<0.05	<0.05
Benzo[k]fluoranthene	ug/g	0.96	<0.05	<0.05
Chrysene	ug/g	9.6	<0.05	<0.05
Dibenz[a h]anthracene	ug/g	0.10	<0.05	<0.05
Fluoranthene	ug/g	9.6	<0.05	<0.05
Fluorene	ug/g	69	<0.05	<0.05
Indeno[1 2 3-cd]pyrene	ug/g	0.95	<0.05	<0.05
Methlynaphthalene, 2-(1-) ¹	ug/g	85	<0.05	<0.05
Naphthalene	ug/g	28	<0.05	<0.05
Phenanthrene	ug/g	16	<0.05	<0.05
Pyrene	ug/g	96	<0.05	<0.05

Standards from Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011 and as amended).

Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition

Industrial/Commercial/Community Property-Use, Fine- to Medium-Textured Soil

- Parameter not analyzed
- m bgs meters below ground surface
- ppm parts per million by volume
- % LEL percent of the lower explosive limit
- NV No Value; no standard established
- NA Not Applicable; no standard established because a standard is not required
- Value Exceeds applicable site condition standard
- Value Detection limit exceeds standard
- ¹ the sum of 1-methylnaphthalene and 2- methylnaphthalene

TABLE 8: SUMMARY OF SOIL ANALYTICAL RESULTS - METALS, HFMs AND OTHER REGULATED PARAMETERS
3145 CONROY ROAD, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 I/C/C fine/medium	MW101-SS1	MW101-SS2
Sample Depth	m bgs	-	0.0-0.8	0.8-1.5
Sampling Date	dd-mmm-yy	-	16-Jul-24	16-Jul-24
Analysis Date (on or before)	dd-mmm-yy	-	24-Jul-24	24-Jul-24
Certificate of Analysis No.	-	-	24Z175126	24Z175126
OTHER REGULATED PARAMETERS (ORPs)				
pH	pH Units	5-9* or 5-11**	6.7	6.73

Standards from Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011 and as amended).

Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition
Industrial/Commercial/Community Property-Use, Fine- to Medium-Textured Soil

- Parameter not analyzed
- m bgs meters below ground surface
- ppm parts per million by volume
- % LEL percent of the lower explosive limit
- NV No Value; no standard established
- NA Not Applicable; no standard established because a standard is not required
- * Surface soil (<1.5m bgs) acceptable pH range
- ** Subsurface soil (>1.5m bgs) acceptable pH range
- Value** Exceeds applicable site condition standard
- Value Detection limit exceeds standard

TABLE 9: SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - BTEX AND PHCs
3145 CONROY ROAD, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 fine/medium	MW101-GW	MW102-GW
Screen Interval	m bgs	-	3.1-6.1	3.1-6.1
Sampling Date	dd-mmm-yy	-	30-Jul-24	23-Aug-24
Analysis Date (on or before)	dd-mmm-yy	-	6-Aug-24	29-Aug-24
Certificate of Analysis No.	-	-	24Z179679	24Z189028
BENZENE, TOLUENE, ETHYLBENZENE, XYLENES (BTEX)				
Benzene	ug/L	430	<0.20	<0.20
Toluene	ug/L	18,000	<0.20	<0.20
Ethylbenzene	ug/L	2,300	<0.10	<0.10
Xylenes (Total)	ug/L	4,200	<0.20	<0.20
PETROLEUM HYDROCARBONS (PHCs)				
Petroleum Hydrocarbons F1-BTEX	ug/L	750	<25	<25
Petroleum Hydrocarbons F2	ug/L	150	<100	<100
Petroleum Hydrocarbons F3	ug/L	500	<100	<100
Petroleum Hydrocarbons F4	ug/L	500	<100	<100

Standards from Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011 and as amended).

Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition

All Types of Property-Use, Fine- to Medium-Textured Soil

- Not analyzed
- m bgs meters below ground surface
- ppm parts per million by volume
- % LEL percent of the lower explosive limit
- NV No Value; no standard established
- NA Not Applicable; no standard established because a standard is not required
- Value** Exceeds applicable site condition standard
- Value Detection limit exceeds standard

TABLE 10: SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - VOCs
3145 CONROY ROAD, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3	MW101-GW	MW102-GW
		<i>fine/medium</i>		
Screen Interval	m bgs	-	3.1-6.1	3.1-6.1
Sampling Date	dd-mmm-yy	-	30-Jul-24	23-Aug-24
Analysis Date (on or before)	dd-mmm-yy	-	6-Aug-24	29-Aug-24
Certificate of Analysis No.	-	-	24Z179679	24Z189028
VOLATILE ORGANIC COMPOUNDS (VOCs)				
Acetone	ug/L	130,000	<1.0	<1.0
Bromodichloromethane	ug/L	85,000	<0.20	<0.20
Bromoform	ug/L	770	<0.10	<0.10
Bromomethane	ug/L	56	<0.20	<0.20
Carbon Tetrachloride	ug/L	8.4	<0.20	<0.20
Chlorobenzene	ug/L	630	<0.10	<0.10
Chloroform	ug/L	22	<0.20	<0.20
Dibromochloromethane	ug/L	82,000	<0.10	<0.10
Dichlorobenzene, 1,2-	ug/L	9,600	<0.10	<0.10
Dichlorobenzene, 1,3-	ug/L	9,600	<0.10	<0.10
Dichlorobenzene, 1,4-	ug/L	67	<0.10	<0.10
Dichlorodifluoromethane	ug/L	4,400	<0.40	<0.40
Dichloroethane, 1,1-	ug/L	3,100	<0.30	<0.30
Dichloroethane, 1,2-	ug/L	12	<0.20	<0.20
Dichloroethylene, 1,1-	ug/L	17	<0.30	<0.30
Dichloroethylene, 1,2-cis-	ug/L	17	<0.20	<0.20
Dichloroethylene, 1,2-trans-	ug/L	17	<0.20	<0.20
Dichloropropane, 1,2-	ug/L	140	<0.20	<0.20
Dichloropropene, 1,3-	ug/L	45	<0.30	<0.30
Ethylene dibromide	ug/L	0.83	<0.10	<0.10
Hexane (n)	ug/L	520	<0.20	<0.20
Methyl Ethyl Ketone	ug/L	1,500,000	<1.0	<1.0
Methyl Isobutyl Ketone	ug/L	580,000	<1.0	<1.0
Methyl tert-Butyl Ether (MTBE)	ug/L	1,400	<0.20	<0.20
Methylene Chloride	ug/L	5,500	<0.30	<0.30
Styrene	ug/L	9,100	<0.10	<0.10
Tetrachloroethane, 1,1,1,2-	ug/L	28	<0.10	<0.10
Tetrachloroethane, 1,1,1,2,2-	ug/L	15	<0.10	<0.10
Tetrachloroethylene	ug/L	17	<0.20	<0.20
Trichloroethane, 1,1,1-	ug/L	6,700	<0.30	<0.30
Trichloroethane, 1,1,2-	ug/L	30	<0.20	<0.20
Trichloroethylene	ug/L	17	<0.20	<0.20
Trichlorofluoromethane	ug/L	2,500	<0.40	<0.40
Vinyl Chloride	ug/L	1.7	<0.17	<0.17

Standards from Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011 and as amended).

Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition

All Types of Property-Use, Fine- to Medium-Textured Soil

-
- Not analyzed
- m bgs
- meters below ground surface
- ppm
- parts per million by volume
- % LEL
- percent of the lower explosive limit
- NV
- No Value; no standard established
- NA
- Not Applicable; no standard established because a standard is not required
- Value
- Exceeds applicable site condition standard
- Value
- Detection limit exceeds standard

TABLE 11: SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - PAHs
3145 CONROY ROAD, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 fine/medium	MW101-GW	MW102-GW
Screen Interval	m bgs	-	3.1-6.1	3.1-6.1
Sampling Date	dd-mmm-yy	-	30-Jul-24	23-Aug-24
Analysis Date (on or before)	dd-mmm-yy	-	6-Aug-24	29-Aug-24
Certificate of Analysis No.	-	-	24Z179679	24Z189028
POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)				
Acenaphthene	ug/L	1,700	<0.20	<0.20
Acenaphthylene	ug/L	1.8	<0.20	<0.20
Anthracene	ug/L	2.4	<0.10	<0.10
Benz[a]anthracene	ug/L	4.7	<0.20	<0.20
Benzo[a]pyrene	ug/L	0.81	<0.01	<0.01
Benzo[b]fluoranthene	ug/L	0.75	<0.10	<0.10
Benzo[ghi]perylene	ug/L	0.20	<0.20	<0.20
Benzo[k]fluoranthene	ug/L	0.40	<0.10	<0.10
Chrysene	ug/L	1.0	<0.10	<0.10
Dibenz[a h]anthracene	ug/L	0.52	<0.20	<0.20
Fluoranthene	ug/L	130	<0.20	<0.20
Fluorene	ug/L	400	<0.20	<0.20
Indeno[1 2 3-cd]pyrene	ug/L	0.20	<0.20	<0.20
Methlynaphthalene, 2-(1-) ¹	ug/L	1,800	<0.20	<0.20
Naphthalene	ug/L	6,400	<0.20	<0.20
Phenanthrene	ug/L	580	<0.10	<0.10
Pyrene	ug/L	68	<0.20	<0.20

Standards from Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011 and as amended).

Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition

All Types of Property-Use, Fine- to Medium-Textured Soil

- Parameter not analyzed
- m bgs meters below ground surface
- ppm parts per million by volume
- % LEL percent of the lower explosive limit
- NV No Value; no standard established
- NA Not Applicable; no standard established because a standard is not required
- Value** Exceeds applicable site condition standard
- Value Detection limit exceeds standard
- ¹ the sum of 1-methylnaphthalene and 2- methylnaphthalene

APPENDIX I

PLAN OF SURVEY

HP	DENOTES	HYDRO POLE
LP	DENOTES	LAMP POST
○	DENOTES	POST
CLF	DENOTES	CHAIN LINK FENCE
PF	DENOTES	POST AND WIRE FENCE
CB	DENOTES	CATCH BASIN
MT	DENOTES	MAN HOLE
ST	DENOTES	STORM
ANC	DENOTES	ANCHOR
E —	DENOTES	HYDRO OVERHEAD CABLE
○	DENOTES	TREE
SUN	DENOTES	SUN
☆	DENOTES	SAC POINT
—	DENOTES	PROPERTY LINE
—	DENOTES	MAJOR CONTOUR LINE
—	DENOTES	MINOR CONTOUR LINE
○	DENOTES	DECIDUOUS TREE
●	DENOTES	CONIFEROUS TREE

N=NORTH / S=SOUTH / E=EAST / W=WEST

1. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA CONTROL POINT 2016-0300 HAVING A PUBLISHED ELEVATION OF 84.20 METRES

2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS

RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.



DRAWN BY: KZ/MC	CHECKED BY: GZ	REFERENCE NO.: 24-10-029-0
PLOTTED: 5/1/2024		DATED: 05/01/24

APPENDIX II

PERTINENT PREVIOUS ENVIRONMENTAL REPORTS



FINAL

Phase II Environmental Site Assessment

3145 Conroy Road
Ottawa, Ontario

Prepared for:

WO MW Realty Limited

180 Renfrew Drive
Markham, ON L3R 9Z2

September 6, 2024

Pinchin File: 339662.006



Phase II Environmental Site Assessment

3145 Conroy Road, Ottawa, Ontario
WO MW Realty Limited

September 6, 2024
Pinchin File: 339662.006
FINAL

Issued To: WO MW Realty Limited
Issued On: September 6, 2024
Pinchin File: 339662.006
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EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by WO MW Realty Limited (Client) to conduct a Phase II Environmental Site Assessment (ESA) of the property located at 3145 Conroy Road in Ottawa, Ontario (hereafter referred to as the Site).

The Site is vacant land that consists of an abandoned go-kart racetrack and mini putt course situated on the western half of the Site.

The purpose of this Phase II ESA was to assess a potential issue of environmental concern in relation to the potential acquisition and financing of the Site.

The results of the Phase I ESA completed by Pinchin identified the following potential issue of environmental concern:

- The 1995 Property Underwriters' Report indicated that a 9,092 litre gasoline underground storage tank (UST) was located on-Site to supply fuel for the go-karts. No documentation was provided to Pinchin regarding the removal of this UST. As such, it is Pinchin's opinion that this on-Site UST could result in potential subsurface impacts at the Site.

Based on the finding noted above, Pinchin recommended completing a Phase II ESA at the Site.

The Phase II ESA was completed at the Site by Pinchin between July 16 and August 21, 2024. and consisted of the advancement of two boreholes, both of which were completed as a groundwater monitoring wells.

Select "worst case" soil samples collected during the borehole drilling program were submitted for laboratory analysis of volatile organic compounds (VOCs), petroleum hydrocarbons (PHCs) in the F1 to F4 fraction ranges (F1-F4) and polycyclic aromatic hydrocarbons (PAHs). Groundwater samples collected from the newly installed monitoring well were submitted for laboratory analysis of PHCs (F1-F4), VOCs, and PAHs.

Based on Site-specific information, the soil and groundwater quality were assessed based on the Ontario Ministry of the Environment, Conservation and Parks (MECP) *Table 3 Standards* for industrial/commercial/community land use and fine-textured soil.

The reported concentrations in the soil and groundwater samples submitted for analysis of PHCs (F1-F4), VOCs, and PAHs satisfied the *Table 3 Standards*.



Phase II Environmental Site Assessment

3145 Conroy Road, Ottawa, Ontario
WO MW Realty Limited

September 6, 2024
Pinchin File: 339662.006
FINAL

Based on the findings of this Phase II ESA, it is Pinchin's opinion that no further subsurface investigation is required for the Site in relation to the findings of the Phase I ESA.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.



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1.0 INTRODUCTION

Pinchin Ltd. (Pinchin) was retained through an Authorization to Proceed, Limitation of Liability and Terms of Engagement signed by WO MW Realty Limited (Client) to conduct a Phase II Environmental Site Assessment (ESA) of the property located at 3145 Conroy Road in Ottawa, Ontario (hereafter referred to as the Site). The Site location is shown on Figure 1 (all Figures are provided in Appendix I). The Site is vacant land that consists of an abandoned go-kart racetrack and mini putt course situated on the western portion of the Site. The purpose of this Phase II ESA was to address a potential issue of environmental concern in relation to the potential acquisition and financing of the Site.

This Phase II ESA was completed in general accordance with the Canadian Standards Association document entitled "*Phase II Environmental Site Assessment, CSA Standard Z769-00 (R2023)*", dated 2000 and reaffirmed in 2023.

1.1 Background

Pinchin completed a Phase I ESA of the Site for the Client, the findings of which were provided in the report entitled "*Phase I Environmental Site Assessment 3145 Conroy Road, Ottawa, Ontario*", dated June 21, 2024. The results of the Phase I ESA completed by Pinchin identified the following area of potential environmental concern (APEC) that could result in subsurface impacts at the Site:

- The 1995 Property Underwriters' Report indicated that a 9,092 litre gasoline underground storage tank (UST) was located on-Site to supply fuel for the go-karts. No documentation was provided to Pinchin regarding the removal of this UST. As such, it is Pinchin's opinion that this on-Site UST could result in potential subsurface impacts at the Site.

Based on the above-mentioned finding, it was Pinchin's recommendation that a Phase II ESA be conducted at the Site to determine if the above-noted APEC has resulted in subsurface impacts at the Site.

1.2 Scope of Work

The scope of work completed by Pinchin, as outlined in the proposal entitled "*Proposal for Phase II Environmental Site Assessment 3145 Conroy Road, Ottawa, Ontario*" submitted to the Client on June 25, 2024, included the following:

- Retain the services of an independent contractor to complete a geophysical survey to assess for the presence/absence of an underground storage tank (UST) or disturbed soil in the immediate area of former building slab-on-grade foundation and to clear the proposed borehole locations of underground services.



- Advancement of up to two boreholes following the clearance of underground services, all of which were to be instrumented with a monitoring well;
- Submission of select “worst case” soil samples for laboratory analysis of, petroleum hydrocarbons (PHCs) in the F1 to F4 fraction ranges (F1-F4), volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs);
- Collection of groundwater samples from each of the newly installed monitoring wells following well development and purging, for laboratory analysis of PHCs (F1-F4), VOCs, and PAHs;
- Comparison of the soil and groundwater laboratory analytical results to the applicable regulatory criteria; and
- Preparation of a factual report detailing the findings of the Phase II ESA and recommendations.

2.0 METHODOLOGY

The investigation methodology was conducted in general accordance with the Ontario Ministry of the Environment, Conservation and Parks (MECP) document entitled “*Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario*” dated December 1996 (*MECP Sampling Guideline*), the Association of Professional Geoscientists of Ontario document entitled “*Guidance for Environmental Site Assessments under Ontario Regulation 153/04 (as amended)*”, dated April 2011 (*PGO Guideline*) and Pinchin’s standard operating procedures (SOPs).

2.1 Ground Penetrating Radar Survey

Pinchin retained multiVIEW Locates Inc. (multiVIEW) to complete a GPR survey at the Site on July 9, 2024 to investigate the location of a former historical UST at the Site.

2.2 Borehole Investigation

Pinchin retained Strata Drilling Group (Strata) to complete the borehole drilling program at the Site on July 16 and August 21, 2024 following the clearance of underground services in the vicinity of the work area by public utility locators and a private utility locator retained by Pinchin. The drilling program was completed concurrently with the geotechnical investigation conducted by Pinchin, provided under separate cover. Strata is licensed by the MECP in accordance with Ontario Regulation 903 (as amended) to undertake borehole drilling/well installation activities.

Two boreholes were advanced to a maximum depth of 6.09 metres below ground surface (mbgs) using a Geoprobe direct push drill rig. Soil samples were collected at continuous 0.76-metre intervals using 5.08



centimetre (cm) inner diameter (ID) direct push soil samplers with dedicated single-use sample liners. Discrete soil samples were collected from the single-use liners and placed in laboratory-supplied sample containers.

Subsurface soil conditions were logged on-Site by Pinchin personnel at the time of drilling. Soil samples were examined for visual and olfactory evidence of impacts and a portion of each sample was analyzed in the field for combustible and volatile vapour concentrations in soil headspace using an RKI Eagle 2 equipped with a combustible gas indicator (CGI) operated in methane elimination mode and calibrated with hexane, and photoionization detector (PID) calibrated with isobutylene.

The locations of the boreholes are shown on Figure 2 and a description of the subsurface stratigraphy encountered during the drilling program is documented in the borehole logs included in Appendix II.

2.3 Monitoring Well Installation

Groundwater monitoring wells were installed in boreholes MW101 and MW102 to enable groundwater monitoring and sampling. The monitoring wells were constructed with 5.08 cm inner diameter (ID) flush-threaded Schedule 40 polyvinyl chloride (PVC) risers, followed by a 3.04 m length of 5.08 cm ID No. 10 slot PVC screen that intersected the water table. Each well screen was sealed at the bottom using a threaded cap and each riser was sealed at the top with a lockable J-plug cap. Silica sand was placed around and above the screened interval to form a filter pack around the well screen. A layer of bentonite was placed above the silica sand and was extended to just below the ground surface. A bentonite seal was then placed between the riser and the outer casing. A protective aboveground monument casing was installed at the ground surface over each riser pipe and outer casing and cemented in place.

The locations of the monitoring wells are shown on Figure 2. The monitoring well construction details are shown on the borehole logs included in Appendix II.

2.4 Groundwater Monitoring and Elevation Survey

The water levels within the monitoring wells were measured on July 25, and August 23, 2024, using a water level tape. The presence/absence of non-aqueous phase liquid (NAPL) was also assessed during groundwater monitoring using water level tape.

Pinchin completed a relative elevation survey of the newly installed groundwater monitoring wells and boreholes on July 25, 2024, as part of the geotechnical investigation that was completed as part of this Phase II ESA program. More information is provided in the Preliminary Geotechnical Investigation completed by Pinchin in August of 2024.



2.5 Sampling and Laboratory Analysis

2.5.1 Soil

One most apparent “worst case” soil sample, based on vapour concentrations as well as visual and/or olfactory considerations, recovered from each borehole was submitted for laboratory analysis of PHCs (F1-F4), VOCs and PAHs.

In addition, representative soil samples were submitted for pH analysis to confirm the Site Condition Standards applicable to the Site as 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 (*MECP Standards*).

The borehole locations are shown on Figure 2. Table 1 provides a summary of the soil samples submitted for laboratory analysis. The locations of the geotechnical boreholes are also included on Figure 2 for reference.

2.5.2 Groundwater

On July 25, 2024 and August 22, 2024 the newly installed groundwater monitoring wells, MW101 and MW102, respectively, were purged until dry, in accordance with Pinchin’s SOPs.

On July 30 and August 23, 2024, the newly installed groundwater monitoring wells, MW101 and MW102, respectively, were purged and sampled using Pinchin’s SOPs. The groundwater samples collected from these monitoring wells were submitted for laboratory analysis of PHCs (F1-F4), VOCs, and PAHs.

All monitoring well development activities were conducted using dedicated inertial pumps comprised of Waterra polyethylene tubing and foot valves. Following pre-sampling purging with dedicated inertial pumps, sampling for PHCs (F2-F4) and PAHs was conducted using a peristaltic pump and dedicated polyethylene tubing. Sampling for VOCs, and PHC (F1) was then conducted using dedicated inertial pumps.

Table 1 provides a summary of the groundwater samples submitted for laboratory analysis.

2.5.3 Analytical Laboratory

Selected soil and groundwater samples were delivered to AGAT Laboratories (AGAT) in Ottawa, Ontario for analysis. AGAT is an independent laboratory accredited by the Standards Council of Canada and the Canadian Association for Laboratory Accreditation. Formal chain of custody records of the sample submissions were maintained between Pinchin and the staff at AGAT.



2.6 QA/QC Protocols

Various quality assurance/quality control (QA/QC) protocols were followed during the Phase II ESA to ensure that representative samples were obtained, and that representative analytical data were reported by the laboratory.

Field QA/QC protocols that were employed by Pinchin included the following:

- Soil samples were extracted from the interior of the sampling device (where possible), rather than from areas in contact with the sampler walls to minimize the potential for cross-contamination;
- Soil and groundwater samples were placed in laboratory-supplied sample containers or vials, with the appropriate preservative as required by the analytical method;
- The monitoring wells were developed following installation and were purged to remove stagnant water prior to sample collection so that representative groundwater samples could be obtained. Dedicated purging and sampling equipment was used for monitoring well development, purging and sampling to minimize the potential for cross-contamination;
- Soil and groundwater samples were placed in coolers on ice immediately upon collection, with appropriate sample temperatures maintained prior to submission to the laboratory;
- Dedicated and disposable nitrile gloves were used for sample handling;
- Non-dedicated monitoring and sampling equipment (e.g., water level tape) was cleaned before initial use and between uses to minimize the potential for cross-contamination by washing with an Alconox™/potable water mixture followed by a deionized water rinse; and
- Sample collection and handling procedures were performed in general accordance with the *MECP Sampling Guideline*, the *PGO Guideline* and Pinchin's SOPs for Phase II ESAs.

AGAT's internal laboratory QA/QC consisted of the analysis of laboratory duplicate, method blank, matrix spike and spiked blank samples, an evaluation of relative percent difference calculations for laboratory duplicate samples, and an evaluation of surrogate recoveries.

2.7 Ontario Water Well Records

Ontario Regulation 903 (as amended) requires that all wells installed to depths greater than 3.0 mbgs have a water well record completed by a licensed well technician. The owner of the monitoring well must keep the water well record on file for a period of two years and the monitoring wells must be



decommissioned as per Ontario Regulation 903 (as amended) if monitoring wells are no longer in use. Strata is a licensed well driller under Ontario Regulation 903 (as amended) and submitted a water well record to the MECP and the Client to fulfill the requirements of Ontario Regulation 903 (as amended).

2.8 Site Condition Standards

The Site is a commercial property located within the City of Ottawa. It is Pinchin's understanding that potable water for the Site and surrounding area is supplied by the City of Ottawa, with the Ottawa River serving as the water source.

Ontario Regulation 153/04 (as amended) states that a Site is classified as an "environmentally sensitive area" if the pH of the surface soil (less than 1.5 mbgs) is less than 5 or greater than 9, the pH of the subsurface soil (greater than 1.5 mbgs) is less than 5 or greater than 11, or if the Site is an area of natural significance or is adjacent to or contains land within 30 metres of an area of natural significance. Two representative soil samples collected from the boreholes advanced at the Site were submitted for pH analysis. The pH values measured in the submitted soil samples were within the limits for non-sensitive sites. The Site is also not an area of natural significance, and it is not adjacent to, nor does it contain land within 30 metres of, an area of natural significance. As such, the Site is not an environmentally sensitive area.

Based on the analytical results from the geotechnical field investigation conducted concurrently with this Phase II ESA program, the soil at the Site is interpreted to be fine-textured for the purpose of selecting the appropriate *MECP Standards*.

The pH and grain size analytical results are summarized in Table 2.

Based on the above, the appropriate Site Condition Standards for the Site are:

- "Table 3: Full Depth Generic Site Condition Standards for Use in a Non-Potable Ground Water Condition", provided in the *MECP Standards (Table 3 Standards)* for:
 - Fine-textured soils; and
- Industrial/commercial/community property use.

As such, the analytical results have been compared to these *Table 3 Standards*.



3.0 RESULTS

3.1 Geophysical Survey

The approximate location of the former UST was suspected to be situated on either the north or south side of the slab-on-grade foundation for the former building. A well record from 2004 identified the approximate location of the former UST nest on the north side of the former building. No anomalies or a UST were identified in the targeted area to the south of the former building foundation. A GPR survey was not completed for the north side of the former building foundation due to the uneven ground surface. The GPR scan did not detect any anomalies in the soil profile that would confirm the inferred location of the former on-Site UST or soil disturbances. The findings of the survey activities as provided by multiVIEW are included in Appendix V.

3.2 Site Geology and Hydrogeology

Based on the soil samples recovered during the borehole drilling program, the soil stratigraphy at the drilling location below the grass generally consisted of inferred fill material comprised of brownish-grey sand and gravel, some silt to a depth of 1.52 mbgs.

Native subsurface material underlying the fill material consisted of grey clayey silt, trace sand, that extended to the maximum borehole completion depth of 6.09 mbgs. Wet soil conditions were generally observed between 3.20 and 6.09 mbgs.

A detailed description of the subsurface stratigraphy encountered during borehole advancement is documented in the borehole logs located in Appendix II.

The topography of the Site and surrounding area slope gradually towards the south. The inferred groundwater flow direction is to the south based on the topography of the Site area and the proximity to McEwen Creek.

3.3 Soil Headspace Vapour Concentrations

Vapour concentrations measured in the headspace of soil samples collected during the drilling investigation were 0 parts per million by volume (0 ppm_v) and are presented in the borehole logs in Appendix II.

3.4 Field Observations

Odours, staining or inferred fill materials were not observed in the soil samples collected during the borehole drilling program.



3.5 Analytical

3.5.1 Soil

A total of two soil samples were submitted for laboratory analysis of PHCs (F1-F4), VOCs, and PAHs. An additional two soil samples were submitted for pH analysis for soil classification. The analytical results are summarized in Table 2 and Tables 4 through 6 (Appendix III), and the analytical laboratory report is included in Appendix IV.

The reported concentrations in the soil samples submitted for analysis of PHCs (F1-F4), VOCs, and PAHs satisfied the *Table 3 Standards*.

3.5.2 Groundwater

Two groundwater samples collected from monitoring wells MW101 and MW102 were submitted for laboratory analysis of PHCs (F1-F4), VOCs, and PAHs. The analytical results are summarized in Tables 7 through 9 (Appendix III), and the analytical laboratory report is included in Appendix IV.

The reported concentrations in the groundwater samples submitted for analysis of PHCs (F1-F4), VOCs, and PAHs satisfied the *Table 3 Standards*.

4.0 INVESTIGATION FINDINGS

Based on the work completed, the following provides a summary of the findings of this Phase II ESA:

- The investigation included the advancement of two boreholes, both of which were completed as groundwater monitoring wells (MW101 to MW102).
- Soil samples were collected by Pinchin during the drilling work, and two inferred “worst case samples” were submitted for laboratory analysis of PHCs (F1-F4), VOCs, and PAHs.
- Groundwater samples were collected on July 30, 2024 and August 23, 2024 from each of the two monitoring wells and were submitted for laboratory analysis of PHCs (F1-F4), VOCs, and PAHs.
- The inferred groundwater flow direction is to the south based on topography and the proximity to McEwen Creek, south of the Site.
- Based on Site-specific information, the soil and groundwater quality were assessed based on the *Table 3 Standards* for industrial/commercial/community land use and fine textured soils.

The reported concentrations in the soil and groundwater samples submitted for analysis of PHCs (F1-F4), VOCs, and PAHs satisfied the *Table 3 Standards*.



Based on the findings of this Phase II ESA, it is Pinchin's opinion that no further subsurface investigation is required for the Site in relation to the findings of the Phase I ESA.

5.0 TERMS AND LIMITATIONS

This Phase II ESA was performed for WO MW Realty Limited (Client) in order to investigate potential environmental impacts at 3145 Conroy Road in Ottawa, Ontario (Site). This Phase II ESA does not quantify the extent of the current and/or potential environmental impacts or the cost of any remediation.

Conclusions derived are specific to the immediate area of study and cannot be extrapolated extensively away from sample locations. Samples have been analyzed for a limited number of contaminants that are expected to be present at the Site, and the absence of information relating to a specific contaminant does not indicate that it is not present.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for environmental impacts on a property. Performance of this Phase II ESA to the standards established by Pinchin is intended to reduce, but not eliminate, uncertainty regarding the potential for environmental impacts on the Site and recognizes reasonable limits on time and cost.

This Phase II ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site. The scope of work completed by Pinchin, as part of this Phase II ESA, is not sufficient (in and of itself) to meet the requirements for the submission of a Record of Site Condition (RSC) in accordance with Ontario Regulation 153/04 (as amended) or Ontario Regulation 406/19 (O.Reg.406/19). Therefore, the scope of work completed by Pinchin is not sufficient (in and of itself) to meet the reporting requirements for the submission of a Record of Site Condition (RSC) in accordance with Ontario Regulation 153/04 (as amended), nor will it meet the requirements to manage Excess Soils in accordance with Ontario regulation 406/19.

This report was prepared for the exclusive use of the Client subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.



Phase II Environmental Site Assessment

3145 Conroy Road, Ottawa, Ontario
WO MW Realty Limited

September 6, 2024
Pinchin File: 339662.006
FINAL


Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

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3145 Conroy Rd WhiteOwl.docx

Template: Master Report for Phase II ESA - Stage 2 PSI, EDR, January 30, 2024


APPENDIX I
Figures



	PROJECT NAME: PHASE II ENVIRONMENTAL SITE ASSESSMENT						
	CLIENT NAME: WO MW REALTY LIMITED						
	PROJECT LOCATION: 3145 CONROY ROAD, OTTAWA, ONTARIO						
	FIGURE NAME: KEY MAP						FIGURE NUMBER
	PROJECT NUMBER: 339662.006	SCALE: 1:15,000	DRAWN BY: NJ	REVIEWED BY: EW	DATE: AUGUST2024	1	







©Google Earth contributors




N

LEGEND

- SITE BOUNDARY
- ++++ RAILWAY LINE
-  GEOTECHNICAL BOREHOLE
-  MONITORING WELL
-  FORMER UNDERGROUND STORAGE TANK NEST
-  CATCH BASIN

LEGEND IS COLOUR DEPENDENT.
NON-COLOUR COPIES MAY ALTER
INTERPRETATION.



PINCHIN

PROJECT NAME:

PHASE II
ENVIRONMENTAL
SITE ASSESSMENT

CLIENT NAME:

WO MW REALTY LIMITED

PROJECT LOCATION:

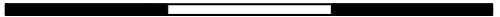
3145 CONROY ROAD,
OTTAWA, ONTARIO


FIGURE NAME:

BOREHOLE AND MONITORING
WELL LOCATION PLAN

PROJECT NUMBER: 339662.006	SCALE: AS SHOWN
DRAWN BY: CF	REVIEWED BY: EW
DATE: SEPTEMBER 2024	FIGURE NUMBER: 2

0 50 100 150 m





INFERRED
GROUNDWATER
FLOW DIRECTION

APPENDIX II
Borehole Logs



Log of Borehole: MW101

Project #: 339662.006

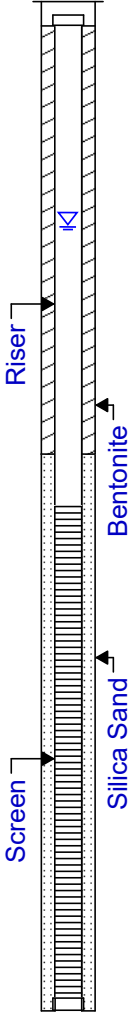
Logged By: EW

Project: Phase II Environmental Site Assessment

Client: WO MW Realty Limited

Location: 3145 Conroy Road, Ottawa, Ontario

Drill Date: July 16, 2024

SUBSURFACE PROFILE					SAMPLE			
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis
0 ft 0 m		Ground Surface	0.00					
1		Sandy Silt and Gravel Organics surface layer, brown/grey gravel fill for 1', sand and gravel with some silt and clay, damp, no odour.	0.00		100%	SS1		pH
2			-0.76					
3			0.76		100%	SS2		pH
4		Clayey Silt Grey, clayey silt, trace sand, dry to damp to wet, no odour, becomes very soft clay at 20'.						
5					100%	SS3		
6					100%	SS4		VOCs, PHCs, PAH
7								
8					100%	SS5		
9								
10					100%	SS6		
11								
12					100%	SS7		
13								
14					100%	SS8		
15								
16								
17								
18		Water Level at 1.34 mbgs July 25, 2024						
19								
20			-6.10					
21			6.10					
22		End of Borehole						

Contractor: Strata Drilling

Drilling Method: Direct Push

Well Casing Size: 5.08 cm

Note:

* Soil vapour concentrations measured using a RKI Eagle 2 equipped with a combustible gas indicator (CGI) and a photoionization detector (PID).

Grade Elevation: N/A

Top of Casing Elevation: N/A

Sheet: 1 of 1



Log of Borehole: MW102

Project #: 339662.006

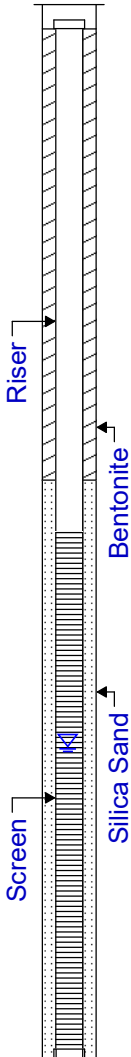
Logged By: EW

Project: Phase II Environmental Site Assessment

Client: WO MW Realty Limited

Location: 3145 Conroy Road, Ottawa, Ontario

Drill Date: August 21, 2024

SUBSURFACE PROFILE					SAMPLE				
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis	
0 ft 0 m		Ground Surface	0.00						
1		Asphalt	-0.61		70%	S1	0/0		
2		Gravelly Sand Brownish-grey, trace clay, fill material, no odour or staining			100%	S2	0/0		
3					100%	S3	0/0	VOCs, PHCs, PAHs	
4					100%	S4	0/0		
5		Silty Clay Blackish-grey, trace organics, no odour or staining	-2.44		100%	S5	0/0		
6		Silty Clay Bluish/brownish-grey, trace sand, no odour or staining	-2.90		100%	S6	0/0		
7		Clay Bluish-grey, trace silt, wet at ~12", no odour or staining	-3.81		100%	S7	0/0		
8		Clay Grey, wet, no odour or staining			100%	S8	0/0		
9									
10		Water Level at 4.24 mbgs August 23, 2024	-6.10						
11		End of Borehole							

Contractor: Strata Drilling

Drilling Method: Direct Push

Well Casing Size: 5.08 cm

Note:

* Soil vapour concentrations measured using a RKI Eagle 2 equipped with a combustible gas indicator (CGI) and a photoionization detector (PID).

Grade Elevation: N/A

Top of Casing Elevation: N/A

Sheet: 1 of 1

APPENDIX III
Summary Tables

TABLE 1
SAMPLES SUBMITTED FOR LABORATORY ANALYSIS
WO MW Realty Limited
3145 Conroy Road, Ottawa, Ontario

Samples			Parameters											
Borehole / Monitoring Well ID	Sample ID	Sample Depth Range (mbgs)	SOIL SAMPLES	PHCs (F1-F4)	VOCs	PAHs	pH	GROUNDWATER SAMPLES	PHCs (F1-F4)		VOCs	PAHs	Rationale/Notes	
BH101	MW101-SS1	0-0.76					●							
	MW101-SS2	0.76-1.52					●					Classify soil for pH		
	MW101-SS4	2.28-3.04		●	●	●						Assess the soil and groundwater quality in relation to the potential presence of a former UST.		
	MW101-GW	3.04-6.09							●	●	●			
BH102	MW102-S3	1.52-2.28		●	●	●							Assess the soil and groundwater quality in relation to the presence of a former UST.	
	MW102-GW	3.04-6.09							●	●	●			

Notes:

PHCs (F1-F4)	Petroleum Hydrocarbons (Fraction 1 to Fraction 4)
VOCs	Volatile Organic Compounds
PAHs	Polycyclic Aromatic Hydrocarbons
mbgs	Metres Below Ground Surface
UST	Underground Storage Tank
MECP	Ontario Ministry of the Environment, Conservation and Parks

TABLE 2
pH AND GRAIN SIZE ANALYSIS FOR SOIL
WO MW Realty Limited
3145 Conroy Road, Ottawa, Ontario

<i>Parameter</i>	<i>Units</i>	<i>MECP Site Condition Standard Selection Criteria</i>	<i>Sample Designation</i>			
			<i>Sample Collection Date (dd/mm/yyyy)</i>			
			<i>Sample Depth (mbgs)</i>			
			<i>MW101-SS1</i>	<i>MW101-SS2</i>	<i>BH2-SS2*</i>	<i>BH1-SS4*</i>
			<i>16/07/2024</i>	<i>16/07/2024</i>	<i>16/07/2024</i>	<i>16/07/2024</i>
			<i>0-0.76</i>	<i>0.76-1.52</i>	<i>0.76-1.37</i>	<i>2.29-2.90</i>
pH		Surface: 5 < pH < 9	6.70	6.73	NA	NA
		Subsurface: 5 < pH < 11			NA	NA
Sieve #200 <0.075 mm	%	50%	NA	NA	99.1	97.3
Sieve #200 >0.075 mm	%	50%	NA	NA	0.9	2.7
Grain Size Classification			NA	NA	Fine-texture	Fine-texture

Notes:

BOLD
BOLD
NA
mbgs
*

Environmentally Sensitive Area (Based Upon pH of Surface Soil)
Environmentally Sensitive Area (Based Upon pH of Sub-Surface Soil)
Not Analysed
Metres Below Ground Surface
Results from the Preliminary Geotechnical Investigation

TABLE 3
GROUNDWATER LEVELS
WO MW Realty Limited
3145 Conroy Road, Ottawa, Ontario

<i>Well Number</i>	<i>Date (dd/mm/yyyy)</i>	<i>NAPL Level Measurement from TOC (m)</i>	<i>Water Level Measurement from TOC (m)</i>	<i>Water Level Measurement from Ground (mbgs)</i>	<i>Product Thickness (m)</i>
MW101	25/07/2024	ND	2.28	1.34	ND
MW102	23/08/2024	ND	4.13	4.24	ND

Notes:

NAPL Non-Aqueous Phase Liquid
ND Not Detected
TOC Indicates Top of Casing
m Metres
mbgs Metres Below Ground Surface

TABLE 4
PETROLEUM HYDROCARBON ANALYSIS FOR SOIL
WO MW Realty Limited
3145 Conroy Road, Ottawa, Ontario

<i>Parameter</i>	<i>MECP Table 3 Standards*</i>	<i>Sample Designation</i>	
		<i>Sample Collection Date (dd/mm/yyyy)</i>	
		<i>Sample Depth (mbgs)</i>	
		<i>MW101-SS4</i>	<i>MW102-S3</i>
		<i>16/07/2024</i>	<i>21/08/2024</i>
		<i>2.28-3.04</i>	<i>1.52-2.28</i>
Petroleum Hydrocarbons F1 (C ₆ - C ₁₀)	65	<5	<5
Petroleum Hydrocarbons F2 (>C ₁₀ - C ₁₆)	250	<10	<10
Petroleum Hydrocarbons F3 (>C ₁₆ - C ₃₄)	2500	<50	<50
Petroleum Hydrocarbons F4 (>C ₃₄ - C ₅₀)	6600	<50	<50

Notes:

MECP Table 3 Standards*

Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 3 Standards, Medium/Fine-Textured Soils, Non-Potable Groundwater Condition, for Industrial/Commercial/Community Property Use.

BOLD
BOLD

Units
mbgs

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

TABLE 5
VOLATILE ORGANIC COMPOUND ANALYSIS FOR SOIL
WO MW Realty Limited
3145 Conroy Road, Ottawa, Ontario

Parameter	MECP Table 3 Standards*	Sample Designation	
		Sample Collection Date (dd/mm/yyyy)	
		Sample Depth (mbgs)	
		MW101-SS4	MW102-S3
		16/07/2024	21/08/2024
		2.28-3.04	1.52-2.28
Acetone	28	<0.50	<0.50
Benzene	0.4	<0.02	<0.02
Bromodichloromethane	18	<0.05	<0.05
Bromoform	1.7	<0.05	<0.05
Bromomethane	0.05	<0.05	<0.05
Carbon Tetrachloride	1.5	<0.05	<0.05
Chlorobenzene	2.7	<0.05	<0.05
Chloroform	0.18	<0.04	<0.04
Dibromochloromethane	13	<0.05	<0.05
1,2-Dichlorobenzene	8.5	<0.05	<0.05
1,3-Dichlorobenzene	12	<0.05	<0.05
1,4-Dichlorobenzene	0.84	<0.05	<0.05
Dichlorodifluoromethane	25	<0.05	<0.05
1,1-Dichloroethane	21	<0.02	<0.02
1,2-Dichloroethane	0.05	<0.05	<0.05
1,1-Dichloroethylene	0.48	<0.05	<0.05
cis-1,2-Dichloroethylene	37	<0.02	<0.02
trans-1,2-Dichloroethylene	9.3	<0.05	<0.05
1,2-Dichloropropane	0.68	<0.03	<0.03
1,3-Dichloropropene (Total)	0.21	<0.05	<0.05
Ethylbenzene	19	<0.05	<0.05
Ethylene Dibromide	0.05	<0.04	<0.04
Hexane	88	<0.05	<0.05
Methyl Ethyl Ketone	88	<0.50	<0.50
Methyl Isobutyl Ketone	210	<0.50	<0.50
Methyl t-Butyl Ether (MTBE)	3.2	<0.05	<0.05
Methylene Chloride	2	<0.05	<0.05
Styrene	43	<0.05	<0.05
1,1,1,2-Tetrachloroethane	0.11	<0.04	<0.04
1,1,2,2-Tetrachloroethane	0.094	<0.05	<0.05
Tetrachloroethylene	21	<0.05	<0.05
Toluene	78	<0.05	<0.05
1,1,1-Trichloroethane	12	<0.05	<0.05
1,1,2-Trichloroethane	0.11	<0.04	<0.04
Trichloroethylene	0.61	<0.03	<0.03
Trichlorofluoromethane	5.8	<0.05	<0.05
Vinyl Chloride	0.25	<0.02	<0.02
Xylenes (Total)	30	<0.05	<0.05

Notes:

MECP Table 3 Standards*

Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 3 Standards, Medium/Fine-Textured Soils, Non-Potable Groundwater Condition, for Industrial/Commercial/Community Property Use.

BOLD
BOLD
Units
mbgs

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

TABLE 6
POLYCYCLIC AROMATIC HYDROCARBON ANALYSIS FOR SOIL
WO MW Realty Limited
3145 Conroy Road, Ottawa, Ontario

<i>Parameter</i>	<i>MECP Table 3 Standards*</i>	<i>Sample Designation</i>	
		<i>Sample Collection Date (dd/mm/yyyy)</i>	
		<i>Sample Depth (mbgs)</i>	
		<i>MW101-SS4</i>	<i>MW102-S3</i>
		<i>16/07/2024</i>	<i>21/08/2024</i>
		<i>2.28-3.04</i>	<i>1.52-2.28</i>
Acenaphthene	96	<0.05	<0.05
Acenaphthylene	0.17	<0.05	<0.05
Anthracene	0.74	<0.05	<0.05
Benzo(a)anthracene	0.96	<0.05	<0.05
Benzo(a)pyrene	0.3	<0.05	<0.05
Benzo(b)fluoranthene	0.96	<0.05	<0.05
Benzo(ghi)perylene	9.6	<0.05	<0.05
Benzo(k)fluoranthene	0.96	<0.05	<0.05
Chrysene	9.6	<0.05	<0.05
Dibenzo(a,h)anthracene	0.1	<0.05	<0.05
Fluoranthene	9.6	<0.05	<0.05
Fluorene	69	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	0.95	<0.05	<0.05
Methylnaphthalene 2-(1-)	85	<0.05	<0.05
Naphthalene	28	<0.05	<0.05
Phenanthrene	16	<0.05	<0.05
Pyrene	96	<0.05	<0.05

Notes:

MECP Table 3 Standards*

Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 3 Standards, Medium/Fine-Textured Soils, Non-Potable Groundwater Condition, for Industrial/Commercial/Community Property Use.

BOLD
BOLD
Units
mbgs

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

TABLE 7
PETROLEUM HYDROCARBON AND BTEX ANALYSIS FOR GROUNDWATER
WO MW Realty Limited
3145 Conroy Road, Ottawa, Ontario

<i>Parameter</i>	<i>MECP Table 3 Standards*</i>	<i>Sample Designation</i>	
		<i>Sample Collection Date (dd/mm/yyyy)</i>	
		<i>MW101-GW</i>	<i>MW102-GW</i>
		<i>30/07/2024</i>	<i>23/08/2024</i>
Benzene	430	<0.20	<0.20
Toluene	18000	<0.20	<0.20
Ethylbenzene	2300	<0.10	<0.10
Xylenes (Total)	4200	<0.20	<0.20
Petroleum Hydrocarbons F1 (C ₆ - C ₁₀)	750	<25	<25
Petroleum Hydrocarbons F2 (>C ₁₀ - C ₁₆)	150	<100	<100
Petroleum Hydrocarbons F3 (>C ₁₆ - C ₃₄)	500	<100	<100
Petroleum Hydrocarbons F4 (>C ₃₄ - C ₅₀)	500	<100	<100

Notes:

MECP Table 3 Standards* Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 3 Standards, Medium/Fine-Textured Soils, Non-Potable Groundwater Condition, for All Types of Property Use.

BOLD
BOLD

Units
BTEX

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

TABLE 8
VOLATILE ORGANIC COMPOUND ANALYSIS FOR GROUNDWATER
WO MW Realty Limited
3145 Conroy Road, Ottawa, Ontario

Parameter	MECP Table 3 Standards*	Sample Designation	
		Sample Collection Date (dd/mm/yyyy)	
		MW101-GW	MW102-GW
		30/07/2024	23/08/2024
Acetone	130000	<1.0	<1.0
Benzene	430	<0.20	<0.20
Bromodichloromethane	85000	<0.20	<0.20
Bromoform	770	<0.10	<0.10
Bromomethane	56	<0.20	<0.20
Carbon Tetrachloride	8.4	<0.20	<0.20
Chlorobenzene	630	<0.10	<0.10
Chloroform	22	<0.20	<0.20
Dibromochloromethane	82000	<0.10	<0.10
1,2-Dichlorobenzene	9600	<0.10	<0.10
1,3-Dichlorobenzene	9600	<0.10	<0.10
1,4-Dichlorobenzene	67	<0.10	<0.10
Dichlorodifluoromethane	4400	<0.40	<0.40
1,1-Dichloroethane	3100	<0.30	<0.30
1,2-Dichloroethane	12	<0.20	<0.20
1,1-Dichloroethylene	17	<0.30	<0.30
cis-1,2-Dichloroethylene	17	<0.20	<0.20
trans-1,2-Dichloroethylene	17	<0.20	<0.20
1,2-Dichloropropane	140	<0.20	<0.20
1,3-Dichloropropene (Total)	45	<0.30	<0.30
Ethylbenzene	2300	<0.10	<0.10
Ethylene Dibromide	0.83	<0.10	<0.10
Hexane	520	<0.20	<0.20
Methyl Ethyl Ketone	1500000	<1.0	<1.0
Methyl Isobutyl Ketone	580000	<1.0	<1.0
Methyl t-Butyl Ether (MTBE)	1400	<0.20	<0.20
Methylene Chloride	5500	<0.30	<0.30
Styrene	9100	<0.10	<0.10
1,1,1,2-Tetrachloroethane	28	<0.10	<0.10
1,1,2,2-Tetrachloroethane	15	<0.10	<0.10
Tetrachloroethylene	17	<0.20	<0.20
Toluene	18000	<0.20	<0.20
1,1,1-Trichloroethane	6700	<0.30	<0.30
1,1,2-Trichloroethane	30	<0.20	<0.20
Trichloroethylene	17	<0.20	<0.20
Trichlorofluoromethane	2500	<0.40	<0.40
Vinyl Chloride	1.7	<0.17	<0.17
Xylenes (Total)	4200	<0.20	<0.20

Notes:

MECP Table 3 Standards*

Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 3 Standards, Medium/Fine-Textured Soils, Non-Potable Groundwater Condition, for All Types of Property Use.

BOLD
BOLD
Units

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

TABLE 9
POLYCYCLIC AROMATIC HYDROCARBON ANALYSIS FOR GROUNDWATER
WO MW Realty Limited
3145 Conroy Road, Ottawa, Ontario

<i>Parameter</i>	<i>MECP Table 3 Standards*</i>	<i>Sample Designation</i>	
		<i>Sample Collection Date (dd/mm/yyyy)</i>	
		<i>MW101-GW</i>	<i>MW102-GW</i>
		<i>30/07/2024</i>	<i>23/08/2024</i>
Acenaphthene	1700	<0.20	<0.20
Acenaphthylene	1.8	<0.20	<0.20
Anthracene	2.4	<0.10	<0.10
Benzo(a)anthracene	4.7	<0.20	<0.20
Benzo(a)pyrene	0.81	<0.01	<0.01
Benzo(b)fluoranthene	0.75	<0.10	<0.10
Benzo(ghi)perylene	0.2	<0.20	<0.20
Benzo(k)fluoranthene	0.4	<0.10	<0.10
Chrysene	1	<0.10	<0.10
Dibenzo(a,h)anthracene	0.52	<0.20	<0.20
Fluoranthene	130	<0.20	<0.20
Fluorene	400	<0.20	<0.20
Indeno(1,2,3-cd)pyrene	0.2	<0.20	<0.20
Methylnaphthalene 2-(1-)	1800	<0.20	<0.20
Naphthalene	6400	<0.20	<0.20
Phenanthrene	580	<0.10	<0.10
Pyrene	68	<0.20	<0.20

Notes:

MECP Table 3 Standards*

BOLD
BOLD

Units

Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011, Table 3 Standards, Medium/Fine-Textured Soils, Non-Potable Groundwater Condition, for All Types of Property Use.

Exceeds Site Condition Standard

Reportable Detection Limit Exceeds Site Condition Standard

All Units in µg/L

APPENDIX IV
Laboratory Certificates of Analysis

CLIENT NAME: PINCHIN LTD.
1 HINES ROAD SUITE 200
KANATA, ON K2K 3C7
(613) 592-3387

ATTENTION TO: Mandy Witteman

PROJECT: 339662.006

AGAT WORK ORDER: 24Z175126

SOIL ANALYSIS REVIEWED BY: Sukhwinder Randhawa, Inorganic Team Lead

TRACE ORGANICS REVIEWED BY: Oksana Gushyla, Trace Organics Lab Supervisor

DATE REPORTED: Jul 24, 2024

PAGES (INCLUDING COVER): 17

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Road

ATTENTION TO: Mandy Witteman

SAMPLED BY:

O. Reg. 153(511) - ORPs (Soil)

DATE RECEIVED: 2024-07-17

DATE REPORTED: 2024-07-24

		SAMPLE DESCRIPTION:		MW101-SS1	MW101-SS2
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2024-07-16	2024-07-16
Parameter	Unit	G / S	RDL	6014142	6014143
pH, 2:1 CaCl2 Extraction	pH Units	NA		6.70	6.73

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6014142-6014143 pH was determined on the 0.01M CaCl2 extract obtained from 2:1 leaching procedure (2 parts extraction fluid:1 part wet soil).
Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
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<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Road

ATTENTION TO: Mandy Witteman

SAMPLED BY:

O. Reg. 153(511) - PAHs (Soil)

DATE RECEIVED: 2024-07-17

DATE REPORTED: 2024-07-24

SAMPLE DESCRIPTION: MW101-SS4				
SAMPLE TYPE: Soil				
DATE SAMPLED: 2024-07-16				
Parameter	Unit	G / S	RDL	6014144
Naphthalene	µg/g	0.09	0.05	<0.05
Acenaphthylene	µg/g	0.093	0.05	<0.05
Acenaphthene	µg/g	0.072	0.05	<0.05
Fluorene	µg/g	0.12	0.05	<0.05
Phenanthrene	µg/g	0.69	0.05	<0.05
Anthracene	µg/g	0.16	0.05	<0.05
Fluoranthene	µg/g	0.56	0.05	<0.05
Pyrene	µg/g	1	0.05	<0.05
Benzo(a)anthracene	µg/g	0.36	0.05	<0.05
Chrysene	µg/g	2.8	0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.47	0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.48	0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.23	0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05
Benzo(g,h,i)perylene	µg/g	0.68	0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	0.59	0.05	<0.05
Moisture Content	%		0.1	33.8
Surrogate	Unit	Acceptable Limits		
Naphthalene-d8	%	50-140	70	
Acridine-d9	%	50-140	100	
Terphenyl-d14	%	50-140	80	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6014144 Results are based on the dry weight of the soil.
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Certificate of Analysis

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Road

ATTENTION TO: Mandy Witteman

SAMPLED BY:

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)

DATE RECEIVED: 2024-07-17

DATE REPORTED: 2024-07-24

SAMPLE DESCRIPTION: MW101-SS4				
SAMPLE TYPE: Soil				
DATE SAMPLED: 2024-07-16				
Parameter	Unit	G / S	RDL	6014144
F1 (C6 to C10)	µg/g	25	5	<5
F1 (C6 to C10) minus BTEX	µg/g	25	5	<5
F2 (C10 to C16)	µg/g	10	10	<10
F2 (C10 to C16) minus Naphthalene	µg/g		10	<10
F3 (C16 to C34)	µg/g	240	50	<50
F3 (C16 to C34) minus PAHs	µg/g		50	<50
F4 (C34 to C50)	µg/g	120	50	<50
Gravimetric Heavy Hydrocarbons	µg/g	120	50	NA
Moisture Content	%		0.1	33.8
Surrogate	Unit	Acceptable Limits		
Toluene-d8	%	50-140		110
Terphenyl	%	60-140		86

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6014144 Results are based on sample dry weight.
The C6-C10 fraction is calculated using toluene response factor.
C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 - C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Road

ATTENTION TO: Mandy Witteman

SAMPLED BY:

O. Reg. 153(511) - VOCs (with PHC) (Soil)

DATE RECEIVED: 2024-07-17

DATE REPORTED: 2024-07-24

SAMPLE DESCRIPTION: MW101-SS4

SAMPLE TYPE: Soil

DATE SAMPLED: 2024-07-16

6014144

Parameter	Unit	G / S	RDL	6014144
Dichlorodifluoromethane	ug/g	0.05	0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05
Trichlorofluoromethane	ug/g	0.25	0.05	<0.05
Acetone	ug/g	0.5	0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05
Methylene Chloride	ug/g	0.05	0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.05	0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.05	0.05	<0.05
1,1-Dichloroethane	ug/g	0.05	0.02	<0.02
Methyl Ethyl Ketone	ug/g	0.5	0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	0.05	0.02	<0.02
Chloroform	ug/g	0.05	0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.05	0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	<0.05
Benzene	ug/g	0.02	0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.03	<0.03
Trichloroethylene	ug/g	0.05	0.03	<0.03
Bromodichloromethane	ug/g	0.05	0.05	<0.05
Methyl Isobutyl Ketone	ug/g	0.5	0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04
Toluene	ug/g	0.2	0.05	<0.05
Dibromochloromethane	ug/g	0.05	0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04
Tetrachloroethylene	ug/g	0.05	0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.04	<0.04
Chlorobenzene	ug/g	0.05	0.05	<0.05
Ethylbenzene	ug/g	0.05	0.05	<0.05
m & p-Xylene	ug/g		0.05	<0.05

Certified By:

Certificate of Analysis

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

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CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Road

ATTENTION TO: Mandy Witteman

SAMPLED BY:

O. Reg. 153(511) - VOCs (with PHC) (Soil)

DATE RECEIVED: 2024-07-17

DATE REPORTED: 2024-07-24

SAMPLE DESCRIPTION: MW101-SS4				
SAMPLE TYPE: Soil				
DATE SAMPLED: 2024-07-16				
Parameter	Unit	G / S	RDL	6014144
Bromoform	ug/g	0.05	0.05	<0.05
Styrene	ug/g	0.05	0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	<0.05
o-Xylene	ug/g		0.05	<0.05
1,3-Dichlorobenzene	ug/g	0.05	0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.05	0.05	<0.05
1,2-Dichlorobenzene	ug/g	0.05	0.05	<0.05
Xylenes (Total)	ug/g	0.05	0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.05	<0.05
n-Hexane	µg/g	0.05	0.05	<0.05
Moisture Content	%		0.1	33.8
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		110
4-Bromofluorobenzene	% Recovery	50-140		96

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use

Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6014144 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.

Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.

1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.

The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Road

AGAT WORK ORDER: 24Z175126

ATTENTION TO: Mandy Witteman

SAMPLED BY:

Soil Analysis

RPT Date: Jul 24, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE	
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper

O. Reg. 153(511) - ORPs (Soil)

pH, 2:1 CaCl ₂ Extraction	6013744	5.39	5.59	3.6%	NA	103%	80%	120%
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Comments: NA signifies Not Applicable.

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

Certified By:


skarl

Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Road

AGAT WORK ORDER: 24Z175126

ATTENTION TO: Mandy Witteman

SAMPLED BY:

Trace Organics Analysis

RPT Date: Jul 24, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE			MATRIX SPIKE			
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - PAHs (Soil)

Naphthalene	6014114		<0.05	<0.05	NA	< 0.05	77%	50%	140%	93%	50%	140%	103%	50%	140%
Acenaphthylene	6014114		<0.05	<0.05	NA	< 0.05	83%	50%	140%	75%	50%	140%	88%	50%	140%
Acenaphthene	6014114		<0.05	<0.05	NA	< 0.05	83%	50%	140%	83%	50%	140%	78%	50%	140%
Fluorene	6014114		<0.05	<0.05	NA	< 0.05	83%	50%	140%	78%	50%	140%	78%	50%	140%
Phenanthrene	6014114		<0.05	<0.05	NA	< 0.05	86%	50%	140%	75%	50%	140%	75%	50%	140%
Anthracene	6014114		<0.05	<0.05	NA	< 0.05	70%	50%	140%	88%	50%	140%	83%	50%	140%
Fluoranthene	6014114		<0.05	<0.05	NA	< 0.05	89%	50%	140%	80%	50%	140%	75%	50%	140%
Pyrene	6014114		<0.05	<0.05	NA	< 0.05	89%	50%	140%	80%	50%	140%	73%	50%	140%
Benzo(a)anthracene	6014114		<0.05	<0.05	NA	< 0.05	89%	50%	140%	90%	50%	140%	85%	50%	140%
Chrysene	6014114		<0.05	<0.05	NA	< 0.05	102%	50%	140%	80%	50%	140%	78%	50%	140%
Benzo(b)fluoranthene	6014114		<0.05	<0.05	NA	< 0.05	88%	50%	140%	98%	50%	140%	108%	50%	140%
Benzo(k)fluoranthene	6014114		<0.05	<0.05	NA	< 0.05	124%	50%	140%	73%	50%	140%	98%	50%	140%
Benzo(a)pyrene	6014114		<0.05	<0.05	NA	< 0.05	102%	50%	140%	75%	50%	140%	80%	50%	140%
Indeno(1,2,3-cd)pyrene	6014114		<0.05	<0.05	NA	< 0.05	107%	50%	140%	73%	50%	140%	88%	50%	140%
Dibenz(a,h)anthracene	6014114		<0.05	<0.05	NA	< 0.05	96%	50%	140%	95%	50%	140%	103%	50%	140%
Benzo(g,h,i)perylene	6014114		<0.05	<0.05	NA	< 0.05	122%	50%	140%	110%	50%	140%	95%	50%	140%

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)

F1 (C6 to C10)	6014375		<5	<5	NA	< 5	121%	60%	140%	113%	60%	140%	90%	60%	140%
F2 (C10 to C16)	6013649		< 10	< 10	NA	< 10	103%	60%	140%	99%	60%	140%	104%	60%	140%
F3 (C16 to C34)	6013649		< 50	< 50	NA	< 50	106%	60%	140%	126%	60%	140%	127%	60%	140%
F4 (C34 to C50)	6013649		< 50	< 50	NA	< 50	66%	60%	140%	119%	60%	140%	101%	60%	140%

O. Reg. 153(511) - VOCs (with PHC) (Soil)

Dichlorodifluoromethane	6014375		<0.05	<0.05	NA	< 0.05	82%	50%	140%	82%	50%	140%	86%	50%	140%
Vinyl Chloride	6014375		<0.02	<0.02	NA	< 0.02	83%	50%	140%	94%	50%	140%	119%	50%	140%
Bromomethane	6014375		<0.05	<0.05	NA	< 0.05	89%	50%	140%	97%	50%	140%	122%	50%	140%
Trichlorofluoromethane	6014375		<0.05	<0.05	NA	< 0.05	74%	50%	140%	83%	50%	140%	96%	50%	140%
Acetone	6014375		<0.50	<0.50	NA	< 0.50	99%	50%	140%	110%	50%	140%	104%	50%	140%
1,1-Dichloroethylene	6014375		<0.05	<0.05	NA	< 0.05	106%	50%	140%	89%	60%	130%	70%	50%	140%
Methylene Chloride	6014375		<0.05	<0.05	NA	< 0.05	97%	50%	140%	97%	60%	130%	91%	50%	140%
Trans- 1,2-Dichloroethylene	6014375		<0.05	<0.05	NA	< 0.05	97%	50%	140%	98%	60%	130%	83%	50%	140%
Methyl tert-butyl Ether	6014375		<0.05	<0.05	NA	< 0.05	99%	50%	140%	105%	60%	130%	106%	50%	140%
1,1-Dichloroethane	6014375		<0.02	<0.02	NA	< 0.02	110%	50%	140%	107%	60%	130%	117%	50%	140%
Methyl Ethyl Ketone	6014375		<0.50	<0.50	NA	< 0.50	101%	50%	140%	110%	50%	140%	98%	50%	140%
Cis- 1,2-Dichloroethylene	6014375		<0.02	<0.02	NA	< 0.02	100%	50%	140%	101%	60%	130%	74%	50%	140%
Chloroform	6014375		<0.04	<0.04	NA	< 0.04	102%	50%	140%	98%	60%	130%	76%	50%	140%
1,2-Dichloroethane	6014375		<0.03	<0.03	NA	< 0.03	104%	50%	140%	106%	60%	130%	79%	50%	140%
1,1,1-Trichloroethane	6014375		<0.05	<0.05	NA	< 0.05	90%	50%	140%	86%	60%	130%	98%	50%	140%
Carbon Tetrachloride	6014375		<0.05	<0.05	NA	< 0.05	89%	50%	140%	85%	60%	130%	65%	50%	140%

AGAT QUALITY ASSURANCE REPORT (V1)

Page 8 of 17

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. RPDs calculated using raw data. The RPD may not be reflective of duplicate values shown, due to rounding of final results.

Results relate only to the items tested. Results apply to samples as received.

Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Road

AGAT WORK ORDER: 24Z175126

ATTENTION TO: Mandy Wittenman


SAMPLED BY:

Trace Organics Analysis (Continued)

RPT Date: Jul 24, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Benzene	6014375		<0.02	<0.02	NA	< 0.02	107%	50%	140%	101%	60%	130%	74%	50%	140%
1,2-Dichloropropane	6014375		<0.03	<0.03	NA	< 0.03	94%	50%	140%	96%	60%	130%	69%	50%	140%
Trichloroethylene	6014375		<0.03	<0.03	NA	< 0.03	102%	50%	140%	96%	60%	130%	71%	50%	140%
Bromodichloromethane	6014375		<0.05	<0.05	NA	< 0.05	90%	50%	140%	92%	60%	130%	65%	50%	140%
Methyl Isobutyl Ketone	6014375		<0.50	<0.50	NA	< 0.50	78%	50%	140%	100%	50%	140%	95%	50%	140%
1,1,2-Trichloroethane	6014375		<0.04	<0.04	NA	< 0.04	107%	50%	140%	103%	60%	130%	107%	50%	140%
Toluene	6014375		<0.05	<0.05	NA	< 0.05	108%	50%	140%	103%	60%	130%	89%	50%	140%
Dibromochloromethane	6014375		<0.05	<0.05	NA	< 0.05	91%	50%	140%	99%	60%	130%	91%	50%	140%
Ethylene Dibromide	6014375		<0.04	<0.04	NA	< 0.04	104%	50%	140%	108%	60%	130%	101%	50%	140%
Tetrachloroethylene	6014375		<0.05	<0.05	NA	< 0.05	106%	50%	140%	107%	60%	130%	100%	50%	140%
1,1,1,2-Tetrachloroethane	6014375		<0.04	<0.04	NA	< 0.04	94%	50%	140%	101%	60%	130%	87%	50%	140%
Chlorobenzene	6014375		<0.05	<0.05	NA	< 0.05	109%	50%	140%	100%	60%	130%	101%	50%	140%
Ethylbenzene	6014375		<0.05	<0.05	NA	< 0.05	101%	50%	140%	104%	60%	130%	93%	50%	140%
m & p-Xylene	6014375		<0.05	<0.05	NA	< 0.05	102%	50%	140%	104%	60%	130%	90%	50%	140%
Bromoform	6014375		<0.05	<0.05	NA	< 0.05	103%	50%	140%	90%	60%	130%	105%	50%	140%
Styrene	6014375		<0.05	<0.05	NA	< 0.05	94%	50%	140%	104%	60%	130%	88%	50%	140%
1,1,2,2-Tetrachloroethane	6014375		<0.05	<0.05	NA	< 0.05	104%	50%	140%	106%	60%	130%	100%	50%	140%
o-Xylene	6014375		<0.05	<0.05	NA	< 0.05	95%	50%	140%	96%	60%	130%	105%	50%	140%
1,3-Dichlorobenzene	6014375		<0.05	<0.05	NA	< 0.05	106%	50%	140%	94%	60%	130%	94%	50%	140%
1,4-Dichlorobenzene	6014375		<0.05	<0.05	NA	< 0.05	105%	50%	140%	101%	60%	130%	101%	50%	140%
1,2-Dichlorobenzene	6014375		<0.05	<0.05	NA	< 0.05	104%	50%	140%	104%	60%	130%	99%	50%	140%
n-Hexane	6014375		<0.05	<0.05	NA	< 0.05	106%	50%	140%	106%	60%	130%	76%	50%	140%

Comments: When the average of the sample and duplicate results is less than 5x the RDL, the Relative Percent Difference (RPD) will be indicated as Not Applicable (NA).

Certified By:





Time Markers

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

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CLIENT NAME: PINCHIN LTD.

ATTENTION TO: Mandy Witteman

Sample ID	Sample Description	Sample Type	Date Sampled	Date Received
6014142	MW101-SS1	Soil	16-JUL-2024	17-JUL-2024

O. Reg. 153(511) - ORPs (Soil)

Parameter	Date Prepared	Date Analyzed	Initials
pH, 2:1 CaCl ₂ Extraction	24-JUL-2024	24-JUL-2024	SB

6014143	MW101-SS2	Soil	16-JUL-2024	17-JUL-2024
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O. Reg. 153(511) - ORPs (Soil)

Parameter	Date Prepared	Date Analyzed	Initials
pH, 2:1 CaCl ₂ Extraction	24-JUL-2024	24-JUL-2024	SB

6014144	MW101-SS4	Soil	16-JUL-2024	17-JUL-2024
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O. Reg. 153(511) - PAHs (Soil)

Parameter	Date Prepared	Date Analyzed	Initials
Naphthalene	23-JUL-2024	23-JUL-2024	NP
Acenaphthylene	23-JUL-2024	23-JUL-2024	NP
Acenaphthene	23-JUL-2024	23-JUL-2024	NP
Fluorene	23-JUL-2024	23-JUL-2024	NP
Phenanthrene	23-JUL-2024	23-JUL-2024	NP
Anthracene	23-JUL-2024	23-JUL-2024	NP
Fluoranthene	23-JUL-2024	23-JUL-2024	NP
Pyrene	23-JUL-2024	23-JUL-2024	NP
Benzo(a)anthracene	23-JUL-2024	23-JUL-2024	NP
Chrysene	23-JUL-2024	23-JUL-2024	NP
Benzo(b)fluoranthene	23-JUL-2024	23-JUL-2024	NP
Benzo(k)fluoranthene	23-JUL-2024	23-JUL-2024	NP
Benzo(a)pyrene	23-JUL-2024	23-JUL-2024	NP
Indeno(1,2,3-cd)pyrene	23-JUL-2024	23-JUL-2024	NP
Dibenz(a,h)anthracene	23-JUL-2024	23-JUL-2024	NP
Benzo(g,h,i)perylene	23-JUL-2024	23-JUL-2024	NP
2-and 1-methyl Naphthalene	23-JUL-2024	23-JUL-2024	SYS
Naphthalene-d8	23-JUL-2024	23-JUL-2024	NP
Acridine-d9	23-JUL-2024	23-JUL-2024	NP
Terphenyl-d14	23-JUL-2024	23-JUL-2024	NP
Moisture Content	22-JUL-2024	22-JUL-2024	SD

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)

Parameter	Date Prepared	Date Analyzed	Initials
F1 (C6 to C10)	23-JUL-2024	23-JUL-2024	CK
F1 (C6 to C10) minus BTEX	23-JUL-2024	23-JUL-2024	SYS



Time Markers

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

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CLIENT NAME: PINCHIN LTD.

ATTENTION TO: Mandy Witteman

Sample ID	Sample Description	Sample Type	Date Sampled	Date Received
6014144	MW101-SS4	Soil	16-JUL-2024	17-JUL-2024

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)

Parameter	Date Prepared	Date Analyzed	Initials
Toluene-d8	23-JUL-2024	23-JUL-2024	CK
F2 (C10 to C16)	23-JUL-2024	23-JUL-2024	SS
F2 (C10 to C16) minus Naphthalene	23-JUL-2024	23-JUL-2024	SYS
F3 (C16 to C34)	23-JUL-2024	23-JUL-2024	SS
F3 (C16 to C34) minus PAHs	23-JUL-2024	23-JUL-2024	SYS
F4 (C34 to C50)	23-JUL-2024	23-JUL-2024	SS
Gravimetric Heavy Hydrocarbons			
Moisture Content	22-JUL-2024	22-JUL-2024	SD
Terphenyl	23-JUL-2024	23-JUL-2024	SS

O. Reg. 153(511) - VOCs (with PHC) (Soil)

Parameter	Date Prepared	Date Analyzed	Initials
Dichlorodifluoromethane	23-JUL-2024	23-JUL-2024	CK
Vinyl Chloride	23-JUL-2024	23-JUL-2024	CK
Bromomethane	23-JUL-2024	23-JUL-2024	CK
Trichlorofluoromethane	23-JUL-2024	23-JUL-2024	CK
Acetone	23-JUL-2024	23-JUL-2024	CK
1,1-Dichloroethylene	23-JUL-2024	23-JUL-2024	CK
Methylene Chloride	23-JUL-2024	23-JUL-2024	CK
Trans- 1,2-Dichloroethylene	23-JUL-2024	23-JUL-2024	CK
Methyl tert-butyl Ether	23-JUL-2024	23-JUL-2024	CK
1,1-Dichloroethane	23-JUL-2024	23-JUL-2024	CK
Methyl Ethyl Ketone	23-JUL-2024	23-JUL-2024	CK
Cis- 1,2-Dichloroethylene	23-JUL-2024	23-JUL-2024	CK
Chloroform	23-JUL-2024	23-JUL-2024	CK
1,2-Dichloroethane	23-JUL-2024	23-JUL-2024	CK
1,1,1-Trichloroethane	23-JUL-2024	23-JUL-2024	CK
Carbon Tetrachloride	23-JUL-2024	23-JUL-2024	CK
Benzene	23-JUL-2024	23-JUL-2024	CK
1,2-Dichloropropane	23-JUL-2024	23-JUL-2024	CK
Trichloroethylene	23-JUL-2024	23-JUL-2024	CK
Bromodichloromethane	23-JUL-2024	23-JUL-2024	CK
Methyl Isobutyl Ketone	23-JUL-2024	23-JUL-2024	CK
1,1,2-Trichloroethane	23-JUL-2024	23-JUL-2024	CK
Toluene	23-JUL-2024	23-JUL-2024	CK
Dibromochloromethane	23-JUL-2024	23-JUL-2024	CK
Ethylene Dibromide	23-JUL-2024	23-JUL-2024	CK
Tetrachloroethylene	23-JUL-2024	23-JUL-2024	CK
1,1,1,2-Tetrachloroethane	23-JUL-2024	23-JUL-2024	CK



Time Markers

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

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CLIENT NAME: PINCHIN LTD.

ATTENTION TO: Mandy Witteman

Sample ID	Sample Description	Sample Type	Date Sampled	Date Received
6014144	MW101-SS4	Soil	16-JUL-2024	17-JUL-2024

O. Reg. 153(511) - VOCs (with PHC) (Soil)

Parameter	Date Prepared	Date Analyzed	Initials
Chlorobenzene	23-JUL-2024	23-JUL-2024	CK
Ethylbenzene	23-JUL-2024	23-JUL-2024	CK
m & p-Xylene	23-JUL-2024	23-JUL-2024	CK
Bromoform	23-JUL-2024	23-JUL-2024	CK
Styrene	23-JUL-2024	23-JUL-2024	CK
1,1,2,2-Tetrachloroethane	23-JUL-2024	23-JUL-2024	CK
o-Xylene	23-JUL-2024	23-JUL-2024	CK
1,3-Dichlorobenzene	23-JUL-2024	23-JUL-2024	CK
1,4-Dichlorobenzene	23-JUL-2024	23-JUL-2024	CK
1,2-Dichlorobenzene	23-JUL-2024	23-JUL-2024	CK
Xylenes (Total)	23-JUL-2024	23-JUL-2024	SYS
1,3-Dichloropropene (Cis + Trans)	23-JUL-2024	23-JUL-2024	SYS
n-Hexane	23-JUL-2024	23-JUL-2024	CK
Toluene-d8	23-JUL-2024	23-JUL-2024	CK
4-Bromofluorobenzene	23-JUL-2024	23-JUL-2024	CK
Moisture Content	22-JUL-2024	22-JUL-2024	SD

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Road

AGAT WORK ORDER: 24Z175126

ATTENTION TO: Mandy Witteman

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
pH, 2:1 CaCl ₂ Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Road

AGAT WORK ORDER: 24Z175126

ATTENTION TO: Mandy Witteman

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Dichlorodifluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Road

AGAT WORK ORDER: 24Z175126

ATTENTION TO: Mandy Witteman

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Vinyl Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Road

AGAT WORK ORDER: 24Z175126

ATTENTION TO: Mandy Witteman

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
m & p-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene (Cis + Trans)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS



Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Report Information:

Company: Pinchin
Contact: m.willemans@pinchin.com
Address: 1 Hines Rd, Suite 2000
Ottawa
Phone: 613 617 5936 Fax: _____
Reports to be sent to:
1. Email: m.willemans@pinchin.com
2. Email: ewilson@pinchin.com

Project Information:

Project: 339662-006
Site Location: Conroy Rd
Sampled By: _____
AGAT Quote #: _____ PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Company: Pinchin Bill To Same: Yes ☒ No ☐
Contact: _____
Address: _____
Email: Ap@pinchin.com

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04

Table Indicate One
☐ Ind/Com
☒ Res/Park
☐ Agriculture

Soil Texture (Check One)
☐ Coarse
☐ Fine

☐ Regulation 406

Table Indicate One

☐ Regulation 558

☐ CCME

☐ Sewer Use

☐ Sanitary ☐ Storm

☐ Prov. Water Quality Objectives (PWQO)

☐ Other

Indicate One

Is this submission for a
Record of Site Condition?

☐ Yes ☐ No

Report Guideline on
Certificate of Analysis

☐ Yes ☐ No

Sample Matrix Legend

GW Ground Water
O Oil
P Paint
S Soil
SD Sediment
SW Surface Water

Laboratory Use Only

Work Order #: 242175126

Cooler Quantity: one - no ice / packs

Arrival Temperatures: 18.5 18.9 18.7

6.1 15.0 15.3

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: _____

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

☐ 3 Business Days ☐ 2 Business Days ☐ Next Business Day

OR Date Required (Rush Surcharges May Apply): _____

Please provide prior notification for rush TAT
*TAT is exclusive of weekends and statutory holidays

For 'Same Day' analysis, please contact your AGAT CPM

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Field Filtered - Metals, Hg, CrVI, DOC	0. Reg 153	0. Reg 558	0. Reg 406	Potentially Hazardous or High Concentration (Y/N)
1. <u>MW101-SS1</u>	<u>July 16/24</u>	<u>AM</u>	<u>1</u>	<u>S</u>							
2. <u>MW101-SS2</u>	<u>↓</u>	<u>↓</u>	<u>1</u>	<u>↓</u>							
3. <u>MW101-SS4</u>	<u>↓</u>	<u>↓</u>	<u>2</u>	<u>↓</u>							
4.											
5.											
6.											
7.											
8.											
9.											
10.											
11.											

Samples Relinquished By (Print Name and Sign):

Mandy Willemans

Samples Relinquished By (Print Name and Sign):

Ap@pinchin.com

Samples Relinquished By (Print Name and Sign):

Ap@pinchin.com

Date

July 16/24

Date

07/18/24

Date

Time

15h00

Time

Time

Samples Received By (Print Name and Sign):

C. C. C. C.

Samples Received By (Print Name and Sign):

Ammol's

Samples Received By (Print Name and Sign):

Ammol's

Date

07/17/24

Date

197-24

Date

Time

15h35

Time

Time

Page _____ of _____

Nº: T-148143

CLIENT NAME: PINCHIN LTD.
1 HINES ROAD SUITE 200
KANATA, ON K2K 3C7
(613) 592-3387

ATTENTION TO: Mandy Witteman

PROJECT: 339662.006

AGAT WORK ORDER: 24Z188540

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

DATE REPORTED: Sep 05, 2024

PAGES (INCLUDING COVER): 11

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.

Certificate of Analysis

AGAT WORK ORDER: 24Z188540

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Mandy Witteman

SAMPLED BY: EW

O. Reg. 153(511) - PAHs (Soil)

DATE RECEIVED: 2024-08-21

DATE REPORTED: 2024-09-05

		SAMPLE DESCRIPTION:		MW102-S3
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2024-08-21
Parameter	Unit	G / S	RDL	6094579
Naphthalene	µg/g	0.09	0.05	<0.05
Acenaphthylene	µg/g	0.093	0.05	<0.05
Acenaphthene	µg/g	0.072	0.05	<0.05
Fluorene	µg/g	0.12	0.05	<0.05
Phenanthrene	µg/g	0.69	0.05	<0.05
Anthracene	µg/g	0.16	0.05	<0.05
Fluoranthene	µg/g	0.56	0.05	<0.05
Pyrene	µg/g	1	0.05	<0.05
Benzo(a)anthracene	µg/g	0.36	0.05	<0.05
Chrysene	µg/g	2.8	0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.47	0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.48	0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.23	0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05
Benzo(g,h,i)perylene	µg/g	0.68	0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	0.59	0.05	<0.05
Moisture Content	%		0.1	30.7
Surrogate	Unit	Acceptable Limits		
Naphthalene-d8	%	50-140	80	
Acridine-d9	%	50-140	80	
Terphenyl-d14	%	50-140	85	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6094579 Results are based on the dry weight of the soil.
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24Z188540

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Mandy Witteman

SAMPLED BY: EW

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)

DATE RECEIVED: 2024-08-21

DATE REPORTED: 2024-09-05

		SAMPLE DESCRIPTION:		MW102-S3
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2024-08-21
Parameter	Unit	G / S	RDL	6094579
F1 (C6 to C10)	µg/g	25	5	<5
F1 (C6 to C10) minus BTEX	µg/g	25	5	<5
F2 (C10 to C16)	µg/g	10	10	<10
F2 (C10 to C16) minus Naphthalene	µg/g		10	<10
F3 (C16 to C34)	µg/g	240	50	<50
F3 (C16 to C34) minus PAHs	µg/g		50	<50
F4 (C34 to C50)	µg/g	120	50	<50
Gravimetric Heavy Hydrocarbons	µg/g	120	50	NA
Moisture Content	%		0.1	30.7
Surrogate	Unit	Acceptable Limits		
Toluene-d8	%	50-140		104
Terphenyl	%	60-140		83

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6094579 Results are based on sample dry weight.
The C6-C10 fraction is calculated using toluene response factor.
C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 - C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24Z188540

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Mandy Witteman

SAMPLED BY: EW

O. Reg. 153(511) - VOCs (with PHC) (Soil)

DATE RECEIVED: 2024-08-21

DATE REPORTED: 2024-09-05

		SAMPLE DESCRIPTION:		MW102-S3
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2024-08-21
Parameter	Unit	G / S	RDL	6094579
Dichlorodifluoromethane	ug/g	0.05	0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05
Trichlorofluoromethane	ug/g	0.25	0.05	<0.05
Acetone	ug/g	0.5	0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05
Methylene Chloride	ug/g	0.05	0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.05	0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.05	0.05	<0.05
1,1-Dichloroethane	ug/g	0.05	0.02	<0.02
Methyl Ethyl Ketone	ug/g	0.5	0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	0.05	0.02	<0.02
Chloroform	ug/g	0.05	0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.05	0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	<0.05
Benzene	ug/g	0.02	0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.03	<0.03
Trichloroethylene	ug/g	0.05	0.03	<0.03
Bromodichloromethane	ug/g	0.05	0.05	<0.05
Methyl Isobutyl Ketone	ug/g	0.5	0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04
Toluene	ug/g	0.2	0.05	<0.05
Dibromochloromethane	ug/g	0.05	0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04
Tetrachloroethylene	ug/g	0.05	0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.04	<0.04
Chlorobenzene	ug/g	0.05	0.05	<0.05
Ethylbenzene	ug/g	0.05	0.05	<0.05
m & p-Xylene	ug/g		0.05	<0.05

Certified By:

Certificate of Analysis

AGAT WORK ORDER: 24Z188540

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
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FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Mandy Witteman

SAMPLED BY: EW

O. Reg. 153(511) - VOCs (with PHC) (Soil)

DATE RECEIVED: 2024-08-21

DATE REPORTED: 2024-09-05

		SAMPLE DESCRIPTION:		MW102-S3
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2024-08-21
Parameter	Unit	G / S	RDL	6094579
Bromoform	ug/g	0.05	0.05	<0.05
Styrene	ug/g	0.05	0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	<0.05
o-Xylene	ug/g		0.05	<0.05
1,3-Dichlorobenzene	ug/g	0.05	0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.05	0.05	<0.05
1,2-Dichlorobenzene	ug/g	0.05	0.05	<0.05
Xylenes (Total)	ug/g	0.05	0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.05	<0.05
n-Hexane	µg/g	0.05	0.05	<0.05
Moisture Content	%		0.1	30.7
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		104
4-Bromofluorobenzene	% Recovery	50-140		84

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use

Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6094579 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.

Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.

1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.

The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy

AGAT WORK ORDER: 24Z188540

ATTENTION TO: Mandy Witteman

SAMPLED BY: EW

Trace Organics Analysis

RPT Date: Sep 05, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE			MATRIX SPIKE			
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - PAHs (Soil)

Naphthalene	6087836		<0.05	<0.05	NA	< 0.05	78%	50%	140%	95%	50%	140%	85%	50%	140%
Acenaphthylene	6087836		<0.05	<0.05	NA	< 0.05	69%	50%	140%	110%	50%	140%	85%	50%	140%
Acenaphthene	6087836		<0.05	<0.05	NA	< 0.05	84%	50%	140%	80%	50%	140%	95%	50%	140%
Fluorene	6087836		<0.05	<0.05	NA	< 0.05	84%	50%	140%	75%	50%	140%	90%	50%	140%
Phenanthrene	6087836		<0.05	<0.05	NA	< 0.05	105%	50%	140%	88%	50%	140%	100%	50%	140%
Anthracene	6087836		<0.05	<0.05	NA	< 0.05	65%	50%	140%	80%	50%	140%	90%	50%	140%
Fluoranthene	6087836		<0.05	<0.05	NA	< 0.05	121%	50%	140%	80%	50%	140%	101%	50%	140%
Pyrene	6087836		<0.05	<0.05	NA	< 0.05	109%	50%	140%	100%	50%	140%	78%	50%	140%
Benzo(a)anthracene	6087836		<0.05	<0.05	NA	< 0.05	103%	50%	140%	98%	50%	140%	95%	50%	140%
Chrysene	6087836		<0.05	<0.05	NA	< 0.05	95%	50%	140%	93%	50%	140%	83%	50%	140%
Benzo(b)fluoranthene	6087836		<0.05	<0.05	NA	< 0.05	89%	50%	140%	78%	50%	140%	88%	50%	140%
Benzo(k)fluoranthene	6087836		<0.05	<0.05	NA	< 0.05	76%	50%	140%	90%	50%	140%	70%	50%	140%
Benzo(a)pyrene	6087836		<0.05	<0.05	NA	< 0.05	63%	50%	140%	80%	50%	140%	70%	50%	140%
Indeno(1,2,3-cd)pyrene	6087836		<0.05	<0.05	NA	< 0.05	66%	50%	140%	93%	50%	140%	75%	50%	140%
Dibenz(a,h)anthracene	6087836		<0.05	<0.05	NA	< 0.05	82%	50%	140%	98%	50%	140%	73%	50%	140%
Benzo(g,h,i)perylene	6087836		<0.05	<0.05	NA	< 0.05	107%	50%	140%	78%	50%	140%	73%	50%	140%

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)

F1 (C6 to C10)	6093320		<5	<5	NA	< 5	133%	60%	140%	121%	60%	140%	84%	60%	140%
F2 (C10 to C16)	6095711		< 10	< 10	NA	< 10	107%	60%	140%	103%	60%	140%	100%	60%	140%
F3 (C16 to C34)	6095711		< 50	< 50	NA	< 50	105%	60%	140%	123%	60%	140%	125%	60%	140%
F4 (C34 to C50)	6095711		< 50	< 50	NA	< 50	77%	60%	140%	107%	60%	140%	91%	60%	140%

O. Reg. 153(511) - VOCs (with PHC) (Soil)

Dichlorodifluoromethane	6093320		<0.05	<0.05	NA	< 0.05	117%	50%	140%	89%	50%	140%	112%	50%	140%
Vinyl Chloride	6093320		<0.02	<0.02	NA	< 0.02	116%	50%	140%	91%	50%	140%	97%	50%	140%
Bromomethane	6093320		<0.05	<0.05	NA	< 0.05	106%	50%	140%	73%	50%	140%	115%	50%	140%
Trichlorofluoromethane	6093320		<0.05	<0.05	NA	< 0.05	94%	50%	140%	87%	50%	140%	84%	50%	140%
Acetone	6093320		<0.50	<0.50	NA	< 0.50	83%	50%	140%	90%	50%	140%	108%	50%	140%
1,1-Dichloroethylene	6093320		<0.05	<0.05	NA	< 0.05	101%	50%	140%	99%	60%	130%	85%	50%	140%
Methylene Chloride	6093320		<0.05	<0.05	NA	< 0.05	99%	50%	140%	88%	60%	130%	103%	50%	140%
Trans- 1,2-Dichloroethylene	6093320		<0.05	<0.05	NA	< 0.05	88%	50%	140%	89%	60%	130%	103%	50%	140%
Methyl tert-butyl Ether	6093320		<0.05	<0.05	NA	< 0.05	78%	50%	140%	93%	60%	130%	86%	50%	140%
1,1-Dichloroethane	6093320		<0.02	<0.02	NA	< 0.02	99%	50%	140%	99%	60%	130%	80%	50%	140%
Methyl Ethyl Ketone	6093320		<0.50	<0.50	NA	< 0.50	111%	50%	140%	91%	50%	140%	96%	50%	140%
Cis- 1,2-Dichloroethylene	6093320		<0.02	<0.02	NA	< 0.02	91%	50%	140%	99%	60%	130%	99%	50%	140%
Chloroform	6093320		<0.04	<0.04	NA	< 0.04	90%	50%	140%	96%	60%	130%	99%	50%	140%
1,2-Dichloroethane	6093320		<0.03	<0.03	NA	< 0.03	74%	50%	140%	81%	60%	130%	95%	50%	140%
1,1,1-Trichloroethane	6093320		<0.05	<0.05	NA	< 0.05	77%	50%	140%	78%	60%	130%	85%	50%	140%
Carbon Tetrachloride	6093320		<0.05	<0.05	NA	< 0.05	67%	50%	140%	66%	60%	130%	92%	50%	140%

AGAT QUALITY ASSURANCE REPORT (V1)

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AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. RPDs calculated using raw data. The RPD may not be reflective of duplicate values shown, due to rounding of final results.

Results relate only to the items tested. Results apply to samples as received.

Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy

AGAT WORK ORDER: 24Z188540

ATTENTION TO: Mandy Witteman

SAMPLED BY: EW

Trace Organics Analysis (Continued)

RPT Date: Sep 05, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Benzene	6093248		<0.02	<0.02	NA	< 0.02	97%	50%	140%	95%	60%	130%	96%	50%	140%
1,2-Dichloropropane	6093320		<0.03	<0.03	NA	< 0.03	82%	50%	140%	89%	60%	130%	99%	50%	140%
Trichloroethylene	6093320		<0.03	<0.03	NA	< 0.03	90%	50%	140%	87%	60%	130%	92%	50%	140%
Bromodichloromethane	6093320		<0.05	<0.05	NA	< 0.05	72%	50%	140%	64%	60%	130%	79%	50%	140%
Methyl Isobutyl Ketone	6093320		<0.50	<0.50	NA	< 0.50	92%	50%	140%	110%	50%	140%	100%	50%	140%
1,1,2-Trichloroethane	6093320		<0.04	<0.04	NA	< 0.04	101%	50%	140%	94%	60%	130%	87%	50%	140%
Toluene	6093248		<0.05	<0.05	NA	< 0.05	101%	50%	140%	101%	60%	130%	96%	50%	140%
Dibromochloromethane	6093320		<0.05	<0.05	NA	< 0.05	83%	50%	140%	99%	60%	130%	97%	50%	140%
Ethylene Dibromide	6093320		<0.04	<0.04	NA	< 0.04	87%	50%	140%	104%	60%	130%	100%	50%	140%
Tetrachloroethylene	6093320		<0.05	<0.05	NA	< 0.05	103%	50%	140%	106%	60%	130%	93%	50%	140%
1,1,1,2-Tetrachloroethane	6093320		<0.04	<0.04	NA	< 0.04	83%	50%	140%	102%	60%	130%	99%	50%	140%
Chlorobenzene	6093320		<0.05	<0.05	NA	< 0.05	105%	50%	140%	95%	60%	130%	104%	50%	140%
Ethylbenzene	6093248		<0.05	<0.05	NA	< 0.05	97%	50%	140%	109%	60%	130%	88%	50%	140%
m & p-Xylene	6093248		<0.05	<0.05	NA	< 0.05	118%	50%	140%	125%	60%	130%	104%	50%	140%
Bromoform	6093320		<0.05	<0.05	NA	< 0.05	87%	50%	140%	93%	60%	130%	103%	50%	140%
Styrene	6093320		<0.05	<0.05	NA	< 0.05	95%	50%	140%	85%	60%	130%	92%	50%	140%
1,1,2,2-Tetrachloroethane	6093320		<0.05	<0.05	NA	< 0.05	90%	50%	140%	104%	60%	130%	84%	50%	140%
o-Xylene	6093248		<0.05	<0.05	NA	< 0.05	99%	50%	140%	110%	60%	130%	98%	50%	140%
1,3-Dichlorobenzene	6093320		<0.05	<0.05	NA	< 0.05	101%	50%	140%	110%	60%	130%	99%	50%	140%
1,4-Dichlorobenzene	6093320		<0.05	<0.05	NA	< 0.05	96%	50%	140%	99%	60%	130%	91%	50%	140%
1,2-Dichlorobenzene	6093320		<0.05	<0.05	NA	< 0.05	99%	50%	140%	98%	60%	130%	102%	50%	140%
n-Hexane	6093320		<0.05	<0.05	NA	< 0.05	93%	50%	140%	89%	60%	130%	70%	50%	140%

Comments: When the average of the sample and duplicate results is less than 5x the RDL, the Relative Percent Difference (RPD) will be indicated as Not Applicable (NA).

Certified By:



Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE:Conroy

AGAT WORK ORDER: 24Z188540

ATTENTION TO: Mandy Witteman

SAMPLED BY:EW

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Dichlorodifluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.
PROJECT: 339662.006
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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Vinyl Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE:Conroy

AGAT WORK ORDER: 24Z188540

ATTENTION TO: Mandy Wittman

SAMPLED BY:EW

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
m & p-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene (Cis + Trans)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS



Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Report Information:

Company: Pinchin
Contact: m.willebrand@pinchin.com
Address: 1-4th Fl, Suite 200
Phone: 603 617 5936 Fax: _____
Reports to be sent to:
1. Email: See above
2. Email: _____

Project Information:

Project: 339662-006
Site Location: Conroy
Sampled By: EW
AGAT Quote #: _____ PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Company: Pinchin
Contact: Accounts Payable
Address: _____
Email: ap@pinchin.com
Bill To Same: Yes ☐ No ☐

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04

Table Indicate One
☐ Ind/Com
☐ Res/Park
☐ Agriculture

Soil Texture (Check One)

☐ Coarse

☐ Fine

☐ Regulation 406

Table Indicate One
☐ Ind/Com
☐ Res/Park
☐ Agriculture

☐ Regulation 558

☐ CCME

☐ Sewer Use

☐ Sanitary ☐ Storm

Region _____

☐ Prov. Water Quality
Objectives (PWQO)

☐ Other

Indicate One

Is this submission for a **Record
of Site Condition (RSC)?**

☐ Yes

☒ No

**Report Guideline on
Certificate of Analysis**

☐ Yes

☒ No

Legal Sample ☐

Sample Matrix Legend

GW Ground Water **SD** Sediment
O Oil **SW** Surface Water
P Paint **R** Rock/Shale
S Soil

Laboratory Use Only

Work Order #: 24Z188540

Cooler Quantity: one - no ice packs

Arrival Temperatures: 21.3, 21.4, 21.3

Depot Temperatures: 5.9, 6.0, 6.2

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: LI

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

☐ 3 Business
Days

☐ 2 Business
Days

☐ Next Business
Day

OR Date Required (Rush Surcharges May Apply):

Please provide prior notification for rush TAT
*TAT is exclusive of weekends and statutory holidays

For 'Same Day' analysis, please contact your AGAT CSR

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Field Filtered - Metals, Hg, CrVI, DOC	0. Reg 153	0. Reg 406	0. Reg 558	Potentially Hazardous or High Concentration (Y/N)
1. <u>BH102-S3</u>	<u>Aug. 2/24</u>	<u>AM</u>	<u>2</u>	<u>S</u>							
2.		AM									
3.		PM									
4.		PM									
5.		PM									
6.		PM									
7.		PM									
8.		PM									
9.		PM									
10.		PM									
11.		PM									

Samples Relinquished By (Print Name and Sign): <u>Ester Wilson</u>	Date: <u>2024-08-21</u>	Time: <u>15h00</u>	Samples Received By (Print Name and Sign): <u>C. C. C.</u>	Date: <u>08/21/24</u>	Time: <u>15h15</u>
Samples Relinquished By (Print Name and Sign): <u>C. C. C.</u>	Date: <u>08/22/24</u>	Time: <u>15h00</u>	Samples Received By (Print Name and Sign): <u>...</u>	Date: <u>Aug 23</u>	Time: <u>9h</u>
Samples Relinquished By (Print Name and Sign):	Date:	Time:	Samples Received By (Print Name and Sign):	Date:	Time:

Page 1 of 1

Nº: T-157243

CLIENT NAME: PINCHIN LTD.
1 HINES ROAD SUITE 200
KANATA, ON K2K 3C7
(613) 592-3387

ATTENTION TO: Ester Wilson

PROJECT: 339662.006

AGAT WORK ORDER: 24Z189028

TRACE ORGANICS REVIEWED BY: Pinkal Patel, Report Reviewer

DATE REPORTED: Aug 29, 2024

PAGES (INCLUDING COVER): 11

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.

Certificate of Analysis

AGAT WORK ORDER: 24Z189028

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
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FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Ester Wilson

SAMPLED BY: E. Wilson

O. Reg. 153(511) - PAHs (Water)

DATE RECEIVED: 2024-08-23

DATE REPORTED: 2024-08-29

		SAMPLE DESCRIPTION:		MW102-GW
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2024-08-23
Parameter	Unit	G / S	RDL	6098656
Naphthalene	µg/L	7	0.20	<0.20
Acenaphthylene	µg/L	1	0.20	<0.20
Acenaphthene	µg/L	4.1	0.20	<0.20
Fluorene	µg/L	120	0.20	<0.20
Phenanthrene	µg/L	0.1	0.10	<0.10
Anthracene	µg/L	0.1	0.10	<0.10
Fluoranthene	µg/L	0.4	0.20	<0.20
Pyrene	µg/L	0.2	0.20	<0.20
Benzo(a)anthracene	µg/L	0.2	0.20	<0.20
Chrysene	µg/L	0.1	0.10	<0.10
Benzo(b)fluoranthene	µg/L	0.1	0.10	<0.10
Benzo(k)fluoranthene	µg/L	0.1	0.10	<0.10
Benzo(a)pyrene	µg/L	0.01	0.01	<0.01
Indeno(1,2,3-cd)pyrene	µg/L	0.2	0.20	<0.20
Dibenz(a,h)anthracene	µg/L	0.2	0.20	<0.20
Benzo(g,h,i)perylene	µg/L	0.2	0.20	<0.20
2-and 1-methyl Naphthalene	µg/L	2	0.20	<0.20
Sediment				3
Surrogate	Unit	Acceptable Limits		
Naphthalene-d8	%	50-140	100	
Acridine-d9	%	50-140	85	
Terphenyl-d14	%	50-140	90	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6098656 Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.

Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amount

Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&(j)Fluoranthene isomers because the isomers co-elute on the GC column.

2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24Z189028

PROJECT: 339662.006

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CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Ester Wilson

SAMPLED BY: E. Wilson

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)

DATE RECEIVED: 2024-08-23

DATE REPORTED: 2024-08-29

		SAMPLE DESCRIPTION:		MW102-GW
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2024-08-23
Parameter	Unit	G / S	RDL	6098656
F1 (C6 to C10)	µg/L	420	25	<25
F1 (C6 to C10) minus BTEX	µg/L	420	25	<25
F2 (C10 to C16)	µg/L	150	100	<100
F2 (C10 to C16) minus Naphthalene	µg/L		100	<100
F3 (C16 to C34)	µg/L	500	100	<100
F3 (C16 to C34) minus PAHs	µg/L		100	<100
F4 (C34 to C50)	µg/L	500	100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA
Sediment				3
Surrogate	Unit	Acceptable Limits		
Toluene-d8	%	50-140	103	
Terphenyl	% Recovery	60-140	67	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6098656 The C6-C10 fraction is calculated using toluene response factor.
C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 - C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.

Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amounts

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24Z189028

PROJECT: 339662.006

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<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Ester Wilson

SAMPLED BY: E. Wilson

O. Reg. 153(511) - VOCs (with PHC) (Water)

DATE RECEIVED: 2024-08-23

DATE REPORTED: 2024-08-29

		SAMPLE DESCRIPTION:		MW102-GW
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2024-08-23
Parameter	Unit	G / S	RDL	6098656
Dichlorodifluoromethane	µg/L	590	0.40	<0.40
Vinyl Chloride	µg/L	0.5	0.17	<0.17
Bromomethane	µg/L	0.89	0.20	<0.20
Trichlorofluoromethane	µg/L	150	0.40	<0.40
Acetone	µg/L	2700	1.0	<1.0
1,1-Dichloroethylene	µg/L	0.5	0.30	<0.30
Methylene Chloride	µg/L	5	0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	<0.20
1,1-Dichloroethane	µg/L	0.5	0.30	<0.30
Methyl Ethyl Ketone	µg/L	400	1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20
Chloroform	µg/L	2	0.20	<0.20
1,2-Dichloroethane	µg/L	0.5	0.20	<0.20
1,1,1-Trichloroethane	µg/L	0.5	0.30	<0.30
Carbon Tetrachloride	µg/L	0.2	0.20	<0.20
Benzene	µg/L	0.5	0.20	<0.20
1,2-Dichloropropane	µg/L	0.5	0.20	<0.20
Trichloroethylene	µg/L	0.5	0.20	<0.20
Bromodichloromethane	µg/L	2	0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	<1.0
1,1,2-Trichloroethane	µg/L	0.5	0.20	<0.20
Toluene	µg/L	0.8	0.20	<0.20
Dibromochloromethane	µg/L	2	0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10
Tetrachloroethylene	µg/L	0.5	0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	<0.10
Chlorobenzene	µg/L	0.5	0.10	<0.10
Ethylbenzene	µg/L	0.5	0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20

Certified By:

Jinkal Patel



Certificate of Analysis

AGAT WORK ORDER: 24Z189028

PROJECT: 339662.006

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CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Ester Wilson

SAMPLED BY: E. Wilson

O. Reg. 153(511) - VOCs (with PHC) (Water)

DATE RECEIVED: 2024-08-23

DATE REPORTED: 2024-08-29

SAMPLE DESCRIPTION: MW102-GW				
SAMPLE TYPE: Water				
DATE SAMPLED: 2024-08-23				
Parameter	Unit	G / S	RDL	6098656
Bromoform	µg/L	5	0.10	<0.10
Styrene	µg/L	0.5	0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	0.5	0.10	<0.10
o-Xylene	µg/L		0.10	<0.10
1,3-Dichlorobenzene	µg/L	0.5	0.10	<0.10
1,4-Dichlorobenzene	µg/L	0.5	0.10	<0.10
1,2-Dichlorobenzene	µg/L	0.5	0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30
Xylenes (Total)	µg/L	72	0.20	<0.20
n-Hexane	µg/L	5	0.20	<0.20
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		103
4-Bromofluorobenzene	% Recovery	50-140		93

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6098656 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy

AGAT WORK ORDER: 24Z189028

ATTENTION TO: Ester Wilson

SAMPLED BY: E. Wilson

Trace Organics Analysis

RPT Date: Aug 29, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE			MATRIX SPIKE			
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)

F1 (C6 to C10)	6100338		<25	<25	NA	< 25	119%	60%	140%	90%	60%	140%	75%	60%	140%
F2 (C10 to C16)	6092776		<100	<100	NA	< 100	88%	60%	140%	73%	60%	140%	73%	60%	140%
F3 (C16 to C34)	6092776		<100	<100	NA	< 100	92%	60%	140%	111%	60%	140%	77%	60%	140%
F4 (C34 to C50)	6092776		<100	<100	NA	< 100	91%	60%	140%	117%	60%	140%	106%	60%	140%

O. Reg. 153(511) - VOCs (with PHC) (Water)

Dichlorodifluoromethane	6100338		<0.40	<0.40	NA	< 0.40	65%	50%	140%	117%	50%	140%	110%	50%	140%
Vinyl Chloride	6100338		<0.17	<0.17	NA	< 0.17	119%	50%	140%	118%	50%	140%	114%	50%	140%
Bromomethane	6100338		<0.20	<0.20	NA	< 0.20	117%	50%	140%	116%	50%	140%	91%	50%	140%
Trichlorofluoromethane	6100338		<0.40	<0.40	NA	< 0.40	106%	50%	140%	109%	50%	140%	111%	50%	140%
Acetone	6100338		<1.0	<1.0	NA	< 1.0	111%	50%	140%	104%	50%	140%	117%	50%	140%
1,1-Dichloroethylene	6100338		<0.30	<0.30	NA	< 0.30	106%	50%	140%	91%	60%	130%	111%	50%	140%
Methylene Chloride	6100338		<0.30	<0.30	NA	< 0.30	113%	50%	140%	104%	60%	130%	100%	50%	140%
trans- 1,2-Dichloroethylene	6100338		<0.20	<0.20	NA	< 0.20	71%	50%	140%	68%	60%	130%	85%	50%	140%
Methyl tert-butyl ether	6100338		<0.20	<0.20	NA	< 0.20	74%	50%	140%	116%	60%	130%	95%	50%	140%
1,1-Dichloroethane	6100338		<0.30	<0.30	NA	< 0.30	92%	50%	140%	88%	60%	130%	85%	50%	140%
Methyl Ethyl Ketone	6100338		<1.0	<1.0	NA	< 1.0	87%	50%	140%	95%	50%	140%	112%	50%	140%
cis- 1,2-Dichloroethylene	6100338		<0.20	<0.20	NA	< 0.20	92%	50%	140%	94%	60%	130%	90%	50%	140%
Chloroform	6100338		<0.20	<0.20	NA	< 0.20	101%	50%	140%	99%	60%	130%	90%	50%	140%
1,2-Dichloroethane	6100338		<0.20	<0.20	NA	< 0.20	89%	50%	140%	85%	60%	130%	80%	50%	140%
1,1,1-Trichloroethane	6100338		<0.30	<0.30	NA	< 0.30	90%	50%	140%	85%	60%	130%	78%	50%	140%
Carbon Tetrachloride	6100338		<0.20	<0.20	NA	< 0.20	89%	50%	140%	84%	60%	130%	89%	50%	140%
Benzene	6100338		<0.20	<0.20	NA	< 0.20	95%	50%	140%	90%	60%	130%	84%	50%	140%
1,2-Dichloropropane	6100338		<0.20	<0.20	NA	< 0.20	88%	50%	140%	90%	60%	130%	87%	50%	140%
Trichloroethylene	6100338		<0.20	<0.20	NA	< 0.20	90%	50%	140%	89%	60%	130%	89%	50%	140%
Bromodichloromethane	6100338		<0.20	<0.20	NA	< 0.20	97%	50%	140%	99%	60%	130%	95%	50%	140%
Methyl Isobutyl Ketone	6100338		<1.0	<1.0	NA	< 1.0	80%	50%	140%	112%	50%	140%	97%	50%	140%
1,1,2-Trichloroethane	6100338		<0.20	<0.20	NA	< 0.20	118%	50%	140%	118%	60%	130%	117%	50%	140%
Toluene	6100338		0.46	0.48	NA	< 0.20	101%	50%	140%	102%	60%	130%	114%	50%	140%
Dibromochloromethane	6100338		<0.10	<0.10	NA	< 0.10	117%	50%	140%	118%	60%	130%	107%	50%	140%
Ethylene Dibromide	6100338		<0.10	<0.10	NA	< 0.10	111%	50%	140%	116%	60%	130%	112%	50%	140%
Tetrachloroethylene	6100338		<0.20	<0.20	NA	< 0.20	92%	50%	140%	98%	60%	130%	101%	50%	140%
1,1,1,2-Tetrachloroethane	6100338		<0.10	<0.10	NA	< 0.10	119%	50%	140%	112%	60%	130%	106%	50%	140%
Chlorobenzene	6100338		<0.10	<0.10	NA	< 0.10	100%	50%	140%	100%	60%	130%	106%	50%	140%
Ethylbenzene	6100338		<0.10	<0.10	NA	< 0.10	89%	50%	140%	93%	60%	130%	93%	50%	140%
m & p-Xylene	6100338		<0.20	<0.20	NA	< 0.20	91%	50%	140%	95%	60%	130%	97%	50%	140%
Bromoform	6100338		<0.10	<0.10	NA	< 0.10	120%	50%	140%	114%	60%	130%	114%	50%	140%
Styrene	6100338		<0.10	<0.10	NA	< 0.10	86%	50%	140%	87%	60%	130%	95%	50%	140%
1,1,2,2-Tetrachloroethane	6100338		<0.10	<0.10	NA	< 0.10	119%	50%	140%	105%	60%	130%	111%	50%	140%
o-Xylene	6100338		<0.10	<0.10	NA	< 0.10	97%	50%	140%	99%	60%	130%	101%	50%	140%

AGAT QUALITY ASSURANCE REPORT (V1)

Page 6 of 11

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. RPDs calculated using raw data. The RPD may not be reflective of duplicate values shown, due to rounding of final results.

Results relate only to the items tested. Results apply to samples as received.

Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy

AGAT WORK ORDER: 24Z189028

ATTENTION TO: Ester Wilson

SAMPLED BY: E. Wilson

Trace Organics Analysis (Continued)

RPT Date: Aug 29, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
1,3-Dichlorobenzene	6100338		<0.10	<0.10	NA	< 0.10	93%	50%	140%	96%	60%	130%	97%	50%	140%
1,4-Dichlorobenzene	6100338		<0.10	<0.10	NA	< 0.10	94%	50%	140%	96%	60%	130%	96%	50%	140%
1,2-Dichlorobenzene	6100338		<0.10	<0.10	NA	< 0.10	100%	50%	140%	99%	60%	130%	101%	50%	140%
n-Hexane	6100338		<0.20	<0.20	NA	< 0.20	97%	50%	140%	93%	60%	130%	107%	50%	140%
O. Reg. 153(511) - PAHs (Water)															
Naphthalene	6081463		<0.20	<0.20	NA	< 0.20	111%	50%	140%	86%	50%	140%	101%	50%	140%
Acenaphthylene	6081463		<0.20	<0.20	NA	< 0.20	97%	50%	140%	72%	50%	140%	83%	50%	140%
Acenaphthene	6081463		<0.20	<0.20	NA	< 0.20	90%	50%	140%	72%	50%	140%	79%	50%	140%
Fluorene	6081463		<0.20	<0.20	NA	< 0.20	87%	50%	140%	67%	50%	140%	74%	50%	140%
Phenanthrene	6081463		<0.10	<0.10	NA	< 0.10	74%	50%	140%	83%	50%	140%	83%	50%	140%
Anthracene	6081463		<0.10	<0.10	NA	< 0.10	75%	50%	140%	74%	50%	140%	79%	50%	140%
Fluoranthene	6081463		<0.20	<0.20	NA	< 0.20	84%	50%	140%	85%	50%	140%	71%	50%	140%
Pyrene	6081463		<0.20	<0.20	NA	< 0.20	81%	50%	140%	72%	50%	140%	73%	50%	140%
Benzo(a)anthracene	6081463		<0.20	<0.20	NA	< 0.20	81%	50%	140%	83%	50%	140%	102%	50%	140%
Chrysene	6081463		<0.10	<0.10	NA	< 0.10	99%	50%	140%	85%	50%	140%	107%	50%	140%
Benzo(b)fluoranthene	6081463		<0.10	<0.10	NA	< 0.10	96%	50%	140%	94%	50%	140%	98%	50%	140%
Benzo(k)fluoranthene	6081463		<0.10	<0.10	NA	< 0.10	80%	50%	140%	99%	50%	140%	74%	50%	140%
Benzo(a)pyrene	6081463		<0.01	<0.01	NA	< 0.01	83%	50%	140%	93%	50%	140%	69%	50%	140%
Indeno(1,2,3-cd)pyrene	6081463		<0.20	<0.20	NA	< 0.20	74%	50%	140%	84%	50%	140%	76%	50%	140%
Dibenz(a,h)anthracene	6081463		<0.20	<0.20	NA	< 0.20	76%	50%	140%	65%	50%	140%	67%	50%	140%
Benzo(g,h,i)perylene	6081463		<0.20	<0.20	NA	< 0.20	86%	50%	140%	100%	50%	140%	78%	50%	140%

Comments: When the average of the sample and duplicate results is less than 5x the RDL, the Relative Percent Difference (RPD) will be indicated as Not Applicable (NA).

Certified By:



Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE:Conroy

AGAT WORK ORDER: 24Z189028

ATTENTION TO: Ester Wilson

SAMPLED BY:E. Wilson

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluorene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Chrysene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Sediment			N/A
F1 (C6 to C10)	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5010	modified from MOE PHC-E3421	P&T GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F4 (C34 to C50)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5010	modified from MOE PHC-E3421	BALANCE
Terphenyl	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Dichlorodifluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.
PROJECT: 339662.006
SAMPLING SITE: Conroy
AGAT WORK ORDER: 24Z189028
ATTENTION TO: Ester Wilson
SAMPLED BY: E. Wilson

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Vinyl Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
trans- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl tert-butyl ether	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
cis- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE:Conroy

AGAT WORK ORDER: 24Z189028

ATTENTION TO: Ester Wilson

SAMPLED BY:E. Wilson

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
m & p-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS



Laboratory Use Only

Work Order #: 242189028

Cooler Quantity: one - no ice / packs

Arrival Temperatures: 19.0 | 20.0 | 20.0

Depart Temperatures: 23.0 | 23.2 | 23.1

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: mixed in

Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Report Information:

Company: Pinchin

Contact: E. Wilson

Address: 200 Hines Rd
Kanata

Phone: _____ Fax: _____

Reports to be sent to:

1. Email: ewilson } @pinchin.com

2. Email: mwhiteman }

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 ☐ Regulation 406 ☐ Sewer Use
☐ Sanitary ☐ Storm

Table 1 Indicate One ☐ Ind/Com ☐ Ind/Com
☐ Res/Park ☐ Res/Park
☐ Agriculture ☐ Agriculture

Soil Texture (Check One) ☐ Coarse ☐ CCME
☒ Fine

Region _____

☐ Prov. Water Quality Objectives (PWQO)
☐ Other

Indicate One _____

Project Information:

Project: 339662.006

Site Location: Conroy

Sampled By: E. Wilson

AGAT Quote #: _____ PO: _____

Please note: If quotation number is not provided, client will be billed full price for analysis.

Is this submission for a Record of Site Condition (RSC)?

☐ Yes ☒ No

Report Guideline on Certificate of Analysis

☐ Yes ☒ No

Legal Sample ☐

Sample Matrix Legend

GW Ground Water SD Sediment
O Oil SW Surface Water
P Paint R Rock/Shale
S Soil

Invoice Information:

Bill To Same: Yes ☐ No ☐

Company: _____

Contact: Accounts Payable

Address: _____

Email: AP@pinchin.com

Sample Identification		Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Metals	Metals	BTEX	VOC	PAHs	PCBs: A	Regulation pH, Metals	EC, SAR	Regulation mSPLP:	Landfill	TCLP: <input type="checkbox"/>	Corrosion			Potential
1.	BH102-GW	2024-08-23	AM PM	7	GW	phenols bottle just in case you can use it.				✓	✓	✓										
2.			AM PM																			
3.			AM PM																			
4.			AM PM																			
5.			AM PM																			
6.			AM PM																			
7.			AM PM																			
8.			AM PM																			
9.			AM PM																			
10.			AM PM																			
11.			AM PM																			

Samples Relinquished By (Print Name and Sign):
Ester Wilson Ester Wilson

Samples Relinquished By (Print Name and Sign):
CC to Auto

Samples Relinquished By (Print Name and Sign):

Date: 2024-08-23 Time: _____

Date: 08/23/24 Time: 1500

Date: _____ Time: _____

Samples Received By (Print Name and Sign):
C. G. Wilson

Samples Received By (Print Name and Sign):
T. Wilson

Samples Received By (Print Name and Sign):

Date: 08/23/24 Time: 10h10

Date: Aug 26 Time: 9h

Date: _____ Time: _____

Page 1 of 1

Nº: T - 157246

CLIENT NAME: PINCHIN LTD.
1 HINES ROAD SUITE 200
KANATA, ON K2K 3C7
(613) 592-3387

ATTENTION TO: Ester Wilson

PROJECT: 339662.006

AGAT WORK ORDER: 24Z179679

TRACE ORGANICS REVIEWED BY: Radhika Chakraborty, Trace Organics Lab Manager

DATE REPORTED: Sep 05, 2024

PAGES (INCLUDING COVER): 14

VERSION*: 2

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

***Notes**

VERSION 2:V2 issued 2024-09-05. Sample ID updated from BH101-GW to MW101-GW by client request. Supersedes version 1 issued 2024-08-06. (LB)

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24Z179679

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Rd

ATTENTION TO: Ester Wilson

SAMPLED BY:

O. Reg. 153(511) - PAHs (Water)

DATE RECEIVED: 2024-07-30

DATE REPORTED: 2024-09-05

SAMPLE DESCRIPTION: MW101-GW

SAMPLE TYPE: Water

DATE SAMPLED: 2024-07-30
08:00

Parameter	Unit	G / S	RDL	6041772
Naphthalene	µg/L	7	0.20	<0.20
Acenaphthylene	µg/L	1	0.20	<0.20
Acenaphthene	µg/L	4.1	0.20	<0.20
Fluorene	µg/L	120	0.20	<0.20
Phenanthrene	µg/L	0.1	0.10	<0.10
Anthracene	µg/L	0.1	0.10	<0.10
Fluoranthene	µg/L	0.4	0.20	<0.20
Pyrene	µg/L	0.2	0.20	<0.20
Benzo(a)anthracene	µg/L	0.2	0.20	<0.20
Chrysene	µg/L	0.1	0.10	<0.10
Benzo(b)fluoranthene	µg/L	0.1	0.10	<0.10
Benzo(k)fluoranthene	µg/L	0.1	0.10	<0.10
Benzo(a)pyrene	µg/L	0.01	0.01	<0.01
Indeno(1,2,3-cd)pyrene	µg/L	0.2	0.20	<0.20
Dibenz(a,h)anthracene	µg/L	0.2	0.20	<0.20
Benzo(g,h,i)perylene	µg/L	0.2	0.20	<0.20
2-and 1-methyl Naphthalene	µg/L	2	0.20	<0.20
Sediment				1
Surrogate	Unit	Acceptable Limits		
Naphthalene-d8	%	50-140	95	
Acridine-d9	%	50-140	110	
Terphenyl-d14	%	50-140	75	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6041772 Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.

Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amount

Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&(j)Fluoranthene isomers because the isomers co-elute on the GC column.

2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 24Z179679

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Rd

ATTENTION TO: Ester Wilson

SAMPLED BY:

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)

DATE RECEIVED: 2024-07-30

DATE REPORTED: 2024-09-05

SAMPLE DESCRIPTION: MW101-GW

SAMPLE TYPE: Water

DATE SAMPLED: 2024-07-30
08:00

Parameter	Unit	G / S	RDL	6041772
F1 (C6 to C10)	µg/L	420	25	<25
F1 (C6 to C10) minus BTEX	µg/L	420	25	<25
F2 (C10 to C16)	µg/L	150	100	<100
F2 (C10 to C16) minus Naphthalene	µg/L		100	<100
F3 (C16 to C34)	µg/L	500	100	<100
F3 (C16 to C34) minus PAHs	µg/L		100	<100
F4 (C34 to C50)	µg/L	500	100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA
Sediment				1
Surrogate	Unit	Acceptable Limits		
Toluene-d8	%	50-140	99	
Terphenyl	% Recovery	60-140	101	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6041772 The C6-C10 fraction is calculated using toluene response factor.
C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 - C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.
Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amounts

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty

Certificate of Analysis

AGAT WORK ORDER: 24Z179679

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Rd

ATTENTION TO: Ester Wilson

SAMPLED BY:

O. Reg. 153(511) - VOCs (with PHC) (Water)

DATE RECEIVED: 2024-07-30

DATE REPORTED: 2024-09-05

SAMPLE DESCRIPTION: MW101-GW

SAMPLE TYPE: Water

DATE SAMPLED: 2024-07-30
08:00

6041772

Parameter	Unit	G / S	RDL	6041772
Dichlorodifluoromethane	µg/L	590	0.40	<0.40
Vinyl Chloride	µg/L	0.5	0.17	<0.17
Bromomethane	µg/L	0.89	0.20	<0.20
Trichlorofluoromethane	µg/L	150	0.40	<0.40
Acetone	µg/L	2700	1.0	<1.0
1,1-Dichloroethylene	µg/L	0.5	0.30	<0.30
Methylene Chloride	µg/L	5	0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	<0.20
1,1-Dichloroethane	µg/L	0.5	0.30	<0.30
Methyl Ethyl Ketone	µg/L	400	1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20
Chloroform	µg/L	2	0.20	<0.20
1,2-Dichloroethane	µg/L	0.5	0.20	<0.20
1,1,1-Trichloroethane	µg/L	0.5	0.30	<0.30
Carbon Tetrachloride	µg/L	0.2	0.20	<0.20
Benzene	µg/L	0.5	0.20	<0.20
1,2-Dichloropropane	µg/L	0.5	0.20	<0.20
Trichloroethylene	µg/L	0.5	0.20	<0.20
Bromodichloromethane	µg/L	2	0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	<1.0
1,1,2-Trichloroethane	µg/L	0.5	0.20	<0.20
Toluene	µg/L	0.8	0.20	<0.20
Dibromochloromethane	µg/L	2	0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10
Tetrachloroethylene	µg/L	0.5	0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	<0.10
Chlorobenzene	µg/L	0.5	0.10	<0.10
Ethylbenzene	µg/L	0.5	0.10	<0.10

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 24Z179679

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
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TEL (905)712-5100
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CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Rd

ATTENTION TO: Ester Wilson

SAMPLED BY:

O. Reg. 153(511) - VOCs (with PHC) (Water)

DATE RECEIVED: 2024-07-30

DATE REPORTED: 2024-09-05

SAMPLE DESCRIPTION: MW101-GW

SAMPLE TYPE: Water

DATE SAMPLED: 2024-07-30
08:00

Parameter	Unit	G / S	RDL	6041772
m & p-Xylene	µg/L		0.20	<0.20
Bromoform	µg/L	5	0.10	<0.10
Styrene	µg/L	0.5	0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	0.5	0.10	<0.10
o-Xylene	µg/L		0.10	<0.10
1,3-Dichlorobenzene	µg/L	0.5	0.10	<0.10
1,4-Dichlorobenzene	µg/L	0.5	0.10	<0.10
1,2-Dichlorobenzene	µg/L	0.5	0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30
Xylenes (Total)	µg/L	72	0.20	<0.20
n-Hexane	µg/L	5	0.20	<0.20

Surrogate	Unit	Acceptable Limits	
Toluene-d8	% Recovery	50-140	99
4-Bromofluorobenzene	% Recovery	50-140	95

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6041772 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty

Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Rd

AGAT WORK ORDER: 24Z179679

ATTENTION TO: Ester Wilson

SAMPLED BY:

Trace Organics Analysis

RPT Date: Sep 05, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE			MATRIX SPIKE			
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - PAHs (Water)

Naphthalene	6037910		<0.20	<0.20	NA	< 0.20	101%	50%	140%	95%	50%	140%	108%	50%	140%
Acenaphthylene	6037910		<0.20	<0.20	NA	< 0.20	96%	50%	140%	89%	50%	140%	81%	50%	140%
Acenaphthene	6037910		<0.20	<0.20	NA	< 0.20	90%	50%	140%	95%	50%	140%	91%	50%	140%
Fluorene	6037910		<0.20	<0.20	NA	< 0.20	89%	50%	140%	95%	50%	140%	91%	50%	140%
Phenanthrene	6037910		<0.10	<0.10	NA	< 0.10	89%	50%	140%	98%	50%	140%	95%	50%	140%
Anthracene	6037910		<0.10	<0.10	NA	< 0.10	71%	50%	140%	95%	50%	140%	92%	50%	140%
Fluoranthene	6037910		<0.20	<0.20	NA	< 0.20	92%	50%	140%	99%	50%	140%	100%	50%	140%
Pyrene	6037910		<0.20	<0.20	NA	< 0.20	91%	50%	140%	99%	50%	140%	100%	50%	140%
Benzo(a)anthracene	6037910		<0.20	<0.20	NA	< 0.20	75%	50%	140%	73%	50%	140%	79%	50%	140%
Chrysene	6037910		<0.10	<0.10	NA	< 0.10	111%	50%	140%	99%	50%	140%	113%	50%	140%
Benzo(b)fluoranthene	6037910		<0.10	<0.10	NA	< 0.10	71%	50%	140%	102%	50%	140%	86%	50%	140%
Benzo(k)fluoranthene	6037910		<0.10	<0.10	NA	< 0.10	80%	50%	140%	106%	50%	140%	91%	50%	140%
Benzo(a)pyrene	6037910		<0.01	<0.01	NA	< 0.01	82%	50%	140%	91%	50%	140%	89%	50%	140%
Indeno(1,2,3-cd)pyrene	6037910		<0.20	<0.20	NA	< 0.20	83%	50%	140%	85%	50%	140%	88%	50%	140%
Dibenz(a,h)anthracene	6037910		<0.20	<0.20	NA	< 0.20	74%	50%	140%	97%	50%	140%	92%	50%	140%
Benzo(g,h,i)perylene	6037910		<0.20	<0.20	NA	< 0.20	98%	50%	140%	88%	50%	140%	108%	50%	140%

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)

F1 (C6 to C10)	6041772 6041772	<25	<25	NA	< 25	84%	60%	140%	94%	60%	140%	98%	60%	140%
F2 (C10 to C16)	6031604	< 100	< 100	NA	< 100	114%	60%	140%	68%	60%	140%	83%	60%	140%
F3 (C16 to C34)	6031604	< 100	< 100	NA	< 100	98%	60%	140%	75%	60%	140%	80%	60%	140%
F4 (C34 to C50)	6031604	< 100	< 100	NA	< 100	72%	60%	140%	100%	60%	140%	111%	60%	140%

O. Reg. 153(511) - VOCs (with PHC) (Water)

Dichlorodifluoromethane	6041772 6041772	<0.40	<0.40	NA	< 0.40	71%	50%	140%	117%	50%	140%	118%	50%	140%
Vinyl Chloride	6041772 6041772	<0.17	<0.17	NA	< 0.17	93%	50%	140%	116%	50%	140%	114%	50%	140%
Bromomethane	6041772 6041772	<0.20	<0.20	NA	< 0.20	112%	50%	140%	112%	50%	140%	95%	50%	140%
Trichlorofluoromethane	6041772 6041772	<0.40	<0.40	NA	< 0.40	76%	50%	140%	95%	50%	140%	91%	50%	140%
Acetone	6041772 6041772	<1.0	<1.0	NA	< 1.0	112%	50%	140%	114%	50%	140%	107%	50%	140%
1,1-Dichloroethylene	6041772 6041772	<0.30	<0.30	NA	< 0.30	105%	50%	140%	83%	60%	130%	87%	50%	140%
Methylene Chloride	6041772 6041772	<0.30	<0.30	NA	< 0.30	111%	50%	140%	98%	60%	130%	115%	50%	140%
trans- 1,2-Dichloroethylene	6041772 6041772	<0.20	<0.20	NA	< 0.20	86%	50%	140%	71%	60%	130%	107%	50%	140%
Methyl tert-butyl ether	6041772 6041772	<0.20	<0.20	NA	< 0.20	97%	50%	140%	85%	60%	130%	77%	50%	140%
1,1-Dichloroethane	6041772 6041772	<0.30	<0.30	NA	< 0.30	99%	50%	140%	62%	60%	130%	109%	50%	140%
Methyl Ethyl Ketone	6041772 6041772	<1.0	<1.0	NA	< 1.0	107%	50%	140%	97%	50%	140%	71%	50%	140%
cis- 1,2-Dichloroethylene	6041772 6041772	<0.20	<0.20	NA	< 0.20	99%	50%	140%	87%	60%	130%	110%	50%	140%
Chloroform	6041772 6041772	<0.20	<0.20	NA	< 0.20	99%	50%	140%	90%	60%	130%	103%	50%	140%
1,2-Dichloroethane	6041772 6041772	<0.20	<0.20	NA	< 0.20	99%	50%	140%	90%	60%	130%	98%	50%	140%
1,1,1-Trichloroethane	6041772 6041772	<0.30	<0.30	NA	< 0.30	67%	50%	140%	64%	60%	130%	68%	50%	140%
Carbon Tetrachloride	6041772 6041772	<0.20	<0.20	NA	< 0.20	68%	50%	140%	65%	60%	130%	69%	50%	140%

AGAT QUALITY ASSURANCE REPORT (V2)

Page 6 of 14

AGAT Laboratories is accredited to ISO/IEC 17025 by the Canadian Association for Laboratory Accreditation Inc. (CALA) and/or Standards Council of Canada (SCC) for specific tests listed on the scope of accreditation. AGAT Laboratories (Mississauga) is also accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA) for specific drinking water tests. Accreditations are location and parameter specific. A complete listing of parameters for each location is available from www.cala.ca and/or www.scc.ca. The tests in this report may not necessarily be included in the scope of accreditation. RPDs calculated using raw data. The RPD may not be reflective of duplicate values shown, due to rounding of final results.

Results relate only to the items tested. Results apply to samples as received.

Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Rd

AGAT WORK ORDER: 24Z179679

ATTENTION TO: Ester Wilson

SAMPLED BY:

Trace Organics Analysis (Continued)

RPT Date: Sep 05, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Benzene	6041772	6041772	<0.20	<0.20	NA	< 0.20	106%	50%	140%	89%	60%	130%	97%	50%	140%
1,2-Dichloropropane	6041772	6041772	<0.20	<0.20	NA	< 0.20	82%	50%	140%	77%	60%	130%	86%	50%	140%
Trichloroethylene	6041772	6041772	<0.20	<0.20	NA	< 0.20	101%	50%	140%	83%	60%	130%	112%	50%	140%
Bromodichloromethane	6041772	6041772	<0.20	<0.20	NA	< 0.20	86%	50%	140%	79%	60%	130%	92%	50%	140%
Methyl Isobutyl Ketone	6041772	6041772	<1.0	<1.0	NA	< 1.0	95%	50%	140%	92%	50%	140%	90%	50%	140%
1,1,2-Trichloroethane	6041772	6041772	<0.20	<0.20	NA	< 0.20	106%	50%	140%	106%	60%	130%	111%	50%	140%
Toluene	6041772	6041772	<0.20	<0.20	NA	< 0.20	113%	50%	140%	102%	60%	130%	113%	50%	140%
Dibromochloromethane	6041772	6041772	<0.10	<0.10	NA	< 0.10	84%	50%	140%	82%	60%	130%	91%	50%	140%
Ethylene Dibromide	6041772	6041772	<0.10	<0.10	NA	< 0.10	100%	50%	140%	95%	60%	130%	104%	50%	140%
Tetrachloroethylene	6041772	6041772	<0.20	<0.20	NA	< 0.20	96%	50%	140%	89%	60%	130%	100%	50%	140%
1,1,1,2-Tetrachloroethane	6041772	6041772	<0.10	<0.10	NA	< 0.10	81%	50%	140%	79%	60%	130%	90%	50%	140%
Chlorobenzene	6041772	6041772	<0.10	<0.10	NA	< 0.10	107%	50%	140%	98%	60%	130%	108%	50%	140%
Ethylbenzene	6041772	6041772	<0.10	<0.10	NA	< 0.10	91%	50%	140%	84%	60%	130%	96%	50%	140%
m & p-Xylene	6041772	6041772	<0.20	<0.20	NA	< 0.20	93%	50%	140%	87%	60%	130%	100%	50%	140%
Bromoform	6041772	6041772	<0.10	<0.10	NA	< 0.10	92%	50%	140%	91%	60%	130%	97%	50%	140%
Styrene	6041772	6041772	<0.10	<0.10	NA	< 0.10	84%	50%	140%	79%	60%	130%	87%	50%	140%
1,1,2,2-Tetrachloroethane	6041772	6041772	<0.10	<0.10	NA	< 0.10	103%	50%	140%	110%	60%	130%	110%	50%	140%
o-Xylene	6041772	6041772	<0.10	<0.10	NA	< 0.10	108%	50%	140%	100%	60%	130%	113%	50%	140%
1,3-Dichlorobenzene	6041772	6041772	<0.10	<0.10	NA	< 0.10	98%	50%	140%	95%	60%	130%	105%	50%	140%
1,4-Dichlorobenzene	6041772	6041772	<0.10	<0.10	NA	< 0.10	105%	50%	140%	103%	60%	130%	112%	50%	140%
1,2-Dichlorobenzene	6041772	6041772	<0.10	<0.10	NA	< 0.10	113%	50%	140%	108%	60%	130%	116%	50%	140%
n-Hexane	6041772	6041772	<0.20	<0.20	NA	< 0.20	88%	50%	140%	90%	60%	130%	73%	50%	140%

Comments: When the average of the sample and duplicate results is less than 5x the RDL, the Relative Percent Difference (RPD) will be indicated as Not Applicable (NA).

Certified By:

R. Chakraborty



Time Markers

AGAT WORK ORDER: 24Z179679

PROJECT: 339662.006

5835 COOPERS AVENUE
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CLIENT NAME: PINCHIN LTD.

ATTENTION TO: Ester Wilson

Sample ID	Sample Description	Sample Type	Date Sampled	Date Received
6041772	MW101-GW	Water	30-JUL-2024	30-JUL-2024

O. Reg. 153(511) - PAHs (Water)

Parameter	Date Prepared	Date Analyzed	Initials
Naphthalene	06-AUG-2024	06-AUG-2024	NP
Acenaphthylene	06-AUG-2024	06-AUG-2024	NP
Acenaphthene	06-AUG-2024	06-AUG-2024	NP
Fluorene	06-AUG-2024	06-AUG-2024	NP
Phenanthrene	06-AUG-2024	06-AUG-2024	NP
Anthracene	06-AUG-2024	06-AUG-2024	NP
Fluoranthene	06-AUG-2024	06-AUG-2024	NP
Pyrene	06-AUG-2024	06-AUG-2024	NP
Benzo(a)anthracene	06-AUG-2024	06-AUG-2024	NP
Chrysene	06-AUG-2024	06-AUG-2024	NP
Benzo(b)fluoranthene	06-AUG-2024	06-AUG-2024	NP
Benzo(k)fluoranthene	06-AUG-2024	06-AUG-2024	NP
Benzo(a)pyrene	06-AUG-2024	06-AUG-2024	NP
Indeno(1,2,3-cd)pyrene	06-AUG-2024	06-AUG-2024	NP
Dibenz(a,h)anthracene	06-AUG-2024	06-AUG-2024	NP
Benzo(g,h,i)perylene	06-AUG-2024	06-AUG-2024	NP
2-and 1-methyl Naphthalene	06-AUG-2024	06-AUG-2024	SYS
Naphthalene-d8	06-AUG-2024	06-AUG-2024	NP
Acridine-d9	06-AUG-2024	06-AUG-2024	NP
Terphenyl-d14	06-AUG-2024	06-AUG-2024	NP
Sediment	01-AUG-2024	01-AUG-2024	NH

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)

Parameter	Date Prepared	Date Analyzed	Initials
F1 (C6 to C10)	01-AUG-2024	01-AUG-2024	MK
F1 (C6 to C10) minus BTEX	01-AUG-2024	01-AUG-2024	SYS
Toluene-d8	01-AUG-2024	01-AUG-2024	MK
F2 (C10 to C16)	01-AUG-2024	01-AUG-2024	SS
F2 (C10 to C16) minus Naphthalene	06-AUG-2024	06-AUG-2024	SYS
F3 (C16 to C34)	01-AUG-2024	01-AUG-2024	SS
F3 (C16 to C34) minus PAHs	06-AUG-2024	06-AUG-2024	SYS
F4 (C34 to C50)	01-AUG-2024	01-AUG-2024	SS
Gravimetric Heavy Hydrocarbons			
Terphenyl	01-AUG-2024	01-AUG-2024	SS
Sediment	01-AUG-2024	01-AUG-2024	NH

O. Reg. 153(511) - VOCs (with PHC) (Water)

Parameter	Date Prepared	Date Analyzed	Initials
Dichlorodifluoromethane	01-AUG-2024	01-AUG-2024	MK



Time Markers

AGAT WORK ORDER: 24Z179679

PROJECT: 339662.006

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CLIENT NAME: PINCHIN LTD.

ATTENTION TO: Ester Wilson

Sample ID	Sample Description	Sample Type	Date Sampled	Date Received
6041772	MW101-GW	Water	30-JUL-2024	30-JUL-2024

O. Reg. 153(511) - VOCs (with PHC) (Water)

Parameter	Date Prepared	Date Analyzed	Initials
Vinyl Chloride	01-AUG-2024	01-AUG-2024	MK
Bromomethane	01-AUG-2024	01-AUG-2024	MK
Trichlorofluoromethane	01-AUG-2024	01-AUG-2024	MK
Acetone	01-AUG-2024	01-AUG-2024	MK
1,1-Dichloroethylene	01-AUG-2024	01-AUG-2024	MK
Methylene Chloride	01-AUG-2024	01-AUG-2024	MK
trans- 1,2-Dichloroethylene	01-AUG-2024	01-AUG-2024	MK
Methyl tert-butyl ether	01-AUG-2024	01-AUG-2024	MK
1,1-Dichloroethane	01-AUG-2024	01-AUG-2024	MK
Methyl Ethyl Ketone	01-AUG-2024	01-AUG-2024	MK
cis- 1,2-Dichloroethylene	01-AUG-2024	01-AUG-2024	MK
Chloroform	01-AUG-2024	01-AUG-2024	MK
1,2-Dichloroethane	01-AUG-2024	01-AUG-2024	MK
1,1,1-Trichloroethane	01-AUG-2024	01-AUG-2024	MK
Carbon Tetrachloride	01-AUG-2024	01-AUG-2024	MK
Benzene	01-AUG-2024	01-AUG-2024	MK
1,2-Dichloropropane	01-AUG-2024	01-AUG-2024	MK
Trichloroethylene	01-AUG-2024	01-AUG-2024	MK
Bromodichloromethane	01-AUG-2024	01-AUG-2024	MK
Methyl Isobutyl Ketone	01-AUG-2024	01-AUG-2024	MK
1,1,2-Trichloroethane	01-AUG-2024	01-AUG-2024	MK
Toluene	01-AUG-2024	01-AUG-2024	MK
Dibromochloromethane	01-AUG-2024	01-AUG-2024	MK
Ethylene Dibromide	01-AUG-2024	01-AUG-2024	MK
Tetrachloroethylene	01-AUG-2024	01-AUG-2024	MK
1,1,1,2-Tetrachloroethane	01-AUG-2024	01-AUG-2024	MK
Chlorobenzene	01-AUG-2024	01-AUG-2024	MK
Ethylbenzene	01-AUG-2024	01-AUG-2024	MK
m & p-Xylene	01-AUG-2024	01-AUG-2024	MK
Bromoform	01-AUG-2024	01-AUG-2024	MK
Styrene	01-AUG-2024	01-AUG-2024	MK
1,1,2,2-Tetrachloroethane	01-AUG-2024	01-AUG-2024	MK
o-Xylene	01-AUG-2024	01-AUG-2024	MK
1,3-Dichlorobenzene	01-AUG-2024	01-AUG-2024	MK
1,4-Dichlorobenzene	01-AUG-2024	01-AUG-2024	MK
1,2-Dichlorobenzene	01-AUG-2024	01-AUG-2024	MK
1,3-Dichloropropene	01-AUG-2024	01-AUG-2024	SYS
Xylenes (Total)	01-AUG-2024	01-AUG-2024	SYS
n-Hexane	01-AUG-2024	01-AUG-2024	MK



Time Markers

AGAT WORK ORDER: 24Z179679

PROJECT: 339662.006

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CLIENT NAME: PINCHIN LTD.

ATTENTION TO: Ester Wilson

Sample ID	Sample Description	Sample Type	Date Sampled	Date Received
6041772	MW101-GW	Water	30-JUL-2024	30-JUL-2024

O. Reg. 153(511) - VOCs (with PHC) (Water)

Parameter	Date Prepared	Date Analyzed	Initials
Toluene-d8	01-AUG-2024	01-AUG-2024	MK
4-Bromofluorobenzene	01-AUG-2024	01-AUG-2024	MK

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE:Conroy Rd

AGAT WORK ORDER: 24Z179679

ATTENTION TO: Ester Wilson

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluorene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Chrysene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Sediment			N/A
F1 (C6 to C10)	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5010	modified from MOE PHC-E3421	P&T GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F4 (C34 to C50)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5010	modified from MOE PHC-E3421	BALANCE
Terphenyl	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Dichlorodifluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Rd

AGAT WORK ORDER: 24Z179679

ATTENTION TO: Ester Wilson

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Vinyl Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
trans- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl tert-butyl ether	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
cis- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Rd

AGAT WORK ORDER: 24Z179679

ATTENTION TO: Ester Wilson

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
m & p-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS



Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Report Information:

Company: Pinchin
Contact: E. Wilson
Address: 1-Hines Rd
Kanata, ON
Phone: _____ Fax: _____
Reports to be sent to:
1. Email: ewilson } @pinchin.com
2. Email: mwittman }

Project Information:

Project: 339662-006
Site Location: Conroy Rd.
Sampled By: _____
AGAT Quote #: _____ PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☐ No ☐

Company: _____
Contact: Accounts Payable
Address: AP@pinchin.com
Email: _____

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 ☐ Regulation 406

Table Indicate One Table Indicate One

☐ Ind/Com ☐ Ind/Com

☒ Res/Park ☐ Res/Park

☐ Agriculture ☐ Agriculture

Soil Texture (Check One)

☒ Coarse ☐ Regulation 558

☐ Fine ☐ CCME

☐ Sewer Use ☐ Sanitary ☐ Storm

Region _____

☐ Prov. Water Quality Objectives (PWQO)

☐ Other _____

Indicate One _____

Is this submission for a Record of Site Condition (RSC)?

☐ Yes ☐ No

Report Guideline on Certificate of Analysis

☐ Yes ☐ No

Legal Sample ☐

Sample Matrix Legend

GW Ground Water SD Sediment
O Oil SW Surface Water
P Paint R Rock/Shale
S Soil

Laboratory Use Only

Work Order #: 242179679
Cooler Quantity: one - no ice packs
Arrival Temperatures: 3.1 13.2 13.8
Depot Temperatures: 20.8 20.4 20.6
Custody Seal Intact: ☐ Yes ☐ No ☐ N/A
Notes: B I

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

☐ 3 Business Days ☐ 2 Business Days ☐ Next Business Day

OR Date Required (Rush Surcharges May Apply): _____

Please provide prior notification for rush TAT
*TAT is exclusive of weekends and statutory holidays

For 'Same Day' analysis, please contact your AGAT CSR

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Metals	Metals	BTEX, F	VOC	PAHs	PCBs: An	Regulate	pH, Meta	EC, SAR	Regulate	mSPLP: P	Landfill D	TOLP: <input type="checkbox"/>	Corrosiv									Potential
1. BH101-GW	July 30	8:00 AM	7	GW						✓	✓	✓																	
2.		AM																											
3.		AM																											
4.		AM																											
5.		AM																											
6.		AM																											
7.		AM																											
8.		AM																											
9.		AM																											
10.		AM																											
11.		AM																											

Samples Relinquished By (Print Name and Sign): <u>Ester Wilson</u>	Date: <u>30/10/2024</u>	Time: <u>8:37 AM</u>	Samples Received By (Print Name and Sign): <u>C. Gifford</u>	Date: <u>07/30/2024</u>	Time: <u>8:35 AM</u>
Samples Relinquished By (Print Name and Sign): <u>C. Gifford</u>	Date: <u>07/30/2024</u>	Time: <u>1:50 PM</u>	Samples Received By (Print Name and Sign): <u>C. Gifford</u>	Date: <u>07/30/2024</u>	Time: <u>8:35 AM</u>
Samples Relinquished By (Print Name and Sign): <u>C. Gifford</u>	Date: <u>07/30/2024</u>	Time: <u>1:50 PM</u>	Samples Received By (Print Name and Sign): <u>C. Gifford</u>	Date: <u>07/30/2024</u>	Time: <u>8:35 AM</u>

APPENDIX V
Ground Penetrating Radar

A COPY OF THIS LOCATE REPORT MUST BE ON SITE AND IN POSSESSION OF THE MACHINE OPERATOR DURING EXCAVATION

REQUEST

Customer: Pinchin	Site Address: Conroy Road	
Contact Name: Mandy Witteman	Phone:	City: Ottawa
Reference:	Type of Work: Private	
Project Description: GPR		

UTILITY	Gas	Electrical	Water	Sanitary Services	Storm Sewer	Communications	Other/Unknown
Status	C	C	C	C	C	C	C
Page #							

This table summarizes the **private property utilities** requested to be located. Any public utilities will be sent as separate documents if requested by the customer

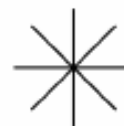
*Status M - Marked on site C - Clear for all locate areas NL - Not locatable (see Terms & Conditions) SP - See Page # NR - Not Requested

NOTES/WARNINGS: CUSTOMER MUST OBTAIN PUBLIC UTILITY CLEARANCES PRIOR TO EXCAVATION

Performed GPR Survey to detect possible UST in survey area.
No GPR reflections indicated a possible UST.
GPR signal penetration was roughly 2m

Located utilities within 2m of proposed BH. None detected

Site North



This sketch is
NOT to scale

CAUTION

- ☒ Hand dig within 3 metres of all terminal poles, splice pits + pad mounted equipment (transformers, etc)
- Exposed or damaged utilities must be immediately reported to multiVIEW @ 1-800-363-3116 and utility owner as soon as possible
 - Each Locate Sketch is only valid for 30 days from the date of completion.
 - The markings may disappear or be misplaced. Should sketch markings not coincide, a new stakeout must be obtained.
 - Please read the warnings/terms/guidelines on the back of all individual utility locate forms attached
 - The CLIENT must not work outside the indicated Locate Area without a new locate.

INFO

Start time: 12:15 am	End time: 1:44 pm	Crew Size: 1	Overtime: No	Photos: Yes	Project Completed: Yes
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CHARGEABLE TIME (hrs) Locate: 0.50 hrs EM/GPR: 1.00 hrs REPORTING: 0 hrs

multiVIEW

2024 / J. H.
Locator ID Initials

07/09/2024
mm / dd / yyyy
Date

Client Company Acknowledgments

I have read fully and understand the Terms and Conditions shown on the reverse side of this form under which this information was provided. I further understand that this information is provided only for the convenience of the Client and does not relieve the Client for any claims or damages associated with subsequent activities and that multiVIEW shall not be liable for any amount in excess of the fees paid by the Client under any circumstances. I understand that this information does not substitute for an authorized location by the owners of any underground plant. multiVIEW Locates Inc. cannot locate underground facilities unless the Client provides direct physical access to each individual underground facility. In the event that a credit card has been taken for backup and payment has NOT been received within 10 business days of commencement of the field work, then the credit card will be charged. multiVIEW shall not be liable for any amount in excess of the fees paid by the Client to multiVIEW for the Service on account of any loss, injury, death, or damage whether resulting directly or indirectly to a person or property irrespective of the cause or origin of such loss, injury, death or damage including, without limitation, loss, injury, death, or damage attributable to the negligence of multiVIEW, its employees and agents in the performance or nonperformance of the Service.

Print name of client company representative

Client company representative signature

Customer: Pinchin

Marking Method: ☒ Paint ☐ Pin Flags ☐ Wood Stakes ☐ Marker/Crayon ☐ Chalk ☐ Other: _____

LOCATE AREA

From:	To:
From:	To:

LEGEND

Feature	Symbol	Paint
Gas	- G -	Yellow
Electric	- E -	Red
Water	- W -	Blue
Sanitary Sewer	- SAN -	Green
Storm Sewer	- ST -	Green
Communications	- COMM -	Orange
Unknown	- ? -	Pink

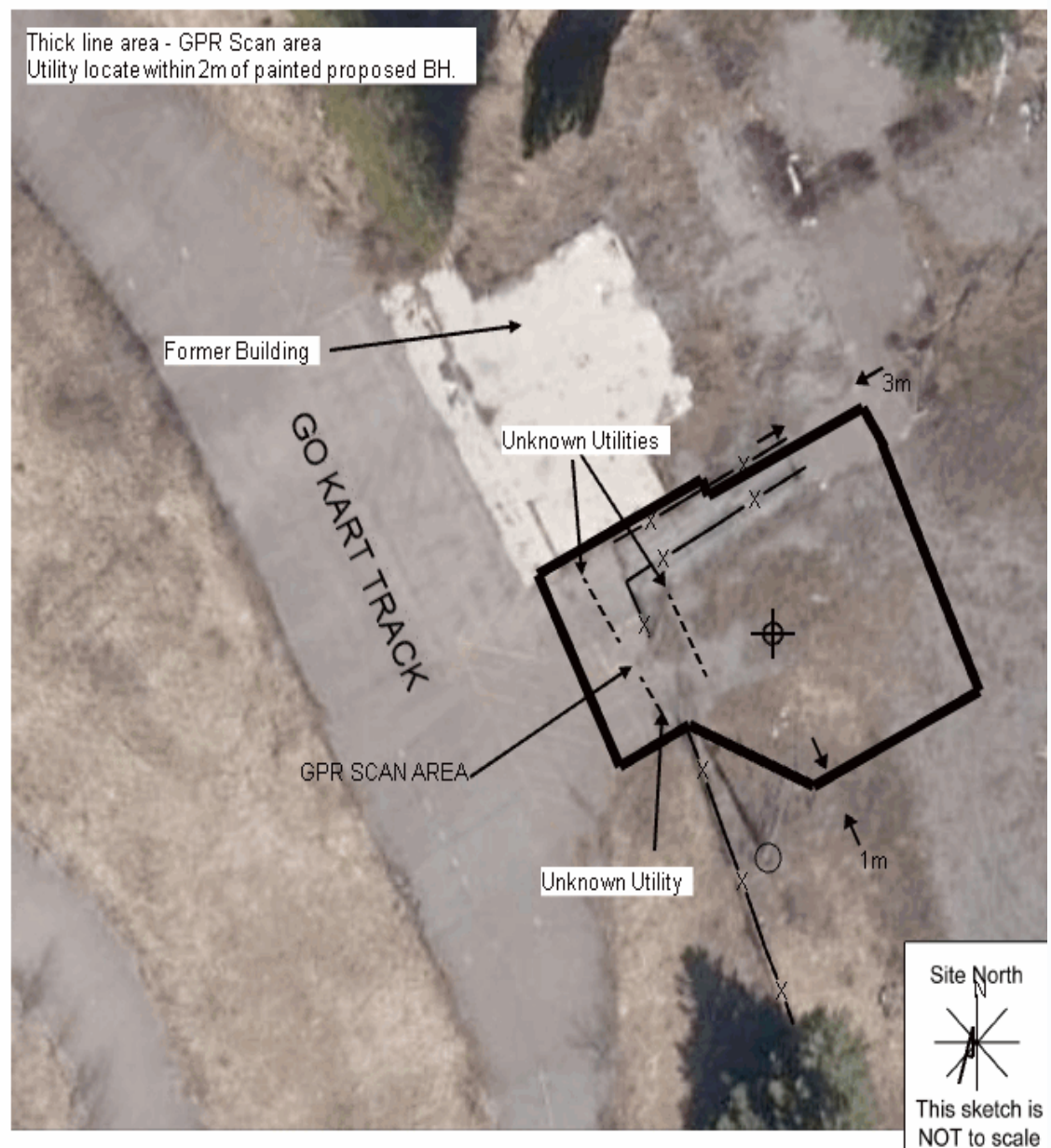
DESIGN Only

Gas Main	- GM -	Pink
Toronto Hydro	- H -	Pink
Traffic Lights	- TL -	Pink
Street Lights	- SL -	Pink
Boll	- BT -	Pink

Transformer	
Street Light	
Pole	
Hand Well	
Pedestal	
Hydrant	
Valve	
Valve Chamber	
Manhole	
Catch Basin	
Curb Line	- CL -
Building Line	- BL -
Fence Line	- X - - X -
Sidewalk	- SW -
Centre Line	- CL -
Railway	+ + + + +
Tree/Bush	
BH/Test Pit	

HAND DIG WITHIN 1m AS MEASURED HORIZONTALLY FROM THE FIELD MARKINGS UNLESS OTHERWISE NOTED.
DEPTH TO BURIED PLANT VARIES AND MUST BE VERIFIED BY HAND DIGGING.

☐ Locate Area has been altered as per: _____ APPR. _____



- ☐ Raining/Wet Ground ☐ Loose/Dirt Soil ☐ Snow/Ice Covered ☐ Outline Mark & Fax ☐ Offsets Use
- ☐ Locate marks by measurement from maps ☐ Easement Present ☐ Buried utility maps provided
- ☒ Drill within 2m radius of centre mark of proposed BH location (unless otherwise noted) ☐ Access NOT provided for proper locating

Terms and Conditions for Field Services

A. Technical Limitations

- A.1 The Client acknowledges that the laws of fundamental physics apply and do not enable multiVIEW Locates Inc (multiVIEW) locating equipment to detect all utilities, objects, features and structures or to provide all coordinates of the position thereof. Pipe, cable, conduit, utilities, objects, features or structures which are not detectable (i.e. not "Locatable") because of the laws of fundamental physics cannot be located by multiVIEW and are not the subject of the provision of the Service pursuant to this contract.
- A.2 The "Service" to be provided pursuant to this contract is the location, laterally and longitudinally, of Locatable Utilities, objects, features or structures and the subsequent marking of the site according to standard subsurface utility locating industry practice. The depth and/or 5128 of pipe, cable, conduits, utilities, objects, features and structures is Non-Locatable and is not part of the Service.
- A.3 Locatable buried utilities are normally defined as:
- (a) metallic pipes, cables and conduits which are capable of carrying an electrical current, are accessible for direct coupling or inductive coupling of an energizing current or naturally are actively carrying an identifiable electric current and such current is sufficiently large to be detectable by instruments according to the laws of fundamental physics;
 - (b) non-metallic pipes, cables and conduits which have continuous associated tracer wire capable of carrying an electric current, which is accessible for direct coupling of an energizing current or naturally are actively carrying an identifiable electric current and such current is sufficiently large to be detectable by instruments according to the laws of fundamental physics;
 - (c) As in A.3 (a) or (b) above, provided that the material either surrounding and/or enclosing and/or above the pipe, cable or conduit does not interfere with the energizing current and the operation of the locating instrument.
- A.4 It is the responsibility of the Client to identify and provide direct and simple access (including provision of licensed plumbing, electrical or confined space entry personnel if required) to any and all access points for any and all individual pipes, cables, conduits, etc to permit application of a current as detailed in section A.3. multiVIEW accepts no responsibility for locating any such lines where the Client does not provide access and/or appropriate workplace safety measures.
- A.5 "Non-Locatable Utilities" are defined as all utilities which are not locatable. Examples of Non-Locatable Utilities include, but are not limited to, the following:
- (a) pipes, cables and conduits whose depth of burial is too great and/or overlain by or in proximity to metallic material which results in signal distortion thus preventing physically measurable signals at the surface or where burial material interferes with current generation and signal emissions;
 - (b) normally locatable utilities as defined in section A.3 situated in, or emerging from, an area which is an Inaccessible Area (as defined in Section A.4 and A.10);
 - (c) normally locatable utilities as defined in section A.3 with a break or breaks to the electrical continuity of any metallic pipe, cable or tracer wire (i.e. segmented lengths, corroded connections, sections of plastic repair, etc.);
 - (d) non-metallic pipe, cable and conduits other than those described in Sections A.7, A.8 and A.9;
 - (e) individual pipes, cables and conduits in an area where there are Clustered Utilities (as defined in Section A.6)
- A.6 Specific pipes, cables, conduits, utilities, objects, features and structures are Non-Locatable where numerous pipes, cables, conduits, utilities, objects, features and structures are clustered together either vertically and/or horizontally ("Clustered Utilities").
- A.7 Non-metallic pipe and cable (i.e. fibre-optic systems, etc.) are Non-Locatable unless either an unbroken tracer wire or continuous metallic sheathing surrounding such buried plant is easily accessible from the surface. The Client must identify and provide all access as detailed in A.4.
- A.8 Non-metallic pipe and conduits (i.e. plastic, concrete, asbestos, clay, etc.) under pressure (i.e. water, gas, forcemain systems, etc.) are Non-Locatable unless an unbroken tracer wire is attached to the pipe and this tracer wire is easily accessible from the surface. The Client must identify and provide all access as detailed in A.4.
- A.9 Non-pressurized, non-metallic (i.e. plastic, concrete, asbestos, clay, etc.) conduits or pipe (i.e. sewers, drains, empty ducts, etc.) are Non-Locatable unless a transmitting sonde can be inserted throughout the full length of the pipe or conduit. The Client must identify and provide all access as detailed in A.4.
- A.10 Areas considered to be inaccessible (an "Inaccessible Area") for the Service include, but are not limited to, the following: those of physically restricted access: those covered by a structure or object (i.e. building walls, vehicles, equipment, debris, stockpiles of material or snow, etc.); those covered by open water; those covered by woods or vegetation too thick to permit easy walking; those with surface terrain slopes steeper than 1:3; and, those where the safety of the operator is jeopardized (i.e. unstable footing, environmental hazards, uncontrolled roads, etc.). The judgment of the multiVIEW operator will prevail on accessibility decisions. Inaccessible Areas will be marked on the sketch map of the work area.
- ## B. Limits on multiVIEW Liability
- B.1 Any information provided by multiVIEW regarding the location of underground utilities does not substitute for an authorized location by the owners of the underground facilities. The Service is provided to assist with excavation planning only. The Client is always responsible for obtaining sanctioned locates from the owners of underground plant such as hydroelectric, natural gas, telecommunications, cable TV, fibre-optics, water, sewer, oil, steam, etc. The Client must contact the utility owners directly, or their call-centre, to facilitate these locates.
- B.2 multiVIEW's marking of underground utilities is only for the convenience of the Client, and this does not relieve the Client, or any other person, or corporation, from liability for damages for personal injury including death, or for property damage or liability caused to or from any underground utility, within the area on the property where the underground utility and/or clearance was marked, or any other property, by reason of the Client, its representatives, or any other person, or corporation having relied upon the surface marking provided by multiVIEW.
- B.3 Cables carrying DC voltages and/or small diameter cables (i.e. fire alarm or security systems, remote signal cables, inaccessible tracer wire, perfectly balanced AC cables, etc.) can only be detected by direct connection methods. Where a sensitive or dangerous connection is involved, the Client must provide qualified personnel to isolate and enable direct access to these systems. The Client is responsible for defining the impact of locating signals on sensitive electronics. multiVIEW accepts no responsibility for any damage to plant, or any third party, caused by locating signals. Technical information about locating signals is available from multiVIEW upon request.
- B.4 multiVIEW is not liable for damages resulting from physical exposure of any underground utilities by the Client its representatives, their sub-contractors or any other person- or corporation.
- B.5 multiVIEW accepts no responsibility and is not liable for damages suffered by any third party as a result of decisions or actions based on the performance of the Service or multiVIEW's failure to perform the Service.
- B.6 multiVIEW accepts no responsibility and is not liable for conduit blockage, or restoration of the site to pre-survey conditions, as a result of survey practices needed to fulfill the objectives of the Service provided.
- B.7 The Service completed by multiVIEW is based on information provided by the Client at or prior to the earlier of the time when the Service is described in this contract or the performance of the Service. The Service provided by multiVIEW regarding the location of any underground utility, object or structure, is on a best effort and best practices basis. The sketch map provided by multiVIEW to the Client at the time of the Service defines the extent of the area investigated.
- B.8 The Client agrees that excavation (defined as digging, drilling or disturbing the ground in any fashion) work required within a minimum of 1.0 metre (or greater if indicated by multiVIEW at the time of the Service) of the ground surface markings provided by multiVIEW will be completed by hand digging only. The Client acknowledges the risk of damage to underground utilities and structures and the possibility of resultant injury to persons, damage to property and businesses if the Client or its representatives or sub-contractors or any other person or corporation does not perform its covenant to excavate by hand digging only within a minimum of 1.0 metre (or greater if indicated by multiVIEW at the time of the Service) or the ground surface markings provided by multiVIEW.
- B.9 A re-mark of surficial markings placed on the site by multiVIEW must be obtained prior to any excavation, if:
- (a) markings become unclear, disappear, are disturbed or displaced;
 - (b) 30 days have elapsed since the Service was provided;
 - (c) the sketch and site markings do not coincide;
 - (d) the work location has changed;
 - (e) the nature of the work to be performed at the site has changed, or
 - (f) anything occurs which may indicate that a new or better or different locate service is needed.
- B.10 If the Client excavates outside the limit of the sketched map area or under any of the circumstances identified in Section B.9, multiVIEW accepts no responsibility.
- B.11 Except as written in this contract, multiVIEW disclaims any and all promises, representations, warranties and covenants, express, implied statutory or otherwise.
- B.12 The Client warrants that multiVIEW Locates Inc will not be liable for any claims for damages to any underground plant where multiVIEW Locates Inc was not notified of such damage within a reasonable time such that multiVIEW Locates Inc. can complete a damage investigation to physically view any such damaged underground plant whether or not any such damage may be attributed to errors or omissions committed by multiVIEW Locates Inc. In performing this work.
- B.13 multiVIEW shall not be liable for any amount in excess of the fees paid by the Client to multiVIEW for the Service on account of any loss, injury, death or damage whether resulting directly or indirectly to a person or property irrespective of the cause or origin of such loss, injury, death or damage including, without limitation, loss, injury, death or damage attributable to the negligence of multiVIEW, its employees and agents in the performance or nonperformance of the Service.
- ## C. Additional Limitations for Concrete Scanning Services
- C.1 An "Inaccessible Area" includes all issues as in Item A.10 above and also includes: working on concrete less than 6 months cured, those covered by terrazzo tile or any other flooring with wire mesh screed;
- C.2 The Client is aware that this service will only identify the approximate centre-line position of features that are in the plane of the scanned surface to an accuracy of ± 5 cm from the edges of the centre-line marking. multiVIEW will not accept any responsibility or liability for detecting features at angles to the scanned surface, which include dipping, spiralled or perpendicular targets.
- C.3 The limit of the areas scanned for "locatable features" are defined by the outer limit of the markings as painted on site at the location of the work area as defined by the Client.

A COPY OF THIS LOCATE REPORT MUST BE ON SITE AND IN POSSESSION OF THE MACHINE OPERATOR DURING EXCAVATION

REQUEST

Customer: PINCHIN LTD.	Site Address: 3145 Conroy Road	
Contact Name: Mandy Witteman	Phone:	City: Ottawa
Reference:	Type of Work: Private	
Project Description: Private		

UTILITY	Gas	Electrical	Water	Sanitary Services	Storm Sewer	Communications	Other/Unknown
Status	C	C	NL	C	C	C	C
Page #							

This table summarizes the **private property utilities** requested to be located. Any public utilities will be sent as separate documents if requested by the customer

*Status M - Marked on site C - Clear for all locate areas NL - Not locatable (see Terms & Conditions) SP - See Page # NR - Not Requested

NOTES/WARNINGS: CUSTOMER MUST OBTAIN PUBLIC UTILITY CLEARANCES PRIOR TO EXCAVATION

ANY ABANDONED OR UNTRACEABLE PRIVATE UTILITIES NOT LOCATED.
PUBLIC LOCATE IS REQUIRED FOR PUBLIC UTILITIES.

CONDUCTED PASSIVE SWEEPS BUT NO SIGNAL WAS PICKED UP.
UNDERGROUND STORAGE TANK NOT LOCATABLE AS WELL AS DRINKING WATER WELL.

PLEASE SEE DRAWING FOR WORK AREA.

CAUTION

- ☒ Hand dig within 3 metres of all terminal poles, splice pits + pad mounted equipment (transformers, etc)
- Exposed or damaged utilities must be immediately reported to multiview @ 1-800-363-3116 and utility owner as soon as possible
 - Each Locate Sketch is only valid for 30 days from the date of completion.
 - The markings may disappear or be misplaced. Should sketch markings not coincide, a new stakeout must be obtained.
 - Please read the warnings/terms/guidelines on the back of all individual utility locate forms attached
 - The CLIENT must not work outside the indicated Locate Area without a new locate.

INFO

Start time: 1:15 pm	End time: 2:15 pm	Crew Size: 1	Overtime: No	Photos: No	Project Completed: No
------------------------	----------------------	-----------------	-----------------	---------------	--------------------------

CHARGEABLE TIME (hrs) Locate: 1.00 hrs EM/GPR: 0 hrs REPORTING: 0 hrs

multiview

0 / O. L.
Locator ID Initials

08/08/2024

mm / dd / yyyy
Date

Client Company Acknowledgments

I have read fully and understand the Terms and Conditions shown on the reverse side of this form under which this information was provided. I further understand that this information is provided only for the convenience of the Client and does not relieve the Client for any claims or damages associated with subsequent activities and that multiview shall not be liable for any amount in excess of the fees paid by the Client under any circumstances. I understand that this information does not substitute for an authorized location by the owners of any underground plant. multiview Locates Inc. cannot locate underground facilities unless the Client provides direct physical access to each individual underground facility. In the event that a credit card has been taken for backup and payment has NOT been received within 10 business days of commencement of the field work, then the credit card will be charged. multiview shall not be liable for any amount in excess of the fees paid by the Client to multiview for the Service on account of any loss, injury, death, or damage whether resulting directly or indirectly to a person or property irrespective of the cause or origin of such loss, injury, death or damage including, without limitation, loss, injury, death, or damage attributable to the negligence of multiview, its employees and agents in the performance or nonperformance of the Service.

Print name of client company representative

Client company representative signature

Customer: PINCHIN LTD.

Marking Method: ☐ Paint ☐ Pin Flags ☐ Wood Stakes ☐ Marker/Crayon ☐ Chalk ☐ Other: _____

LOCATE AREA

From:	To:
From:	To:

LEGEND

Feature	Symbol	Paint
Gas	- G -	Yellow
Electric	- E -	Red
Water	- W -	Blue
Sanitary Sewer	- SAN -	Green
Storm Sewer	- ST -	Green
Communications	- COMM -	Orange
Unknown	- ? -	Pink

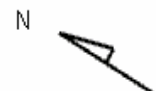
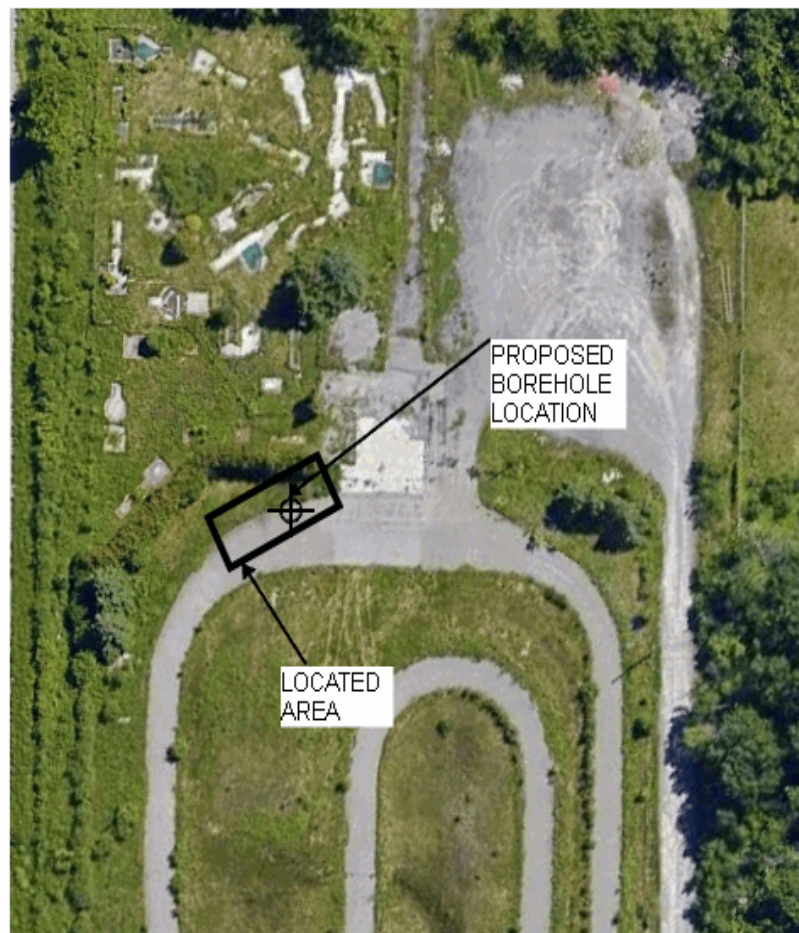
DESIGN Only

Gas Main	- GM -	Pink
Toronto Hydro	- H -	Pink
Traffic Lights	- TL -	Pink
Street Lights	- SL -	Pink
Bell	- BT -	Pink

Transformer	
Street Light	
Pole	
Hand Well	
Pedestal	
Hydrant	
Valve	
Valve Chamber	
Manhole	
Catch Basin	
Curb Line	- CL -
Building Line	- BL -
Fence Line	- X - - X -
Sidewalk	- SW -
Centre Line	- C -
Railway	+ + + + +
Tree/Bush	
BH/Test Pit	

HAND DIG WITHIN 1m AS MEASURED HORIZONTALLY FROM THE FIELD MARKINGS UNLESS OTHERWISE NOTED.
DEPTH TO BURIED PLANT VARIES AND MUST BE VERIFIED BY HAND DIGGING.

☐ Locate Area has been altered as per: _____ APPR. _____



- | | | | | |
|---|--|---|---|--------------------------------------|
| <input type="checkbox"/> Raining/Wet Ground | <input checked="" type="checkbox"/> Loose/Dirt Soil | <input type="checkbox"/> Snow/Ice Covered | <input type="checkbox"/> Outline Mark & Fax | <input type="checkbox"/> Offsets Use |
| <input type="checkbox"/> Locate marks by measurement from maps | <input type="checkbox"/> Easement Present | <input type="checkbox"/> Buried utility maps provided | | |
| <input type="checkbox"/> Drill within _m radius of centre mark of proposed BH location (unless otherwise noted) | <input type="checkbox"/> Access NOT provided for proper locating | | | |

Terms and Conditions for Field Services

A. Technical Limitations

- A.1 The Client acknowledges that the laws of fundamental physics apply and do not enable multiVIEW Locates Inc (multiVIEW) locating equipment to detect all utilities, objects, features and structures or to provide all coordinates of the position thereof. Pipe, cable, conduit, utilities, objects, features or structures which are not detectable (i.e. not "Locatable") because of the laws of fundamental physics cannot be located by multiVIEW and are not the subject of the provision of the Service pursuant to this contract.
- A.2 The "Service" to be provided pursuant to this contract is the location, laterally and longitudinally, of Locatable Utilities, objects, features or structures and the subsequent marking of the site according to standard subsurface utility locating industry practice. The depth and/or 5128 of pipe, cable, conduits, utilities, objects, features and structures is Non-Locatable and is not part of the Service.
- A.3 Locatable buried utilities are normally defined as:
- (a) metallic pipes, cables and conduits which are capable of carrying an electrical current, are accessible for direct coupling or inductive coupling of an energizing current or naturally are actively carrying an identifiable electric current and such current is sufficiently large to be detectable by instruments according to the laws of fundamental physics;
 - (b) non-metallic pipes, cables and conduits which have continuous associated tracer wire capable of carrying an electric current, which is accessible for direct coupling of an energizing current or naturally are actively carrying an identifiable electric current and such current is sufficiently large to be detectable by instruments according to the laws of fundamental physics;
 - (c) As in A.3 (a) or (b) above, provided that the material either surrounding and/or enclosing and/or above the pipe, cable or conduit does not interfere with the energizing current and the operation of the locating instrument.
- A.4 It is the responsibility of the Client to identify and provide direct and simple access (including provision of licensed plumbing, electrical or confined space entry personnel if required) to any and all access points for any and all individual pipes, cables, conduits, etc to permit application of a current as detailed in section A.3. multiVIEW accepts no responsibility for locating any such lines where the Client does not provide access and/or appropriate workplace safety measures.
- A.5 "Non-Locatable Utilities" are defined as all utilities which are not locatable. Examples of Non-Locatable Utilities include, but are not limited to, the following:
- (a) pipes, cables and conduits whose depth of burial is too great and/or overlain by or in proximity to metallic material which results in signal distortion thus preventing physically measurable signals at the surface or where burial material interferes with current generation and signal emissions;
 - (b) normally locatable utilities as defined in section A.3 situated in, or emerging from, an area which is an Inaccessible Area (as defined in Section A.4 and A.10);
 - (c) normally locatable utilities as defined in section A.3 with a break or breaks to the electrical continuity of any metallic pipe, cable or tracer wire (i.e. segmented lengths, corroded connections, sections of plastic repair, etc.);
 - (d) non-metallic pipe, cable and conduits other than those described in Sections A.7, A.8 and A.9;
 - (e) individual pipes, cables and conduits in an area where there are Clustered Utilities (as defined in Section A.6)
- A.6 Specific pipes, cables, conduits, utilities, objects, features and structures are Non-Locatable where numerous pipes, cables, conduits, utilities, objects, features and structures are clustered together either vertically and/or horizontally ("Clustered Utilities").
- A.7 Non-metallic pipe and cable (i.e. fibre-optic systems, etc.) are Non-Locatable unless either an unbroken tracer wire or continuous metallic sheathing surrounding such buried plant is easily accessible from the surface. The Client must identify and provide all access as detailed in A.4.
- A.8 Non-metallic pipe and conduits (i.e. plastic, concrete, asbestos, clay, etc.) under pressure (i.e. water, gas, forcemain systems, etc.) are Non-Locatable unless an unbroken tracer wire is attached to the pipe and this tracer wire is easily accessible from the surface. The Client must identify and provide all access as detailed in A.4.
- A.9 Non-pressurized, non-metallic (i.e. plastic, concrete, asbestos, clay, etc.) conduits or pipe (i.e. sewers, drains, empty ducts, etc.) are Non-Locatable unless a transmitting sonde can be inserted throughout the full length of the pipe or conduit. The Client must identify and provide all access as detailed in A.4.
- A.10 Areas considered to be inaccessible (an "Inaccessible Area") for the Service include, but are not limited to, the following: those of physically restricted access: those covered by a structure or object (i.e. building walls, vehicles, equipment, debris, stockpiles of material or snow, etc.); those covered by open water; those covered by woods or vegetation too thick to permit easy walking; those with surface terrain slopes steeper than 1:3; and, those where the safety of the operator is jeopardized (i.e. unstable footing, environmental hazards, uncontrolled roads, etc.). The judgment of the multiVIEW operator will prevail on accessibility decisions. Inaccessible Areas will be marked on the sketch map of the work area.
- ## B. Limits on multiVIEW Liability
- B.1 Any information provided by multiVIEW regarding the location of underground utilities does not substitute for an authorized location by the owners of the underground facilities. The Service is provided to assist with excavation planning only. The Client is always responsible for obtaining sanctioned locates from the owners of underground plant such as hydroelectric, natural gas, telecommunications, cable TV, fibre-optics, water, sewer, oil, steam, etc. The Client must contact the utility owners directly, or their call-centre, to facilitate these locates.
- B.2 multiVIEW's marking of underground utilities is only for the convenience of the Client, and this does not relieve the Client, or any other person, or corporation, from liability for damages for personal injury including death, or for property damage or liability caused to or from any underground utility, within the area on the property where the underground utility and/or clearance was marked, or any other property, by reason of the Client, its representatives, or any other person, or corporation having relied upon the surface marking provided by multiVIEW.
- B.3 Cables carrying DC voltages and/or small diameter cables (i.e. fire alarm or security systems, remote signal cables, inaccessible tracer wire, perfectly balanced AC cables, etc.) can only be detected by direct connection methods. Where a sensitive or dangerous connection is involved, the Client must provide qualified personnel to isolate and enable direct access to these systems. The Client is responsible for defining the impact of locating signals on sensitive electronics. multiVIEW accepts no responsibility for any damage to plant, or any third party, caused by locating signals. Technical information about locating signals is available from multiVIEW upon request.
- B.4 multiVIEW is not liable for damages resulting from physical exposure of any underground utilities by the Client its representatives, their sub-contractors or any other person- or corporation.
- B.5 multiVIEW accepts no responsibility and is not liable for damages suffered by any third party as a result of decisions or actions based on the performance of the Service or multiVIEW's failure to perform the Service.
- B.6 multiVIEW accepts no responsibility and is not liable for conduit blockage, or restoration of the site to pre-survey conditions, as a result of survey practices needed to fulfill the objectives of the Service provided.
- B.7 The Service completed by multiVIEW is based on information provided by the Client at or prior to the earlier of the time when the Service is described in this contract or the performance of the Service. The Service provided by multiVIEW regarding the location of any underground utility, object or structure, is on a best effort and best practices basis. The sketch map provided by multiVIEW to the Client at the time of the Service defines the extent of the area investigated.
- B.8 The Client agrees that excavation (defined as digging, drilling or disturbing the ground in any fashion) work required within a minimum of 1.0 metre (or greater if indicated by multiVIEW at the time of the Service) of the ground surface markings provided by multiVIEW will be completed by hand digging only. The Client acknowledges the risk of damage to underground utilities and structures and the possibility of resultant injury to persons, damage to property and businesses if the Client or its representatives or sub-contractors or any other person or corporation does not perform its covenant to excavate by hand digging only within a minimum of 1.0 metre (or greater if indicated by multiVIEW at the time of the Service) or the ground surface markings provided by multiVIEW.
- B.9 A re-mark of surficial markings placed on the site by multiVIEW must be obtained prior to any excavation, if:
- (a) markings become unclear, disappear, are disturbed or displaced;
 - (b) 30 days have elapsed since the Service was provided;
 - (c) the sketch and site markings do not coincide;
 - (d) the work location has changed;
 - (e) the nature of the work to be performed at the site has changed, or
 - (f) anything occurs which may indicate that a new or better or different locate service is needed.
- B.10 If the Client excavates outside the limit of the sketched map area or under any of the circumstances identified in Section B.9, multiVIEW accepts no responsibility.
- B.11 Except as written in this contract, multiVIEW disclaims any and all promises, representations, warranties and covenants, express, implied statutory or otherwise.
- B.12 The Client warrants that multiVIEW Locates Inc will not be liable for any claims for damages to any underground plant where multiVIEW Locates Inc was not notified of such damage within a reasonable time such that multiVIEW Locates Inc. can complete a damage investigation to physically view any such damaged underground plant whether or not any such damage may be attributed to errors or omissions committed by multiVIEW Locates Inc. In performing this work.
- B.13 multiVIEW shall not be liable for any amount in excess of the fees paid by the Client to multiVIEW for the Service on account of any loss, injury, death or damage whether resulting directly or indirectly to a person or property irrespective of the cause or origin of such loss, injury, death or damage including, without limitation, loss, injury, death or damage attributable to the negligence of multiVIEW, its employees and agents in the performance or nonperformance of the Service.
- ## C. Additional Limitations for Concrete Scanning Services
- C.1 An "Inaccessible Area" includes all issues as in Item A.10 above and also includes: working on concrete less than 6 months cured, those covered by terrazzo tile or any other flooring with wire mesh screed;
- C.2 The Client is aware that this service will only identify the approximate centre-line position of features that are in the plane of the scanned surface to an accuracy of ± 5 cm from the edges of the centre-line marking. multiVIEW will not accept any responsibility or liability for detecting features at angles to the scanned surface, which include dipping, spiralled or perpendicular targets.
- C.3 The limit of the areas scanned for "locatable features" are defined by the outer limit of the markings as painted on site at the location of the work area as defined by the Client.

APPENDIX III

BOREHOLE LOGS



Log of Borehole: MW101

Project #: 339662.006

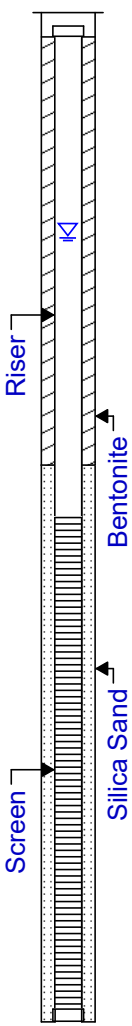
Logged By: EW

Project: Phase II Environmental Site Assessment

Client: WO MW Realty Limited

Location: 3145 Conroy Road, Ottawa, Ontario

Drill Date: July 16, 2024

SUBSURFACE PROFILE					SAMPLE			
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis
0 ft 0 m		Ground Surface	0.00					
1		Sandy Silt and Gravel Organics surface layer, brown/grey gravel fill for 1', sand and gravel with some silt and clay, damp, no odour.	0.00		100%	SS1		pH
2			-0.76					
3			0.76		100%	SS2		pH
4		Clayey Silt Grey, clayey silt, trace sand, dry to damp to wet, no odour, becomes very soft clay at 20'.						
5					100%	SS3		
6					100%	SS4		VOCs, PHCs, PAH
7								
8					100%	SS5		
9								
10					100%	SS6		
11								
12					100%	SS7		
13								
14					100%	SS8		
15								
16								
17								
18		Water Level at 1.34 mbgs July 25, 2024						
19								
20			-6.10					
21		End of Borehole	6.10					
22								

Contractor: Strata Drilling

Drilling Method: Direct Push

Well Casing Size: 5.08 cm

Note:

* Soil vapour concentrations measured using a RKI Eagle 2 equipped with a combustible gas indicator (CGI) and a photoionization detector (PID).

Grade Elevation: N/A

Top of Casing Elevation: N/A

Sheet: 1 of 1



Log of Borehole: MW102

Project #: 339662.006

Logged By: EW

Project: Phase II Environmental Site Assessment

Client: WO MW Realty Limited

Location: 3145 Conroy Road, Ottawa, Ontario

Drill Date: August 21, 2024

SUBSURFACE PROFILE					SAMPLE				
Depth	Symbol	Description	Measured Depth (m)	Monitoring Well Details	Recovery (%)	Sample ID	Soil Vapour Concentration* (ppm) CGI/PID	Laboratory Analysis	
0 ft 0 m		Ground Surface	0.00	<p>Riser</p> <p>Bentonite</p> <p>Screen</p> <p>Silica Sand</p>					
1		Asphalt	-0.61		70%	S1	0/0		
2		Gravelly Sand			100%	S2	0/0		
3		Brownish-grey, trace clay, fill material, no odour or staining			100%	S3	0/0		
4					100%	S4	0/0		
5					100%	S5	0/0	VOCs, PHCs, PAHs	
6		Silty Clay	-2.44		100%	S6	0/0		
7		Blackish-grey, trace organics, no odour or staining	-2.90		100%	S7	0/0		
8		Silty Clay			100%	S8	0/0		
9		Bluish/brownish-grey, trace sand, no odour or staining							
10		Clay	-3.81		100%				
11		Bluish-grey, trace silt, wet at ~12", no odour or staining							
12		Clay			100%				
13		Grey, wet, no odour or staining							
14		Water Level at 4.24 mbgs			100%				
15		August 23, 2024							
16		End of Borehole	-6.10						
17									
18									
19									
20									
21									

Contractor: Strata Drilling

Drilling Method: Direct Push

Well Casing Size: 5.08 cm

Note:

* Soil vapour concentrations measured using a RKI Eagle 2 equipped with a combustible gas indicator (CGI) and a photoionization detector (PID).

Grade Elevation: N/A

Top of Casing Elevation: N/A

Sheet: 1 of 1



Log of Borehole: BH1

Project #: 339662.003

Logged By: MK

Project: Preliminary Geotechnical Investigation

Client: WO MW Reality Limited

Location: 3145 Conroy Road, Ottawa, Ontario

Drill Date: July 15, 2024

Project Manager: MK

SUBSURFACE PROFILE					SAMPLE									
Depth (m)	Symbol	Description	Elevation (m)	Monitoring Well Details	Sample Type	Sampler #	Recovery (%)	SPT N-Value	Standard Penetration N-Value 20 40 60	Shear Strength kPa	Water Content (%)	Sample ID	Soil Vapour Concentration (ppm)	Laboratory Analysis
0		Ground Surface	84.10	No Monitoring Well Installed										
0.00		Organics Organics - 100 mm			SS	1	70	2						
1		Fat Clay Fat clay, grey, firm, APL to WTPL			SS	2	80	4						
2					SS	3	100	2						
3					SS	4	100	1						
4		Very stiff	80.29		FVT		42	NA						
5			3.81		SS	5	100	0						
6					FVT		199	NA						
7		Sand Grey/black sand, some silt, compact, moist to wet	78.01		SS	6	100	11						
8		Trace gravel, wet	76.48		SS	7	100	17						
9			7.62		SS	8	100	10						
10														
11		Bedrock fragments, very dense	73.44		SS	9	100	57						
12		End of Borehole	10.67											
13		Borehole was terminated at 11.3 mbgs, upon sampler refusal at inferred bedrock. At drilling completion water was encountered at 2.3 mbgs in the open borehole.	72.83											
			11.28											

Contractor: Strata Drilling Group

Grade Elevation: 84.10 m

Drilling Method: Direct Push / Split Spoon Sampler

Top of Casing Elevation: NA

Well Casing Size: NA

Sheet: 1 of 1



Log of Borehole: BH2

Project #: 339662.003

Logged By: MK

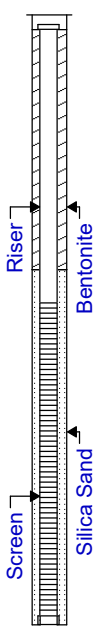
Project: Preliminary Geotechnical Investigation

Client: WO MW Reality Limited

Location: 3145 Conroy Road, Ottawa, Ontario

Drill Date: July 15, 2024

Project Manager: MK

SUBSURFACE PROFILE					SAMPLE									
Depth (m)	Symbol	Description	Elevation (m)	Monitoring Well Details	Sample Type	Sampler #	Recovery (%)	SPT N-Value	Standard Penetration N-Value 20 40 60	Shear Strength kPa 100 200	Water Content (%)	Sample ID	Soil Vapour Concentration (ppm)	Laboratory Analysis
0		Ground Surface	83.35											
0.00		Organics Organics - 100 mm			SS	1	70	2						
1		Fat Clay Fat clay, grey, very stiff, DTPL			SS	2	80	5			36.0			Hyd., MC. Att. Lim.
2					FVT		147							
2.29		DTPL to APL	81.06		SS	3	100	2						
3					SS	4	100	0						
3.05		Stiff, WTP	80.30		FVT		73							
4														
5														
6														
6.71		End of Borehole	76.64											
7														
8		Borehole was terminated at 6.7 mbgs. At drilling completion water was encountered at 3.0 mbgs in the open borehole.												
9														
10														

Contractor: Strata Drilling Group

Grade Elevation: 83.35 m

Drilling Method: Direct Push / Split Spoon Sampler

Top of Casing Elevation: NA

Well Casing Size: NA

Sheet: 1 of 1



Log of Borehole: BH3

Project #: 339662.003

Logged By: MK

Project: Preliminary Geotechnical Investigation

Client: WO MW Reality Limited

Location: 3145 Conroy Road, Ottawa, Ontario

Drill Date: July 15, 2024

Project Manager: MK

SUBSURFACE PROFILE					SAMPLE									
Depth (m)	Symbol	Description	Elevation (m)	Monitoring Well Details	Sample Type	Sampler #	Recovery (%)	SPT N-Value	Standard Penetration N-Value □ 20 40 60	Shear Strength △ kPa △ 100 200	Water Content (%)	Sample ID	Soil Vapour Concentration (ppm)	Laboratory Analysis
0		Ground Surface	83.38	No Monitoring Well Installed										
0.00		Organics Organics - 75 mm			SS	1	20	8						
1		Fat Clay Fat clay, grey, very stiff to stiff, DTPL			SS	2	100	4						
2					FVT		115							
3			80.33		FVT		84							
3.05		Firm, APL			SS	3	100	0			68.0			Hyd., MC. Att. Lim.
4					FVT		42							
5														
6														
7		Dynamic Cone Penetration Test (DCPT) Unsampled	76.67		SS	4	100	0						
6.71					DCP		NA	4						
8					DCP		NA	4						
9					DCP		NA	10						
7					DCP		NA	7						
8					DCP		NA	9						
9					DCP		NA	15						
74.24					DCP		NA	17						
9.14					DCP		NA	20						
9		End of Borehole												
10		Borehole was terminated at 9.1 mbgs.												
11														
12														
13														

Contractor: Strata Drilling Group

Grade Elevation: 83.38 m

Drilling Method: Direct Push / Split Spoon Sampler

Top of Casing Elevation: NA

Well Casing Size: NA

Sheet: 1 of 1



Log of Borehole: BH4

Project #: 339662.003

Logged By: MK




Project: Preliminary Geotechnical Investigation

Client: WO MW Reality Limited

Location: 3145 Conroy Road, Ottawa, Ontario

Drill Date: July 16, 2024

Project Manager: MK

SUBSURFACE PROFILE					SAMPLE											
Depth (m)	Symbol	Description	Elevation (m)	Monitoring Well Details	Sample Type	Sampler #	Recovery (%)	SPT N-Value	Standard Penetration N-Value □ 20 40 60 □			Shear Strength △ kPa △ 100 200	Water Content (%)	Sample ID	Soil Vapour Concentration (ppm)	Laboratory Analysis
0		Ground Surface	84.03													
		Organics	0.00		SS	1	30	5								
		Organics - 75 mm														
1		Fat Clay			SS	2	100	3								
		Fat clay, grey, very stiff, DTPL														
2					81.74	FVT		115								
		Firm to stiff, APL to WTPL	2.29		SS	3	100	1								
3						FVT		42								
4						FVT		52								
5			WTPL		79.46	SS	4	100	0							
6																
		Very stiff	77.63	FVT		126										
7			6.40													
			76.41													
8		Till	7.62	SS	5	30	11									
		Grey silty clayey sand with gravel, compact, wet														
9				74.88												
		Loose	9.14	SS	6	20	9									
10																
11					SS	7	60	44					8.9			Hyd., MC.
12																
			71.23	SS	8	30	45									
13		End of Borehole	12.80													
14		Borehole was terminated at 12.8 mbgs, upon sampler refusal on inferred bedrock.														

Contractor: Strata Drilling Group

Grade Elevation: 84.03 m

Drilling Method: Direct Push / Split Spoon Sampler

Top of Casing Elevation: NA

Well Casing Size: NA

Sheet: 1 of 1

Log of Borehole: BH5

Project #: 339662.003

Logged By: MK

Project: Preliminary Geotechnical Investigation

Client: WO MW Reality Limited

Location: 3145 Conroy Road, Ottawa, Ontario

Drill Date: July 16, 2024

Project Manager: MK

[illegible]

Contractor: Strata Drilling Group

Grade Elevation: 83.88 m

Drilling Method: Direct Push / Split Spoon Sampler

Top of Casing Elevation: NA

Well Casing Size: NA

Sheet: 1 of 1

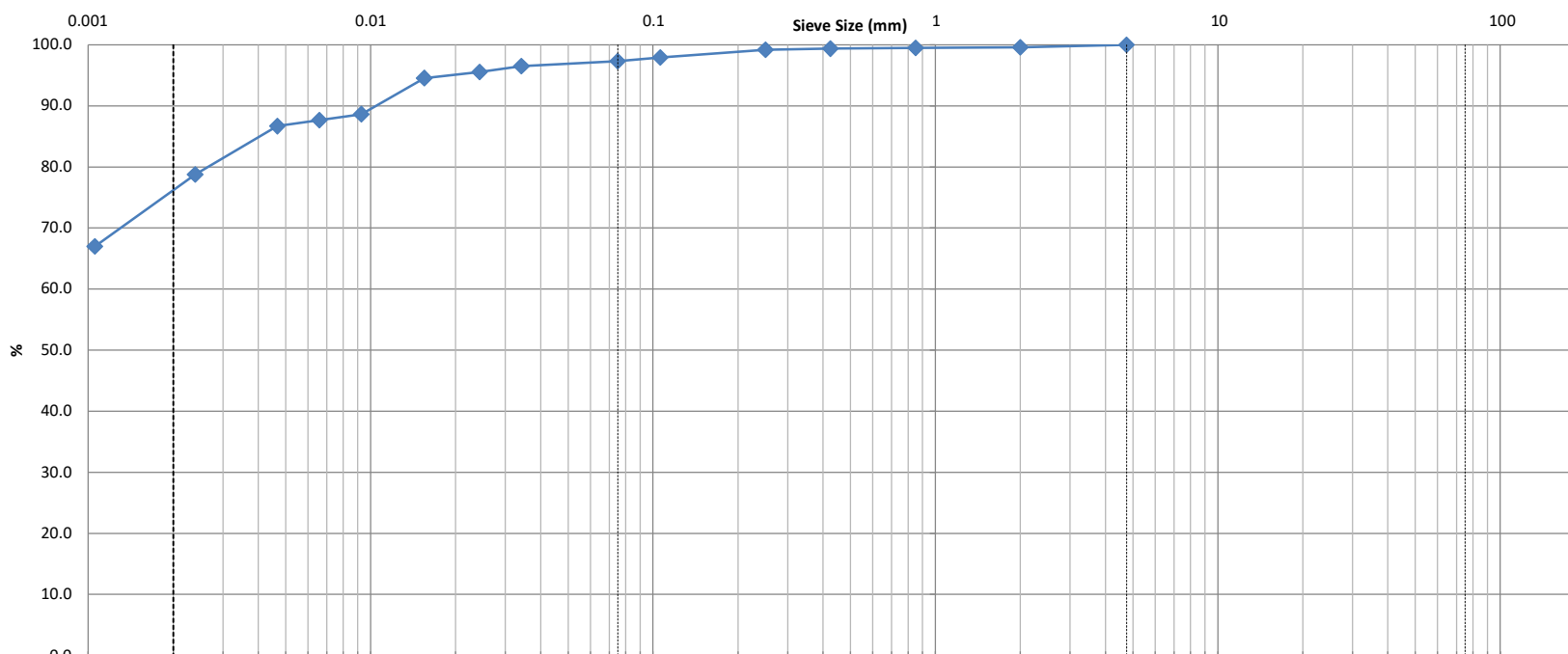
APPENDIX IV

GRAIN SIZE ANALYSIS



**SIEVE ANALYSIS
ASTM C136**

CLIENT:	Pinchin	DEPTH:	7'6" - 9'6"	FILE NO:	PM4184
CONTRACT NO.:		BH OR TP No.:	BH1 SS4	LAB NO:	54859
PROJECT:	339662.003			DATE RECEIVED:	8-Aug-24
				DATE TESTED:	12-Aug-24
DATE SAMPLED:	-			DATE REPORTED:	15-Aug-24
SAMPLED BY:	-			TESTED BY:	D.K



Clay	Silt	Sand			Gravel		Cobble
		Fine	Medium	Coarse	Fine	Coarse	

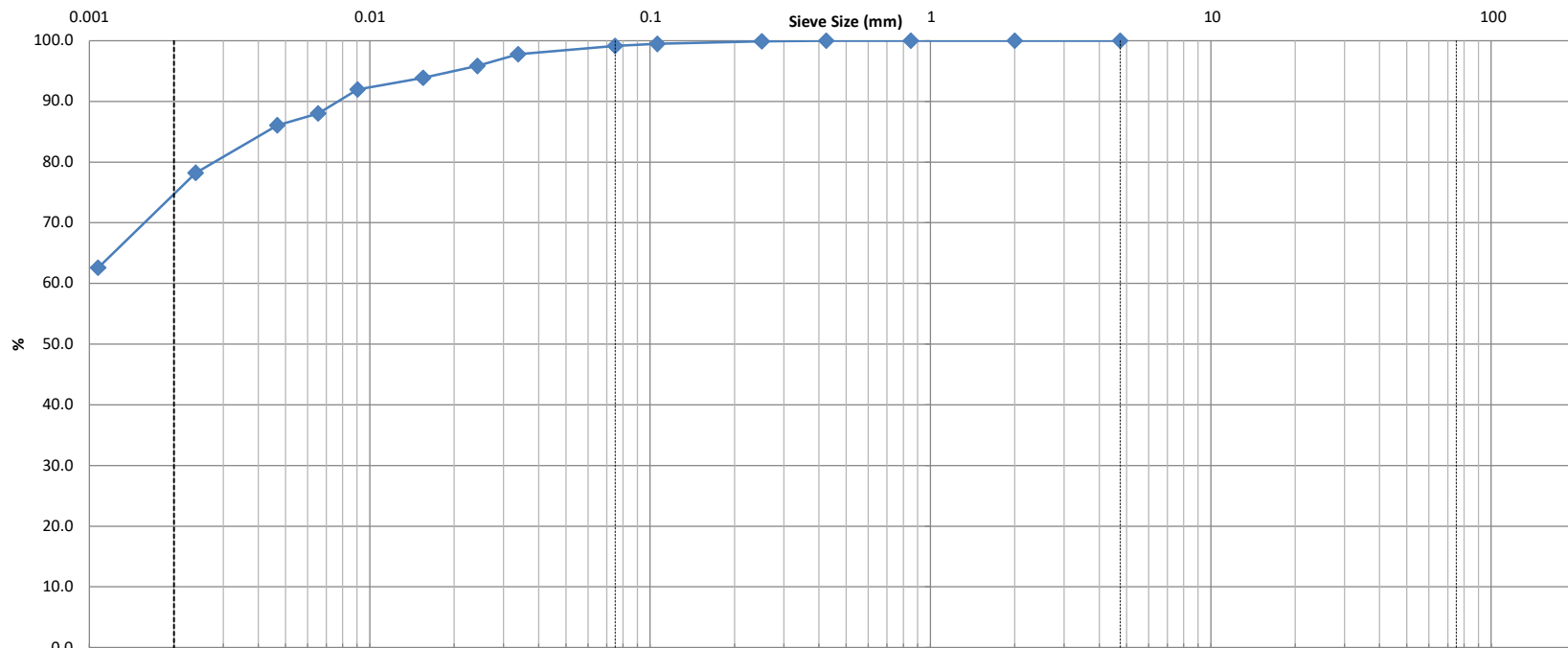
Identification	Soil Classification					MC(%)	LL	PL	PI	Cc	Cu
	D100	D60	D30	D10	Gravel (%)	64.5%					
					0.0	2.7			20.3		77.0

Comments:											
-----------	--	--	--	--	--	--	--	--	--	--	--

REVIEWED BY:	Curtis Beadow					Joe Forsyth, P. Eng.					

**SIEVE ANALYSIS
ASTM C136**

CLIENT:	Pinchin	DEPTH:	2'6" - 4'6"	FILE NO:	PM4184
CONTRACT NO.:		BH OR TP No.:	BH2 SS2	LAB NO:	54855
PROJECT:	339662.003			DATE RECEIVED:	8-Aug-24
				DATE TESTED:	12-Aug-24
DATE SAMPLED:	-			DATE REPORTED:	15-Aug-24
SAMPLED BY:	-			TESTED BY:	D.K



Clay	Silt	Sand			Gravel		Cobble
		Fine	Medium	Coarse	Fine	Coarse	

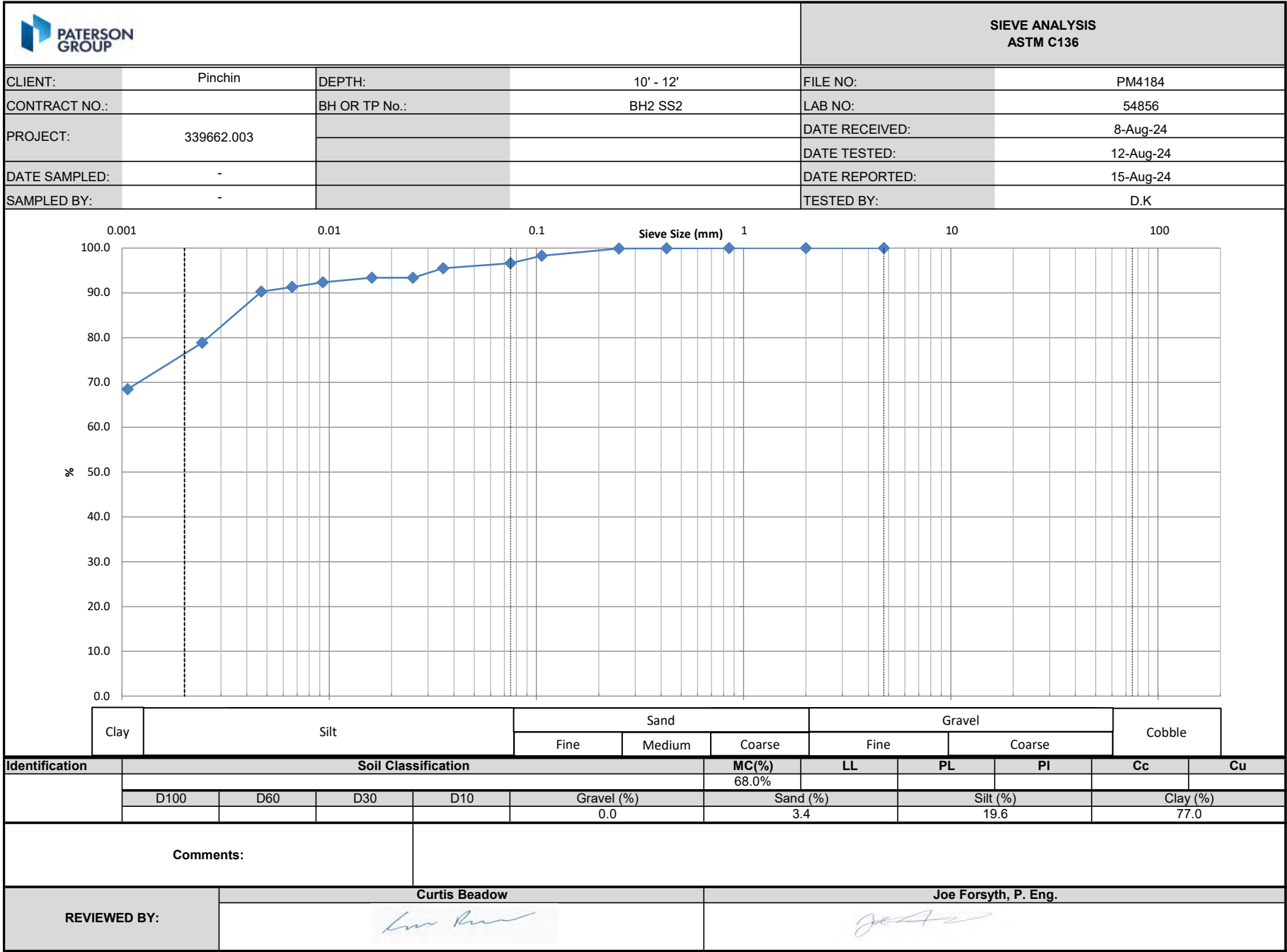
Identification	Soil Classification					MC(%)	LL	PL	PI	Cc	Cu
	D100	D60	D30	D10	Gravel (%)	Sand (%)					
					0.0	0.9			24.6		74.5

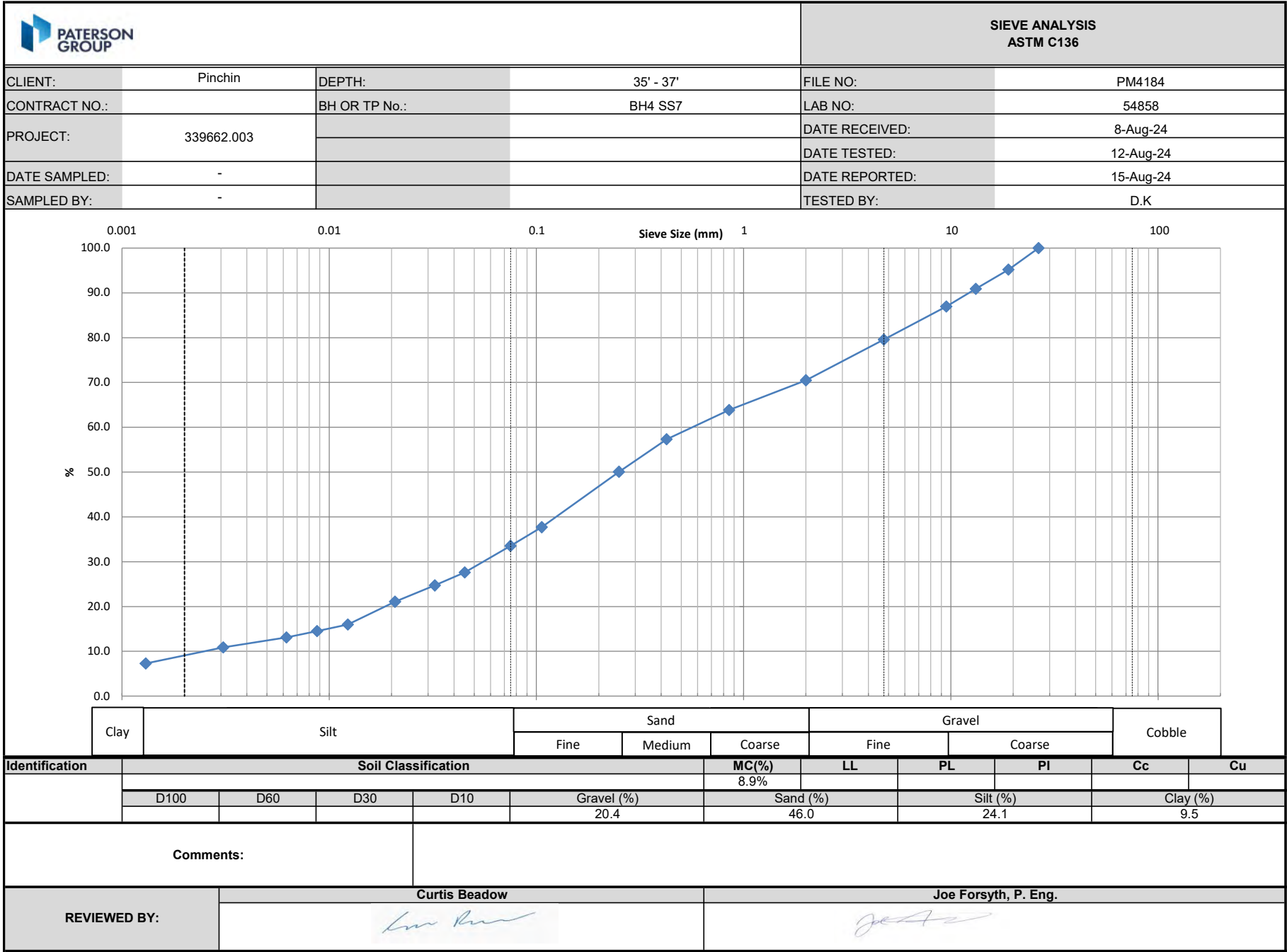
Comments:

REVIEWED BY:

Curtis Beadow

Joe Forsyth, P. Eng.

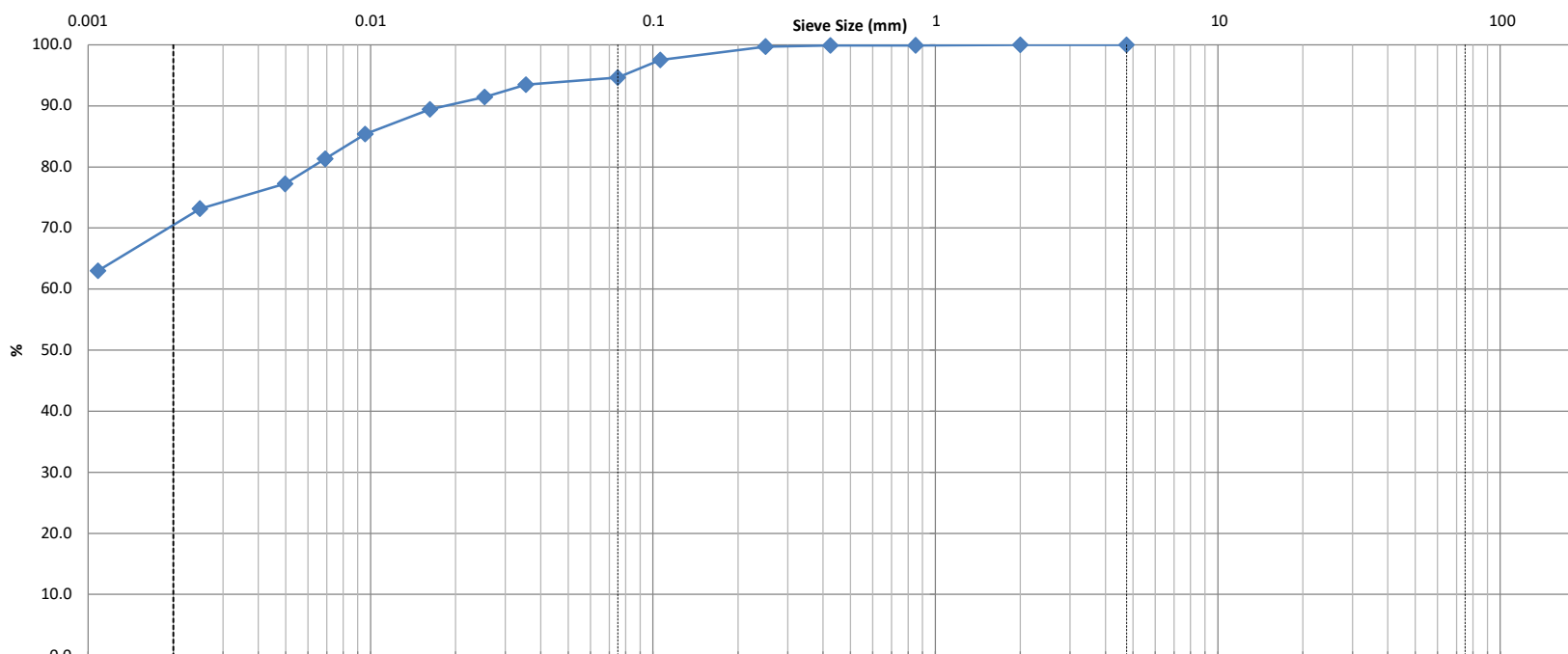






SIEVE ANALYSIS
ASTM C136

CLIENT:	Pinchin	DEPTH:	7'6" - 9'6"	FILE NO:	PM4184
CONTRACT NO.:		BH OR TP No.:	BH5 SS3	LAB NO:	54860
PROJECT:	339662.003			DATE RECEIVED:	8-Aug-24
				DATE TESTED:	12-Aug-24
DATE SAMPLED:	-			DATE REPORTED:	15-Aug-24
SAMPLED BY:	-			TESTED BY:	D.K



Clay	Silt	Sand			Gravel		Cobble
		Fine	Medium	Coarse	Fine	Coarse	

Identification	Soil Classification					MC(%)	LL	PL	PI	Cc	Cu
	D100	D60	D30	D10	Gravel (%)	56.4%					
					0.0	Sand (%)	5.4				
									24.1		
										70.5	

Comments:

REVIEWED BY:

Curtis Beadow

Joe Forsyth, P. Eng.

APPENDIX V

CHEMICAL LABORATORY CERTIFICATES OF ANALYSIS

CLIENT NAME: PINCHIN LTD.
1 HINES ROAD SUITE 200
KANATA, ON K2K 3C7
(613) 592-3387

ATTENTION TO: Mandy Witteman

PROJECT: 339662.006

AGAT WORK ORDER: 24Z175126

SOIL ANALYSIS REVIEWED BY: Sukhwinder Randhawa, Inorganic Team Lead

TRACE ORGANICS REVIEWED BY: Oksana Gushyla, Trace Organics Lab Supervisor

DATE REPORTED: Jul 24, 2024

PAGES (INCLUDING COVER): 17

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
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FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Road

ATTENTION TO: Mandy Witteman

SAMPLED BY:

O. Reg. 153(511) - ORPs (Soil)

DATE RECEIVED: 2024-07-17

DATE REPORTED: 2024-07-24

		SAMPLE DESCRIPTION:		MW101-SS1	MW101-SS2
		SAMPLE TYPE:		Soil	Soil
		DATE SAMPLED:		2024-07-16	2024-07-16
Parameter	Unit	G / S	RDL	6014142	6014143
pH, 2:1 CaCl ₂ Extraction	pH Units	NA		6.70	6.73

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
6014142-6014143 pH was determined on the 0.01M CaCl₂ extract obtained from 2:1 leaching procedure (2 parts extraction fluid:1 part wet soil).
Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



skur



Certificate of Analysis

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

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<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Road

ATTENTION TO: Mandy Witteman

SAMPLED BY:

O. Reg. 153(511) - PAHs (Soil)

DATE RECEIVED: 2024-07-17

DATE REPORTED: 2024-07-24

SAMPLE DESCRIPTION: MW101-SS4				
SAMPLE TYPE: Soil				
DATE SAMPLED: 2024-07-16				
Parameter	Unit	G / S	RDL	6014144
Naphthalene	µg/g	0.09	0.05	<0.05
Acenaphthylene	µg/g	0.093	0.05	<0.05
Acenaphthene	µg/g	0.072	0.05	<0.05
Fluorene	µg/g	0.12	0.05	<0.05
Phenanthrene	µg/g	0.69	0.05	<0.05
Anthracene	µg/g	0.16	0.05	<0.05
Fluoranthene	µg/g	0.56	0.05	<0.05
Pyrene	µg/g	1	0.05	<0.05
Benzo(a)anthracene	µg/g	0.36	0.05	<0.05
Chrysene	µg/g	2.8	0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.47	0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.48	0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.23	0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05
Benzo(g,h,i)perylene	µg/g	0.68	0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	0.59	0.05	<0.05
Moisture Content	%		0.1	33.8
Surrogate	Unit	Acceptable Limits		
Naphthalene-d8	%	50-140	70	
Acridine-d9	%	50-140	100	
Terphenyl-d14	%	50-140	80	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6014144 Results are based on the dry weight of the soil.
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

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CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Road

ATTENTION TO: Mandy Witteman

SAMPLED BY:

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)

DATE RECEIVED: 2024-07-17

DATE REPORTED: 2024-07-24

SAMPLE DESCRIPTION: MW101-SS4				
SAMPLE TYPE: Soil				
DATE SAMPLED: 2024-07-16				
Parameter	Unit	G / S	RDL	6014144
F1 (C6 to C10)	µg/g	25	5	<5
F1 (C6 to C10) minus BTEX	µg/g	25	5	<5
F2 (C10 to C16)	µg/g	10	10	<10
F2 (C10 to C16) minus Naphthalene	µg/g		10	<10
F3 (C16 to C34)	µg/g	240	50	<50
F3 (C16 to C34) minus PAHs	µg/g		50	<50
F4 (C34 to C50)	µg/g	120	50	<50
Gravimetric Heavy Hydrocarbons	µg/g	120	50	NA
Moisture Content	%		0.1	33.8
Surrogate	Unit	Acceptable Limits		
Toluene-d8	%	50-140	110	
Terphenyl	%	60-140	86	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6014144 Results are based on sample dry weight.
The C6-C10 fraction is calculated using toluene response factor.
C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 - C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Analysis performed at AGAT Toronto (unless marked by *)

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Certificate of Analysis

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

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CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Road

ATTENTION TO: Mandy Witteman

SAMPLED BY:

O. Reg. 153(511) - VOCs (with PHC) (Soil)

DATE RECEIVED: 2024-07-17

DATE REPORTED: 2024-07-24

SAMPLE DESCRIPTION: MW101-SS4

SAMPLE TYPE: Soil

DATE SAMPLED: 2024-07-16

Parameter Unit G / S RDL 6014144

Dichlorodifluoromethane	ug/g	0.05	0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05
Trichlorofluoromethane	ug/g	0.25	0.05	<0.05
Acetone	ug/g	0.5	0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05
Methylene Chloride	ug/g	0.05	0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.05	0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.05	0.05	<0.05
1,1-Dichloroethane	ug/g	0.05	0.02	<0.02
Methyl Ethyl Ketone	ug/g	0.5	0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	0.05	0.02	<0.02
Chloroform	ug/g	0.05	0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.05	0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	<0.05
Benzene	ug/g	0.02	0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.03	<0.03
Trichloroethylene	ug/g	0.05	0.03	<0.03
Bromodichloromethane	ug/g	0.05	0.05	<0.05
Methyl Isobutyl Ketone	ug/g	0.5	0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04
Toluene	ug/g	0.2	0.05	<0.05
Dibromochloromethane	ug/g	0.05	0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04
Tetrachloroethylene	ug/g	0.05	0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.04	<0.04
Chlorobenzene	ug/g	0.05	0.05	<0.05
Ethylbenzene	ug/g	0.05	0.05	<0.05
m & p-Xylene	ug/g		0.05	<0.05

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Certificate of Analysis

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

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<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Road

ATTENTION TO: Mandy Witteman

SAMPLED BY:

O. Reg. 153(511) - VOCs (with PHC) (Soil)

DATE RECEIVED: 2024-07-17

DATE REPORTED: 2024-07-24

		SAMPLE DESCRIPTION: MW101-SS4		
		SAMPLE TYPE: Soil		
		DATE SAMPLED: 2024-07-16		
Parameter	Unit	G / S	RDL	6014144
Bromoform	ug/g	0.05	0.05	<0.05
Styrene	ug/g	0.05	0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	<0.05
o-Xylene	ug/g		0.05	<0.05
1,3-Dichlorobenzene	ug/g	0.05	0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.05	0.05	<0.05
1,2-Dichlorobenzene	ug/g	0.05	0.05	<0.05
Xylenes (Total)	ug/g	0.05	0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.05	<0.05
n-Hexane	µg/g	0.05	0.05	<0.05
Moisture Content	%		0.1	33.8
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		110
4-Bromofluorobenzene	% Recovery	50-140		96

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use

Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6014144 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.

Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.

1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.

The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Road

AGAT WORK ORDER: 24Z175126

ATTENTION TO: Mandy Witteman

SAMPLED BY:

Soil Analysis

RPT Date: Jul 24, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE	
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper

O. Reg. 153(511) - ORPs (Soil)

pH, 2:1 CaCl₂ Extraction 6013744 5.39 5.59 3.6% NA 103% 80% 120%

Comments: NA signifies Not Applicable.

pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.

Certified By:



Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Road

AGAT WORK ORDER: 24Z175126

ATTENTION TO: Mandy Witteman

SAMPLED BY:

Trace Organics Analysis

RPT Date: Jul 24, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE				
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - PAHs (Soil)

Naphthalene	6014114		<0.05	<0.05	NA	< 0.05	77%	50%	140%	93%	50%	140%	103%	50%	140%
Acenaphthylene	6014114		<0.05	<0.05	NA	< 0.05	83%	50%	140%	75%	50%	140%	88%	50%	140%
Acenaphthene	6014114		<0.05	<0.05	NA	< 0.05	83%	50%	140%	83%	50%	140%	78%	50%	140%
Fluorene	6014114		<0.05	<0.05	NA	< 0.05	83%	50%	140%	78%	50%	140%	78%	50%	140%
Phenanthrene	6014114		<0.05	<0.05	NA	< 0.05	86%	50%	140%	75%	50%	140%	75%	50%	140%
Anthracene	6014114		<0.05	<0.05	NA	< 0.05	70%	50%	140%	88%	50%	140%	83%	50%	140%
Fluoranthene	6014114		<0.05	<0.05	NA	< 0.05	89%	50%	140%	80%	50%	140%	75%	50%	140%
Pyrene	6014114		<0.05	<0.05	NA	< 0.05	89%	50%	140%	80%	50%	140%	73%	50%	140%
Benzo(a)anthracene	6014114		<0.05	<0.05	NA	< 0.05	89%	50%	140%	90%	50%	140%	85%	50%	140%
Chrysene	6014114		<0.05	<0.05	NA	< 0.05	102%	50%	140%	80%	50%	140%	78%	50%	140%
Benzo(b)fluoranthene	6014114		<0.05	<0.05	NA	< 0.05	88%	50%	140%	98%	50%	140%	108%	50%	140%
Benzo(k)fluoranthene	6014114		<0.05	<0.05	NA	< 0.05	124%	50%	140%	73%	50%	140%	98%	50%	140%
Benzo(a)pyrene	6014114		<0.05	<0.05	NA	< 0.05	102%	50%	140%	75%	50%	140%	80%	50%	140%
Indeno(1,2,3-cd)pyrene	6014114		<0.05	<0.05	NA	< 0.05	107%	50%	140%	73%	50%	140%	88%	50%	140%
Dibenz(a,h)anthracene	6014114		<0.05	<0.05	NA	< 0.05	96%	50%	140%	95%	50%	140%	103%	50%	140%
Benzo(g,h,i)perylene	6014114		<0.05	<0.05	NA	< 0.05	122%	50%	140%	110%	50%	140%	95%	50%	140%

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)

F1 (C6 to C10)	6014375		<5	<5	NA	< 5	121%	60%	140%	113%	60%	140%	90%	60%	140%
F2 (C10 to C16)	6013649		< 10	< 10	NA	< 10	103%	60%	140%	99%	60%	140%	104%	60%	140%
F3 (C16 to C34)	6013649		< 50	< 50	NA	< 50	106%	60%	140%	126%	60%	140%	127%	60%	140%
F4 (C34 to C50)	6013649		< 50	< 50	NA	< 50	66%	60%	140%	119%	60%	140%	101%	60%	140%

O. Reg. 153(511) - VOCs (with PHC) (Soil)

Dichlorodifluoromethane	6014375		<0.05	<0.05	NA	< 0.05	82%	50%	140%	82%	50%	140%	86%	50%	140%
Vinyl Chloride	6014375		<0.02	<0.02	NA	< 0.02	83%	50%	140%	94%	50%	140%	119%	50%	140%
Bromomethane	6014375		<0.05	<0.05	NA	< 0.05	89%	50%	140%	97%	50%	140%	122%	50%	140%
Trichlorofluoromethane	6014375		<0.05	<0.05	NA	< 0.05	74%	50%	140%	83%	50%	140%	96%	50%	140%
Acetone	6014375		<0.50	<0.50	NA	< 0.50	99%	50%	140%	110%	50%	140%	104%	50%	140%
1,1-Dichloroethylene	6014375		<0.05	<0.05	NA	< 0.05	106%	50%	140%	89%	60%	130%	70%	50%	140%
Methylene Chloride	6014375		<0.05	<0.05	NA	< 0.05	97%	50%	140%	97%	60%	130%	91%	50%	140%
Trans- 1,2-Dichloroethylene	6014375		<0.05	<0.05	NA	< 0.05	97%	50%	140%	98%	60%	130%	83%	50%	140%
Methyl tert-butyl Ether	6014375		<0.05	<0.05	NA	< 0.05	99%	50%	140%	105%	60%	130%	106%	50%	140%
1,1-Dichloroethane	6014375		<0.02	<0.02	NA	< 0.02	110%	50%	140%	107%	60%	130%	117%	50%	140%
Methyl Ethyl Ketone	6014375		<0.50	<0.50	NA	< 0.50	101%	50%	140%	110%	50%	140%	98%	50%	140%
Cis- 1,2-Dichloroethylene	6014375		<0.02	<0.02	NA	< 0.02	100%	50%	140%	101%	60%	130%	74%	50%	140%
Chloroform	6014375		<0.04	<0.04	NA	< 0.04	102%	50%	140%	98%	60%	130%	76%	50%	140%
1,2-Dichloroethane	6014375		<0.03	<0.03	NA	< 0.03	104%	50%	140%	106%	60%	130%	79%	50%	140%
1,1,1-Trichloroethane	6014375		<0.05	<0.05	NA	< 0.05	90%	50%	140%	86%	60%	130%	98%	50%	140%
Carbon Tetrachloride	6014375		<0.05	<0.05	NA	< 0.05	89%	50%	140%	85%	60%	130%	65%	50%	140%

Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Road

AGAT WORK ORDER: 24Z175126

ATTENTION TO: Mandy Witteman

SAMPLED BY:

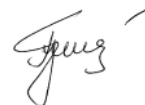
Trace Organics Analysis (Continued)

RPT Date: Jul 24, 2024

RPT Date: Jul 24, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Benzene	6014375		<0.02	<0.02	NA	< 0.02	107%	50%	140%	101%	60%	130%	74%	50%	140%
1,2-Dichloropropane	6014375		<0.03	<0.03	NA	< 0.03	94%	50%	140%	96%	60%	130%	69%	50%	140%
Trichloroethylene	6014375		<0.03	<0.03	NA	< 0.03	102%	50%	140%	96%	60%	130%	71%	50%	140%
Bromodichloromethane	6014375		<0.05	<0.05	NA	< 0.05	90%	50%	140%	92%	60%	130%	65%	50%	140%
Methyl Isobutyl Ketone	6014375		<0.50	<0.50	NA	< 0.50	78%	50%	140%	100%	50%	140%	95%	50%	140%
1,1,2-Trichloroethane	6014375		<0.04	<0.04	NA	< 0.04	107%	50%	140%	103%	60%	130%	107%	50%	140%
Toluene	6014375		<0.05	<0.05	NA	< 0.05	108%	50%	140%	103%	60%	130%	89%	50%	140%
Dibromochloromethane	6014375		<0.05	<0.05	NA	< 0.05	91%	50%	140%	99%	60%	130%	91%	50%	140%
Ethylene Dibromide	6014375		<0.04	<0.04	NA	< 0.04	104%	50%	140%	108%	60%	130%	101%	50%	140%
Tetrachloroethylene	6014375		<0.05	<0.05	NA	< 0.05	106%	50%	140%	107%	60%	130%	100%	50%	140%
1,1,1,2-Tetrachloroethane	6014375		<0.04	<0.04	NA	< 0.04	94%	50%	140%	101%	60%	130%	87%	50%	140%
Chlorobenzene	6014375		<0.05	<0.05	NA	< 0.05	109%	50%	140%	100%	60%	130%	101%	50%	140%
Ethylbenzene	6014375		<0.05	<0.05	NA	< 0.05	101%	50%	140%	104%	60%	130%	93%	50%	140%
m & p-Xylene	6014375		<0.05	<0.05	NA	< 0.05	102%	50%	140%	104%	60%	130%	90%	50%	140%
Bromoform	6014375		<0.05	<0.05	NA	< 0.05	103%	50%	140%	90%	60%	130%	105%	50%	140%
Styrene	6014375		<0.05	<0.05	NA	< 0.05	94%	50%	140%	104%	60%	130%	88%	50%	140%
1,1,2,2-Tetrachloroethane	6014375		<0.05	<0.05	NA	< 0.05	104%	50%	140%	106%	60%	130%	100%	50%	140%
o-Xylene	6014375		<0.05	<0.05	NA	< 0.05	95%	50%	140%	96%	60%	130%	105%	50%	140%
1,3-Dichlorobenzene	6014375		<0.05	<0.05	NA	< 0.05	106%	50%	140%	94%	60%	130%	94%	50%	140%
1,4-Dichlorobenzene	6014375		<0.05	<0.05	NA	< 0.05	105%	50%	140%	101%	60%	130%	101%	50%	140%
1,2-Dichlorobenzene	6014375		<0.05	<0.05	NA	< 0.05	104%	50%	140%	104%	60%	130%	99%	50%	140%
n-Hexane	6014375		<0.05	<0.05	NA	< 0.05	106%	50%	140%	106%	60%	130%	76%	50%	140%

Comments: When the average of the sample and duplicate results is less than 5x the RDL, the Relative Percent Difference (RPD) will be indicated as Not Applicable (NA).

Certified By:





Time Markers

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

ATTENTION TO: Mandy Witteman

Sample ID	Sample Description	Sample Type	Date Sampled	Date Received
6014142	MW101-SS1	Soil	16-JUL-2024	17-JUL-2024

O. Reg. 153(511) - ORPs (Soil)

Parameter	Date Prepared	Date Analyzed	Initials
pH, 2:1 CaCl ₂ Extraction	24-JUL-2024	24-JUL-2024	SB

6014143	MW101-SS2	Soil	16-JUL-2024	17-JUL-2024
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O. Reg. 153(511) - ORPs (Soil)

Parameter	Date Prepared	Date Analyzed	Initials
pH, 2:1 CaCl ₂ Extraction	24-JUL-2024	24-JUL-2024	SB

6014144	MW101-SS4	Soil	16-JUL-2024	17-JUL-2024
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O. Reg. 153(511) - PAHs (Soil)

Parameter	Date Prepared	Date Analyzed	Initials
Naphthalene	23-JUL-2024	23-JUL-2024	NP
Acenaphthylene	23-JUL-2024	23-JUL-2024	NP
Acenaphthene	23-JUL-2024	23-JUL-2024	NP
Fluorene	23-JUL-2024	23-JUL-2024	NP
Phenanthrene	23-JUL-2024	23-JUL-2024	NP
Anthracene	23-JUL-2024	23-JUL-2024	NP
Fluoranthene	23-JUL-2024	23-JUL-2024	NP
Pyrene	23-JUL-2024	23-JUL-2024	NP
Benzo(a)anthracene	23-JUL-2024	23-JUL-2024	NP
Chrysene	23-JUL-2024	23-JUL-2024	NP
Benzo(b)fluoranthene	23-JUL-2024	23-JUL-2024	NP
Benzo(k)fluoranthene	23-JUL-2024	23-JUL-2024	NP
Benzo(a)pyrene	23-JUL-2024	23-JUL-2024	NP
Indeno(1,2,3-cd)pyrene	23-JUL-2024	23-JUL-2024	NP
Dibenz(a,h)anthracene	23-JUL-2024	23-JUL-2024	NP
Benzo(g,h,i)perylene	23-JUL-2024	23-JUL-2024	NP
2-and 1-methyl Naphthalene	23-JUL-2024	23-JUL-2024	SYS
Naphthalene-d8	23-JUL-2024	23-JUL-2024	NP
Acridine-d9	23-JUL-2024	23-JUL-2024	NP
Terphenyl-d14	23-JUL-2024	23-JUL-2024	NP
Moisture Content	22-JUL-2024	22-JUL-2024	SD

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)

Parameter	Date Prepared	Date Analyzed	Initials
F1 (C6 to C10)	23-JUL-2024	23-JUL-2024	CK
F1 (C6 to C10) minus BTEX	23-JUL-2024	23-JUL-2024	SYS



Time Markers

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

ATTENTION TO: Mandy Witteman

Sample ID	Sample Description	Sample Type	Date Sampled	Date Received
6014144	MW101-SS4	Soil	16-JUL-2024	17-JUL-2024

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)

Parameter	Date Prepared	Date Analyzed	Initials
Toluene-d8	23-JUL-2024	23-JUL-2024	CK
F2 (C10 to C16)	23-JUL-2024	23-JUL-2024	SS
F2 (C10 to C16) minus Naphthalene	23-JUL-2024	23-JUL-2024	SYS
F3 (C16 to C34)	23-JUL-2024	23-JUL-2024	SS
F3 (C16 to C34) minus PAHs	23-JUL-2024	23-JUL-2024	SYS
F4 (C34 to C50)	23-JUL-2024	23-JUL-2024	SS
Gravimetric Heavy Hydrocarbons			
Moisture Content	22-JUL-2024	22-JUL-2024	SD
Terphenyl	23-JUL-2024	23-JUL-2024	SS

O. Reg. 153(511) - VOCs (with PHC) (Soil)

Parameter	Date Prepared	Date Analyzed	Initials
Dichlorodifluoromethane	23-JUL-2024	23-JUL-2024	CK
Vinyl Chloride	23-JUL-2024	23-JUL-2024	CK
Bromomethane	23-JUL-2024	23-JUL-2024	CK
Trichlorofluoromethane	23-JUL-2024	23-JUL-2024	CK
Acetone	23-JUL-2024	23-JUL-2024	CK
1,1-Dichloroethylene	23-JUL-2024	23-JUL-2024	CK
Methylene Chloride	23-JUL-2024	23-JUL-2024	CK
Trans- 1,2-Dichloroethylene	23-JUL-2024	23-JUL-2024	CK
Methyl tert-butyl Ether	23-JUL-2024	23-JUL-2024	CK
1,1-Dichloroethane	23-JUL-2024	23-JUL-2024	CK
Methyl Ethyl Ketone	23-JUL-2024	23-JUL-2024	CK
Cis- 1,2-Dichloroethylene	23-JUL-2024	23-JUL-2024	CK
Chloroform	23-JUL-2024	23-JUL-2024	CK
1,2-Dichloroethane	23-JUL-2024	23-JUL-2024	CK
1,1,1-Trichloroethane	23-JUL-2024	23-JUL-2024	CK
Carbon Tetrachloride	23-JUL-2024	23-JUL-2024	CK
Benzene	23-JUL-2024	23-JUL-2024	CK
1,2-Dichloropropane	23-JUL-2024	23-JUL-2024	CK
Trichloroethylene	23-JUL-2024	23-JUL-2024	CK
Bromodichloromethane	23-JUL-2024	23-JUL-2024	CK
Methyl Isobutyl Ketone	23-JUL-2024	23-JUL-2024	CK
1,1,2-Trichloroethane	23-JUL-2024	23-JUL-2024	CK
Toluene	23-JUL-2024	23-JUL-2024	CK
Dibromochloromethane	23-JUL-2024	23-JUL-2024	CK
Ethylene Dibromide	23-JUL-2024	23-JUL-2024	CK
Tetrachloroethylene	23-JUL-2024	23-JUL-2024	CK
1,1,1,2-Tetrachloroethane	23-JUL-2024	23-JUL-2024	CK



Time Markers

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

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FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

ATTENTION TO: Mandy Witteman

Sample ID	Sample Description	Sample Type	Date Sampled	Date Received
6014144	MW101-SS4	Soil	16-JUL-2024	17-JUL-2024

O. Reg. 153(511) - VOCs (with PHC) (Soil)

Parameter	Date Prepared	Date Analyzed	Initials
Chlorobenzene	23-JUL-2024	23-JUL-2024	CK
Ethylbenzene	23-JUL-2024	23-JUL-2024	CK
m & p-Xylene	23-JUL-2024	23-JUL-2024	CK
Bromoform	23-JUL-2024	23-JUL-2024	CK
Styrene	23-JUL-2024	23-JUL-2024	CK
1,1,2,2-Tetrachloroethane	23-JUL-2024	23-JUL-2024	CK
o-Xylene	23-JUL-2024	23-JUL-2024	CK
1,3-Dichlorobenzene	23-JUL-2024	23-JUL-2024	CK
1,4-Dichlorobenzene	23-JUL-2024	23-JUL-2024	CK
1,2-Dichlorobenzene	23-JUL-2024	23-JUL-2024	CK
Xylenes (Total)	23-JUL-2024	23-JUL-2024	SYS
1,3-Dichloropropene (Cis + Trans)	23-JUL-2024	23-JUL-2024	SYS
n-Hexane	23-JUL-2024	23-JUL-2024	CK
Toluene-d8	23-JUL-2024	23-JUL-2024	CK
4-Bromofluorobenzene	23-JUL-2024	23-JUL-2024	CK
Moisture Content	22-JUL-2024	22-JUL-2024	SD

Method Summary

CLIENT NAME: PINCHIN LTD.

AGAT WORK ORDER: 24Z175126

PROJECT: 339662.006

ATTENTION TO: Mandy Witteman

SAMPLING SITE: Conroy Road

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
pH, 2:1 CaCl ₂ Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Road

AGAT WORK ORDER: 24Z175126

ATTENTION TO: Mandy Witteman

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Dichlorodifluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Road

AGAT WORK ORDER: 24Z175126

ATTENTION TO: Mandy Witteman

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Vinyl Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Road

AGAT WORK ORDER: 24Z175126

ATTENTION TO: Mandy Witteman

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
m & p-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene (Cis + Trans)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS



Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Report Information:

Company: Pinchin
Contact: mwhite@pinchin.com
Address: 1111 Hwy 7, Suite 200
Ottawa
Phone: 613 617 5936 Fax: _____
Reports to be sent to:
1. Email: mwhite@pinchin.com
2. Email: ewilson@pinchin.com

Project Information:

Project: 339662-006
Site Location: Conroy Rd
Sampled By: _____
AGAT Quote #: _____ PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Company: Pinchin
Contact: _____
Address: _____
Email: Ap@pinchin.com
Bill To Same: Yes ☒ No ☐

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04

Table Indicate One
☐ Ind/Com
☒ Res/Park
☐ Agriculture

Soil Texture (Check One)

☐ Coarse
☐ Fine

☐ Regulation 406

Table Indicate One
Region

☐ Regulation 558

☐ CCME

☐ Sewer Use

☐ Sanitary ☐ Storm

☐ Prov. Water Quality
Objectives (PWQO)

☐ Other

Indicate One

Is this submission for a
Record of Site Condition?

☐ Yes ☐ No

Report Guideline on
Certificate of Analysis

☐ Yes ☐ No

Sample Matrix Legend

GW Ground Water
O Oil
P Paint
S Soil
SD Sediment
SW Surface Water

Laboratory Use Only

Work Order #: 242175126

Cooler Quantity: one - no ice / packs

Arrival Temperatures: 18.5 18.9 18.7

6.1 15.0 15.3

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: _____

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

☐ 3 Business Days ☐ 2 Business Days ☐ Next Business Day

OR Date Required (Rush Surcharges May Apply): _____

Please provide prior notification for rush TAT
*TAT is exclusive of weekends and statutory holidays

For 'Same Day' analysis, please contact your AGAT CPM

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Field Filtered - Metals, Hg, CrVI, DOC	0. Reg 153	0. Reg 558	0. Reg 406	Potentially Hazardous or High Concentration (Y/N)
1. <u>MW101-SS1</u>	<u>July 16/24</u>	<u>AM</u>	<u>1</u>	<u>S</u>							
2. <u>MW101-SS2</u>	<u>↓</u>	<u>↓</u>	<u>1</u>	<u>↓</u>							
3. <u>MW101-SS4</u>	<u>↓</u>	<u>↓</u>	<u>2</u>	<u>↓</u>							
4.											
5.											
6.											
7.											
8.											
9.											
10.											
11.											

Samples Relinquished By (Print Name and Sign):

Mandy White

Samples Relinquished By (Print Name and Sign):

Anna Wilson

Samples Relinquished By (Print Name and Sign):

Anna Wilson

Date

July 16/24

Date

07/18/24

Date

Time

15h00

Time

Time

Samples Received By (Print Name and Sign):

C. C. C. C.

Samples Received By (Print Name and Sign):

Anna Wilson

Samples Received By (Print Name and Sign):

Anna Wilson

Date

07/17/24

Date

19724

Date

Time

15h35

Time

Time

Page ____ of ____

Nº: T-148143

CLIENT NAME: PINCHIN LTD.
1 HINES ROAD SUITE 200
KANATA, ON K2K 3C7
(613) 592-3387

ATTENTION TO: Mandy Witteman

PROJECT: 339662.006

AGAT WORK ORDER: 24Z188540

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

DATE REPORTED: Sep 05, 2024

PAGES (INCLUDING COVER): 11

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.

Certificate of Analysis

AGAT WORK ORDER: 24Z188540

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Mandy Witteman

SAMPLED BY: EW

O. Reg. 153(511) - PAHs (Soil)

DATE RECEIVED: 2024-08-21

DATE REPORTED: 2024-09-05

		SAMPLE DESCRIPTION: MW102-S3		
		SAMPLE TYPE: Soil		
		DATE SAMPLED: 2024-08-21		
Parameter	Unit	G / S	RDL	6094579
Naphthalene	µg/g	0.09	0.05	<0.05
Acenaphthylene	µg/g	0.093	0.05	<0.05
Acenaphthene	µg/g	0.072	0.05	<0.05
Fluorene	µg/g	0.12	0.05	<0.05
Phenanthrene	µg/g	0.69	0.05	<0.05
Anthracene	µg/g	0.16	0.05	<0.05
Fluoranthene	µg/g	0.56	0.05	<0.05
Pyrene	µg/g	1	0.05	<0.05
Benzo(a)anthracene	µg/g	0.36	0.05	<0.05
Chrysene	µg/g	2.8	0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.47	0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.48	0.05	<0.05
Benzo(a)pyrene	µg/g	0.3	0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.23	0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05
Benzo(g,h,i)perylene	µg/g	0.68	0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	0.59	0.05	<0.05
Moisture Content	%		0.1	30.7
Surrogate	Unit	Acceptable Limits		
Naphthalene-d8	%	50-140	80	
Acridine-d9	%	50-140	80	
Terphenyl-d14	%	50-140	85	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6094579 Results are based on the dry weight of the soil.
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:





Certificate of Analysis

AGAT WORK ORDER: 24Z188540

PROJECT: 339662.006

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CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Mandy Witteman

SAMPLED BY: EW

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)

DATE RECEIVED: 2024-08-21

DATE REPORTED: 2024-09-05

		SAMPLE DESCRIPTION:		MW102-S3
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2024-08-21
Parameter	Unit	G / S	RDL	6094579
F1 (C6 to C10)	µg/g	25	5	<5
F1 (C6 to C10) minus BTEX	µg/g	25	5	<5
F2 (C10 to C16)	µg/g	10	10	<10
F2 (C10 to C16) minus Naphthalene	µg/g		10	<10
F3 (C16 to C34)	µg/g	240	50	<50
F3 (C16 to C34) minus PAHs	µg/g		50	<50
F4 (C34 to C50)	µg/g	120	50	<50
Gravimetric Heavy Hydrocarbons	µg/g	120	50	NA
Moisture Content	%		0.1	30.7
Surrogate	Unit	Acceptable Limits		
Toluene-d8	%	50-140		104
Terphenyl	%	60-140		83

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6094579 Results are based on sample dry weight.
The C6-C10 fraction is calculated using toluene response factor.
C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 - C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24Z188540

PROJECT: 339662.006

5835 COOPERS AVENUE
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<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Mandy Witteman

SAMPLED BY: EW

O. Reg. 153(511) - VOCs (with PHC) (Soil)

DATE RECEIVED: 2024-08-21

DATE REPORTED: 2024-09-05

		SAMPLE DESCRIPTION:		MW102-S3
		SAMPLE TYPE:		Soil
		DATE SAMPLED:		2024-08-21
Parameter	Unit	G / S	RDL	6094579
Dichlorodifluoromethane	ug/g	0.05	0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05
Trichlorofluoromethane	ug/g	0.25	0.05	<0.05
Acetone	ug/g	0.5	0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05
Methylene Chloride	ug/g	0.05	0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.05	0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.05	0.05	<0.05
1,1-Dichloroethane	ug/g	0.05	0.02	<0.02
Methyl Ethyl Ketone	ug/g	0.5	0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	0.05	0.02	<0.02
Chloroform	ug/g	0.05	0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.05	0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	<0.05
Benzene	ug/g	0.02	0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.03	<0.03
Trichloroethylene	ug/g	0.05	0.03	<0.03
Bromodichloromethane	ug/g	0.05	0.05	<0.05
Methyl Isobutyl Ketone	ug/g	0.5	0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04
Toluene	ug/g	0.2	0.05	<0.05
Dibromochloromethane	ug/g	0.05	0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04
Tetrachloroethylene	ug/g	0.05	0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.04	<0.04
Chlorobenzene	ug/g	0.05	0.05	<0.05
Ethylbenzene	ug/g	0.05	0.05	<0.05
m & p-Xylene	ug/g		0.05	<0.05

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24Z188540

PROJECT: 339662.006

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CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Mandy Witteman

SAMPLED BY: EW

O. Reg. 153(511) - VOCs (with PHC) (Soil)

DATE RECEIVED: 2024-08-21

DATE REPORTED: 2024-09-05

SAMPLE DESCRIPTION: MW102-S3				
SAMPLE TYPE: Soil				
DATE SAMPLED: 2024-08-21				
Parameter	Unit	G / S	RDL	6094579
Bromoform	ug/g	0.05	0.05	<0.05
Styrene	ug/g	0.05	0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	<0.05
o-Xylene	ug/g		0.05	<0.05
1,3-Dichlorobenzene	ug/g	0.05	0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.05	0.05	<0.05
1,2-Dichlorobenzene	ug/g	0.05	0.05	<0.05
Xylenes (Total)	ug/g	0.05	0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.05	<0.05
n-Hexane	µg/g	0.05	0.05	<0.05
Moisture Content	%		0.1	30.7
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		104
4-Bromofluorobenzene	% Recovery	50-140		84

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use

Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6094579 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.

Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.

1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.

The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy

AGAT WORK ORDER: 24Z188540

ATTENTION TO: Mandy Witteman

SAMPLED BY: EW

Trace Organics Analysis

RPT Date: Sep 05, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE	
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper

O. Reg. 153(511) - PAHs (Soil)

Naphthalene	6087836		<0.05	<0.05	NA	< 0.05	78%	50%	140%	95%	50%	140%	85%	50%	140%
Acenaphthylene	6087836		<0.05	<0.05	NA	< 0.05	69%	50%	140%	110%	50%	140%	85%	50%	140%
Acenaphthene	6087836		<0.05	<0.05	NA	< 0.05	84%	50%	140%	80%	50%	140%	95%	50%	140%
Fluorene	6087836		<0.05	<0.05	NA	< 0.05	84%	50%	140%	75%	50%	140%	90%	50%	140%
Phenanthrene	6087836		<0.05	<0.05	NA	< 0.05	105%	50%	140%	88%	50%	140%	100%	50%	140%
Anthracene	6087836		<0.05	<0.05	NA	< 0.05	65%	50%	140%	80%	50%	140%	90%	50%	140%
Fluoranthene	6087836		<0.05	<0.05	NA	< 0.05	121%	50%	140%	80%	50%	140%	101%	50%	140%
Pyrene	6087836		<0.05	<0.05	NA	< 0.05	109%	50%	140%	100%	50%	140%	78%	50%	140%
Benzo(a)anthracene	6087836		<0.05	<0.05	NA	< 0.05	103%	50%	140%	98%	50%	140%	95%	50%	140%
Chrysene	6087836		<0.05	<0.05	NA	< 0.05	95%	50%	140%	93%	50%	140%	83%	50%	140%
Benzo(b)fluoranthene	6087836		<0.05	<0.05	NA	< 0.05	89%	50%	140%	78%	50%	140%	88%	50%	140%
Benzo(k)fluoranthene	6087836		<0.05	<0.05	NA	< 0.05	76%	50%	140%	90%	50%	140%	70%	50%	140%
Benzo(a)pyrene	6087836		<0.05	<0.05	NA	< 0.05	63%	50%	140%	80%	50%	140%	70%	50%	140%
Indeno(1,2,3-cd)pyrene	6087836		<0.05	<0.05	NA	< 0.05	66%	50%	140%	93%	50%	140%	75%	50%	140%
Dibenz(a,h)anthracene	6087836		<0.05	<0.05	NA	< 0.05	82%	50%	140%	98%	50%	140%	73%	50%	140%
Benzo(g,h,i)perylene	6087836		<0.05	<0.05	NA	< 0.05	107%	50%	140%	78%	50%	140%	73%	50%	140%

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)

F1 (C6 to C10)	6093320		<5	<5	NA	< 5	133%	60%	140%	121%	60%	140%	84%	60%	140%
F2 (C10 to C16)	6095711		< 10	< 10	NA	< 10	107%	60%	140%	103%	60%	140%	100%	60%	140%
F3 (C16 to C34)	6095711		< 50	< 50	NA	< 50	105%	60%	140%	123%	60%	140%	125%	60%	140%
F4 (C34 to C50)	6095711		< 50	< 50	NA	< 50	77%	60%	140%	107%	60%	140%	91%	60%	140%

O. Reg. 153(511) - VOCs (with PHC) (Soil)

Dichlorodifluoromethane	6093320		<0.05	<0.05	NA	< 0.05	117%	50%	140%	89%	50%	140%	112%	50%	140%
Vinyl Chloride	6093320		<0.02	<0.02	NA	< 0.02	116%	50%	140%	91%	50%	140%	97%	50%	140%
Bromomethane	6093320		<0.05	<0.05	NA	< 0.05	106%	50%	140%	73%	50%	140%	115%	50%	140%
Trichlorofluoromethane	6093320		<0.05	<0.05	NA	< 0.05	94%	50%	140%	87%	50%	140%	84%	50%	140%
Acetone	6093320		<0.50	<0.50	NA	< 0.50	83%	50%	140%	90%	50%	140%	108%	50%	140%
1,1-Dichloroethylene	6093320		<0.05	<0.05	NA	< 0.05	101%	50%	140%	99%	60%	130%	85%	50%	140%
Methylene Chloride	6093320		<0.05	<0.05	NA	< 0.05	99%	50%	140%	88%	60%	130%	103%	50%	140%
Trans- 1,2-Dichloroethylene	6093320		<0.05	<0.05	NA	< 0.05	88%	50%	140%	89%	60%	130%	103%	50%	140%
Methyl tert-butyl Ether	6093320		<0.05	<0.05	NA	< 0.05	78%	50%	140%	93%	60%	130%	86%	50%	140%
1,1-Dichloroethane	6093320		<0.02	<0.02	NA	< 0.02	99%	50%	140%	99%	60%	130%	80%	50%	140%
Methyl Ethyl Ketone	6093320		<0.50	<0.50	NA	< 0.50	111%	50%	140%	91%	50%	140%	96%	50%	140%
Cis- 1,2-Dichloroethylene	6093320		<0.02	<0.02	NA	< 0.02	91%	50%	140%	99%	60%	130%	99%	50%	140%
Chloroform	6093320		<0.04	<0.04	NA	< 0.04	90%	50%	140%	96%	60%	130%	99%	50%	140%
1,2-Dichloroethane	6093320		<0.03	<0.03	NA	< 0.03	74%	50%	140%	81%	60%	130%	95%	50%	140%
1,1,1-Trichloroethane	6093320		<0.05	<0.05	NA	< 0.05	77%	50%	140%	78%	60%	130%	85%	50%	140%
Carbon Tetrachloride	6093320		<0.05	<0.05	NA	< 0.05	67%	50%	140%	66%	60%	130%	92%	50%	140%

Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy

AGAT WORK ORDER: 24Z188540

ATTENTION TO: Mandy Witteman

SAMPLED BY: EW

Trace Organics Analysis (Continued)

RPT Date: Sep 05, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Benzene	6093248		<0.02	<0.02	NA	< 0.02	97%	50%	140%	95%	60%	130%	96%	50%	140%
1,2-Dichloropropane	6093320		<0.03	<0.03	NA	< 0.03	82%	50%	140%	89%	60%	130%	99%	50%	140%
Trichloroethylene	6093320		<0.03	<0.03	NA	< 0.03	90%	50%	140%	87%	60%	130%	92%	50%	140%
Bromodichloromethane	6093320		<0.05	<0.05	NA	< 0.05	72%	50%	140%	64%	60%	130%	79%	50%	140%
Methyl Isobutyl Ketone	6093320		<0.50	<0.50	NA	< 0.50	92%	50%	140%	110%	50%	140%	100%	50%	140%
1,1,2-Trichloroethane	6093320		<0.04	<0.04	NA	< 0.04	101%	50%	140%	94%	60%	130%	87%	50%	140%
Toluene	6093248		<0.05	<0.05	NA	< 0.05	101%	50%	140%	101%	60%	130%	96%	50%	140%
Dibromochloromethane	6093320		<0.05	<0.05	NA	< 0.05	83%	50%	140%	99%	60%	130%	97%	50%	140%
Ethylene Dibromide	6093320		<0.04	<0.04	NA	< 0.04	87%	50%	140%	104%	60%	130%	100%	50%	140%
Tetrachloroethylene	6093320		<0.05	<0.05	NA	< 0.05	103%	50%	140%	106%	60%	130%	93%	50%	140%
1,1,1,2-Tetrachloroethane	6093320		<0.04	<0.04	NA	< 0.04	83%	50%	140%	102%	60%	130%	99%	50%	140%
Chlorobenzene	6093320		<0.05	<0.05	NA	< 0.05	105%	50%	140%	95%	60%	130%	104%	50%	140%
Ethylbenzene	6093248		<0.05	<0.05	NA	< 0.05	97%	50%	140%	109%	60%	130%	88%	50%	140%
m & p-Xylene	6093248		<0.05	<0.05	NA	< 0.05	118%	50%	140%	125%	60%	130%	104%	50%	140%
Bromoform	6093320		<0.05	<0.05	NA	< 0.05	87%	50%	140%	93%	60%	130%	103%	50%	140%
Styrene	6093320		<0.05	<0.05	NA	< 0.05	95%	50%	140%	85%	60%	130%	92%	50%	140%
1,1,2,2-Tetrachloroethane	6093320		<0.05	<0.05	NA	< 0.05	90%	50%	140%	104%	60%	130%	84%	50%	140%
o-Xylene	6093248		<0.05	<0.05	NA	< 0.05	99%	50%	140%	110%	60%	130%	98%	50%	140%
1,3-Dichlorobenzene	6093320		<0.05	<0.05	NA	< 0.05	101%	50%	140%	110%	60%	130%	99%	50%	140%
1,4-Dichlorobenzene	6093320		<0.05	<0.05	NA	< 0.05	96%	50%	140%	99%	60%	130%	91%	50%	140%
1,2-Dichlorobenzene	6093320		<0.05	<0.05	NA	< 0.05	99%	50%	140%	98%	60%	130%	102%	50%	140%
n-Hexane	6093320		<0.05	<0.05	NA	< 0.05	93%	50%	140%	89%	60%	130%	70%	50%	140%

Comments: When the average of the sample and duplicate results is less than 5x the RDL, the Relative Percent Difference (RPD) will be indicated as Not Applicable (NA).

Certified By:



Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy

AGAT WORK ORDER: 24Z188540

ATTENTION TO: Mandy Witteman

SAMPLED BY: EW

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Dichlorodifluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy

AGAT WORK ORDER: 24Z188540

ATTENTION TO: Mandy Witteman

SAMPLED BY: EW

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Vinyl Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy

AGAT WORK ORDER: 24Z188540

ATTENTION TO: Mandy Witteman

SAMPLED BY: EW

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
m & p-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene (Cis + Trans)	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5002	modified from EPA 5035A & EPA 8260D	(P&T)GC/MS



Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Report Information:

Company: Pinchin
Contact: m.willeman@pinchin.com
Address: 1-4th Fl, Suite 200
Phone: 603 617 5936 Fax: _____
Reports to be sent to:
1. Email: See above
2. Email: _____

Project Information:

Project: 339662-006
Site Location: Conroy
Sampled By: EW
AGAT Quote #: _____ PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Company: Pinchin
Contact: Accounts Payable
Address: _____
Email: ap@pinchin.com
Bill To Same: Yes ☐ No ☐

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04

Table Indicate One
☐ Ind/Com
☐ Res/Park
☐ Agriculture

Soil Texture (Check One)

☐ Coarse
☐ Fine

☐ Regulation 406

Table Indicate One
☐ Ind/Com
☐ Res/Park
☐ Agriculture

☐ Regulation 558

☐ CCME

☐ Sewer Use

☐ Sanitary ☐ Storm

☐ Prov. Water Quality
Objectives (PWQO)

☐ Other

Indicate One

Is this submission for a **Record
of Site Condition (RSC)?**

☐ Yes ☒ No

**Report Guideline on
Certificate of Analysis**

☐ Yes ☒ No

Legal Sample ☐

Sample Matrix Legend

GW Ground Water **SD** Sediment
O Oil **SW** Surface Water
P Paint **R** Rock/Shale
S Soil

Laboratory Use Only

Work Order #: 24Z188540

Cooler Quantity: one - no ice packs

Arrival Temperatures: 21.3, 21.4, 21.3

Depot Temperatures: 5.9, 6.0, 6.2

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: LI

Turnaround Time (TAT) Required:

Regular TAT ☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

☐ 3 Business Days ☐ 2 Business Days ☐ Next Business Day

OR Date Required (Rush Surcharges May Apply):

Please provide prior notification for rush TAT
*TAT is exclusive of weekends and statutory holidays

For 'Same Day' analysis, please contact your AGAT CSR

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Field Filtered - Metals, Hg, CrVI, DOC	0. Reg 153	0. Reg 406	0. Reg 558	Potentially Hazardous or High Concentration (Y/N)
1. <u>BH102-S3</u>	<u>Aug. 2/24</u>	<u>AM</u>	<u>2</u>	<u>S</u>							
2.		AM									
3.		PM									
4.		PM									
5.		PM									
6.		PM									
7.		PM									
8.		PM									
9.		PM									
10.		PM									
11.		PM									

Samples Relinquished By (Print Name and Sign): <u>Ester Wilson</u>	Date: <u>2024-08-21</u>	Time: <u>15h00</u>	Samples Received By (Print Name and Sign): <u>C. C. C.</u>	Date: <u>08/21/24</u>	Time: <u>15h15</u>
Samples Relinquished By (Print Name and Sign): <u>C. C. C.</u>	Date: <u>08/22/24</u>	Time: <u>15h00</u>	Samples Received By (Print Name and Sign): <u>...</u>	Date: <u>Aug 23</u>	Time: <u>9h</u>
Samples Relinquished By (Print Name and Sign):	Date:	Time:	Samples Received By (Print Name and Sign):	Date:	Time:

Page 1 of 1

Nº: T-157243

CLIENT NAME: PINCHIN LTD.
1 HINES ROAD SUITE 200
KANATA, ON K2K 3C7
(613) 592-3387

ATTENTION TO: Ester Wilson

PROJECT: 339662.006

AGAT WORK ORDER: 24Z189028

TRACE ORGANICS REVIEWED BY: Pinkal Patel, Report Reviewer

DATE REPORTED: Aug 29, 2024

PAGES (INCLUDING COVER): 11

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

*Notes

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24Z189028

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Ester Wilson

SAMPLED BY: E. Wilson

O. Reg. 153(511) - PAHs (Water)

DATE RECEIVED: 2024-08-23

DATE REPORTED: 2024-08-29

		SAMPLE DESCRIPTION:		MW102-GW
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2024-08-23
Parameter	Unit	G / S	RDL	6098656
Naphthalene	µg/L	7	0.20	<0.20
Acenaphthylene	µg/L	1	0.20	<0.20
Acenaphthene	µg/L	4.1	0.20	<0.20
Fluorene	µg/L	120	0.20	<0.20
Phenanthrene	µg/L	0.1	0.10	<0.10
Anthracene	µg/L	0.1	0.10	<0.10
Fluoranthene	µg/L	0.4	0.20	<0.20
Pyrene	µg/L	0.2	0.20	<0.20
Benzo(a)anthracene	µg/L	0.2	0.20	<0.20
Chrysene	µg/L	0.1	0.10	<0.10
Benzo(b)fluoranthene	µg/L	0.1	0.10	<0.10
Benzo(k)fluoranthene	µg/L	0.1	0.10	<0.10
Benzo(a)pyrene	µg/L	0.01	0.01	<0.01
Indeno(1,2,3-cd)pyrene	µg/L	0.2	0.20	<0.20
Dibenz(a,h)anthracene	µg/L	0.2	0.20	<0.20
Benzo(g,h,i)perylene	µg/L	0.2	0.20	<0.20
2-and 1-methyl Naphthalene	µg/L	2	0.20	<0.20
Sediment				3
Surrogate	Unit	Acceptable Limits		
Naphthalene-d8	%	50-140	100	
Acridine-d9	%	50-140	85	
Terphenyl-d14	%	50-140	90	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6098656 Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.

Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amount

Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&(j)Fluoranthene isomers because the isomers co-elute on the GC column.

2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24Z189028

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
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FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Ester Wilson

SAMPLED BY: E. Wilson

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)

DATE RECEIVED: 2024-08-23

DATE REPORTED: 2024-08-29

		SAMPLE DESCRIPTION:		MW102-GW
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2024-08-23
Parameter	Unit	G / S	RDL	6098656
F1 (C6 to C10)	µg/L	420	25	<25
F1 (C6 to C10) minus BTEX	µg/L	420	25	<25
F2 (C10 to C16)	µg/L	150	100	<100
F2 (C10 to C16) minus Naphthalene	µg/L		100	<100
F3 (C16 to C34)	µg/L	500	100	<100
F3 (C16 to C34) minus PAHs	µg/L		100	<100
F4 (C34 to C50)	µg/L	500	100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA
Sediment				3
Surrogate	Unit	Acceptable Limits		
Toluene-d8	%	50-140	103	
Terphenyl	% Recovery	60-140	67	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6098656 The C6-C10 fraction is calculated using toluene response factor.
C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 - C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.

Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amounts

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 24Z189028

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
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<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Ester Wilson

SAMPLED BY: E. Wilson

O. Reg. 153(511) - VOCs (with PHC) (Water)

DATE RECEIVED: 2024-08-23

DATE REPORTED: 2024-08-29

		SAMPLE DESCRIPTION:		MW102-GW
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2024-08-23
Parameter	Unit	G / S	RDL	6098656
Dichlorodifluoromethane	µg/L	590	0.40	<0.40
Vinyl Chloride	µg/L	0.5	0.17	<0.17
Bromomethane	µg/L	0.89	0.20	<0.20
Trichlorofluoromethane	µg/L	150	0.40	<0.40
Acetone	µg/L	2700	1.0	<1.0
1,1-Dichloroethylene	µg/L	0.5	0.30	<0.30
Methylene Chloride	µg/L	5	0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	<0.20
1,1-Dichloroethane	µg/L	0.5	0.30	<0.30
Methyl Ethyl Ketone	µg/L	400	1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20
Chloroform	µg/L	2	0.20	<0.20
1,2-Dichloroethane	µg/L	0.5	0.20	<0.20
1,1,1-Trichloroethane	µg/L	0.5	0.30	<0.30
Carbon Tetrachloride	µg/L	0.2	0.20	<0.20
Benzene	µg/L	0.5	0.20	<0.20
1,2-Dichloropropane	µg/L	0.5	0.20	<0.20
Trichloroethylene	µg/L	0.5	0.20	<0.20
Bromodichloromethane	µg/L	2	0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	<1.0
1,1,2-Trichloroethane	µg/L	0.5	0.20	<0.20
Toluene	µg/L	0.8	0.20	<0.20
Dibromochloromethane	µg/L	2	0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10
Tetrachloroethylene	µg/L	0.5	0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	<0.10
Chlorobenzene	µg/L	0.5	0.10	<0.10
Ethylbenzene	µg/L	0.5	0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20

Certified By:

Pinkal Patel



Certificate of Analysis

AGAT WORK ORDER: 24Z189028

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy

ATTENTION TO: Ester Wilson

SAMPLED BY: E. Wilson

O. Reg. 153(511) - VOCs (with PHC) (Water)

DATE RECEIVED: 2024-08-23

DATE REPORTED: 2024-08-29

		SAMPLE DESCRIPTION:		MW102-GW
		SAMPLE TYPE:		Water
		DATE SAMPLED:		2024-08-23
Parameter	Unit	G / S	RDL	6098656
Bromoform	µg/L	5	0.10	<0.10
Styrene	µg/L	0.5	0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	0.5	0.10	<0.10
o-Xylene	µg/L		0.10	<0.10
1,3-Dichlorobenzene	µg/L	0.5	0.10	<0.10
1,4-Dichlorobenzene	µg/L	0.5	0.10	<0.10
1,2-Dichlorobenzene	µg/L	0.5	0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30
Xylenes (Total)	µg/L	72	0.20	<0.20
n-Hexane	µg/L	5	0.20	<0.20
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140		103
4-Bromofluorobenzene	% Recovery	50-140		93

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6098656 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

Quality Assurance

CLIENT NAME: PINCHIN LTD.

AGAT WORK ORDER: 24Z189028

PROJECT: 339662.006

ATTENTION TO: Ester Wilson

SAMPLING SITE: Conroy

SAMPLED BY: E. Wilson

Trace Organics Analysis

RPT Date: Aug 29, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE				
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)

F1 (C6 to C10)	6100338		<25	<25	NA	< 25	119%	60%	140%	90%	60%	140%	75%	60%	140%
F2 (C10 to C16)	6092776		<100	<100	NA	< 100	88%	60%	140%	73%	60%	140%	73%	60%	140%
F3 (C16 to C34)	6092776		<100	<100	NA	< 100	92%	60%	140%	111%	60%	140%	77%	60%	140%
F4 (C34 to C50)	6092776		<100	<100	NA	< 100	91%	60%	140%	117%	60%	140%	106%	60%	140%

O. Reg. 153(511) - VOCs (with PHC) (Water)

Dichlorodifluoromethane	6100338		<0.40	<0.40	NA	< 0.40	65%	50%	140%	117%	50%	140%	110%	50%	140%
Vinyl Chloride	6100338		<0.17	<0.17	NA	< 0.17	119%	50%	140%	118%	50%	140%	114%	50%	140%
Bromomethane	6100338		<0.20	<0.20	NA	< 0.20	117%	50%	140%	116%	50%	140%	91%	50%	140%
Trichlorofluoromethane	6100338		<0.40	<0.40	NA	< 0.40	106%	50%	140%	109%	50%	140%	111%	50%	140%
Acetone	6100338		<1.0	<1.0	NA	< 1.0	111%	50%	140%	104%	50%	140%	117%	50%	140%
1,1-Dichloroethylene	6100338		<0.30	<0.30	NA	< 0.30	106%	50%	140%	91%	60%	130%	111%	50%	140%
Methylene Chloride	6100338		<0.30	<0.30	NA	< 0.30	113%	50%	140%	104%	60%	130%	100%	50%	140%
trans- 1,2-Dichloroethylene	6100338		<0.20	<0.20	NA	< 0.20	71%	50%	140%	68%	60%	130%	85%	50%	140%
Methyl tert-butyl ether	6100338		<0.20	<0.20	NA	< 0.20	74%	50%	140%	116%	60%	130%	95%	50%	140%
1,1-Dichloroethane	6100338		<0.30	<0.30	NA	< 0.30	92%	50%	140%	88%	60%	130%	85%	50%	140%
Methyl Ethyl Ketone	6100338		<1.0	<1.0	NA	< 1.0	87%	50%	140%	95%	50%	140%	112%	50%	140%
cis- 1,2-Dichloroethylene	6100338		<0.20	<0.20	NA	< 0.20	92%	50%	140%	94%	60%	130%	90%	50%	140%
Chloroform	6100338		<0.20	<0.20	NA	< 0.20	101%	50%	140%	99%	60%	130%	90%	50%	140%
1,2-Dichloroethane	6100338		<0.20	<0.20	NA	< 0.20	89%	50%	140%	85%	60%	130%	80%	50%	140%
1,1,1-Trichloroethane	6100338		<0.30	<0.30	NA	< 0.30	90%	50%	140%	85%	60%	130%	78%	50%	140%
Carbon Tetrachloride	6100338		<0.20	<0.20	NA	< 0.20	89%	50%	140%	84%	60%	130%	89%	50%	140%
Benzene	6100338		<0.20	<0.20	NA	< 0.20	95%	50%	140%	90%	60%	130%	84%	50%	140%
1,2-Dichloropropane	6100338		<0.20	<0.20	NA	< 0.20	88%	50%	140%	90%	60%	130%	87%	50%	140%
Trichloroethylene	6100338		<0.20	<0.20	NA	< 0.20	90%	50%	140%	89%	60%	130%	89%	50%	140%
Bromodichloromethane	6100338		<0.20	<0.20	NA	< 0.20	97%	50%	140%	99%	60%	130%	95%	50%	140%
Methyl Isobutyl Ketone	6100338		<1.0	<1.0	NA	< 1.0	80%	50%	140%	112%	50%	140%	97%	50%	140%
1,1,2-Trichloroethane	6100338		<0.20	<0.20	NA	< 0.20	118%	50%	140%	118%	60%	130%	117%	50%	140%
Toluene	6100338		0.46	0.48	NA	< 0.20	101%	50%	140%	102%	60%	130%	114%	50%	140%
Dibromochloromethane	6100338		<0.10	<0.10	NA	< 0.10	117%	50%	140%	118%	60%	130%	107%	50%	140%
Ethylene Dibromide	6100338		<0.10	<0.10	NA	< 0.10	111%	50%	140%	116%	60%	130%	112%	50%	140%
Tetrachloroethylene	6100338		<0.20	<0.20	NA	< 0.20	92%	50%	140%	98%	60%	130%	101%	50%	140%
1,1,1,2-Tetrachloroethane	6100338		<0.10	<0.10	NA	< 0.10	119%	50%	140%	112%	60%	130%	106%	50%	140%
Chlorobenzene	6100338		<0.10	<0.10	NA	< 0.10	100%	50%	140%	100%	60%	130%	106%	50%	140%
Ethylbenzene	6100338		<0.10	<0.10	NA	< 0.10	89%	50%	140%	93%	60%	130%	93%	50%	140%
m & p-Xylene	6100338		<0.20	<0.20	NA	< 0.20	91%	50%	140%	95%	60%	130%	97%	50%	140%
Bromoform	6100338		<0.10	<0.10	NA	< 0.10	120%	50%	140%	114%	60%	130%	114%	50%	140%
Styrene	6100338		<0.10	<0.10	NA	< 0.10	86%	50%	140%	87%	60%	130%	95%	50%	140%
1,1,2,2-Tetrachloroethane	6100338		<0.10	<0.10	NA	< 0.10	119%	50%	140%	105%	60%	130%	111%	50%	140%
o-Xylene	6100338		<0.10	<0.10	NA	< 0.10	97%	50%	140%	99%	60%	130%	101%	50%	140%

Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy

AGAT WORK ORDER: 24Z189028

ATTENTION TO: Ester Wilson

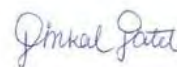
SAMPLED BY: E. Wilson

Trace Organics Analysis (Continued)

RPT Date: Aug 29, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
1,3-Dichlorobenzene	6100338		<0.10	<0.10	NA	< 0.10	93%	50%	140%	96%	60%	130%	97%	50%	140%
1,4-Dichlorobenzene	6100338		<0.10	<0.10	NA	< 0.10	94%	50%	140%	96%	60%	130%	96%	50%	140%
1,2-Dichlorobenzene	6100338		<0.10	<0.10	NA	< 0.10	100%	50%	140%	99%	60%	130%	101%	50%	140%
n-Hexane	6100338		<0.20	<0.20	NA	< 0.20	97%	50%	140%	93%	60%	130%	107%	50%	140%
O. Reg. 153(511) - PAHs (Water)															
Naphthalene	6081463		<0.20	<0.20	NA	< 0.20	111%	50%	140%	86%	50%	140%	101%	50%	140%
Acenaphthylene	6081463		<0.20	<0.20	NA	< 0.20	97%	50%	140%	72%	50%	140%	83%	50%	140%
Acenaphthene	6081463		<0.20	<0.20	NA	< 0.20	90%	50%	140%	72%	50%	140%	79%	50%	140%
Fluorene	6081463		<0.20	<0.20	NA	< 0.20	87%	50%	140%	67%	50%	140%	74%	50%	140%
Phenanthrene	6081463		<0.10	<0.10	NA	< 0.10	74%	50%	140%	83%	50%	140%	83%	50%	140%
Anthracene	6081463		<0.10	<0.10	NA	< 0.10	75%	50%	140%	74%	50%	140%	79%	50%	140%
Fluoranthene	6081463		<0.20	<0.20	NA	< 0.20	84%	50%	140%	85%	50%	140%	71%	50%	140%
Pyrene	6081463		<0.20	<0.20	NA	< 0.20	81%	50%	140%	72%	50%	140%	73%	50%	140%
Benzo(a)anthracene	6081463		<0.20	<0.20	NA	< 0.20	81%	50%	140%	83%	50%	140%	102%	50%	140%
Chrysene	6081463		<0.10	<0.10	NA	< 0.10	99%	50%	140%	85%	50%	140%	107%	50%	140%
Benzo(b)fluoranthene	6081463		<0.10	<0.10	NA	< 0.10	96%	50%	140%	94%	50%	140%	98%	50%	140%
Benzo(k)fluoranthene	6081463		<0.10	<0.10	NA	< 0.10	80%	50%	140%	99%	50%	140%	74%	50%	140%
Benzo(a)pyrene	6081463		<0.01	<0.01	NA	< 0.01	83%	50%	140%	93%	50%	140%	69%	50%	140%
Indeno(1,2,3-cd)pyrene	6081463		<0.20	<0.20	NA	< 0.20	74%	50%	140%	84%	50%	140%	76%	50%	140%
Dibenz(a,h)anthracene	6081463		<0.20	<0.20	NA	< 0.20	76%	50%	140%	65%	50%	140%	67%	50%	140%
Benzo(g,h,i)perylene	6081463		<0.20	<0.20	NA	< 0.20	86%	50%	140%	100%	50%	140%	78%	50%	140%

Comments: When the average of the sample and duplicate results is less than 5x the RDL, the Relative Percent Difference (RPD) will be indicated as Not Applicable (NA).

Certified By:



Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy

AGAT WORK ORDER: 24Z189028

ATTENTION TO: Ester Wilson

SAMPLED BY: E. Wilson

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluorene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Chrysene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Sediment			N/A
F1 (C6 to C10)	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5010	modified from MOE PHC-E3421	P&T GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F4 (C34 to C50)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5010	modified from MOE PHC-E3421	BALANCE
Terphenyl	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Dichlorodifluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy

AGAT WORK ORDER: 24Z189028

ATTENTION TO: Ester Wilson

SAMPLED BY: E. Wilson

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Vinyl Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
trans- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl tert-butyl ether	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
cis- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy

AGAT WORK ORDER: 24Z189028

ATTENTION TO: Ester Wilson

SAMPLED BY: E. Wilson

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
m & p-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS



Laboratory Use Only

Work Order #: 242189028

Cooler Quantity: one - no ice / packs

Arrival Temperatures: 19.0 | 20.0 | 20.0

Depart Temperatures: 23.0 | 23.2 | 23.1

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: mixed in

Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Report Information:

Company: Pinchin

Contact: E. Wilson

Address: 200 Hines Rd
Kanata

Phone: _____ Fax: _____

Reports to be sent to:

1. Email: ewilson } @pinchin.com

2. Email: mwhiteman }

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04 ☐ Regulation 406

Table 1 Indicate One

☐ Ind/Com ☐ Ind/Com

☒ Res/Park ☐ Res/Park

☐ Agriculture ☐ Agriculture

Soil Texture (Check One)

☐ Coarse ☐ Regulation 558

☒ Fine ☐ CCME

☐ Sewer Use

☐ Sanitary ☐ Storm

Region _____

☐ Prov. Water Quality Objectives (PWQO)

☐ Other _____

Indicate One _____

Project Information:

Project: 339662.006

Site Location: Conroy

Sampled By: E. Wilson

AGAT Quote #: _____ PO: _____

Please note: If quotation number is not provided, client will be billed full price for analysis.

Is this submission for a Record of Site Condition (RSC)?

☐ Yes ☒ No

Report Guideline on Certificate of Analysis

☐ Yes ☒ No

Legal Sample ☐

Sample Matrix Legend

GW Ground Water SD Sediment

O Oil SW Surface Water

P Paint R Rock/Shale

S Soil

Invoice Information:

Bill To Same: Yes ☐ No ☐

Company: _____

Contact: Accounts Payable

Address: _____

Email: AP@pinchin.com

Sample Identification		Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Metals	Metals	BTEX, F	VOC	PAHs	PCBs: A	Regulat	pH, Met	EC, SAR	Regulat	mSPLP:	Landfill	TCLP: <input type="checkbox"/>	Corrosi						Potentia
1.	BH102-GW	2024-08-23	AM PM	7	GW	phenols bottle just in case you can use it.				✓	✓	✓															
2.			AM PM																								
3.			AM PM																								
4.			AM PM																								
5.			AM PM																								
6.			AM PM																								
7.			AM PM																								
8.			AM PM																								
9.			AM PM																								
10.			AM PM																								
11.			AM PM																								

Samples Relinquished By (Print Name and Sign): Ester Wilson Ester Wilson

Date: 2024-08-23 Time: 15:00

Samples Relinquished By (Print Name and Sign): CC to Auto

Date: 08/23/24 Time: 15:00

Samples Received By (Print Name and Sign): C. G. Wilson

Date: 08/23/24 Time: 10:10

Samples Received By (Print Name and Sign): T. Wilson

Date: Aug 26 Time: 9:40

Page 1 of 1

Nº: T - 157246

CLIENT NAME: PINCHIN LTD.
1 HINES ROAD SUITE 200
KANATA, ON K2K 3C7
(613) 592-3387

ATTENTION TO: Ester Wilson

PROJECT: 339662.006

AGAT WORK ORDER: 24Z179679

TRACE ORGANICS REVIEWED BY: Radhika Chakraborty, Trace Organics Lab Manager

DATE REPORTED: Sep 05, 2024

PAGES (INCLUDING COVER): 14

VERSION*: 2

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

***Notes**

VERSION 2:V2 issued 2024-09-05. Sample ID updated from BH101-GW to MW101-GW by client request. Supersedes version 1 issued 2024-08-06. (LB)

Disclaimer:

- All work conducted herein has been done using accepted standard protocols, and generally accepted practices and methods. AGAT test methods may incorporate modifications from the specified reference methods to improve performance.
- All samples will be disposed of within 30 days after receipt unless a Long Term Storage Agreement is signed and returned. Some specialty analysis may be exempt, please contact your Client Project Manager for details.
- AGAT's liability in connection with any delay, performance or non-performance of these services is only to the Client and does not extend to any other third party. Unless expressly agreed otherwise in writing, AGAT's liability is limited to the actual cost of the specific analysis or analyses included in the services.
- This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
- The test results reported herewith relate only to the samples as received by the laboratory.
- Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, warranties of merchantability, fitness for a particular purpose, or non-infringement. AGAT assumes no responsibility for any errors or omissions in the guidelines contained in this document.
- All reportable information is available on request from AGAT Laboratories, in accordance with ISO/IEC 17025:2017, ISO/IEC 17025:2005 (Quebec), DR-12-PALA and/or NELAP Standards.
- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
- For environmental samples in the Province of Quebec: The analysis is performed on and results apply to samples as received. A temperature above 6°C upon receipt, as indicated in the Sample Reception Notification (SRN), could indicate the integrity of the samples has been compromised if the delay between sampling and submission to the laboratory could not be minimized.



Certificate of Analysis

AGAT WORK ORDER: 24Z179679

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Rd

ATTENTION TO: Ester Wilson

SAMPLED BY:

O. Reg. 153(511) - PAHs (Water)

DATE RECEIVED: 2024-07-30

DATE REPORTED: 2024-09-05

SAMPLE DESCRIPTION: MW101-GW

SAMPLE TYPE: Water

DATE SAMPLED: 2024-07-30
08:00

Parameter	Unit	G / S	RDL	6041772
Naphthalene	µg/L	7	0.20	<0.20
Acenaphthylene	µg/L	1	0.20	<0.20
Acenaphthene	µg/L	4.1	0.20	<0.20
Fluorene	µg/L	120	0.20	<0.20
Phenanthrene	µg/L	0.1	0.10	<0.10
Anthracene	µg/L	0.1	0.10	<0.10
Fluoranthene	µg/L	0.4	0.20	<0.20
Pyrene	µg/L	0.2	0.20	<0.20
Benzo(a)anthracene	µg/L	0.2	0.20	<0.20
Chrysene	µg/L	0.1	0.10	<0.10
Benzo(b)fluoranthene	µg/L	0.1	0.10	<0.10
Benzo(k)fluoranthene	µg/L	0.1	0.10	<0.10
Benzo(a)pyrene	µg/L	0.01	0.01	<0.01
Indeno(1,2,3-cd)pyrene	µg/L	0.2	0.20	<0.20
Dibenz(a,h)anthracene	µg/L	0.2	0.20	<0.20
Benzo(g,h,i)perylene	µg/L	0.2	0.20	<0.20
2-and 1-methyl Naphthalene	µg/L	2	0.20	<0.20
Sediment				1

Surrogate	Unit	Acceptable Limits	
Naphthalene-d8	%	50-140	95
Acridine-d9	%	50-140	110
Terphenyl-d14	%	50-140	75

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6041772 Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.

Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amount

Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&(j)Fluoranthene isomers because the isomers co-elute on the GC column.

2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 24Z179679

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Rd

ATTENTION TO: Ester Wilson

SAMPLED BY:

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)

DATE RECEIVED: 2024-07-30

DATE REPORTED: 2024-09-05

SAMPLE DESCRIPTION: MW101-GW

SAMPLE TYPE: Water

DATE SAMPLED: 2024-07-30
08:00

Parameter	Unit	G / S	RDL	6041772
F1 (C6 to C10)	µg/L	420	25	<25
F1 (C6 to C10) minus BTEX	µg/L	420	25	<25
F2 (C10 to C16)	µg/L	150	100	<100
F2 (C10 to C16) minus Naphthalene	µg/L		100	<100
F3 (C16 to C34)	µg/L	500	100	<100
F3 (C16 to C34) minus PAHs	µg/L		100	<100
F4 (C34 to C50)	µg/L	500	100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA
Sediment				1
Surrogate	Unit	Acceptable Limits		
Toluene-d8	%	50-140	99	
Terphenyl	% Recovery	60-140	101	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6041772 The C6-C10 fraction is calculated using toluene response factor.
C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 - C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.
Legend: 1 = no sediment present; 2 = sediment present; 3 = sediment present in trace amounts

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 24Z179679

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Rd

ATTENTION TO: Ester Wilson

SAMPLED BY:

O. Reg. 153(511) - VOCs (with PHC) (Water)

DATE RECEIVED: 2024-07-30

DATE REPORTED: 2024-09-05

SAMPLE DESCRIPTION: MW101-GW

SAMPLE TYPE: Water

DATE SAMPLED: 2024-07-30
08:00

Parameter	Unit	G / S	RDL	6041772
Dichlorodifluoromethane	µg/L	590	0.40	<0.40
Vinyl Chloride	µg/L	0.5	0.17	<0.17
Bromomethane	µg/L	0.89	0.20	<0.20
Trichlorofluoromethane	µg/L	150	0.40	<0.40
Acetone	µg/L	2700	1.0	<1.0
1,1-Dichloroethylene	µg/L	0.5	0.30	<0.30
Methylene Chloride	µg/L	5	0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20
Methyl tert-butyl ether	µg/L	15	0.20	<0.20
1,1-Dichloroethane	µg/L	0.5	0.30	<0.30
Methyl Ethyl Ketone	µg/L	400	1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20
Chloroform	µg/L	2	0.20	<0.20
1,2-Dichloroethane	µg/L	0.5	0.20	<0.20
1,1,1-Trichloroethane	µg/L	0.5	0.30	<0.30
Carbon Tetrachloride	µg/L	0.2	0.20	<0.20
Benzene	µg/L	0.5	0.20	<0.20
1,2-Dichloropropane	µg/L	0.5	0.20	<0.20
Trichloroethylene	µg/L	0.5	0.20	<0.20
Bromodichloromethane	µg/L	2	0.20	<0.20
Methyl Isobutyl Ketone	µg/L	640	1.0	<1.0
1,1,2-Trichloroethane	µg/L	0.5	0.20	<0.20
Toluene	µg/L	0.8	0.20	<0.20
Dibromochloromethane	µg/L	2	0.10	<0.10
Ethylene Dibromide	µg/L	0.2	0.10	<0.10
Tetrachloroethylene	µg/L	0.5	0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	1.1	0.10	<0.10
Chlorobenzene	µg/L	0.5	0.10	<0.10
Ethylbenzene	µg/L	0.5	0.10	<0.10

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 24Z179679

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

SAMPLING SITE: Conroy Rd

ATTENTION TO: Ester Wilson

SAMPLED BY:

O. Reg. 153(511) - VOCs (with PHC) (Water)

DATE RECEIVED: 2024-07-30

DATE REPORTED: 2024-09-05

SAMPLE DESCRIPTION: MW101-GW

SAMPLE TYPE: Water

DATE SAMPLED: 2024-07-30
08:00

Parameter	Unit	G / S	RDL	6041772
m & p-Xylene	µg/L		0.20	<0.20
Bromoform	µg/L	5	0.10	<0.10
Styrene	µg/L	0.5	0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	0.5	0.10	<0.10
o-Xylene	µg/L		0.10	<0.10
1,3-Dichlorobenzene	µg/L	0.5	0.10	<0.10
1,4-Dichlorobenzene	µg/L	0.5	0.10	<0.10
1,2-Dichlorobenzene	µg/L	0.5	0.10	<0.10
1,3-Dichloropropene	µg/L	0.5	0.30	<0.30
Xylenes (Total)	µg/L	72	0.20	<0.20
n-Hexane	µg/L	5	0.20	<0.20
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	50-140	99	
4-Bromofluorobenzene	% Recovery	50-140	95	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Ground Water - All Types of Property Uses
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6041772 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty

Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Rd

AGAT WORK ORDER: 24Z179679

ATTENTION TO: Ester Wilson

SAMPLED BY:

Trace Organics Analysis

RPT Date: Sep 05, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE			MATRIX SPIKE			
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - PAHs (Water)

Naphthalene	6037910		<0.20	<0.20	NA	< 0.20	101%	50%	140%	95%	50%	140%	108%	50%	140%
Acenaphthylene	6037910		<0.20	<0.20	NA	< 0.20	96%	50%	140%	89%	50%	140%	81%	50%	140%
Acenaphthene	6037910		<0.20	<0.20	NA	< 0.20	90%	50%	140%	95%	50%	140%	91%	50%	140%
Fluorene	6037910		<0.20	<0.20	NA	< 0.20	89%	50%	140%	95%	50%	140%	91%	50%	140%
Phenanthrene	6037910		<0.10	<0.10	NA	< 0.10	89%	50%	140%	98%	50%	140%	95%	50%	140%
Anthracene	6037910		<0.10	<0.10	NA	< 0.10	71%	50%	140%	95%	50%	140%	92%	50%	140%
Fluoranthene	6037910		<0.20	<0.20	NA	< 0.20	92%	50%	140%	99%	50%	140%	100%	50%	140%
Pyrene	6037910		<0.20	<0.20	NA	< 0.20	91%	50%	140%	99%	50%	140%	100%	50%	140%
Benzo(a)anthracene	6037910		<0.20	<0.20	NA	< 0.20	75%	50%	140%	73%	50%	140%	79%	50%	140%
Chrysene	6037910		<0.10	<0.10	NA	< 0.10	111%	50%	140%	99%	50%	140%	113%	50%	140%
Benzo(b)fluoranthene	6037910		<0.10	<0.10	NA	< 0.10	71%	50%	140%	102%	50%	140%	86%	50%	140%
Benzo(k)fluoranthene	6037910		<0.10	<0.10	NA	< 0.10	80%	50%	140%	106%	50%	140%	91%	50%	140%
Benzo(a)pyrene	6037910		<0.01	<0.01	NA	< 0.01	82%	50%	140%	91%	50%	140%	89%	50%	140%
Indeno(1,2,3-cd)pyrene	6037910		<0.20	<0.20	NA	< 0.20	83%	50%	140%	85%	50%	140%	88%	50%	140%
Dibenz(a,h)anthracene	6037910		<0.20	<0.20	NA	< 0.20	74%	50%	140%	97%	50%	140%	92%	50%	140%
Benzo(g,h,i)perylene	6037910		<0.20	<0.20	NA	< 0.20	98%	50%	140%	88%	50%	140%	108%	50%	140%

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)

F1 (C6 to C10)	6041772 6041772	<25	<25	NA	< 25	84%	60%	140%	94%	60%	140%	98%	60%	140%
F2 (C10 to C16)	6031604	< 100	< 100	NA	< 100	114%	60%	140%	68%	60%	140%	83%	60%	140%
F3 (C16 to C34)	6031604	< 100	< 100	NA	< 100	98%	60%	140%	75%	60%	140%	80%	60%	140%
F4 (C34 to C50)	6031604	< 100	< 100	NA	< 100	72%	60%	140%	100%	60%	140%	111%	60%	140%

O. Reg. 153(511) - VOCs (with PHC) (Water)

Dichlorodifluoromethane	6041772 6041772	<0.40	<0.40	NA	< 0.40	71%	50%	140%	117%	50%	140%	118%	50%	140%
Vinyl Chloride	6041772 6041772	<0.17	<0.17	NA	< 0.17	93%	50%	140%	116%	50%	140%	114%	50%	140%
Bromomethane	6041772 6041772	<0.20	<0.20	NA	< 0.20	112%	50%	140%	112%	50%	140%	95%	50%	140%
Trichlorofluoromethane	6041772 6041772	<0.40	<0.40	NA	< 0.40	76%	50%	140%	95%	50%	140%	91%	50%	140%
Acetone	6041772 6041772	<1.0	<1.0	NA	< 1.0	112%	50%	140%	114%	50%	140%	107%	50%	140%
1,1-Dichloroethylene	6041772 6041772	<0.30	<0.30	NA	< 0.30	105%	50%	140%	83%	60%	130%	87%	50%	140%
Methylene Chloride	6041772 6041772	<0.30	<0.30	NA	< 0.30	111%	50%	140%	98%	60%	130%	115%	50%	140%
trans- 1,2-Dichloroethylene	6041772 6041772	<0.20	<0.20	NA	< 0.20	86%	50%	140%	71%	60%	130%	107%	50%	140%
Methyl tert-butyl ether	6041772 6041772	<0.20	<0.20	NA	< 0.20	97%	50%	140%	85%	60%	130%	77%	50%	140%
1,1-Dichloroethane	6041772 6041772	<0.30	<0.30	NA	< 0.30	99%	50%	140%	62%	60%	130%	109%	50%	140%
Methyl Ethyl Ketone	6041772 6041772	<1.0	<1.0	NA	< 1.0	107%	50%	140%	97%	50%	140%	71%	50%	140%
cis- 1,2-Dichloroethylene	6041772 6041772	<0.20	<0.20	NA	< 0.20	99%	50%	140%	87%	60%	130%	110%	50%	140%
Chloroform	6041772 6041772	<0.20	<0.20	NA	< 0.20	99%	50%	140%	90%	60%	130%	103%	50%	140%
1,2-Dichloroethane	6041772 6041772	<0.20	<0.20	NA	< 0.20	99%	50%	140%	90%	60%	130%	98%	50%	140%
1,1,1-Trichloroethane	6041772 6041772	<0.30	<0.30	NA	< 0.30	67%	50%	140%	64%	60%	130%	68%	50%	140%
Carbon Tetrachloride	6041772 6041772	<0.20	<0.20	NA	< 0.20	68%	50%	140%	65%	60%	130%	69%	50%	140%

Quality Assurance

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Rd

AGAT WORK ORDER: 24Z179679

ATTENTION TO: Ester Wilson

SAMPLED BY:

Trace Organics Analysis (Continued)

RPT Date: Sep 05, 2024			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Benzene	6041772	6041772	<0.20	<0.20	NA	< 0.20	106%	50%	140%	89%	60%	130%	97%	50%	140%
1,2-Dichloropropane	6041772	6041772	<0.20	<0.20	NA	< 0.20	82%	50%	140%	77%	60%	130%	86%	50%	140%
Trichloroethylene	6041772	6041772	<0.20	<0.20	NA	< 0.20	101%	50%	140%	83%	60%	130%	112%	50%	140%
Bromodichloromethane	6041772	6041772	<0.20	<0.20	NA	< 0.20	86%	50%	140%	79%	60%	130%	92%	50%	140%
Methyl Isobutyl Ketone	6041772	6041772	<1.0	<1.0	NA	< 1.0	95%	50%	140%	92%	50%	140%	90%	50%	140%
1,1,2-Trichloroethane	6041772	6041772	<0.20	<0.20	NA	< 0.20	106%	50%	140%	106%	60%	130%	111%	50%	140%
Toluene	6041772	6041772	<0.20	<0.20	NA	< 0.20	113%	50%	140%	102%	60%	130%	113%	50%	140%
Dibromochloromethane	6041772	6041772	<0.10	<0.10	NA	< 0.10	84%	50%	140%	82%	60%	130%	91%	50%	140%
Ethylene Dibromide	6041772	6041772	<0.10	<0.10	NA	< 0.10	100%	50%	140%	95%	60%	130%	104%	50%	140%
Tetrachloroethylene	6041772	6041772	<0.20	<0.20	NA	< 0.20	96%	50%	140%	89%	60%	130%	100%	50%	140%
1,1,1,2-Tetrachloroethane	6041772	6041772	<0.10	<0.10	NA	< 0.10	81%	50%	140%	79%	60%	130%	90%	50%	140%
Chlorobenzene	6041772	6041772	<0.10	<0.10	NA	< 0.10	107%	50%	140%	98%	60%	130%	108%	50%	140%
Ethylbenzene	6041772	6041772	<0.10	<0.10	NA	< 0.10	91%	50%	140%	84%	60%	130%	96%	50%	140%
m & p-Xylene	6041772	6041772	<0.20	<0.20	NA	< 0.20	93%	50%	140%	87%	60%	130%	100%	50%	140%
Bromoform	6041772	6041772	<0.10	<0.10	NA	< 0.10	92%	50%	140%	91%	60%	130%	97%	50%	140%
Styrene	6041772	6041772	<0.10	<0.10	NA	< 0.10	84%	50%	140%	79%	60%	130%	87%	50%	140%
1,1,2,2-Tetrachloroethane	6041772	6041772	<0.10	<0.10	NA	< 0.10	103%	50%	140%	110%	60%	130%	110%	50%	140%
o-Xylene	6041772	6041772	<0.10	<0.10	NA	< 0.10	108%	50%	140%	100%	60%	130%	113%	50%	140%
1,3-Dichlorobenzene	6041772	6041772	<0.10	<0.10	NA	< 0.10	98%	50%	140%	95%	60%	130%	105%	50%	140%
1,4-Dichlorobenzene	6041772	6041772	<0.10	<0.10	NA	< 0.10	105%	50%	140%	103%	60%	130%	112%	50%	140%
1,2-Dichlorobenzene	6041772	6041772	<0.10	<0.10	NA	< 0.10	113%	50%	140%	108%	60%	130%	116%	50%	140%
n-Hexane	6041772	6041772	<0.20	<0.20	NA	< 0.20	88%	50%	140%	90%	60%	130%	73%	50%	140%

Comments: When the average of the sample and duplicate results is less than 5x the RDL, the Relative Percent Difference (RPD) will be indicated as Not Applicable (NA).

Certified By:

R. Chakraborty



Time Markers

AGAT WORK ORDER: 24Z179679

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

ATTENTION TO: Ester Wilson

Sample ID	Sample Description	Sample Type	Date Sampled	Date Received
6041772	MW101-GW	Water	30-JUL-2024	30-JUL-2024

O. Reg. 153(511) - PAHs (Water)

Parameter	Date Prepared	Date Analyzed	Initials
Naphthalene	06-AUG-2024	06-AUG-2024	NP
Acenaphthylene	06-AUG-2024	06-AUG-2024	NP
Acenaphthene	06-AUG-2024	06-AUG-2024	NP
Fluorene	06-AUG-2024	06-AUG-2024	NP
Phenanthrene	06-AUG-2024	06-AUG-2024	NP
Anthracene	06-AUG-2024	06-AUG-2024	NP
Fluoranthene	06-AUG-2024	06-AUG-2024	NP
Pyrene	06-AUG-2024	06-AUG-2024	NP
Benzo(a)anthracene	06-AUG-2024	06-AUG-2024	NP
Chrysene	06-AUG-2024	06-AUG-2024	NP
Benzo(b)fluoranthene	06-AUG-2024	06-AUG-2024	NP
Benzo(k)fluoranthene	06-AUG-2024	06-AUG-2024	NP
Benzo(a)pyrene	06-AUG-2024	06-AUG-2024	NP
Indeno(1,2,3-cd)pyrene	06-AUG-2024	06-AUG-2024	NP
Dibenz(a,h)anthracene	06-AUG-2024	06-AUG-2024	NP
Benzo(g,h,i)perylene	06-AUG-2024	06-AUG-2024	NP
2-and 1-methyl Naphthalene	06-AUG-2024	06-AUG-2024	SYS
Naphthalene-d8	06-AUG-2024	06-AUG-2024	NP
Acridine-d9	06-AUG-2024	06-AUG-2024	NP
Terphenyl-d14	06-AUG-2024	06-AUG-2024	NP
Sediment	01-AUG-2024	01-AUG-2024	NH

O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Water)

Parameter	Date Prepared	Date Analyzed	Initials
F1 (C6 to C10)	01-AUG-2024	01-AUG-2024	MK
F1 (C6 to C10) minus BTEX	01-AUG-2024	01-AUG-2024	SYS
Toluene-d8	01-AUG-2024	01-AUG-2024	MK
F2 (C10 to C16)	01-AUG-2024	01-AUG-2024	SS
F2 (C10 to C16) minus Naphthalene	06-AUG-2024	06-AUG-2024	SYS
F3 (C16 to C34)	01-AUG-2024	01-AUG-2024	SS
F3 (C16 to C34) minus PAHs	06-AUG-2024	06-AUG-2024	SYS
F4 (C34 to C50)	01-AUG-2024	01-AUG-2024	SS
Gravimetric Heavy Hydrocarbons			
Terphenyl	01-AUG-2024	01-AUG-2024	SS
Sediment	01-AUG-2024	01-AUG-2024	NH

O. Reg. 153(511) - VOCs (with PHC) (Water)

Parameter	Date Prepared	Date Analyzed	Initials
Dichlorodifluoromethane	01-AUG-2024	01-AUG-2024	MK



Time Markers

AGAT WORK ORDER: 24Z179679

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

ATTENTION TO: Ester Wilson

Sample ID	Sample Description	Sample Type	Date Sampled	Date Received
6041772	MW101-GW	Water	30-JUL-2024	30-JUL-2024

O. Reg. 153(511) - VOCs (with PHC) (Water)

Parameter	Date Prepared	Date Analyzed	Initials
Vinyl Chloride	01-AUG-2024	01-AUG-2024	MK
Bromomethane	01-AUG-2024	01-AUG-2024	MK
Trichlorofluoromethane	01-AUG-2024	01-AUG-2024	MK
Acetone	01-AUG-2024	01-AUG-2024	MK
1,1-Dichloroethylene	01-AUG-2024	01-AUG-2024	MK
Methylene Chloride	01-AUG-2024	01-AUG-2024	MK
trans- 1,2-Dichloroethylene	01-AUG-2024	01-AUG-2024	MK
Methyl tert-butyl ether	01-AUG-2024	01-AUG-2024	MK
1,1-Dichloroethane	01-AUG-2024	01-AUG-2024	MK
Methyl Ethyl Ketone	01-AUG-2024	01-AUG-2024	MK
cis- 1,2-Dichloroethylene	01-AUG-2024	01-AUG-2024	MK
Chloroform	01-AUG-2024	01-AUG-2024	MK
1,2-Dichloroethane	01-AUG-2024	01-AUG-2024	MK
1,1,1-Trichloroethane	01-AUG-2024	01-AUG-2024	MK
Carbon Tetrachloride	01-AUG-2024	01-AUG-2024	MK
Benzene	01-AUG-2024	01-AUG-2024	MK
1,2-Dichloropropane	01-AUG-2024	01-AUG-2024	MK
Trichloroethylene	01-AUG-2024	01-AUG-2024	MK
Bromodichloromethane	01-AUG-2024	01-AUG-2024	MK
Methyl Isobutyl Ketone	01-AUG-2024	01-AUG-2024	MK
1,1,2-Trichloroethane	01-AUG-2024	01-AUG-2024	MK
Toluene	01-AUG-2024	01-AUG-2024	MK
Dibromochloromethane	01-AUG-2024	01-AUG-2024	MK
Ethylene Dibromide	01-AUG-2024	01-AUG-2024	MK
Tetrachloroethylene	01-AUG-2024	01-AUG-2024	MK
1,1,1,2-Tetrachloroethane	01-AUG-2024	01-AUG-2024	MK
Chlorobenzene	01-AUG-2024	01-AUG-2024	MK
Ethylbenzene	01-AUG-2024	01-AUG-2024	MK
m & p-Xylene	01-AUG-2024	01-AUG-2024	MK
Bromoform	01-AUG-2024	01-AUG-2024	MK
Styrene	01-AUG-2024	01-AUG-2024	MK
1,1,2,2-Tetrachloroethane	01-AUG-2024	01-AUG-2024	MK
o-Xylene	01-AUG-2024	01-AUG-2024	MK
1,3-Dichlorobenzene	01-AUG-2024	01-AUG-2024	MK
1,4-Dichlorobenzene	01-AUG-2024	01-AUG-2024	MK
1,2-Dichlorobenzene	01-AUG-2024	01-AUG-2024	MK
1,3-Dichloropropene	01-AUG-2024	01-AUG-2024	SYS
Xylenes (Total)	01-AUG-2024	01-AUG-2024	SYS
n-Hexane	01-AUG-2024	01-AUG-2024	MK



Time Markers

AGAT WORK ORDER: 24Z179679

PROJECT: 339662.006

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: PINCHIN LTD.

ATTENTION TO: Ester Wilson

Sample ID	Sample Description	Sample Type	Date Sampled	Date Received
6041772	MW101-GW	Water	30-JUL-2024	30-JUL-2024

O. Reg. 153(511) - VOCs (with PHC) (Water)

Parameter	Date Prepared	Date Analyzed	Initials
Toluene-d8	01-AUG-2024	01-AUG-2024	MK
4-Bromofluorobenzene	01-AUG-2024	01-AUG-2024	MK

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Rd

AGAT WORK ORDER: 24Z179679

ATTENTION TO: Ester Wilson

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluorene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Chrysene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5105	modified from EPA 3510C and EPA 8270E	GC/MS
Sediment			N/A
F1 (C6 to C10)	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5010	modified from MOE PHC-E3421	P&T GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F2 (C10 to C16) minus Naphthalene	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F4 (C34 to C50)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Gravimetric Heavy Hydrocarbons	VOL-91-5010	modified from MOE PHC-E3421	BALANCE
Terphenyl	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Dichlorodifluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Rd

AGAT WORK ORDER: 24Z179679

ATTENTION TO: Ester Wilson

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Vinyl Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
trans- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl tert-butyl ether	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
cis- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: PINCHIN LTD.

PROJECT: 339662.006

SAMPLING SITE: Conroy Rd

AGAT WORK ORDER: 24Z179679

ATTENTION TO: Ester Wilson

SAMPLED BY:

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
m & p-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS



Chain of Custody Record

If this is a Drinking Water sample, please use Drinking Water Chain of Custody Form (potable water consumed by humans)

Report Information:

Company: Pinchin
Contact: E. Wilson
Address: 1-Hines Rd
Kanata, ON
Phone: _____ Fax: _____
Reports to be sent to:
1. Email: ewilson } @pinchin.com
2. Email: mwittman }

Project Information:

Project: 339662-006
Site Location: Conroy Rd.
Sampled By: _____
AGAT Quote #: _____ PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information:

Bill To Same: Yes ☐ No ☐

Company: _____
Contact: Accounts Payable
Address: AP@pinchin.com
Email: _____

Regulatory Requirements:

(Please check all applicable boxes)

☒ Regulation 153/04

Table Indicate One

☐ Ind/Com

☒ Res/Park

☐ Agriculture

Soil Texture (Check One)

☒ Coarse

☐ Fine

☐ Regulation 406

Table Indicate One

☐ Ind/Com

☐ Res/Park

☐ Agriculture

☐ Regulation 558

☐ CCME

☐ Sewer Use

☐ Sanitary

☐ Storm

Region

☐ Prov. Water Quality Objectives (PWQO)

☐ Other

Indicate One

Is this submission for a Record of Site Condition (RSC)?

☐ Yes

☐ No

Report Guideline on Certificate of Analysis

☐ Yes

☐ No

Legal Sample ☐

Sample Matrix Legend

GW Ground Water SD Sediment
O Oil SW Surface Water
P Paint R Rock/Shale
S Soil

Laboratory Use Only

Work Order #: 242179679

Cooler Quantity: one - no ice packs

Arrival Temperatures: 3.1 13.2 13.8

Depot Temperatures: 20.8 20.4 20.6

Custody Seal Intact: ☐ Yes ☐ No ☐ N/A

Notes: B I

Turnaround Time (TAT) Required:

Regular TAT

☒ 5 to 7 Business Days

Rush TAT (Rush Surcharges Apply)

☐ 3 Business Days

☐ 2 Business Days

☐ Next Business Day

OR Date Required (Rush Surcharges May Apply):

Please provide prior notification for rush TAT
*TAT is exclusive of weekends and statutory holidays

For 'Same Day' analysis, please contact your AGAT CSR

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	F Y / N	Metals	Metals	BTEX, F	VOC	PAHs	PCBs: An	Regulate pH, Metals	EC, SAR	Regulate mSPLP: P	Landfill TOLP: <input type="checkbox"/>	Corrosiv							Potential
1. BH101-GW	July 30	8:00 AM	7	GW					✓	✓	✓													
2.		AM																						
3.		AM																						
4.		AM																						
5.		AM																						
6.		AM																						
7.		AM																						
8.		AM																						
9.		AM																						
10.		AM																						
11.		AM																						

Samples Relinquished By (Print Name and Sign): <u>Ester Wilson</u>	Date: <u>30/07/2024</u>	Time: <u>8:37 AM</u>	Samples Received By (Print Name and Sign): <u>C. Gifford</u>	Date: <u>07/30/2024</u>	Time: <u>8:35 AM</u>
Samples Relinquished By (Print Name and Sign): <u>C. Gifford</u>	Date: <u>07/30/2024</u>	Time: <u>1:50 PM</u>	Samples Received By (Print Name and Sign): <u>C. Gifford</u>	Date: <u>07/30/2024</u>	Time: <u>8:35 AM</u>
Samples Relinquished By (Print Name and Sign): <u>C. Gifford</u>	Date: <u>07/30/2024</u>	Time: <u>1:50 PM</u>	Samples Received By (Print Name and Sign): <u>C. Gifford</u>	Date: <u>07/30/2024</u>	Time: <u>8:35 AM</u>

Page 1 of 1

N^o: T-157232