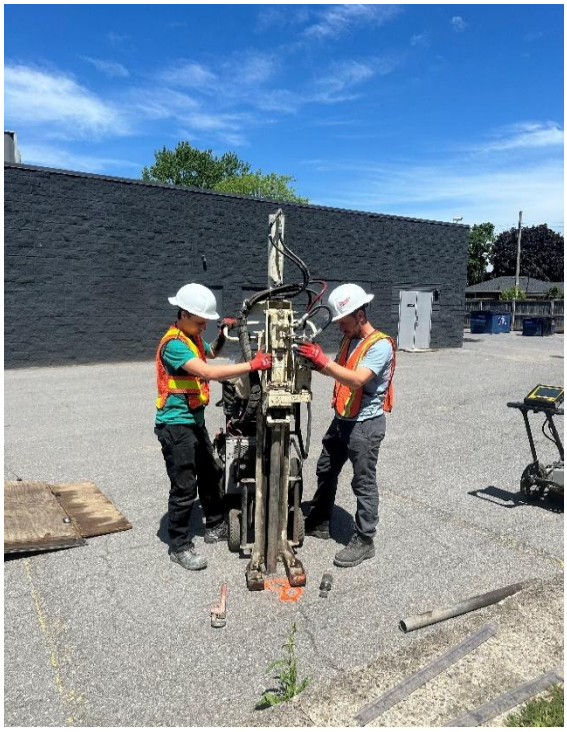
RESTER MANAGEMENT.
ENVIRONMENTAL SITE ASSESSMENT (ESA) – PHASE II
Property located at 240 Bank Street in Ottawa, On
O/Ref.: 18565



Prepared by:

Ryanne Boudjemia, M. Ing
Environmental Project Manager

Reviewed and approved by:

Bruce Malka, B. Eng.
Geo-Environmental Director

SEPTEMBER 2025

September 16, 2025

Mr. Nitanel Deitcher
RESTER MANAGEMENTS.
1117 Ste-Catherine West
Montreal (Quebec)
H3B 1H9

RE: **ENVIRONMENTAL SITE ASSESSMENT (ESA) – PHASE II**
Commercial building
Property located at 240 Bank Street in Ottawa, On

O/Ref.: 18565

We are pleased to present you with our report for the Environmental Site Assessment (ESA) – Phase II that was carried out on the above-mentioned property.

The ESA – Phase II study was completed in accordance with the requirements of the Ontario Regulation 153/04 (Records of Site Condition), under the Environmental Protection Act, R.S.O. 1990, c. E.19, as amended. The study contains a description of the field work completed, a Site location plan, a survey location plan, our field observations and work methodology, a summary of field results, as well as our recommendations and conclusions concerning the contamination status of the Property.

We thank you for giving us the opportunity to serve you and hope to engage into future collaborations.

Trusting everything is to your complete satisfaction, we remain yours truly.

ORTAM

Bruce Malka, Eng.
Geo-Environmental Director

SUMMARY

Mr. Deitcher of the company **RESTER MANAGEMENT.** mandated ORTAM to complete an Environmental Site Assessment (ESA) – Phase II, on the Property located at 240 Bank Street in Ottawa, on (hereafter identified as the "Site" or the "Property").

This ESA – Phase II is based on environmental concerns identified during the study Environmental Site Assessment (ESA) – Phase I completed by Peterson Groupe (O/Ref.: PE6874-1) in February 2025.

- Former printers and automotive service garage were identified on the properties addressed 346 and 348 Lisgar Street, adjacent to the west of the Phase I Property and are considered to represent APECs on the Phase I Property.

The Site work included the completion of three (3) environmental boreholes BH1 to BH3 carried out on March 11th, 2025. A total of Four (4) soil samples were collected during the field work. Four (4) soil samples were submitted for chemical analysis for the following parameters: Petroleum Hydrocarbons (PH F1-BTEX/F2-F4) and/or Volatile Organic Compounds (VOC) and Physical Analysis: Texture (Soil, Gravimetric and moisture).
The conclusions of this Environmental Site Assessment (ESA) – Phase II study are summarized as follows:

THE ENVIRONMENTAL QUALITY OF SOILS ANALYZED AT BOREHOLES BH1 TO BH3 COMPLIES WITH THE CRITERIA OF ONTARIO REGULATION 153/04 (RECORDS OF SITE CONDITION), SCHEDULE D, TABLE 3 – FULL DEPTH GENERIC SITE CONDITION STANDARDS (NON-POTABLE GROUNDWATER CONDITION, COARSE-TEXTURED SOILS, COMMERCIAL PROPERTY USE). THEREFORE, ORTAM CONSIDERS THAT IT IS NOT NECESSARY TO PROCEED WITH AN ADDITIONAL STUDY AT THIS TIME.

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1.0 INTRODUCTION

1.1 Mandate

Mr. Deitcher of the company **RESTER MANAGEMENT.** mandated ORTAM to complete an Environmental Site Assessment (ESA) – Phase II, on the Property located at 240 Bank Street in Ottawa, On (hereafter identified as the "Site" or the "Property").

1.2 Context

In February 2025, an Environmental Site Assessment (ESA) – Phase I was conducted by Peterson Groupe (O/Ref.: PE6874-1) The study concluded the following:

- Former printers and automotive service garage were identified on the properties addressed 346 and 348 Lisgar Street, adjacent to the west of the Phase I Property and are considered to represent APECs on the Phase I Property.

Therefore, it was concluded that it is necessary to proceed further with a Phase II - Environmental Site Assessment (ESA) study.

1.3 Objective

The objective of this Environmental Site Assessment (ESA) – Phase II was to verify if the soils of the Property were impacted by the activities practiced on the Site or the neighboring properties.

The sieve analysis indicated that the soils on the Site are classified as coarse grain size. Therefore, the results were compared to the applicable criteria of Ontario Regulation 153/04, Table 3 (Full Depth Generic Site Condition Standards – Non-potable groundwater condition, coarse-textured soils, commercial property use).

1.4 Conditions and limitations

Note that the following Environmental Site Assessment (ESA) – Phase II report is intended for the exclusive use of RESTER MANAGEMENT. and cannot be used by a third party without written authorization of ORTAM.

*The conditions and limitations of this study are described in **APPENDIX 1**.*

2.0 SITE DESCRIPTION

2.1 Location of the Site

The Property is located on 240 Bank Street in Ottawa, Ontario. Lisgar Street limits the site to the north, Cooper Street on the South, Bank Street on the East, and Kent Street on the West side. The building bears the civic address 240 Bank Street in Ottawa, Ontario and is designated by the Property Identifier Lot 34 (South Lisgar Street), Registered Plan 12281, City of Ottawa.

The geographical coordinates of the Site 45° 24’ 59.167" North and 75° 41' 51.456" West.

According to the Phase I study, the building is zoned commercial and has a commercial use.

2.2 Building and Land

The property is of a rectangular configuration, and the lot cover a surface area of 700 square metres (m^2). The Site is of commercial use and includes one (1) building of six (6) storeys with one (1) basement. The sewer and aqueduct networks of the Municipality serve the building.

Groundwater is not used for drinking. No feeding well was present on the property under study.

Plan # 18565-1 in **APPENDIX 2** presents the general location of the Site.

3.0 FIELD PROCEDURES

3.1 Underground infrastructure survey

Prior to drilling, a licenced technician from ORTAM performed a Ground Penetrating Radar (GPR) scanning at the locations proposed for drilling to verify for the presence of any underground private conduits. The location of the underground conduits did not affect the location of the borehole proposed for drilling.

3.2 Soundings

The field work included the completion of three (3) environmental borehole (BH1 to BH3) located across the propriety. The surveys reached a depth up to 3.90 m. The work was carried out on March 11th, 2025., using a manual drilling Machine under the constant supervision of ORTAM.

*Photographic reports are presented in **Appendix 4**.*

Table 1: Location and objective of the soundings

SONDING	LOCATION	OBJECTIVE
BH1, BH2 and BH3	Inside the building (Basement).	❖ To verify if the environmental quality of the soil has been impacted by the former printers and automotive service garage identified on the properties at 346 and 348 Lisgar Street, adjacent to the west of the Property.

A survey location (plan #18565-1) is included in Appendix 2, and the surveys reports are included in Appendix 3.

3.3 Sampling Procedures

All procedures (soil sampling, transportation, and preservation of soil samples) were carried out in accordance with the requirements of the Ontario Regulation 153/04 (Records of Site Condition), under the Environmental Protection Act, R.S.O. 1990, c. E.19, as amended. Each sample was subject to a detailed description performed on site, based on visual examination. The description included the texture, soil color, presence of olfactory or visual signs of contamination, and the presence of materials other than soils.

For soils where no evidence of contamination was detected, composite sampling procedures were applied in compliance with O. Reg. 153/04 protocols. In contrast, soils that showed signs of potential contamination and/or soils submitted for volatile organic compounds (VOCs) analysis were collected using discrete (grab) sampling at specific locations.

All soil samples were immediately placed in sterilized glass containers of 250 ml and inverted to minimize the loss of volatile compounds, as prescribed under O. Reg. 153/04. For VOC analysis, samples were collected with a single-use Terra Core sampler and transferred into 40 mL vials pre-filled with 10 mL of methanol, in accordance with regulatory requirements.

3.4 Chemical Analyses and Laboratory Quality Control

The selected samples were analyzed by the laboratory Eurofins in Longueuil, which is fully accredited under the Ontario Regulation 153/04 (Records of Site Condition), Environmental Protection Act, R.S.O. 1990, c. E.19, as amended, for the analytical parameters requested.

A quality control program was implemented in accordance with O. Reg. 153/04 requirements to verify the validity of the analytical results. This program included the analysis of field quality control samples. In addition, the staff of Groupe ORTAM reviewed the results of the laboratory's internal quality control procedures to ensure compliance with regulatory standards.

Field quality control consisted of collecting simultaneous and homogeneous duplicate soil samples, representing at least 10% of all samples collected during the investigation, as prescribed under O. Reg. 153/04.

4.0 SUMMARY OF FIELD RESULTS

4.1 Soil Description

Fill Material

The fill material encountered during the surveys conducted is generally composed of sand, silt and some gravel.

Natural Soil

The natural soil has not been encountered during the surveys.

Bedrock

The probable bedrock was encountered in all surveys.

*The survey reports are presented in **APPENDIX 3**.*

4.2 Groundwater conditions

The groundwater was not encountered in any of the surveys.

4.3 Organoleptic indications

No organoleptic indications of contamination were observed.

4.4 Chemical Analyses

4.4.1 Soils

A total of three (3) soil samples and one (1) duplicate sample were collected during the fieldwork. All three (3) soil samples and the duplicate sample were submitted for chemical analysis for the following parameters: Petroleum Hydrocarbons (PH F2-F4), Petroleum Hydrocarbons (F1-BTEX) and/or Volatile Organic Compounds (VOC) and Physical Analysis: Texture (Soil, Gravimetric and moisture).

The samples were collected in duplicate, with one portion analyzed in Quebec. At the client's request, the duplicate samples were sent in early September to a laboratory in Ontario, which is already represented in

this report. All samples had been stored in a freezer since the completion of the fieldwork to preserve their integrity.

The analytical program was carried out following the concerns identified in the Environmental Site Assessment (ESA) – Phase I completed on the Property by Peterson Groupe (O/Ref.: PE6874-1). Thus, the selected soil samples were analyzed to determine their concentrations in the following parameters:

- Petroleum Hydrocarbons (PH F1-BTEX/F2-F4) ;
- Volatile Organic Compounds (VOC) ;
- Texture (Soil, Gravimetric and moisture).

Soil samples were compared to the applicable criteria of Ontario Regulation 153/04 (Records of Site Condition), Schedule D, Table 3 – Full Depth Generic Site Condition Standards (non-potable groundwater condition, coarse-textured soils, commercial property use).

It should be noted that the samples were collected in duplicate. An initial portion was analyzed at a laboratory in Québec, while, at the client's request, the duplicate samples were subsequently shipped in early September to a certified laboratory in Ontario. All samples had been preserved in a freezer since the completion of the fieldwork to ensure their integrity prior to analysis.

For its part, the laboratory applied its internal quality assurance program by analyzing laboratory blanks, certified reference standards, and internal duplicates.

The certificates issued by the analytical laboratory Eurofins-Environex are provided in APPENDIX 4.

5.0 INTERPRETATION AND RESULTS

5.1 Chemical Analysis Results – SOILS

The results of chemical analyses in Petroleum Hydrocarbons (PH F1-BTEX/F2-F4) and/or Heavy Metals (HM) and/or Petroleum Aromatic Hydrocarbons (PAH) and/or Volatile Organic Compounds (VOC) for the soil samples are presented in the following table:

Table 2: Chemical Analysis Results

SAMPLE	DEPTH (in meters)	DATE	CHEMICAL ANALYSIS RESULTS		
			PH (F2-F4)	F1-BTEX	VOC
11-03-BH1-SS1	3.10 – 3.90	11/03/2025	<MOECC Table 3	<MOECC Table 3	<MOECC Table 3
11-03-BH2-SS1	3.10 – 3.90	11/03/2025	<MOECC Table 3	<MOECC Table 3	<MOECC Table 3
11-03-BH3-SS1	3.10 – 3.90	11/03/2025	<MOECC Table 3	<MOECC Table 3	<MOECC Table 3
11-03-DUP	3.10 – 3.90	11/03/2025	<MOECC Table 3	<MOECC Table 3	<MOECC Table 3

**Duplicate of the sample 03-11-BH3-SS1*

The results of the four (4) soil samples collected and selected for analysis are described as follows:

- All samples analyzed for Petroleum Hydrocarbons (F2-F4) and/or Petroleum Hydrocarbons (F1-BTEX) and/or Volatile Organic Compounds (VOC) revealed concentrations below the MOECC Table 3 standards.

As noted in Section 4.4, the applicable criteria are those of Ontario Regulation 153/04 (Records of Site Condition), Schedule D, Table 3 – Full Depth Generic Site Condition Standards (non-potable groundwater condition, coarse-textured soils, commercial property use), which represent the values not to be exceeded.

5.2 Laboratory Results of Particle Size Distribution Tests on Soils

The laboratory Physical analysis for the soil samples is presented in the following table:

Table 3: Physical Analysis Results- SOILS

SAMPLE	DEPTH (in meters)	DATE	Particle Size Distribution		
			Coarse %		Moisture %
			>75 µm	<75 µm	
11-03-BH1-SS1	3.10 – 3.90	11/03/2025	74.20	25.8	11.9
11-03-BH2-SS1	3.10 – 3.90	11/03/2025	81.5	18.5	11.5
11-03-BH3-SS1	3.10 – 3.90	11/03/2025	78.0	22.0	11.7
11-03-DUP	3.10 – 3.90	11/03/2025	75.5	24.5	11.8

**Duplicate of the sample 03-11-BH3-SS1*

In general, the soil has a coarse texture.

6.0 CONCLUSION

The field work included the completion of three (3) environmental borehole BH1 to BH3 carried out on March 11th, 2025. A total of three (3) soil samples and one duplicate (1) were collected during the field work. The survey reached a depth of 3.90 m. Four (4) soil samples were submitted for chemical analysis for the following parameters: Petroleum Hydrocarbons (PH F1-BTEX/F2-F4) and Physical Analysis: Texture (Soil, Gravimetric and moisture).

The conclusions of this Environmental Site Assessment (ESA) – Phase II study are summarized as follows:

THE ENVIRONMENTAL QUALITY OF SOILS ANALYZED AT BOREHOLES BH1 TO BH3 COMPLIES WITH THE CRITERIA OF ONTARIO REGULATION 153/04 (RECORDS OF SITE CONDITION), SCHEDULE D, TABLE 3 – FULL DEPTH GENERIC SITE CONDITION STANDARDS (NON-POTABLE GROUNDWATER CONDITION, COARSE-TEXTURED SOILS, COMMERCIAL PROPERTY USE). THEREFORE, ORTAM CONSIDERS THAT IT IS NOT NECESSARY TO PROCEED WITH AN ADDITIONAL STUDY AT THIS TIME.

"The conclusions of this ESA – Phase II are subject to the conditions and limitations outlined in Appendix 1, prepared in accordance with Ontario Regulation 153/04."

We thank you for giving us the opportunity to serve you and hope to engage into future collaborations.

Trusting everything is to your complete satisfaction, please accept our best wishes.

7.0 QUALIFICATIONS

- Mr. Rayanne Boudjemia, M.Eng., has been a Project Manager in the Site Environmental Assessment Department – Phases II, III, and IV at ORTAM since 2024. He holds a master's degree in environmental engineering from the École de technologie supérieure (ÉTS).

- Mr. Bruce Malka, B. Eng., is the director of the Environmental Department and has been working for about ten years in the fields of consulting engineering and environmental services, particularly in assessment (Phase I), characterization (Phases II and III), as well as environmental site remediation. He completed a bachelor's degree in chemical engineering with a specialization in environmental studies.

8.0 REFERENCES

- Ontario Regulation 153/04;
- Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act Ministry of the Environment, April 15, 2011;
- Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario"(December 1996 Ontario Ministry of Environment and Energy).

APPENDICES

APPENDIX 1

- Conditions and limitations

CONDITIONS AND LIMITATIONS

This report is intended solely for the Client for whom it was prepared. Its contents reflect our best judgment in light of the information available to ORTAM at the time of preparation. This report must be considered in its entirety only; no portion of this report may be used as a separate entity. Any use made of this report or decisions made based on its contents by a third party is/are the responsibility of such third parties.

The environmental interpretation of the analytical results presented in this report and ensuing conclusions are based on data collected during the work carried out within the scope of the present mandate. The interpretations and conclusions in this report refer - to environmental standards, policies and regulations that were applicable and in effect at the time of the study.

The soil contamination levels were determined according to the chemical analysis results for a limited number of samples. The nature and extent contamination between the sampling points can vary in terms of the conditions encountered at the locations where the analyzed samples were taken.

The selection of parameters analyzed is based on our understanding of the Site history and the contaminants suspected to the present. This selection also considers budgetary constraints and turnaround times. The decision to not analyze for a certain parameter does not rule out the possibility that this parameter exists at a concentration above naturally occurring levels or detection limits.

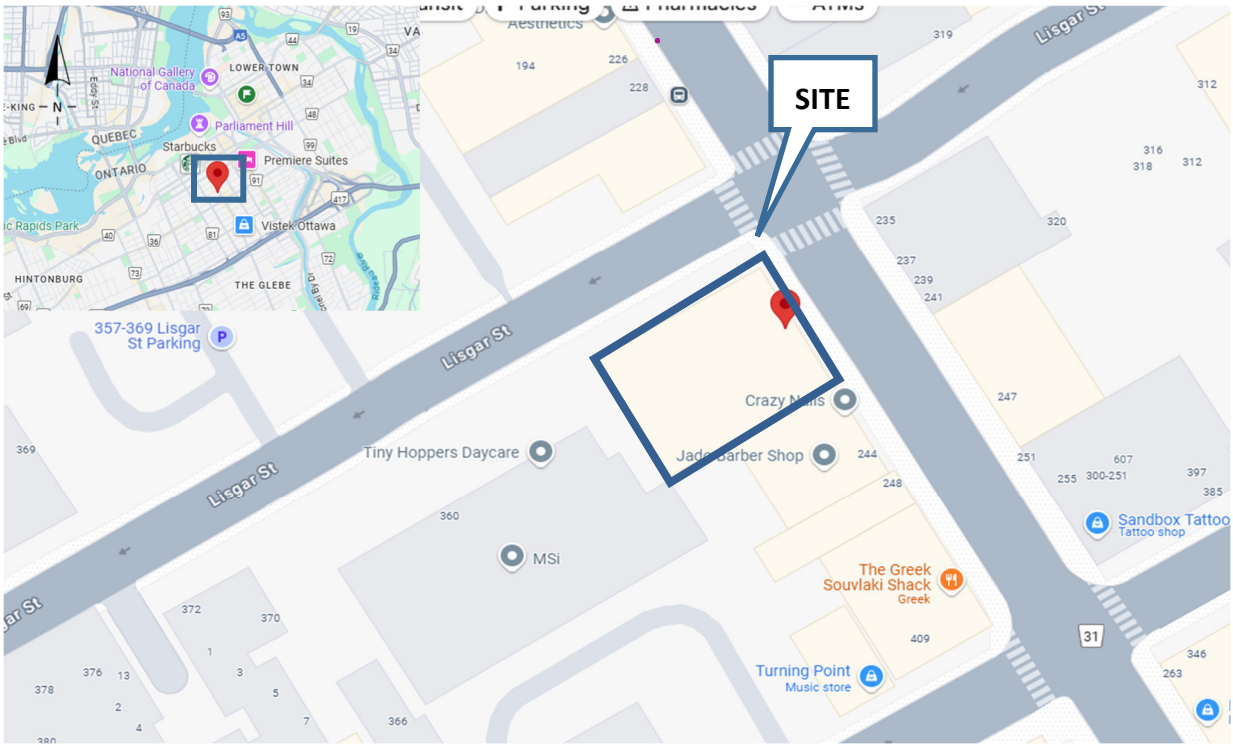
Considering the heterogeneous nature of environmental contamination phenomena, the conclusions given in this study should only refer to the locations investigated. The general conclusions regarding the entire Site are for information purposes and are probability based. They do not indicate in any way the absence or presence of contaminant concentrations in locations other than those investigated.

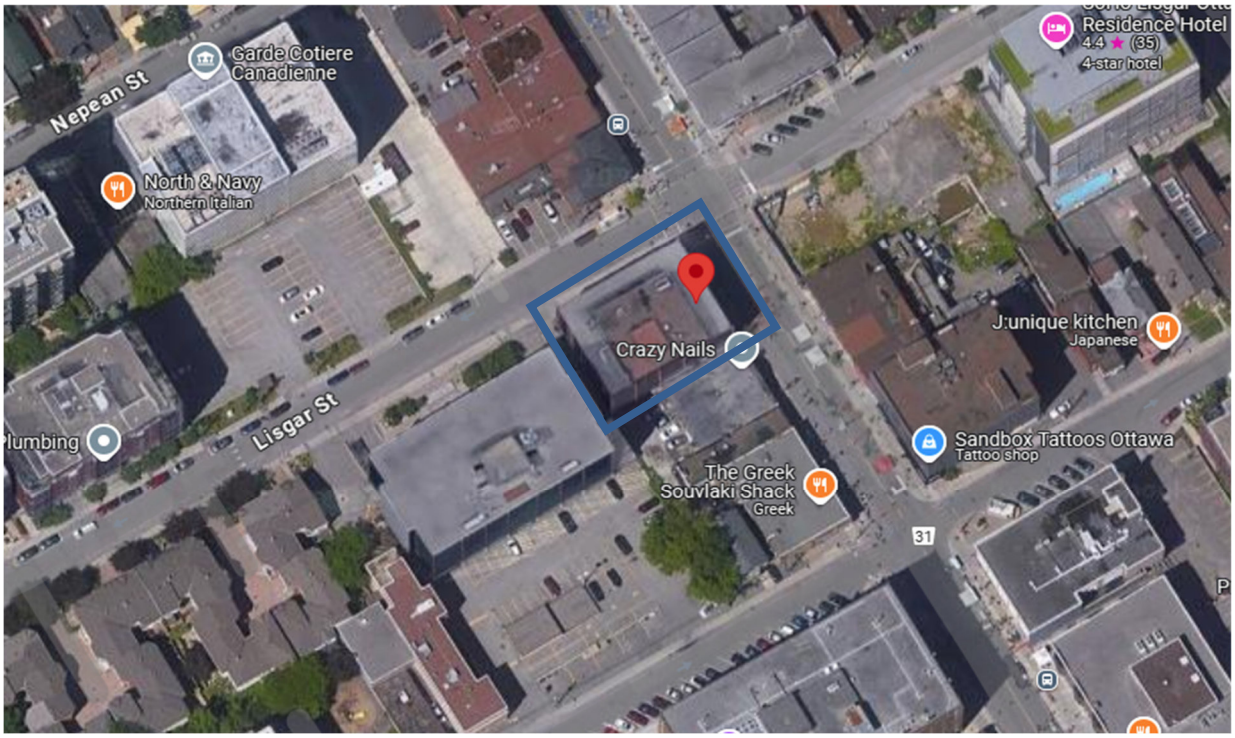
The contamination levels described in this report should only be considered valid at the time of sampling, as these levels may vary due to activities that subsequently occur on the Site under study or adjoining properties.

It is important to note that the present report was prepared solely within the context of an environmental characterization study. Therefore, it can in no way be used for geotechnical purposes (i.e., establishing foundation conditions such as allowable bearing capacity, foundation type etc.) or work requiring geotechnical parameters.

APPENDIX 2

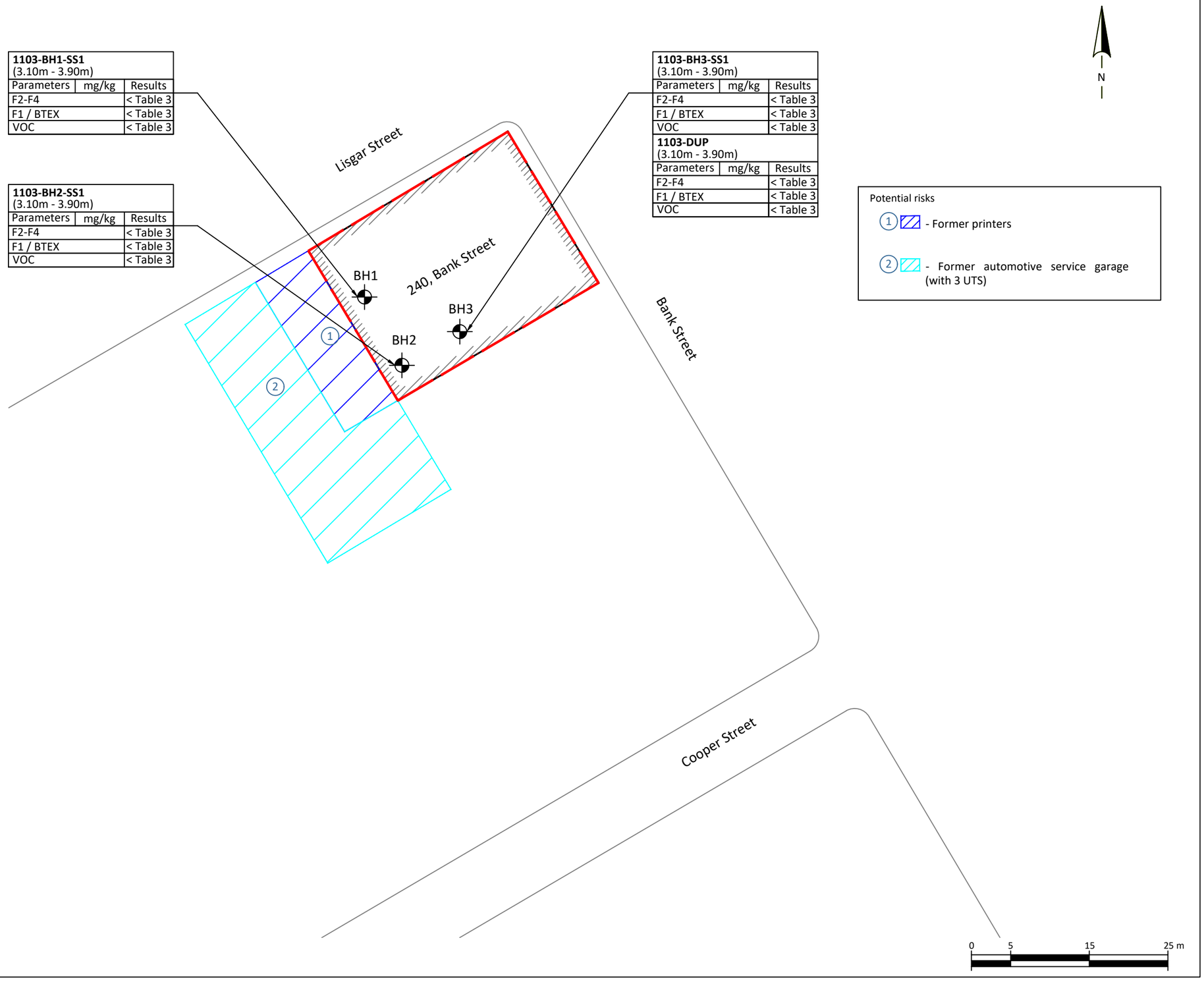
- General site location
- results of chemical analysis





O/RÉF. : 18565

SOURCE: GOOGLE MAPS



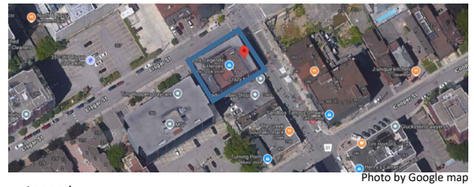


Photo by Google map

Legend

- Property limit
- Existing building
- Boreholes conducted by ORTAM on March 11th, 2025
  Symbol color refer to the contamination levels in the table "Results of chemicals analysis"

Sources

- This plan was completed based on the plan of Google Map.

Results*: MOECC Table 3
Full depth generic site condition standards in a non-portable ground-water condition, fine to medium textured soils for residential, parkland/institutional property use under Part XV:I of the Environmental Protection Act

ORTAM
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Montreal, Quebec, H4N 1G5
T. (514) 982-0990
F. (514) 982-0890
www.ortamgroupe.com

Project

ENVIRONMENTAL SITE ASSESSMENT - PHASE II
Property located at 240, Bank Street, Ottawa, Ontario

Client

RESTER MANAGEMENT - Nitanel Deitcher

Prepared :	Z.Boudaliz	O/Ref.:	18565
Drawing :	H.Sun	File name :	18565-1
Verified :	Z.Boudaliz	Date :	03-20-2025
Accepted :	B.Malka, Eng.	Scale :	1 : 500

Drawing title

SURVEY LOCATION AND RESULTS OF CHEMICALS ANALYSIS

Figure

2

APPENDIX 3

- Survey reports

O/Ref.	18565		**SURVEY REPORT**
Project	Environmental Site Assessment - Phase II		
Location	240, Bank Street, Ottawa, Ontario		Borehole No. **BH1**
Client	RESTER MANAGEMENT - Nitanel Deitcher		Reference plan 18565-1
Equipment	Jack Hammer	Described by R.Boudjemia	Date 03-11-2025
Contractor	ORTAM	Accepted by B.Malka, Eng.	

Stratigraphy symbols

Clay, Concrete, Gravel, Cobble, Fill, Rock, Sand, Silt

Classification	Dimension of particules	Terminology	Proportion
Silt and clay	less than 0.075 mm	Traces	1 to 10 %
Sand	0.075 to 4.75 mm	A little bit of	10 to 20 %
Gravel	4.75 to 75 mm	Adjective (ex.: sandy)	20 to 35 %
Cobble	75 to 200 mm	and (ex.: sand, gravel)	bigger than 35 %
Block	bigger than 200 mm		

Depth (ft)	Depth (m)	Elevation (m)	Stratigraphy	Soil description	Type / No	Recovery %	O: Olfactive V: Visual Observations N : None W : Weak A : Average H : High — N	W	A	H	Contamination level following the MELCC criteria < Table 3	> Table 3
	0.0	0.0		Difference between borehole ground level and street level.								
	1											
	2											
	3											
	1											
	4											
	5											
	6											
	2											
	7											
	8											
	9											
	10			Concrete slab.								
	3											
	3.1											
	11			**Backfill :** Silty sand with some gravel. Grey, very humid.	SS1	40	●				F2-F4 F1/BTEX VOC	
	12											
	3.9			Refusal at 3.9 m of depth.								
	13											
	4											
	14											
	15											
	16											
	5											
	17											
	18											
	19											
	6											
	20											
	21											

O/Ref.	18565		**SURVEY REPORT**
Project	Environmental Site Assessment - Phase II		
Location	240, Bank Street, Ottawa, Ontario		Borehole No. **BH2**
Client	RESTER MANAGEMENT - Nitanel Deitcher		Reference plan 18565-1
Equipment	Jack Hammer	Described by R.Boudjemia	Date 03-11-2025
Contractor	ORTAM	Accepted by B.Malka, Eng.	

Stratigraphy symbols

Clay	Fill
Concrete	Rock
Gravel	Sand
Cobble	Silt

Classification	Dimension of particules
Silt and clay	less than 0.075 mm
Sand	0.075 to 4.75 mm
Gravel	4.75 to 75 mm
Cobble	75 to 200 mm
Block	bigger than 200 mm

Terminology	Proportion
Traces	1 to 10 %
A little bit of	10 to 20 %
Adjective (ex.: sandy)	20 to 35 %
and (ex.: sand, gravel)	bigger than 35 %

Depth (ft)	Depth (m)	Elevation (m)	Stratigraphy	Soil description	Type / No	Recovery %	O: Olfactive V: Visual Observations N : None W : Weak A : Average H : High — N	W	A	H	Contamination level following the MELCC criteria < Table 3	> Table 3
	0.0	0.0		Difference between borehole ground level and street level.								
	1											
	2											
	3											
	1											
	4											
	5											
	6											
	2											
	7											
	8											
	9											
	10											
	3											
	3.1			Concrete slab.								
	11			**Backfill :** Silty sand with some gravel. Grey, very humid.	SS1	40	●				F2-F4 F1/BTEX VOC	
	12											
	3.9			Refusal at 3.9 m of depth.								
	13											
	4											
	14											
	15											
	16											
	5											
	17											
	18											
	19											
	6											
	20											
	21											

O/Ref.	18565		**SURVEY REPORT**
Project	Environmental Site Assessment - Phase II		
Location	240, Bank Street, Ottawa, Ontario		Borehole No. **BH3**
Client	RESTER MANAGEMENT - Nitanel Deitcher		Reference plan 18565-1
Equipment	Jack Hammer	Described by R.Boudjemia	Date 03-11-2025
Contractor	ORTAM	Accepted by B.Malka, Eng.	

Stratigraphy symbols

Clay, Concrete, Gravel, Cobble, Fill, Rock, Sand, Silt

Classification	Dimension of particules
Silt and clay	less than 0.075 mm
Sand	0.075 to 4.75 mm
Gravel	4.75 to 75 mm
Cobble	75 to 200 mm
Block	bigger than 200 mm

Terminology	Proportion
Traces	1 to 10 %
A little bit of	10 to 20 %
Adjective (ex.: sandy)	20 to 35 %
and (ex.: sand, gravel)	bigger than 35 %

Depth (ft)	Depth (m)	Elevation (m)	Stratigraphy	Soil description	Type / No	Recovery %	O: Olfactive V: Visual Observations N : None W : Weak A : Average H : High — N	W	A	H	Contamination level following the MELCC criteria < Table 3	> Table 3
	0.0	0.0		Difference between borehole ground level and street level.								
	3			Concrete slab.								
	3.1			**Backfill :** Silty sand with some gravel. Grey, very humid.	SS1	40	•				F2-F4 F1/BTEX VOC	
	3.9			Refusal at 3.9 m of depth.	DUP		•				F2-F4 F1/BTEX VOC	

APPENDIX 4

- Photographic report

PHOTOGRAPH 1

Location of Borehole BH1

PHOTOGRAPH 2

Location of Borehole BH2

PHOTOGRAPH 3

Location of Borehole BH3

APPENDIX 5

- Chemical analyses certificate

eurofins | Environment Testing
146 Colonnade Rd, Unit 8, Ottawa, ON K2E 7Y1 (613) 727-5692

OFFICIAL CERTIFICATE OF ANALYSIS : 4458585

WORK REQUEST : 100384042

Report Date : 2025-09-11

EnvironeX
2325, boul. Fernand-Lafontaine
Longueuil, QC
J4N 1N7
Attention : Sample Reception

Reception Date : 2025-09-10
Project : ENVIRONEX
Sampler : NA
PO Number : Not Applicable
Temperature : 8 °C

Analysis	Quantity	External Method
Moisture (Soil, Gravimetric)	1	Modified from ASTM D2216
PHC F1-BTEX (Soil, Calculation)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
PHCs F1 (Soil, GC-FID)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
PHCs F2-F4 (Soil, GC-FID)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
Texture (Soil, Gravimetric)	1	Modified from ASTM D422-63
VOCs, O.Reg. 153/04 (Soil, GC/MS)	1	Modified from EPA 8260

Criteria :
A : O. Reg 153 - Soil - Res/Park - Table 2 (Coarse)

Sample status upon receipt :
9003755
Non-Conforme

Certificate Comments :
9003755
Deviation from standard protocol: VOCs subsampled at the laboratory. Holding time was exceeded for F1-F4 and VOC analyses.

Notes :
- All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise stated.
- Eurofins Environment Testing Canada Inc. is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at https://directory.cala.ca/
- Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline or regulatory limits listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official guideline or regulation as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Legend :
RL : Reporting limit
QC : Reference material (QC)
N/A : Not applicable
1 : Results in annex
* : Analysis conducted by external subcontracting
^ : Analysis not accredited

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

					Eurofins Sample No :	**9003755**				
					Matrix :	Soil				
					Sampling Date :	2025-03-11				
					Client Sample Identification :	8996236				
Petroleum Hydrocarbons	**RL**	**Unit**	**Criteria A**	**Criteria B**	**Criteria C**					
F1 minus BTEX	10	ug/g	55			<10				
F1 (C6 to C10)	10	ug/g	55			<10				
PHCs F2-F4 (Soil, GC-FID)										
F2 (C10 to C16)	2	ug/g	98			<2				
F3 (C16 to C34)	20	ug/g	300			20				
F4 (C34 to C50)	20	ug/g	2800			<20				
5-alpha-Androstane (surrogate)	1	%				64				

			Eurofins Sample No :	**9003755**						
			Matrix :	Soil						
			Sampling Date :	2025-03-11						
			Client Sample Identification :	8996236						
Sample Preparation	**RL**	**Unit**								
Moisture	0.1	%	11.9							

			Eurofins Sample No :	**9003755**						
			Matrix :	Soil						
			Sampling Date :	2025-03-11						
			Client Sample Identification :	8996236						
Texture	**RL**	**Unit**								
Texture (Soil, Gravimetric)										
Texture^			coarse							
> 75um	0.1	%	74.2							
< 75um	0.1	%	25.8							

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

					Eurofins Sample No :	**9003755**				
					Matrix :	Soil				
					Sampling Date :	2025-03-11				
					Client Sample Identification :	8996236				
Volatile Organic Compounds	**RL**	**Unit**	**Criteria**							
			A	**B**	**C**					
VOCs, O.Reg. 153/04 (Soil, GC/MS)										
1,1,1,2-Tetrachloroethane	0.05	ug/g	0.058			<0.05				
1,1,1-Trichloroethane	0.05	ug/g	0.38			<0.05				
1,1,2,2-Tetrachloroethane	0.05	ug/g	0.05			<0.05				
1,1,2-Trichloroethane	0.05	ug/g	0.05			<0.05				
1,1-Dichloroethane	0.05	ug/g	0.47			<0.05				
1,1-Dichloroethene	0.05	ug/g	0.05			<0.05				
1,2-Dibromoethane	0.05	ug/g	0.05			<0.05				
1,2-Dichlorobenzene	0.05	ug/g	1.2			<0.05				
1,2-Dichloroethane	0.05	ug/g	0.05			<0.05				
1,2-Dichloropropane	0.05	ug/g	0.05			<0.05				
1,3-Dichlorobenzene	0.05	ug/g	4.8			<0.05				
1,3-Dichloropropene, cis + trans	0.05	ug/g	0.05			<0.05				
1,4-Dichlorobenzene	0.05	ug/g	0.083			<0.05				
Acetone	0.5	ug/g	16			<0.5				
Benzene	0.0068	ug/g	0.21			<0.0068				
Bromodichloromethane	0.05	ug/g	1.5			<0.05				
Bromoform	0.05	ug/g	0.27			<0.05				
Bromomethane	0.05	ug/g	0.05			<0.05				
Carbon tetrachloride	0.05	ug/g	0.05			<0.05				
Chloroform	0.05	ug/g	0.05			<0.05				
cis-1,2-Dichloroethene	0.05	ug/g	0.084			<0.05				
cis-1,3-Dichloropropene	0.05	ug/g				<0.05				
Dibromochloromethane	0.05	ug/g	2.3			<0.05				
Dichlorodifluoromethane	0.05	ug/g	16			<0.05				
Dichloromethane	0.05	ug/g	0.1			<0.05				
Ethylbenzene	0.018	ug/g	1.1			<0.018				
Hexane	0.05	ug/g	2.8			<0.05				
m/p-Xylene	0.05	ug/g				<0.05				
Methyl ethyl ketone (MEK)	0.5	ug/g	16			<0.5				
Methyl isobutyl ketone (MIBK)	0.5	ug/g	1.7			<0.5				
Methyl tert-butyl ether (MTBE)	0.05	ug/g	0.75			<0.05				
Monochlorobenzene	0.05	ug/g	2.4			<0.05				
o-Xylene	0.05	ug/g				<0.05				
Styrene	0.05	ug/g	0.7			<0.05				
Tetrachloroethylene (PCE)	0.05	ug/g	0.280			<0.05				
Toluene	0.08	ug/g	2.3			<0.08				
trans-1,2-Dichloroethene	0.05	ug/g	1.9			<0.05				
trans-1,3-Dichloropropene	0.05	ug/g				<0.05				
Trichloroethylene (TCE)	0.01	ug/g	0.061			<0.01				
Trichlorofluoromethane	0.05	ug/g	4			<0.05				
Vinyl chloride	0.02	ug/g	0.02			<0.02				
Xylene (Total)	0.05	ug/g	3.1			<0.05				
1,2-dichloroethane-d4 (surrogate)	0	%				91				
4-bromofluorobenzene (surrogate)	0	%				73				
Toluene-d8 (surrogate)	0	%				82				

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

Approved by :
Patrick Jacques, B.Sc, C.Chem,
Environmental Chemist, Ottawa

OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
PHCs F1 (Soil, GC-FID)									
Method : Petroleum Hydrocarbons (Soil, GC-FID). Internal method: OTT-O-PHC-WI45386.									
F1 (C6 to C10)	ug/g	10	<10	98	70-130	111	70-130	-	0-30
Associated Samples : 9003755								Prep Date: 2025-09-11 Analysis Date: 2025-09-11	
PHCs F2-F4 (Soil, GC-FID)									
Method : Petroleum Hydrocarbons (Soil, GC-FID). Internal method: OTT-O-PHC-WI45386.									
F2 (C10 to C16)	ug/g	2	<2	84	80-120	66	60-140	-	0-30
F3 (C16 to C34)	ug/g	20	<20	84	80-120	66	60-140	-	0-30
F4 (C34 to C50)	ug/g	20	<20	84	80-120	64	60-140	-	0-30
Associated Samples : 9003755								Prep Date: 2025-09-11 Analysis Date: 2025-09-11	
VOCs, O.Reg. 153/04 (Soil, GC/MS)									
Method : Volatile Organic Compounds (Soil, GC/MS). Internal method: AMVOMSE8.									
1,1,1,2-Tetrachloroethane	ug/g	0.05	<0.05	85	70-130	86	70-130	-	0-30
1,1,1-Trichloroethane	ug/g	0.05	<0.05	110	70-130	99	70-130	-	0-30
1,1,2,2-Tetrachloroethane	ug/g	0.05	<0.05	107	70-130	106	70-130	-	0-30
1,1,2-Trichloroethane	ug/g	0.05	<0.05	107	70-130	105	70-130	-	0-30
1,1-Dichloroethane	ug/g	0.05	<0.05	110	70-130	110	70-130	-	0-30
1,1-Dichloroethene	ug/g	0.05	<0.05	76	70-130	79	70-130	-	0-30
1,2-Dibromoethane	ug/g	0.05	<0.05	100	70-130	112	70-130	-	0-30
1,2-Dichlorobenzene	ug/g	0.05	<0.05	91	70-130	86	70-130	-	0-30
1,2-Dichloroethane	ug/g	0.05	<0.05	108	70-130	102	70-130	-	0-30
1,2-Dichloropropane	ug/g	0.05	<0.05	106	70-130	116	70-130	-	0-30
1,3-Dichlorobenzene	ug/g	0.05	<0.05	94	70-130	83	70-130	-	0-30
1,3-Dichloropropene, cis + trans	ug/g	0.05	<0.05				-		-
1,4-Dichlorobenzene	ug/g	0.05	<0.05	94	70-130	85	70-130	-	0-30
Acetone	ug/g	0.5	<0.5	123	70-130	84	70-130	-	0-30
Benzene	ug/g	0.0068	<0.0068	123	70-130	118	70-130	-	0-30
Bromodichloromethane	ug/g	0.05	<0.05	104	70-130	100	70-130	-	0-30
Bromoform	ug/g	0.05	<0.05	81	70-130	83	70-130	-	0-30
Bromomethane	ug/g	0.05	<0.05	83	70-130	79	70-130	-	0-30
Carbon tetrachloride	ug/g	0.05	<0.05	95	70-130	92	70-130	-	0-30
Chloroform	ug/g	0.05	<0.05	91	70-130	90	70-130	-	0-30
cis-1,2-Dichloroethene	ug/g	0.05	<0.05	106	70-130	101	70-130	-	0-30
cis-1,3-Dichloropropene	ug/g	0.05	<0.05	114	70-130	100	70-130	-	0-30
Dibromochloromethane	ug/g	0.05	<0.05	91	70-130	94	70-130	-	0-30
Dichlorodifluoromethane	ug/g	0.05	<0.05	116	70-130	106	70-130		-
Dichloromethane	ug/g	0.05	<0.05	80	70-130	116	70-130	-	0-30
Ethylbenzene	ug/g	0.018	<0.018	99	70-130	96	70-130	-	0-30
Hexane	ug/g	0.05	<0.05	114	70-130	110	70-130	-	0-30
m/p-Xylene	ug/g	0.05	<0.05	92	70-130	90	70-130	-	0-30
Methyl ethyl ketone (MEK)	ug/g	0.5	<0.5	113	70-130	85	70-130	-	0-30
Methyl isobutyl ketone (MIBK)	ug/g	0.5	<0.5	86	70-130	97	70-130	-	0-30
Methyl tert-butyl ether (MTBE)	ug/g	0.05	<0.05	114	70-130	110	70-130	-	0-30
Monochlorobenzene	ug/g	0.05	<0.05	98	70-130	96	70-130	-	0-30
o-Xylene	ug/g	0.05	<0.05	95	70-130	92	70-130	-	0-30
Styrene	ug/g	0.05	<0.05	93	70-130	91	70-130	-	0-30
Tetrachloroethylene (PCE)	ug/g	0.05	<0.05	91	70-130	96	70-130	-	0-30

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OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
VOCs, O.Reg. 153/04 (Soil, GC/MS)									
Method : Volatile Organic Compounds (Soil, GC/MS). Internal method: AMVOMSE8.									
Toluene	ug/g	0.08	<0.08	98	70-130	92	70-130	-	0-30
trans-1,2-Dichloroethene	ug/g	0.05	<0.05	97	70-130	92	70-130	-	0-30
trans-1,3-Dichloropropene	ug/g	0.05	<0.05	110	70-130	99	70-130	-	0-30
Trichloroethylene (TCE)	ug/g	0.01	<0.01	100	70-130	95	70-130	-	0-30
Trichlorofluoromethane	ug/g	0.05	<0.05	90	70-130	93	70-130	-	0-30
Vinyl chloride	ug/g	0.02	<0.02	117	70-130	127	70-130	-	0-30
Xylene (Total)	ug/g	0.05	<0.05				-		-
Associated Samples : 9003755								Prep Date: 2025-09-10 Analysis Date: 2025-09-11	

Where RPD % is reported as "-" the calculation is not available because one or both of the duplicates is within 5 times the RL.

Notes:

1) The laboratory method complies with CCME Tier 1 reference method for PHC in soil. It is validated for laboratory use.
2) Where the F1 fraction (C6 to C10) and BTEX are both measured, F1-BTEX is reported.
3) Where the F2 fraction (C10 to C16) and naphthalene are both measured, F2-naphthalene is reported.
4) Where the F3 fraction (C16 to C34) and PAHs* are both measured, F3-PAH is reported.
5) F4G is analyzed if the chromatogram does not descend to baseline before C50. Where F4 (C34 to C50) and F4G are both reported, the higher result is compared to the standard.
6) Unless otherwise stated in the sample comments, the following criteria have been met where applicable:
   - nC6 and nC10 response factors within 30% of response factor for toluene;
   - nC10, nC16, and nC34 response factors within 10% of each other;
   - C50 response factors within 70% of nC10 + nC16 + nC34 average; and,
   - Linearity is within 15%.
7) Unless otherwise stated in the sample comments, sampling requirements and analytical holding times have been met.
8) Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
9) *PAHs = phenanthrene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-c,d)pyrene and pyrene.
10) Where F4G-sg is reported, the F4G extract has been cleaned with silica gel.

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OFFICIAL CERTIFICATE OF ANALYSIS : 4458586

WORK REQUEST : 100384042

Report Date : 2025-09-11

EnvironeX
2325, boul. Fernand-Lafontaine
Longueuil, QC
J4N 1N7
Attention : Sample Reception

Reception Date : 2025-09-10
Project : ENVIRONEX
Sampler : NA
PO Number : Not Applicable
Temperature : 8 °C

Analysis	Quantity	External Method
Moisture (Soil, Gravimetric)	1	Modified from ASTM D2216
PHC F1-BTEX (Soil, Calculation)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
PHCs F1 (Soil, GC-FID)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
PHCs F2-F4 (Soil, GC-FID)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
Texture (Soil, Gravimetric)	1	Modified from ASTM D422-63
VOCs, O.Reg. 153/04 (Soil, GC/MS)	1	Modified from EPA 8260

Criteria :
A : O. Reg 153 - Soil - Res/Park - Table 2 (Coarse)

Sample status upon receipt :
9003756
Non-Conforme

Certificate Comments :
9003756
Deviation from standard protocol: VOCs subsampled at the laboratory. Holding time was exceeded for F1-F4 and VOC analyses.

Notes :
- All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise stated.
- Eurofins Environment Testing Canada Inc. is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at https://directory.cala.ca/
- Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline or regulatory limits listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official guideline or regulation as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Legend :
RL : Reporting limit
QC : Reference material (QC)
N/A : Not applicable
1 : Results in annex
* : Analysis conducted by external subcontracting
^ : Analysis not accredited

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

					Eurofins Sample No :	**9003756**				
					Matrix :	Soil				
					Sampling Date :	2025-03-11				
					Client Sample Identification :	8996237				
Petroleum Hydrocarbons	**RL**	**Unit**	**Criteria A**	**Criteria B**	**Criteria C**					
F1 minus BTEX	10	ug/g	55			<10				
F1 (C6 to C10)	10	ug/g	55			<10				
PHCs F2-F4 (Soil, GC-FID)										
F2 (C10 to C16)	2	ug/g	98			<2				
F3 (C16 to C34)	20	ug/g	300			<20				
F4 (C34 to C50)	20	ug/g	2800			<20				
5-alpha-Androstane (surrogate)	1	%				63				

			Eurofins Sample No :	**9003756**						
			Matrix :	Soil						
			Sampling Date :	2025-03-11						
			Client Sample Identification :	8996237						
Sample Preparation	**RL**	**Unit**								
Moisture	0.1	%	11.5							

			Eurofins Sample No :	**9003756**						
			Matrix :	Soil						
			Sampling Date :	2025-03-11						
			Client Sample Identification :	8996237						
Texture	**RL**	**Unit**								
Texture (Soil, Gravimetric)										
Texture^			coarse							
> 75um	0.1	%	81.5							
< 75um	0.1	%	18.5							

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

					Eurofins Sample No :	**9003756**				
					Matrix :	Soil				
					Sampling Date :	2025-03-11				
					Client Sample Identification :	8996237				
Volatile Organic Compounds	**RL**	**Unit**	**Criteria**							
			A	**B**	**C**					
VOCs, O.Reg. 153/04 (Soil, GC/MS)										
1,1,1,2-Tetrachloroethane	0.05	ug/g	0.058			<0.05				
1,1,1-Trichloroethane	0.05	ug/g	0.38			<0.05				
1,1,2,2-Tetrachloroethane	0.05	ug/g	0.05			<0.05				
1,1,2-Trichloroethane	0.05	ug/g	0.05			<0.05				
1,1-Dichloroethane	0.05	ug/g	0.47			<0.05				
1,1-Dichloroethene	0.05	ug/g	0.05			<0.05				
1,2-Dibromoethane	0.05	ug/g	0.05			<0.05				
1,2-Dichlorobenzene	0.05	ug/g	1.2			<0.05				
1,2-Dichloroethane	0.05	ug/g	0.05			<0.05				
1,2-Dichloropropane	0.05	ug/g	0.05			<0.05				
1,3-Dichlorobenzene	0.05	ug/g	4.8			<0.05				
1,3-Dichloropropene, cis + trans	0.05	ug/g	0.05			<0.05				
1,4-Dichlorobenzene	0.05	ug/g	0.083			<0.05				
Acetone	0.5	ug/g	16			<0.5				
Benzene	0.0068	ug/g	0.21			<0.0068				
Bromodichloromethane	0.05	ug/g	1.5			<0.05				
Bromoform	0.05	ug/g	0.27			<0.05				
Bromomethane	0.05	ug/g	0.05			<0.05				
Carbon tetrachloride	0.05	ug/g	0.05			<0.05				
Chloroform	0.05	ug/g	0.05			<0.05				
cis-1,2-Dichloroethene	0.05	ug/g	0.084			<0.05				
cis-1,3-Dichloropropene	0.05	ug/g				<0.05				
Dibromochloromethane	0.05	ug/g	2.3			<0.05				
Dichlorodifluoromethane	0.05	ug/g	16			<0.05				
Dichloromethane	0.05	ug/g	0.1			<0.05				
Ethylbenzene	0.018	ug/g	1.1			<0.018				
Hexane	0.05	ug/g	2.8			<0.05				
m/p-Xylene	0.05	ug/g				<0.05				
Methyl ethyl ketone (MEK)	0.5	ug/g	16			<0.5				
Methyl isobutyl ketone (MIBK)	0.5	ug/g	1.7			<0.5				
Methyl tert-butyl ether (MTBE)	0.05	ug/g	0.75			<0.05				
Monochlorobenzene	0.05	ug/g	2.4			<0.05				
o-Xylene	0.05	ug/g				<0.05				
Styrene	0.05	ug/g	0.7			<0.05				
Tetrachloroethylene (PCE)	0.05	ug/g	0.280			<0.05				
Toluene	0.08	ug/g	2.3			<0.08				
trans-1,2-Dichloroethene	0.05	ug/g	1.9			<0.05				
trans-1,3-Dichloropropene	0.05	ug/g				<0.05				
Trichloroethylene (TCE)	0.01	ug/g	0.061			<0.01				
Trichlorofluoromethane	0.05	ug/g	4			<0.05				
Vinyl chloride	0.02	ug/g	0.02			<0.02				
Xylene (Total)	0.05	ug/g	3.1			<0.05				
1,2-dichloroethane-d4 (surrogate)	0	%				96				
4-bromofluorobenzene (surrogate)	0	%				130				
Toluene-d8 (surrogate)	0	%				114				

eurofins | Environment Testing
146 Colonnade Rd, Unit 8, Ottawa, ON K2E 7Y1 (613) 727-5692

OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

Approved by :
Patrick Jacques, B.Sc, C.Chem,
Environmental Chemist, Ottawa

OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
PHCs F1 (Soil, GC-FID)									
Method : Petroleum Hydrocarbons (Soil, GC-FID). Internal method: OTT-O-PHC-WI45386.									
F1 (C6 to C10)	ug/g	10	<10	98	70-130	111	70-130	-	0-30
Associated Samples : 9003756								Prep Date: 2025-09-11 Analysis Date: 2025-09-11	
PHCs F2-F4 (Soil, GC-FID)									
Method : Petroleum Hydrocarbons (Soil, GC-FID). Internal method: OTT-O-PHC-WI45386.									
F2 (C10 to C16)	ug/g	2	<2	84	80-120	66	60-140	-	0-30
F3 (C16 to C34)	ug/g	20	<20	84	80-120	66	60-140	-	0-30
F4 (C34 to C50)	ug/g	20	<20	84	80-120	64	60-140	-	0-30
Associated Samples : 9003756								Prep Date: 2025-09-11 Analysis Date: 2025-09-11	
VOCs, O.Reg. 153/04 (Soil, GC/MS)									
Method : Volatile Organic Compounds (Soil, GC/MS). Internal method: AMVOMSE8.									
1,1,1,2-Tetrachloroethane	ug/g	0.05	<0.05	85	70-130	86	70-130	-	0-30
1,1,1-Trichloroethane	ug/g	0.05	<0.05	110	70-130	99	70-130	-	0-30
1,1,2,2-Tetrachloroethane	ug/g	0.05	<0.05	107	70-130	106	70-130	-	0-30
1,1,2-Trichloroethane	ug/g	0.05	<0.05	107	70-130	105	70-130	-	0-30
1,1-Dichloroethane	ug/g	0.05	<0.05	110	70-130	110	70-130	-	0-30
1,1-Dichloroethene	ug/g	0.05	<0.05	76	70-130	79	70-130	-	0-30
1,2-Dibromoethane	ug/g	0.05	<0.05	100	70-130	112	70-130	-	0-30
1,2-Dichlorobenzene	ug/g	0.05	<0.05	91	70-130	86	70-130	-	0-30
1,2-Dichloroethane	ug/g	0.05	<0.05	108	70-130	102	70-130	-	0-30
1,2-Dichloropropane	ug/g	0.05	<0.05	106	70-130	116	70-130	-	0-30
1,3-Dichlorobenzene	ug/g	0.05	<0.05	94	70-130	83	70-130	-	0-30
1,3-Dichloropropene, cis + trans	ug/g	0.05	<0.05				-		-
1,4-Dichlorobenzene	ug/g	0.05	<0.05	94	70-130	85	70-130	-	0-30
Acetone	ug/g	0.5	<0.5	123	70-130	84	70-130	-	0-30
Benzene	ug/g	0.0068	<0.0068	123	70-130	118	70-130	-	0-30
Bromodichloromethane	ug/g	0.05	<0.05	104	70-130	100	70-130	-	0-30
Bromoform	ug/g	0.05	<0.05	81	70-130	83	70-130	-	0-30
Bromomethane	ug/g	0.05	<0.05	83	70-130	79	70-130	-	0-30
Carbon tetrachloride	ug/g	0.05	<0.05	95	70-130	92	70-130	-	0-30
Chloroform	ug/g	0.05	<0.05	91	70-130	90	70-130	-	0-30
cis-1,2-Dichloroethene	ug/g	0.05	<0.05	106	70-130	101	70-130	-	0-30
cis-1,3-Dichloropropene	ug/g	0.05	<0.05	114	70-130	100	70-130	-	0-30
Dibromochloromethane	ug/g	0.05	<0.05	91	70-130	94	70-130	-	0-30
Dichlorodifluoromethane	ug/g	0.05	<0.05	116	70-130	106	70-130		-
Dichloromethane	ug/g	0.05	<0.05	80	70-130	116	70-130	-	0-30
Ethylbenzene	ug/g	0.018	<0.018	99	70-130	96	70-130	-	0-30
Hexane	ug/g	0.05	<0.05	114	70-130	110	70-130	-	0-30
m/p-Xylene	ug/g	0.05	<0.05	92	70-130	90	70-130	-	0-30
Methyl ethyl ketone (MEK)	ug/g	0.5	<0.5	113	70-130	85	70-130	-	0-30
Methyl isobutyl ketone (MIBK)	ug/g	0.5	<0.5	86	70-130	97	70-130	-	0-30
Methyl tert-butyl ether (MTBE)	ug/g	0.05	<0.05	114	70-130	110	70-130	-	0-30
Monochlorobenzene	ug/g	0.05	<0.05	98	70-130	96	70-130	-	0-30
o-Xylene	ug/g	0.05	<0.05	95	70-130	92	70-130	-	0-30
Styrene	ug/g	0.05	<0.05	93	70-130	91	70-130	-	0-30
Tetrachloroethylene (PCE)	ug/g	0.05	<0.05	91	70-130	96	70-130	-	0-30

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OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
VOCs, O.Reg. 153/04 (Soil, GC/MS)									
Method : Volatile Organic Compounds (Soil, GC/MS). Internal method: AMVOMSE8.									
Toluene	ug/g	0.08	<0.08	98	70-130	92	70-130	-	0-30
trans-1,2-Dichloroethene	ug/g	0.05	<0.05	97	70-130	92	70-130	-	0-30
trans-1,3-Dichloropropene	ug/g	0.05	<0.05	110	70-130	99	70-130	-	0-30
Trichloroethylene (TCE)	ug/g	0.01	<0.01	100	70-130	95	70-130	-	0-30
Trichlorofluoromethane	ug/g	0.05	<0.05	90	70-130	93	70-130	-	0-30
Vinyl chloride	ug/g	0.02	<0.02	117	70-130	127	70-130	-	0-30
Xylene (Total)	ug/g	0.05	<0.05				-		-
Associated Samples : 9003756								Prep Date: 2025-09-10 Analysis Date: 2025-09-11	

Where RPD % is reported as "-" the calculation is not available because one or both of the duplicates is within 5 times the RL.

Notes:

1) The laboratory method complies with CCME Tier 1 reference method for PHC in soil. It is validated for laboratory use.
2) Where the F1 fraction (C6 to C10) and BTEX are both measured, F1-BTEX is reported.
3) Where the F2 fraction (C10 to C16) and naphthalene are both measured, F2-naphthalene is reported.
4) Where the F3 fraction (C16 to C34) and PAHs* are both measured, F3-PAH is reported.
5) F4G is analyzed if the chromatogram does not descend to baseline before C50. Where F4 (C34 to C50) and F4G are both reported, the higher result is compared to the standard.
6) Unless otherwise stated in the sample comments, the following criteria have been met where applicable:
   - nC6 and nC10 response factors within 30% of response factor for toluene;
   - nC10, nC16, and nC34 response factors within 10% of each other;
   - C50 response factors within 70% of nC10 + nC16 + nC34 average; and,
   - Linearity is within 15%.
7) Unless otherwise stated in the sample comments, sampling requirements and analytical holding times have been met.
8) Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
9) *PAHs = phenanthrene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-c,d)pyrene and pyrene.
10) Where F4G-sg is reported, the F4G extract has been cleaned with silica gel.

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OFFICIAL CERTIFICATE OF ANALYSIS : 4458587

WORK REQUEST : 100384042

Report Date : 2025-09-11

EnvironeX
2325, boul. Fernand-Lafontaine
Longueuil, QC
J4N 1N7
Attention : Sample Reception

Reception Date : 2025-09-10
Project : ENVIRONEX
Sampler : NA
PO Number : Not Applicable
Temperature : 8 °C

Analysis	Quantity	External Method
Moisture (Soil, Gravimetric)	1	Modified from ASTM D2216
PHC F1-BTEX (Soil, Calculation)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
PHCs F1 (Soil, GC-FID)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
PHCs F2-F4 (Soil, GC-FID)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
Texture (Soil, Gravimetric)	1	Modified from ASTM D422-63
VOCs, O.Reg. 153/04 (Soil, GC/MS)	1	Modified from EPA 8260

Criteria :
A : O. Reg 153 - Soil - Res/Park - Table 2 (Coarse)

Sample status upon receipt :
9003757
Non-Conforme

Certificate Comments :
9003757
Deviation from standard protocol: VOCs subsampled at the laboratory. Holding time was exceeded for F1-F4 and VOC analyses.

Notes :
- All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise stated.
- Eurofins Environment Testing Canada Inc. is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at https://directory.cala.ca/
- Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline or regulatory limits listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official guideline or regulation as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Legend :
RL : Reporting limit
QC : Reference material (QC)
N/A : Not applicable
1 : Results in annex
* : Analysis conducted by external subcontracting
^ : Analysis not accredited

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

					Eurofins Sample No :	**9003757**				
					Matrix :	Soil				
					Sampling Date :	2025-03-11				
					Client Sample Identification :	8996238				
Petroleum Hydrocarbons	**RL**	**Unit**	**Criteria A**	**Criteria B**	**Criteria C**					
F1 minus BTEX	10	ug/g	55			<10				
F1 (C6 to C10)	10	ug/g	55			<10				
PHCs F2-F4 (Soil, GC-FID)										
F2 (C10 to C16)	2	ug/g	98			2				
F3 (C16 to C34)	20	ug/g	300			<20				
F4 (C34 to C50)	20	ug/g	2800			<20				
5-alpha-Androstane (surrogate)	1	%				69				

			Eurofins Sample No :	**9003757**						
			Matrix :	Soil						
			Sampling Date :	2025-03-11						
			Client Sample Identification :	8996238						
Sample Preparation	**RL**	**Unit**								
Moisture	0.1	%	11.7							

			Eurofins Sample No :	**9003757**						
			Matrix :	Soil						
			Sampling Date :	2025-03-11						
			Client Sample Identification :	8996238						
Texture	**RL**	**Unit**								
Texture (Soil, Gravimetric)										
Texture^			coarse							
> 75um	0.1	%	78.0							
< 75um	0.1	%	22.0							

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

					Eurofins Sample No :	**9003757**				
					Matrix :	Soil				
					Sampling Date :	2025-03-11				
					Client Sample Identification :	8996238				
Volatile Organic Compounds	**RL**	**Unit**	**Criteria**							
			A	**B**	**C**					
VOCs, O.Reg. 153/04 (Soil, GC/MS)										
1,1,1,2-Tetrachloroethane	0.05	ug/g	0.058			<0.05				
1,1,1-Trichloroethane	0.05	ug/g	0.38			<0.05				
1,1,2,2-Tetrachloroethane	0.05	ug/g	0.05			<0.05				
1,1,2-Trichloroethane	0.05	ug/g	0.05			<0.05				
1,1-Dichloroethane	0.05	ug/g	0.47			<0.05				
1,1-Dichloroethene	0.05	ug/g	0.05			<0.05				
1,2-Dibromoethane	0.05	ug/g	0.05			<0.05				
1,2-Dichlorobenzene	0.05	ug/g	1.2			<0.05				
1,2-Dichloroethane	0.05	ug/g	0.05			<0.05				
1,2-Dichloropropane	0.05	ug/g	0.05			<0.05				
1,3-Dichlorobenzene	0.05	ug/g	4.8			<0.05				
1,3-Dichloropropene, cis + trans	0.05	ug/g	0.05			<0.05				
1,4-Dichlorobenzene	0.05	ug/g	0.083			<0.05				
Acetone	0.5	ug/g	16			<0.5				
Benzene	0.0068	ug/g	0.21			<0.0068				
Bromodichloromethane	0.05	ug/g	1.5			<0.05				
Bromoform	0.05	ug/g	0.27			<0.05				
Bromomethane	0.05	ug/g	0.05			<0.05				
Carbon tetrachloride	0.05	ug/g	0.05			<0.05				
Chloroform	0.05	ug/g	0.05			<0.05				
cis-1,2-Dichloroethene	0.05	ug/g	0.084			<0.05				
cis-1,3-Dichloropropene	0.05	ug/g				<0.05				
Dibromochloromethane	0.05	ug/g	2.3			<0.05				
Dichlorodifluoromethane	0.05	ug/g	16			<0.05				
Dichloromethane	0.05	ug/g	0.1			<0.05				
Ethylbenzene	0.018	ug/g	1.1			<0.018				
Hexane	0.05	ug/g	2.8			<0.05				
m/p-Xylene	0.05	ug/g				<0.05				
Methyl ethyl ketone (MEK)	0.5	ug/g	16			<0.5				
Methyl isobutyl ketone (MIBK)	0.5	ug/g	1.7			<0.5				
Methyl tert-butyl ether (MTBE)	0.05	ug/g	0.75			<0.05				
Monochlorobenzene	0.05	ug/g	2.4			<0.05				
o-Xylene	0.05	ug/g				<0.05				
Styrene	0.05	ug/g	0.7			<0.05				
Tetrachloroethylene (PCE)	0.05	ug/g	0.280			<0.05				
Toluene	0.08	ug/g	2.3			<0.08				
trans-1,2-Dichloroethene	0.05	ug/g	1.9			<0.05				
trans-1,3-Dichloropropene	0.05	ug/g				<0.05				
Trichloroethylene (TCE)	0.01	ug/g	0.061			<0.01				
Trichlorofluoromethane	0.05	ug/g	4			<0.05				
Vinyl chloride	0.02	ug/g	0.02			<0.02				
Xylene (Total)	0.05	ug/g	3.1			<0.05				
1,2-dichloroethane-d4 (surrogate)	0	%				99				
4-bromofluorobenzene (surrogate)	0	%				121				
Toluene-d8 (surrogate)	0	%				111				

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

Approved by :
Patrick Jacques, B.Sc, C.Chem,
Environmental Chemist, Ottawa

OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
PHCs F1 (Soil, GC-FID)									
Method : Petroleum Hydrocarbons (Soil, GC-FID). Internal method: OTT-O-PHC-WI45386.									
F1 (C6 to C10)	ug/g	10	<10	98	70-130	111	70-130	-	0-30
Associated Samples : 9003757								Prep Date: 2025-09-11 Analysis Date: 2025-09-11	
PHCs F2-F4 (Soil, GC-FID)									
Method : Petroleum Hydrocarbons (Soil, GC-FID). Internal method: OTT-O-PHC-WI45386.									
F2 (C10 to C16)	ug/g	2	<2	84	80-120	66	60-140	-	0-30
F3 (C16 to C34)	ug/g	20	<20	84	80-120	66	60-140	-	0-30
F4 (C34 to C50)	ug/g	20	<20	84	80-120	64	60-140	-	0-30
Associated Samples : 9003757								Prep Date: 2025-09-11 Analysis Date: 2025-09-11	
VOCs, O.Reg. 153/04 (Soil, GC/MS)									
Method : Volatile Organic Compounds (Soil, GC/MS). Internal method: AMVOMSE8.									
1,1,1,2-Tetrachloroethane	ug/g	0.05	<0.05	85	70-130	86	70-130	-	0-30
1,1,1-Trichloroethane	ug/g	0.05	<0.05	110	70-130	99	70-130	-	0-30
1,1,2,2-Tetrachloroethane	ug/g	0.05	<0.05	107	70-130	106	70-130	-	0-30
1,1,2-Trichloroethane	ug/g	0.05	<0.05	107	70-130	105	70-130	-	0-30
1,1-Dichloroethane	ug/g	0.05	<0.05	110	70-130	110	70-130	-	0-30
1,1-Dichloroethene	ug/g	0.05	<0.05	76	70-130	79	70-130	-	0-30
1,2-Dibromoethane	ug/g	0.05	<0.05	100	70-130	112	70-130	-	0-30
1,2-Dichlorobenzene	ug/g	0.05	<0.05	91	70-130	86	70-130	-	0-30
1,2-Dichloroethane	ug/g	0.05	<0.05	108	70-130	102	70-130	-	0-30
1,2-Dichloropropane	ug/g	0.05	<0.05	106	70-130	116	70-130	-	0-30
1,3-Dichlorobenzene	ug/g	0.05	<0.05	94	70-130	83	70-130	-	0-30
1,3-Dichloropropene, cis + trans	ug/g	0.05	<0.05				-		-
1,4-Dichlorobenzene	ug/g	0.05	<0.05	94	70-130	85	70-130	-	0-30
Acetone	ug/g	0.5	<0.5	123	70-130	84	70-130	-	0-30
Benzene	ug/g	0.0068	<0.0068	123	70-130	118	70-130	-	0-30
Bromodichloromethane	ug/g	0.05	<0.05	104	70-130	100	70-130	-	0-30
Bromoform	ug/g	0.05	<0.05	81	70-130	83	70-130	-	0-30
Bromomethane	ug/g	0.05	<0.05	83	70-130	79	70-130	-	0-30
Carbon tetrachloride	ug/g	0.05	<0.05	95	70-130	92	70-130	-	0-30
Chloroform	ug/g	0.05	<0.05	91	70-130	90	70-130	-	0-30
cis-1,2-Dichloroethene	ug/g	0.05	<0.05	106	70-130	101	70-130	-	0-30
cis-1,3-Dichloropropene	ug/g	0.05	<0.05	114	70-130	100	70-130	-	0-30
Dibromochloromethane	ug/g	0.05	<0.05	91	70-130	94	70-130	-	0-30
Dichlorodifluoromethane	ug/g	0.05	<0.05	116	70-130	106	70-130		-
Dichloromethane	ug/g	0.05	<0.05	80	70-130	116	70-130	-	0-30
Ethylbenzene	ug/g	0.018	<0.018	99	70-130	96	70-130	-	0-30
Hexane	ug/g	0.05	<0.05	114	70-130	110	70-130	-	0-30
m/p-Xylene	ug/g	0.05	<0.05	92	70-130	90	70-130	-	0-30
Methyl ethyl ketone (MEK)	ug/g	0.5	<0.5	113	70-130	85	70-130	-	0-30
Methyl isobutyl ketone (MIBK)	ug/g	0.5	<0.5	86	70-130	97	70-130	-	0-30
Methyl tert-butyl ether (MTBE)	ug/g	0.05	<0.05	114	70-130	110	70-130	-	0-30
Monochlorobenzene	ug/g	0.05	<0.05	98	70-130	96	70-130	-	0-30
o-Xylene	ug/g	0.05	<0.05	95	70-130	92	70-130	-	0-30
Styrene	ug/g	0.05	<0.05	93	70-130	91	70-130	-	0-30
Tetrachloroethylene (PCE)	ug/g	0.05	<0.05	91	70-130	96	70-130	-	0-30

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OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
VOCs, O.Reg. 153/04 (Soil, GC/MS)									
Method : Volatile Organic Compounds (Soil, GC/MS). Internal method: AMVOMSE8.									
Toluene	ug/g	0.08	<0.08	98	70-130	92	70-130	-	0-30
trans-1,2-Dichloroethene	ug/g	0.05	<0.05	97	70-130	92	70-130	-	0-30
trans-1,3-Dichloropropene	ug/g	0.05	<0.05	110	70-130	99	70-130	-	0-30
Trichloroethylene (TCE)	ug/g	0.01	<0.01	100	70-130	95	70-130	-	0-30
Trichlorofluoromethane	ug/g	0.05	<0.05	90	70-130	93	70-130	-	0-30
Vinyl chloride	ug/g	0.02	<0.02	117	70-130	127	70-130	-	0-30
Xylene (Total)	ug/g	0.05	<0.05				-		-
Associated Samples : 9003757								Prep Date: 2025-09-10 Analysis Date: 2025-09-11	

Where RPD % is reported as "-" the calculation is not available because one or both of the duplicates is within 5 times the RL.

Notes:

1) The laboratory method complies with CCME Tier 1 reference method for PHC in soil. It is validated for laboratory use.
2) Where the F1 fraction (C6 to C10) and BTEX are both measured, F1-BTEX is reported.
3) Where the F2 fraction (C10 to C16) and naphthalene are both measured, F2-naphthalene is reported.
4) Where the F3 fraction (C16 to C34) and PAHs* are both measured, F3-PAH is reported.
5) F4G is analyzed if the chromatogram does not descend to baseline before C50. Where F4 (C34 to C50) and F4G are both reported, the higher result is compared to the standard.
6) Unless otherwise stated in the sample comments, the following criteria have been met where applicable:
   - nC6 and nC10 response factors within 30% of response factor for toluene;
   - nC10, nC16, and nC34 response factors within 10% of each other;
   - C50 response factors within 70% of nC10 + nC16 + nC34 average; and,
   - Linearity is within 15%.
7) Unless otherwise stated in the sample comments, sampling requirements and analytical holding times have been met.
8) Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
9) *PAHs = phenanthrene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-c,d)pyrene and pyrene.
10) Where F4G-sg is reported, the F4G extract has been cleaned with silica gel.

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OFFICIAL CERTIFICATE OF ANALYSIS : 4458588

WORK REQUEST : 100384042

Report Date : 2025-09-11

EnvironeX
2325, boul. Fernand-Lafontaine
Longueuil, QC
J4N 1N7
Attention : Sample Reception

Reception Date : 2025-09-10
Project : ENVIRONEX
Sampler : NA
PO Number : Not Applicable
Temperature : 8 °C

Analysis	Quantity	External Method
Moisture (Soil, Gravimetric)	1	Modified from ASTM D2216
PHC F1-BTEX (Soil, Calculation)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
PHCs F1 (Soil, GC-FID)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
PHCs F2-F4 (Soil, GC-FID)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
Texture (Soil, Gravimetric)	1	Modified from ASTM D422-63
VOCs, O.Reg. 153/04 (Soil, GC/MS)	1	Modified from EPA 8260

Criteria :
A : O. Reg 153 - Soil - Res/Park - Table 2 (Coarse)

Sample status upon receipt :
9003758
Non-Conforme

Certificate Comments :
9003758
Deviation from standard protocol: VOCs subsampled at the laboratory. Holding time was exceeded for F1-F4 and VOC analyses.

Notes :
- All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise stated.
- Eurofins Environment Testing Canada Inc. is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at https://directory.cala.ca/
- Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline or regulatory limits listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official guideline or regulation as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Legend :
RL : Reporting limit
QC : Reference material (QC)
N/A : Not applicable
1 : Results in annex
* : Analysis conducted by external subcontracting
^ : Analysis not accredited

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

					Eurofins Sample No :	**9003758**				
					Matrix :	Soil				
					Sampling Date :	2025-03-11				
					Client Sample Identification :	8996239				
Petroleum Hydrocarbons	**RL**	**Unit**	**Criteria A**	**Criteria B**	**Criteria C**					
F1 minus BTEX	10	ug/g	55			<10				
F1 (C6 to C10)	10	ug/g	55			<10				
PHCs F2-F4 (Soil, GC-FID)										
F2 (C10 to C16)	2	ug/g	98			6				
F3 (C16 to C34)	20	ug/g	300			28				
F4 (C34 to C50)	20	ug/g	2800			30				
5-alpha-Androstane (surrogate)	1	%				70				

			Eurofins Sample No :	**9003758**						
			Matrix :	Soil						
			Sampling Date :	2025-03-11						
			Client Sample Identification :	8996239						
Sample Preparation	**RL**	**Unit**								
Moisture	0.1	%	11.8							

			Eurofins Sample No :	**9003758**						
			Matrix :	Soil						
			Sampling Date :	2025-03-11						
			Client Sample Identification :	8996239						
Texture	**RL**	**Unit**								
Texture (Soil, Gravimetric)										
Texture^			coarse							
> 75um	0.1	%	75.5							
< 75um	0.1	%	24.5							

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OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

					Eurofins Sample No :	**9003758**				
					Matrix :	Soil				
					Sampling Date :	2025-03-11				
					Client Sample Identification :	8996239				
Volatile Organic Compounds	**RL**	**Unit**	**Criteria**							
			A	**B**	**C**					
VOCs, O.Reg. 153/04 (Soil, GC/MS)										
1,1,1,2-Tetrachloroethane	0.05	ug/g	0.058			<0.05				
1,1,1-Trichloroethane	0.05	ug/g	0.38			<0.05				
1,1,2,2-Tetrachloroethane	0.05	ug/g	0.05			<0.05				
1,1,2-Trichloroethane	0.05	ug/g	0.05			<0.05				
1,1-Dichloroethane	0.05	ug/g	0.47			<0.05				
1,1-Dichloroethene	0.05	ug/g	0.05			<0.05				
1,2-Dibromoethane	0.05	ug/g	0.05			<0.05				
1,2-Dichlorobenzene	0.05	ug/g	1.2			<0.05				
1,2-Dichloroethane	0.05	ug/g	0.05			<0.05				
1,2-Dichloropropane	0.05	ug/g	0.05			<0.05				
1,3-Dichlorobenzene	0.05	ug/g	4.8			<0.05				
1,3-Dichloropropene, cis + trans	0.05	ug/g	0.05			<0.05				
1,4-Dichlorobenzene	0.05	ug/g	0.083			<0.05				
Acetone	0.5	ug/g	16			<0.5				
Benzene	0.0068	ug/g	0.21			<0.0068				
Bromodichloromethane	0.05	ug/g	1.5			<0.05				
Bromoform	0.05	ug/g	0.27			<0.05				
Bromomethane	0.05	ug/g	0.05			<0.05				
Carbon tetrachloride	0.05	ug/g	0.05			<0.05				
Chloroform	0.05	ug/g	0.05			<0.05				
cis-1,2-Dichloroethene	0.05	ug/g	0.084			<0.05				
cis-1,3-Dichloropropene	0.05	ug/g				<0.05				
Dibromochloromethane	0.05	ug/g	2.3			<0.05				
Dichlorodifluoromethane	0.05	ug/g	16			<0.05				
Dichloromethane	0.05	ug/g	0.1			<0.05				
Ethylbenzene	0.018	ug/g	1.1			<0.018				
Hexane	0.05	ug/g	2.8			<0.05				
m/p-Xylene	0.05	ug/g				<0.05				
Methyl ethyl ketone (MEK)	0.5	ug/g	16			<0.5				
Methyl isobutyl ketone (MIBK)	0.5	ug/g	1.7			<0.5				
Methyl tert-butyl ether (MTBE)	0.05	ug/g	0.75			<0.05				
Monochlorobenzene	0.05	ug/g	2.4			<0.05				
o-Xylene	0.05	ug/g				<0.05				
Styrene	0.05	ug/g	0.7			<0.05				
Tetrachloroethylene (PCE)	0.05	ug/g	0.280			<0.05				
Toluene	0.08	ug/g	2.3			<0.08				
trans-1,2-Dichloroethene	0.05	ug/g	1.9			<0.05				
trans-1,3-Dichloropropene	0.05	ug/g				<0.05				
Trichloroethylene (TCE)	0.01	ug/g	0.061			<0.01				
Trichlorofluoromethane	0.05	ug/g	4			<0.05				
Vinyl chloride	0.02	ug/g	0.02			<0.02				
Xylene (Total)	0.05	ug/g	3.1			<0.05				
1,2-dichloroethane-d4 (surrogate)	0	%				114				
4-bromofluorobenzene (surrogate)	0	%				118				
Toluene-d8 (surrogate)	0	%				119				

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146 Colonnade Rd, Unit 8, Ottawa, ON K2E 7Y1 (613) 727-5692

OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

Approved by :
Patrick Jacques, B.Sc, C.Chem,
Environmental Chemist, Ottawa

OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
PHCs F1 (Soil, GC-FID)									
Method : Petroleum Hydrocarbons (Soil, GC-FID). Internal method: OTT-O-PHC-WI45386.									
F1 (C6 to C10)	ug/g	10	<10	98	70-130	111	70-130	-	0-30
Associated Samples : 9003758								Prep Date: 2025-09-11 Analysis Date: 2025-09-11	
PHCs F2-F4 (Soil, GC-FID)									
Method : Petroleum Hydrocarbons (Soil, GC-FID). Internal method: OTT-O-PHC-WI45386.									
F2 (C10 to C16)	ug/g	2	<2	84	80-120	66	60-140	-	0-30
F3 (C16 to C34)	ug/g	20	<20	84	80-120	66	60-140	-	0-30
F4 (C34 to C50)	ug/g	20	<20	84	80-120	64	60-140	-	0-30
Associated Samples : 9003758								Prep Date: 2025-09-11 Analysis Date: 2025-09-11	
VOCs, O.Reg. 153/04 (Soil, GC/MS)									
Method : Volatile Organic Compounds (Soil, GC/MS). Internal method: AMVOMSE8.									
1,1,1,2-Tetrachloroethane	ug/g	0.05	<0.05	85	70-130	86	70-130	-	0-30
1,1,1-Trichloroethane	ug/g	0.05	<0.05	110	70-130	99	70-130	-	0-30
1,1,2,2-Tetrachloroethane	ug/g	0.05	<0.05	107	70-130	106	70-130	-	0-30
1,1,2-Trichloroethane	ug/g	0.05	<0.05	107	70-130	105	70-130	-	0-30
1,1-Dichloroethane	ug/g	0.05	<0.05	110	70-130	110	70-130	-	0-30
1,1-Dichloroethene	ug/g	0.05	<0.05	76	70-130	79	70-130	-	0-30
1,2-Dibromoethane	ug/g	0.05	<0.05	100	70-130	112	70-130	-	0-30
1,2-Dichlorobenzene	ug/g	0.05	<0.05	91	70-130	86	70-130	-	0-30
1,2-Dichloroethane	ug/g	0.05	<0.05	108	70-130	102	70-130	-	0-30
1,2-Dichloropropane	ug/g	0.05	<0.05	106	70-130	116	70-130	-	0-30
1,3-Dichlorobenzene	ug/g	0.05	<0.05	94	70-130	83	70-130	-	0-30
1,3-Dichloropropene, cis + trans	ug/g	0.05	<0.05				-		-
1,4-Dichlorobenzene	ug/g	0.05	<0.05	94	70-130	85	70-130	-	0-30
Acetone	ug/g	0.5	<0.5	123	70-130	84	70-130	-	0-30
Benzene	ug/g	0.0068	<0.0068	123	70-130	118	70-130	-	0-30
Bromodichloromethane	ug/g	0.05	<0.05	104	70-130	100	70-130	-	0-30
Bromoform	ug/g	0.05	<0.05	81	70-130	83	70-130	-	0-30
Bromomethane	ug/g	0.05	<0.05	83	70-130	79	70-130	-	0-30
Carbon tetrachloride	ug/g	0.05	<0.05	95	70-130	92	70-130	-	0-30
Chloroform	ug/g	0.05	<0.05	91	70-130	90	70-130	-	0-30
cis-1,2-Dichloroethene	ug/g	0.05	<0.05	106	70-130	101	70-130	-	0-30
cis-1,3-Dichloropropene	ug/g	0.05	<0.05	114	70-130	100	70-130	-	0-30
Dibromochloromethane	ug/g	0.05	<0.05	91	70-130	94	70-130	-	0-30
Dichlorodifluoromethane	ug/g	0.05	<0.05	116	70-130	106	70-130		-
Dichloromethane	ug/g	0.05	<0.05	80	70-130	116	70-130	-	0-30
Ethylbenzene	ug/g	0.018	<0.018	99	70-130	96	70-130	-	0-30
Hexane	ug/g	0.05	<0.05	114	70-130	110	70-130	-	0-30
m/p-Xylene	ug/g	0.05	<0.05	92	70-130	90	70-130	-	0-30
Methyl ethyl ketone (MEK)	ug/g	0.5	<0.5	113	70-130	85	70-130	-	0-30
Methyl isobutyl ketone (MIBK)	ug/g	0.5	<0.5	86	70-130	97	70-130	-	0-30
Methyl tert-butyl ether (MTBE)	ug/g	0.05	<0.05	114	70-130	110	70-130	-	0-30
Monochlorobenzene	ug/g	0.05	<0.05	98	70-130	96	70-130	-	0-30
o-Xylene	ug/g	0.05	<0.05	95	70-130	92	70-130	-	0-30
Styrene	ug/g	0.05	<0.05	93	70-130	91	70-130	-	0-30
Tetrachloroethylene (PCE)	ug/g	0.05	<0.05	91	70-130	96	70-130	-	0-30

eurofins | Environment Testing
146 Colonnade Rd, Unit 8, Ottawa, ON K2E 7Y1 (613) 727-5692

OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : EnvironeX
Project : ENVIRONEX

Reception Date: 2025-09-10

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
VOCs, O.Reg. 153/04 (Soil, GC/MS)									
Method : Volatile Organic Compounds (Soil, GC/MS). Internal method: AMVOMSE8.									
Toluene	ug/g	0.08	<0.08	98	70-130	92	70-130	-	0-30
trans-1,2-Dichloroethene	ug/g	0.05	<0.05	97	70-130	92	70-130	-	0-30
trans-1,3-Dichloropropene	ug/g	0.05	<0.05	110	70-130	99	70-130	-	0-30
Trichloroethylene (TCE)	ug/g	0.01	<0.01	100	70-130	95	70-130	-	0-30
Trichlorofluoromethane	ug/g	0.05	<0.05	90	70-130	93	70-130	-	0-30
Vinyl chloride	ug/g	0.02	<0.02	117	70-130	127	70-130	-	0-30
Xylene (Total)	ug/g	0.05	<0.05				-		-
Associated Samples : 9003758								Prep Date: 2025-09-10 Analysis Date: 2025-09-11	

Where RPD % is reported as "-" the calculation is not available because one or both of the duplicates is within 5 times the RL.

Notes:

1) The laboratory method complies with CCME Tier 1 reference method for PHC in soil. It is validated for laboratory use.
2) Where the F1 fraction (C6 to C10) and BTEX are both measured, F1-BTEX is reported.
3) Where the F2 fraction (C10 to C16) and naphthalene are both measured, F2-naphthalene is reported.
4) Where the F3 fraction (C16 to C34) and PAHs* are both measured, F3-PAH is reported.
5) F4G is analyzed if the chromatogram does not descend to baseline before C50. Where F4 (C34 to C50) and F4G are both reported, the higher result is compared to the standard.
6) Unless otherwise stated in the sample comments, the following criteria have been met where applicable:
   - nC6 and nC10 response factors within 30% of response factor for toluene;
   - nC10, nC16, and nC34 response factors within 10% of each other;
   - C50 response factors within 70% of nC10 + nC16 + nC34 average; and,
   - Linearity is within 15%.
7) Unless otherwise stated in the sample comments, sampling requirements and analytical holding times have been met.
8) Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
9) *PAHs = phenanthrene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-c,d)pyrene and pyrene.
10) Where F4G-sg is reported, the F4G extract has been cleaned with silica gel.

eurofins | EnvironeX
2325, boul. Fernand-Lafontaine, Longueuil (Québec) J4N 1N7 (514) 332-6001

CERTIFICAT D'ANALYSES OFFICIEL : 4459778

DEMANDE D'ANALYSE : 100383301

Date d'émission du certificat : 2025-09-12

LE GROUPE ORTAM
1200, Rue de Louvain Ouest
Mont-Royal, Québec
H4N 1G5
Attention : Tony Novembre

Date de réception :	2025-09-08
Projet :	18565
Nom du préleveur :	Tarek
Bon de commande :	Non Fourni

Analyses	Quantité	Méthode de référence	Méthode interne
[a] CCME F1-F4	4		ST
[a] COV-BTEX par Headspace ou Purge and Trap	4		ST
[a] Expertise (C)	4		ST

État des échantillons à la réception :

8996236 8996237 8996238 8996239
Conforme

Commentaires de certificat :

8996236
CCME F1-F4 et BTEX et Granulométrie : Analyses effectuées en sous-traitance, rapport annexé # CAO 4458585 du sous-traitant.

8996237
CCME F1-F4 et BTEX et Granulométrie : Analyses effectuées en sous-traitance, rapport annexé # CAO 4458586 du sous-traitant.

8996238
CCME F1-F4 et BTEX et Granulométrie : Analyses effectuées en sous-traitance, rapport annexé # CAO 4458587 du sous-traitant.

8996239
CCME F1-F4 et BTEX et Granulométrie : Analyses effectuées en sous-traitance, rapport annexé # CAO 4458588 du sous-traitant.

Notes :

- Ce certificat d'analyse est la seule référence valide et les résultats présentés ont préséance en cas de différence avec tous les autres documents transmis .
- Tous les résultats d'analyse provenant de matrice solide sont calculés sur une base sèche, à moins d'avis contraires.
- Les critères présentés sur ce certificat, le cas échéant, ainsi que la comparaison des résultats d'analyses à ceux-ci est à titre indicatif seulement. De plus, les critères ABC se réfèrent aux critères du secteur Basses-Terres du Saint-Laurent, à moins d'avis contraire.
- Eurofins EnvironeX détient les accréditations requises pour l'analyse des paramètres présentés sur ce certificat lorsqu' indiqué à cet effet.

Légende :

LR : Limite rapportée
MR : Matériaux de référence
N/A : Non applicable
PNA : Paramètre non accrédité
TNI : Colonies trop nombreuses pour être identifiées
TNC : Colonies trop nombreuses pour être comptées
Méthode Interne : CHM ou MBIO (méthodes QC) ; ILCE ou ILME (méthodes LG)
* Analyse accréditée par le MELCCFP
** Analyse accréditée par le CCN

[1] Analyse réalisée par EnvironeX Québec
4495, boul. Wilfrid-Hamel, suite 150, Québec, QC
[2] Analyse réalisée par EnvironeX Longueuil
2325, boul. Fernand-Lafontaine, Longueuil, QC
[3] Analyse réalisée par EnvironeX Sherbrooke
3705, boul. Industriel, Sherbrooke, QC
[a] Analyse réalisée en sous-traitance externe

CERTIFICAT D'ANALYSES OFFICIEL - RÉSULTATS

No échantillon :		**8996236**	**8996237**	**8996238**	**8996239**			
Nature :		Sol	Sol	Sol	Sol			
Date de prélèvement :		2025-03-11	2025-03-11	2025-03-11	2025-03-11			
Date d'analyse :		2025-09-11	2025-09-11	2025-09-11	2025-09-11			
Identification de l'échantillon :		1103-BH1-SS 1	1103-BH2-SS 1	1103-BH3-SS 1	113-DUP			
[a] CCME F1-F4	**Unité**							
F1 (C6-C10)	µg/g	<>	<>	<>	<>			
F2 (C10-C16)	µg/g	<>	<>	<>	<>			
F3 (C16-C34)	µg/g	<>	<>	<>	<>			
F4 (C34-C50)	µg/g	<>	<>	<>	<>			

No échantillon :		**8996236**	**8996237**	**8996238**	**8996239**			
Nature :		Sol	Sol	Sol	Sol			
Date de prélèvement :		2025-03-11	2025-03-11	2025-03-11	2025-03-11			
Date d'analyse :		2025-09-11	2025-09-11	2025-09-11	2025-09-11			
Identification de l'échantillon :		1103-BH1-SS 1	1103-BH2-SS 1	1103-BH3-SS 1	113-DUP			
[a] COV-BTEX par Headspace ou Purge and Trap	**Unité**							
Benzène	mg/kg	<>	<>	<>	<>			
Toluène	mg/kg	<>	<>	<>	<>			
Éthylbenzène	mg/kg	<>	<>	<>	<>			
m,p-Xylènes	mg/kg	<>	<>	<>	<>			
o-Xylène	mg/kg	<>	<>	<>	<>			
Somme des xylènes	mg/kg	<>	<>	<>	<>			
Récupération (%)	------	<>	<>	<>	<>			
D8-Toluène (%)	%	<>	<>	<>	<>			
4-Bromofluorobenzène (%)	%	<>	<>	<>	<>			

No échantillon :		**8996236**	**8996237**	**8996238**	**8996239**			
Nature :		Sol	Sol	Sol	Sol			
Date de prélèvement :		2025-03-11	2025-03-11	2025-03-11	2025-03-11			
Date d'analyse :		2025-09-10	2025-09-10	2025-09-10	2025-09-10			
Identification de l'échantillon :		1103-BH1-SS 1	1103-BH2-SS 1	1103-BH3-SS 1	113-DUP			
[a] Expertise (C)	**Unité**							
< >	------	<>	<>	<>	<>			

Approuvé par :
France Luneau, B. Sc.
Chimiste, site de Longueuil

CHIMISTE France Luneau 1993-133 QUÉBEC

APPENDIX 6

- Generic criteria for contaminated soil

GENERIC CRITERIA FOR CONTAMINATED SOILS AND GROUNDWATER

The generic criteria serve to assess the scope of contamination and as decontamination objectives for a given use. They are also used as an excavated contaminated soils management instrument and have been established to preserve the health of future users and protect the environment. These criteria constitute the response means easiest to apply on a site and requiring the least monitoring and commitment for the future. Their use must be considered the priority risk management method, and the one most commonly used.

2.1 Generic criteria for soils

❖ 2.1.1 Generic criteria grid

The *Ministère du Développement durable, de l'Environnement et de la Lutte Contre les Changements Climatiques (MDDELCC)* provides three levels of generic criteria for different substances as shown in the grid presented below. The levels (A, B, C) may be defined as follows:

Level A: Background levels for inorganic parameters and quantification limit for organic parameters.

The quantification limit is defined as the minimum concentration that can be **quantified** using an analysis method of defined reliability.

Level B: Maximum acceptable limit for residential, recreational and institutional sites. Commercial sites located in a residential district are also included.

Institutional use includes hospitals, schools and day-care centres.

Recreational use includes a large number of possible cases presenting various levels of sensitivity. Thus, sensitive uses such as playgrounds must be managed according to level B, while recreational uses considered less sensitive, such as bicycle paths, may be associated with level C.

Level C: Maximum acceptable limit for commercial sites not located in a residential area, and for industrial sites.

Specific criteria for agricultural use are not included in this criteria grid but may be added later. On an interim basis, it is however recommended that each reuse of a site for agricultural purposes be carried out on clean soils that comply with level A of the criteria grid. If the soils do not comply with this level, the concentrations found on the site must be proven safe for agricultural use.

❖ 2.1.2 Use of Generic Criteria

The use of generic criteria for soils as decontamination objective means that, for a given use, all soils contaminated beyond the generic criteria for use must be excavated and managed safely or else be treated until the concentrations in the soils remaining in place are equal to or less than the generic criteria values.

The approach based on generic criteria for soils must be used together with a verification of the condition of the groundwater. Indeed, the assessment of groundwater quality and its impact may require further action, which must be taken into account in developing the site restoration plan.

As well, in certain cases, the firm responsible for the contamination must, before decontaminating the soils in accordance with the generic criteria for use, verify whether the planned decontamination levels are adequate. This verification is necessary if resources subject to the objectives of the *Québec Convention on Biological Diversity Implementation Strategy* (Government of Québec, 1996) are present. These resources are defined by:

- Environments critical or sensitive for biodiversity (peat bogs, marshes, swamps, mature forests, etc.).
- Protected areas (parks, ecological preserves, wildlife habitats and refuges, etc.).
- Threatened or vulnerable species or those likely to be so designated, and their habitats.

In these cases, a restricted assessment of ecotoxicological risk must be carried out. How such an analysis is to be carried out is described in the MEF document entitled "Ecotoxicological risk assessment procedure." It uses a narrow conceptual model in order to limit the risk characterization to only the sensitive resources that are present. Its objective is to ensure that use of generic criteria makes it possible to reach the desired level of protection for these resources. The assessment results will make it possible to determine whether decontamination in accordance with the generic criteria is sufficient or whether rehabilitation must be pushed further.

With respect to the level of decontamination to be attained in the event of a response to any contamination occurring after the date the policy appeared, the objective is to return the site to the condition it was in before the event. This will apply in all contamination cases. If the condition of the site before the spill is unknown, the background levels presented in the generic criteria grid will be used.

2.2 Criteria applicable to cases of groundwater contamination

❖ 2.2.1 Criteria Grid

The water quality criteria grid shown below presents, for various substances, the water criteria established for drinking water, as well as the criteria applying to situations where contaminated groundwater reappears in surface water or infiltrates into the sewer network. This grid also gives the quantification limits (LQD) associated with each substance.

The criteria adopted were taken mostly from official publications on water quality in Canada and Québec. Certain criteria also come from WHO and the US EPA. Complete references are found at the end of the criteria grid.

Water quality criteria are not published or established for all parameters or for all uses. In the absence of pre-established criteria for a given contaminant or a given use, the *Ministère* is responsible for defining a criterion on the basis of documentation or itself generating the criteria according to the protocols and methods in effect. As well, once established, the list of new criteria will be updated periodically.

❖ 2.2.2 Use of Criteria for Groundwater: Response Procedure

This procedure specifies the restoration objectives to be attained in each situation. It is based mainly on use of the water quality criteria in the grid.

Thus, for each site characterized, the concentrations measured in groundwater must be compared with the measured background levels or the quantification limits in order to determine whether the groundwater is contaminated. A diagnosis of contaminated groundwater makes it necessary to identify and take action on industrial or other activities in order to eliminate the active contribution of substances that are the source of the contamination.

If groundwater is contaminated from an industrial plant established after the introduction of this policy, action will have to be undertaken on soils and groundwater in order to return the site to the quality it had before the setting-up of the plant.

In other cases, the impact of the activities and contaminated soils on groundwater quality must be assessed. If a real or apprehended impact on groundwater (see definition, Section 2.2.2.1) exists, on-site response will be required to eliminate or reduce the active contribution of contaminants to allow lost uses to be recovered. Such a response will consist in recovering floating phases and depending on the situation, recovering, decontaminating or confining components that constitute active sources of contamination (contaminated soils and wastes). In certain situations, it may also be necessary to decontaminate or confine the groundwater affected and to ensure that users have a supply of drinking water.

If the contamination is not the cause of real or apprehended impacts, it is at all times necessary to recover the existing floating phases. A monitoring program on groundwater quality may also be required when water contamination is above the warning points (See definition, Section 2.2.2.2). This monitoring may lead, if water contamination levels rise, to action aimed at the contamination sources. As a preventive measure, when the warning point is exceeded, we recommend that, as part of the site rehabilitation work, you take advantage of the opportunity to carry out water-proof surface confinement that will limit the percolation of surface waters through contamination sources (soils or waste) and reduce the risk of subsequent impacts on groundwater.

❖ 2.2.2.1 Definition of Real or Apprehended Impact

The water quality criteria shown in the criteria grid are used to define an impact and are applied according to the place of impact.

A **real impact** is defined as an actual situation at the place of impact while an **apprehended impact** is defined as a predictable impact, considering the dynamic character of the groundwater contamination. More accurately, there is a real or apprehended impact when there is:

- ❖ contamination (real or apprehended) of a well, water intake or water distribution network exceeding the criteria set for drinking water[1];
- ❖ contamination (real or apprehended) exceeding the criteria set for drinking water[1] from a class I aquifer zone[2];
- ❖ Contamination (real or apprehended) exceeding the criteria set for drinking water from a Class IIA or Class III aquifer zone whose use for supply purposes will be required to ensure that development projects are carried out;
- ❖ Seepage (real or apprehended) into surface water of groundwater contaminated beyond the criteria set for protection of surface waters;
- ❖ infiltration into a sewer network of groundwater contaminated beyond the criteria set for protection of surface waters;
- ❖ Emanation, from contaminated groundwater, of volatile substance presenting a risk to the health and safety of persons or causing discomfort (e.g.: hydrocarbons in gaseous phase).

[1] If the groundwater is used for irrigation or watering of cattle, the criteria presented in the document "Canadian Water Quality Guideline (CWQG)" (CCME, 1987) must be used.

[2] The groundwater classification system, as presented in the draft *Politique de protection et de conservation des eaux souterraines* [Groundwaters protection and conservation policy] (April 1996), makes it possible to identify the groundwaters that are being exploited or that present a certain potential and assess their value to society. The vulnerability of these waters, as well as the existence of a link with a watercourse may be assessed during this classification process. This classification system is used to define the real or apprehended impacts on groundwaters.

To define the impacts, the following points must be taken into consideration:

1. If the background level of a contaminant is higher than the level corresponding to the relevant water quality criteria, this value should be considered in determining the real or apprehended impacts.
2. If a well or aquifer is intended for various uses (ex.: irrigation and drinking water), the strictest criteria

shall be adopted to define the real or apprehended impacts.

❖ 2.2.2.2 Definition of Warning Points

The warning points defined in the draft Groundwater Protection and Conservation Policy (April 1996) referring to a preventive limit or concentration from which a loss of use of the resource may be apprehended. These thresholds correspond to a portion of the water quality criteria, and, for each site, they are selected in accordance with the classification of groundwater and the receiving water body, or according to the background level of the groundwater.

MANAGEMENT GRID FOR EXCAVATED CONTAMINATED SOILS - MINISTÈRE DU DÉVELOPPEMENT DURABLE, DE L'ENVIRONNEMENT ET DE LA LUTTE CONTRE LES CHANGEMENTS CLIMATIQUES (MDDELCC – APPENDIX 5 - 2016)

CONTAMINATION LEVEL	MANAGEMENT OPTIONS
≤ critère A1	1. Utilisés sans restriction sur tout terrain.
< critère B (valeurs limites de l'annexe I du RPRT)	1. 1. Ailleurs que sur le terrain d'origine, les sols ne peuvent être déposés que sur des sols dont la concentration en contaminants est égale ou supérieure à celle des sols remblayés (article 4 du RSCTSC) et s'ils n'émettent pas d'odeurs d'hydrocarbures perceptibles. 2. Aux mêmes conditions, déposés sur ou dans des terrains destinés à l'habitation s'ils sont utilisés comme matériau de remblayage dans le cadre de travaux de réhabilitation de terrains faits conformément à la LQE.
≤ critère B (valeurs limites de l'annexe I du RPRT)	1. Valorisés sur le terrain d'origine ou sur le terrain à partir duquel a eu lieu l'activité à l'origine de la contamination. 2. Valorisés comme matériau de recouvrement journalier ou final dans un lieu d'enfouissement technique (LET) ou comme matériau de recouvrement hebdomadaire ou final dans un lieu d'enfouissement en tranchée ou comme recouvrement mensuel ou final dans un lieu d'enfouissement de débris de construction ou de démolition, conformément au REIMR aux conditions des articles 42, 50, 90, 91, 105 ou 106. 3. Valorisés comme recouvrement final dans un lieu d'enfouissement de sols contaminés (LESC) aux conditions décrites à l'article 38 du RESC ou valorisés dans un système de captage des gaz prévu à l'article 13 du RESC. 4. Valorisés comme recouvrement final d'un lieu de dépôt définitif de matières dangereuses aux conditions de l'article 101 du RMD. 5. Valorisés comme matériau de recouvrement final dans un système de gestion qui comporte le dépôt définitif par enfouissement de déchets de fabriques de pâtes et papiers, aux conditions de l'article 116 du Règlement sur les fabriques de pâtes et papiers (RFPP). 6. Valorisés sur un lieu d'élimination nécessitant un recouvrement, aux conditions prévues au certificat d'autorisation en vertu de l'article 22 de la LQE. 7. Valorisés avec ou sans MRF, comme matériau apte à la végétation dans des projets de restauration d'aires d'accumulation de résidus miniers2 ou dans la couverture de lieux visés par le RFPP, le RESC ou le RMD. Ne doit dégager aucune odeur d'hydrocarbure perceptible. Dans le cas d'ajout de MRF, le projet doit être autorisé et respecter le Guide sur l'utilisation de matières résiduelles fertilisantes pour la restauration de la couverture végétale de lieux dégradés[3] 8. Valorisés comme couche de protection d'une géo-membrane utilisée dans un système multicouche lors de la restauration d'une aire d'accumulation de résidus miniers générateurs d'acide[2] 9. Éliminés dans un lieu d'enfouissement visé par le RESC. 10. Éliminés dans un LET, un lieu d'enfouissement en tranchée, un lieu d'enfouissement en milieu nordique, un lieu d'enfouissement de débris de construction ou de démolition ou un lieu d'enfouissement en territoire isolé,

≥ critère B et ≤ critère C	conformément à l'article 4 du REIMR. 1. Utilisés sur le terrain d'origine comme matériau de remblayage à la condition que les concentrations mesurées respectent les critères ou valeurs limites réglementaires applicables aux sols selon l'usage et le zonage. 2. Valorisés comme matériau de recouvrement dans un LET ou comme matériau de recouvrement hebdomadaire dans un lieu d'enfouissement en tranchée, aux conditions des articles 42, 50 ou 90 du REIMR. Ces conditions incluent notamment que les concentrations de composés organiques volatils soient égales ou inférieures aux critères B. 3. Traités sur place ou dans un lieu de traitement autorisé. 4. Éliminés dans un lieu d'enfouissement visé par le RESC
< annexe I du RESC	1. Utilisés pour remplir des dépressions naturelles ou des excavations sur le terrain d'origine lors de travaux de réhabilitation aux conditions prévues dans le plan de réhabilitation approuvé dans le cadre d'une analyse de risques (dossiers GTE), à la condition que les C10-C50 et les COV respectent les critères d'usage. 2. Traités sur place ou dans un lieu de traitement autorisé. 3. Éliminés dans un lieu d'enfouissement visé par le RESC.
≥ annexe I du RESC	1. Décontaminés sur place ou dans un lieu de traitement autorisé et gestion selon le résultat obtenu. Si cela est impossible, éliminés dans un lieu d'enfouissement visé par le RESC pour les exceptions mentionnées à l'article 4.1º a, b ou c.
Cas particuliers	1. Des sols contaminés peuvent être utilisés, à condition de ne dégager aucune odeur d'hydrocarbures perceptible, pour la construction d'un écran visuel ou antibruit dont l'utilité est démontrée : a. Sur un terrain résidentiel avec des sols du terrain d'origine : i. dont les concentrations sont ≤ B; ii. dont les concentrations sont ≤ C, lors de travaux de réhabilitation sur le terrain réalisés conformément au plan de réhabilitation approuvé dans le cadre d'une analyse de risque (dossiers GTE), sous les mesures de confinement, à condition que les sols contiennent des concentrations ≤ B en C10-C50 et en composés organiques volatils (COV)[4]. iii. dont les concentrations sont < annexe I du RESC, lors de travaux de réhabilitation sur le terrain réalisés conformément au plan de réhabilitation approuvé dans le cadre d'une analyse de risque (dossiers GTE), sous les mesures de confinement, à condition que les sols en place soient de niveau > C et que les sols déposés contiennent des concentrations ≤ B en C10-C50 et en COV[4]; b. Sur un terrain commercial/industriel avec des sols du terrain d'origine : i. dont les concentrations sont ≤ C; ii. dont les concentrations sont ≤ C, lors de travaux de réhabilitation sur le terrain réalisés conformément au plan de réhabilitation approuvé dans le

		cadre d'une analyse de risque (dossiers GTE), sous les mesures de confinement; iii. dont les concentrations sont < annexe I du RESC, lors de travaux de réhabilitation sur le terrain réalisés conformément au plan de réhabilitation approuvé dans le cadre d'une analyse de risque (dossiers GTE), sous les mesures de confinement, à condition que les sols en place soient > C, et que les sols déposés contiennent des concentrations ≤ C en C10-C50 et en COV[4]. 2. La valorisation de sols contaminés dans un procédé en remplacement d'une matière vierge est possible aux conditions de l'autorisation. 3. Les sols ≥ B peuvent être acheminés sur les aires de résidus miniers, s'ils sont contaminés exclusivement par des métaux ou métalloïdes résultant des activités minières de l'entreprise responsable de l'aire, aux conditions de l'autorisation délivrée par le Ministère (article 6 du RSCTSC). 4. Les sols ≥ B peuvent être acheminés dans un lieu de dépôt définitif de matières dangereuses aux conditions du certificat d'autorisation détenu par ce lieu pour recevoir des sols.
	5.	

Note : S'il y a présence de matières résiduelles dans les sols, se référer à la figure 12 de la section 7.7.2.

1. S'il est établi que la concentration naturelle dans le sol importé est supérieure au critère A et à la concentration du sol récepteur, il est recommandé au propriétaire du terrain récepteur de garder une trace du remblayage (localisation, niveau de contamination, provenance des sols importés), de façon à ce qu'il puisse, le cas échéant, démontrer qu'il ne s'agit pas d'une contamination anthropique. Faute de l'existence d'une telle trace, le Ministère considérera que les sols ont été contaminés par l'activité humaine et ils devront donc être gérés comme tels. Advenant le cas où les concentrations naturelles excèdent largement les critères génériques recommandés pour l'usage qui est fait du terrain récepteur, un avis sur les possibles risques à la santé et l'à-propos du remblayage avec de tels sols pourra être demandé à la direction de santé publique.

2. Ne s'applique pas aux sols contaminés = B, à moins que ces sols n'aient d'abord transité par un lieu visé à l'article 6 du Règlement sur le stockage et les centres de transfert de sols contaminés. Les sols excavés ≥ B ne peuvent en effet être acheminés directement que dans des lieux légalement autorisés à les recevoir et listés à l'article 6 du RSCTSC.

3. Il faudra toutefois s'assurer que la valorisation de sols A-B, auxquels on aura ajouté des matières fertilisantes ou non, entraîne un effet bénéfique, par exemple, sur la croissance de la végétation, et que ces sols répondent à un besoin réel, l'ajout de sols n'étant pas essentiel dans tous les cas de restauration minière. Il sera possible de s'assurer du bien-fondé du projet de valorisation et de son contrôle dans le cadre du certificat d'autorisation délivré préalablement à sa réalisation.

4. L'écran visuel ou antibruit doit être recouvert de 1 m de sols ≤ A ou de 40 cm ≤ A aux endroits recouverts d'une structure permanente (asphalte ou béton). Il est possible d'utiliser des MRF

dans la couche apte à la végétation selon les orientations du Guide sur l’utilisation des matières résiduelles fertilisantes pour la restauration de la couverture végétale des lieux dégradés si la résultante est ≤ A