Roof Maintenance Solutions Inc.

Phase II Environmental Site Assessment
Revision 2.0 Remediation
3210 Albion Road South
Ottawa, Ontario

SDC1023

July 23, 2025

CM3 Environmental Inc.
5710 Akins Road, Ottawa, Ontario, K2S 1B8

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1 INTRODUCTION

CM3 Environmental Inc. (CM3) was retained by Roof Maintenance Solutions Inc. (RMS) to conduct a Phase II Environmental Site Assessment (ESA) for the property located at 3210 Albion Road South in Ottawa, Ontario (`site_ or `subject property_). The purpose of the Phase II ESA was to assess the presence of potential contaminants of concern related to Areas of Potential Environmental Concern (APECs) identified in the CM3 Phase I ESA entitled `Phase I Environmental Site Assessment, 3210 Albion Road South, Ottawa, Ontario_ dated June 7, 2024. The Phase II ESA work included remediation of soil contamination identified at the subject property. The Phase I ESA and Phase II ESA were completed for due diligence in support of a potential real estate transaction and not in support of a record of site condition. The site location is shown on Figure 1.

2 BACKGROUND

The subject property at 3210 Albion Road South is rectangular in shape and is bounded by Albion Street South to the east, an autobody shop to the north, (Simplicity Car Care), an auto repair shop to the south, (Procare Automotive Centre), and a commercial insulation manufacturer to the west, (Certainteed Insulation). A construction company (Taggart Construction Limited), and a recycling company, (Palmer Recycling), are located beyond Albion Street to the east.

The property is a 5,207 square meter parcel that is approximately two-thirds a graveled lot on the west end with one un-occupied 121 square meter commercial/residential building on the east end. The groundcover around the building consists of grass, shrubs, trees, gravel, and asphalt.

The first developed land use was determined based on the historical records search, and aerial photos. The first developed land use was prior to 1965 as agricultural lands. The residential building appears in the aerial photos starting from 1976 and from that time it was operated as a commercial tow truck service. Prior to first development the property was likely vacant land. Prior to development of the surrounding area the site was likely natural or agricultural land.

2.1 Findings of the Phase I ESA

The historic records search and site inspection identified four on-site Potentially Contaminating Activities (PCAs). Eight off-site PCAs were identified during the site inspection or from the historic records search. Six areas of potential environmental concern (APEC) were identified based on the evaluation of the PCAs. The APECs and contaminants of concern (COCs) are summarized in the following table:

Areas of Potential Environmental Concern			
APEC	Location	Cause of Concern	COCs
1	South-east area of on-site building	On-site PCA A: Former Heating Oil AST in basement	PHCs F1-F4, BTEX
2	West exterior wall of on-site building	On-site PCA B: Former Heating Oil AST exterior west wall	PHCs F1-F4 , BTEX
3	West gravelled parking lot	On-site PCA C: Former Tow Truck Yard and Vehicle Storage	PHCs F1-F4, VOCs, PAHs, metals
4	South of the on-site building	On-site PCA D: Pile of Soil with Debris ¯ Importation of Fill Material of Unknown Quality	PHCs F1-F4, VOCs, PAHs, metals
5	South-east corner of gravel parking lot	Off-site PCA H Procare Automotive Centre 1375 Johnston Road	PHCs F1-F4, VOCs, PAHs, metals
6	North-east corner of gravel parking lot	Off-site PCA E Simplicity Car Care 3208 Albion Road South	PHCs F1-F4, VOCs, PAHs, metals

BTEX - Benzene, toluene, ethylbenzene, xylenes
PHCs F1-F4 - Petroleum hydrocarbons F1 to F4 fractions
VOCs - Volatile Organic Compounds
PAHs - Polycyclic Aromatic Hydrocarbons

The PCAs and APECs could result in adverse environmental conditions at the subject property. The Phase II ESA was undertaken to characterize soil and/or groundwater conditions and assess the

presence of contaminants at each APEC. The Phase II ESA work included remediation of soil contamination identified at the subject property. The APECs and their location are illustrated on Figure 2.

3 APPLICABLE SITE CONDITION STANDARDS

The results of the soil and groundwater analyses were compared to the Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, under Ontario Regulation (O. Reg.) 153/04. The following site conditions were used in the selection of the appropriate site condition standards (SCS):

- ¿ No environmentally sensitive areas were located on site or in the immediate vicinity;
- ¿ The site is not considered a shallow soil property (i.e., bedrock is greater than 2 metres below grade).
- ¿ The site was not located within 30 m of a water body;
- ¿ Municipal water is used as the potable water source in the area; and,
- ¿ Land use at the site was considered commercial/industrial.

The Table 3 Full Depth Generic Site Condition Standards in a Non-Potable Groundwater Condition and commercial/industrial land use with coarse soils were selected for evaluation of the analytical results, based on the above.

4 SCOPE OF WORK

The purpose of the investigation was to assess the presence of potential contaminants of concern identified in the Phase I ESA. The site investigation was completed following the Canadian Standards Association (CSA) Standard Z769-00 (R2008) and in general accordance with O. Reg. 153/04. The scope of work for the investigation included:

- ¿ The measurement of the depth to liquid phase hydrocarbons (LPH) (if present) and groundwater levels including sampling of the three existing monitoring wells installed by Paterson in 2021 for the COCs;
- ¿ The determination of the locations of all underground utilities by a third-party utility locator;
- ¿ The advancement of two boreholes completed as monitoring wells;
- ¿ The excavation of two test pits;
- ¿ The continuous collection of soil samples during the drilling of boreholes and grab samples during the excavation of test pits for soil logging and on-site field screening;
- ¿ The selection of a soil samples from the boreholes and test pits for laboratory analysis of COCs;
- ¿ The measurement of the depth to liquid phase hydrocarbons (LPH) (if present) and groundwater in all newly installed monitoring wells;
- ¿ The collection of groundwater samples from all newly installed monitoring wells for laboratory analysis of BTEX and PHCs;
- ¿ The development of a remedial action plan based on the findings of the site assessment;
- ¿ The oversight of the soil remediation;
- ¿ Post-remediation sampling to confirm that soil remaining at the site met the applicable Ontario MECP SCS for the property; and
- ¿ Post-remediation sampling to confirm that groundwater remaining at the site met the applicable Ontario MECP SCS for the property.

5 INVESTIGATION METHODOLOGY

5.1 General

The Phase II ESA investigation was completed between May 28 and September 12, 2024, following the Phase I ESA. The investigation included the advancement of two boreholes (both completed as monitoring wells), the excavation of two test pits, and groundwater monitoring and sampling of the three existing and two new monitoring wells. The site remediation program included a targeted remedial excavation of petroleum contaminated soils and additional soil sampling.

5.2 Drilling and Excavating

5.2.1 Borehole Drilling

A total of two boreholes (MW1 and MW2) were advanced and converted to monitoring wells on June 4, 2024, under the supervision of CM3. The borehole drilling was completed by Ohlman Geotechnical Services Inc. (OGS) of Almonte, Ontario. The boreholes were advanced with portable drilling equipment and split spoon samplers. The borehole locations were located within the APECs identified in the Phase I ESA as APEC 1 and 2. The monitoring well `MW1_ was used to address soil and groundwater conditions at APEC 2, the former heating oil aboveground storage tank (AST) off the exterior west wall. The monitoring well `MW2_ was used to address soil and groundwater conditions at APEC 1, the former heating oil AST in the basement of the building. The soil samples from APECs 1 and 2 were analyzed for BTEX and PHCs in the F1 to F4 fractions. The monitoring well locations are provided on Figure 2.

5.2.2 Test Pit Excavations

A total of two test pits (TP1 and TP2) were excavated on June 12, 2024 under supervision of CM3 personnel. The test pits were both used to address soil conditions at APEC 2. The test pits were excavated using a mini-excavator, supplied and operated by PetroTech. Test pits were advanced to a depth of 1.6 m bg. Groundwater was encountered in each test pit at a depth of 1.5 m bg. Hydrocarbon sheen was observed on the groundwater in both test pits. The test pit locations are provided on Figure 2.

The soils in each test pit were logged in the field for grain size, colour, moisture content, and visual or olfactory evidence of impacts. A minimum of one soil sample was collected from 1.50-1.55 m bg of each test pit, from the excavator bucket. A new pair of clean, disposal nitrile gloves was used for each sample. Reusable sampling equipment (i.e., trowel shovel) was washed and rinsed between samples and test pit locations to prevent cross-contamination.

The soil samples from the test pits at APEC 2 were analyzed for BTEX and PHCs in the F1 to F4 fractions.

5.2.3 Assessment Soil Pile Sampling

The pile of soil with debris located within APEC 4 was sampled on June 12, 2024, under supervision of CM3 personnel. The soil sample was collected by using a mini-excavator, supplied and operated by PetroTech. The soil sample was collected from the middle of the soil pile.

The soil sample from APEC 4 was analyzed for VOCs, PHCs in the F1 to F4 fractions, PAHs and metals.

5.2.4 Assessment Soil Sampling

Soil samples were collected manually from each split spoon sample interval or from the excavator bucket and placed in the appropriate laboratory supplied sample containers following MECP protocols for the required analyses, and a food-grade polyethylene bag. Continuous soil sampling was carried out during the borehole drilling using a 60 cm long, 5.1 cm diameter split spoon from 0.0 meters to a maximum of 3.66 m bg. Grab soil samples were collected from the test pits with a clean stainless steel trowel from the excavator bucket or test pit, depending on the depth. Soil samples were logged at the time of drilling for grain size, colour, moisture content, and visual or olfactory evidence of impacts. The sampling equipment was washed and rinsed between each sample interval and borehole location to prevent cross contamination.

At the time of recovery, a portion of each sample was placed into a polyethylene bag for headspace combustible vapour analysis. The remainder of each sample was placed into the appropriate laboratory supplied sample containers for the required analysis following MECP sampling protocols. The sample containers were placed into an ice chilled cooler pending submission to the laboratory for analysis of COCs.

5.2.5 Field Screening

The bagged soil samples were allowed to equilibrate to ambient temperature prior to combustible vapour readings being collected. The vapour concentrations were measured and recorded from the bag sample headspace using an RKI Eagle combustible vapour meter calibrated to hexane and operated in methane elimination mode. The intake probe of the vapour meter was inserted into the plastic bag and the highest vapour reading from each sample was recorded. The results of the vapour analysis and field screening were used in the selection of samples for laboratory analysis.

5.3 Assessment Monitoring Well Installation

The boreholes MW1 and MW2 were converted to monitoring wells. Monitoring well construction consisted of 32 mm outside diameter, flush-threaded schedule 40 PVC well screens and risers. At each borehole, a 10-slot well screen was placed with the intention of intercepting the water table to allow for the detection of LPH, if present. A silica sand pack was placed around the outside of the well screen in the annular space of the borehole to a minimum of 0.30 m above the screened interval. A bentonite seal was placed above the sand pack to approximately 0.30 m bg. Monitoring wells were finished below grade with a protective steel flush mount cover.

5.4 LPH and Water Level Measurement

Groundwater was measured in the existing monitoring wells (BH1-21 to BH3-21) on May 28, 2024 and in the new monitoring wells on June 11, 2024, using a Heron Instruments Inc. water level meter with fixed probe. The depth to liquid phase hydrocarbon (LPH) (if present) and groundwater were measured the nearest millimetre from the highest point of the well riser. The interface probe was cleaned and rinsed with distilled water between each well to prevent cross contamination. LPH was not observed in any of the monitoring wells.

5.5 Assessment Groundwater Sampling

Groundwater samples were collected from the existing monitoring wells (BH1-21 to BH3-21) on May 28, 2024 to address groundwater conditions for APECs 3, 5 and 6 and from monitoring wells MW1 and MW2 on June 11, 2024 to address groundwater conditions at APECs 1 and 2. Prior to sampling, each well was purged to remove stagnant water from within the well and surrounding annulus to obtain samples that were representative of formation groundwater. Groundwater purging and sampling was conducted using 3/8" O.D. low density polyethylene (LDPE) tubing and a peristaltic pump. Purging continued until a minimum of three standing borehole volumes were removed, or the well was dry.

Groundwater samples were collected directly from the outlet of the LDPE tubing into the appropriate laboratory supplied containers for the required analyses, following MECP sampling protocols. The samples were placed into an iced chilled cooler pending submission to Paracel for analysis of COCs.

The groundwater samples from APECs 1 and 2 were analyzed for BTEX and PHCs in the F1 to F4 fractions and the groundwater samples from APECs 3, 5 and 6 were analyzed for VOCs, PHCs in the F1 to F4 fractions, PAHs and metals.

5.6 Remedial Excavation

The area of APEC 2 under the former AST (source area) was excavated on September 4, 2024 using a mini-excavator, supplied and operated by Epcon Canada (Epcon). The excavation measured 3.4 m by 4.9 m, and was advanced to expose the base of the foundation footing at 2.0 m bg. There was a section of clay drain tile present at the base of the footing. A lined dump bin was provided by Tomlinson Environmental (Tomlinson) for the onsite storage and offsite disposal of the excavated soil. Olfactory evidence of hydrocarbons was present in the excavated soils from 1.8 to 1.9 m bg. Groundwater with a light hydrocarbon sheen was observed on the excavation floor.

CM3 attended the site on September 5, 2024 and collected soil samples for logging and field screening for evidence of fuel oil impacts from the final extents of the excavation. The samples were collected manually by hand with a trowel directly from the walls and floor of the excavation. The sampling equipment was washed and rinsed between each sample location to eliminate potential cross-contamination. One sample was collected from each wall and the floor of the excavation for field screening and laboratory analysis. No east wall samples were collected as the excavation limits were at the concrete foundation of the building.

5.7 Post Remediation Groundwater Monitoring

CM3 attended the site on September 27, 2024, and July 7, 2025, to collect groundwater samples from the sump pit present within the basement of the office building located at the subject property. One sample was collected from the sump pit during each sampling event. Both samples were submitted to Paracel for analysis of BTEX and PHCs F1-F4 fractions.

6 RESULTS AND EVALUATION

6.1 Site Geology

The site geology was determined based on the borehole drilling, test pits and soil logging. Surface materials included gravel or sand. Typically underlain by clay, clayey sand or clayey gravel overlying an organic peat layer overlying a native clay with gravel seams to a maximum depth of approximately 3.35 m bg. Bedrock was not encountered during the investigation. The site stratigraphy is provided on the borehole and test pit logs, Appendix A.

6.1.1 Grain Size Analysis

Based on visual observations, the soil at the site is conservatively considered a coarse textured soil. `Coarse textured soil_ means soil that contains more than 50 per cent by mass of particles that are 75 micrometres or larger in mean diameter, as per O. Reg. 153/04. The stratigraphy observed at the site is provided on the borehole logs, Appendix A.

6.2 Site Hydrogeology

6.2.1 LPH and Groundwater Depth

The depth to LPH (if present) and groundwater was measured in the existing monitoring wells (BH1-21 to BH3-21) on May 28, 2024 and in the new monitoring wells on June 11, 2024. LPH was not observed in any of the monitoring wells. The water levels ranged from 0.304 to 0.924 m below the top of the monitoring well casing (m btoc) with an average depth of 0.613 m btoc. The site groundwater flow direction could not be determined from the information obtained for this assessment. The regional groundwater flow direction was inferred based on the topography and presence of local water bodies. The inferred regional groundwater flow direction was north-west toward the Rideau River. The buildings and underground utilities on-site may influence the groundwater flow in their immediate vicinity. The groundwater levels are provided on Table 1.

6.3 Assessment Soil Field Screening

A total of 21 soil samples were collected from the boreholes and test pits for field screening and combustible vapour analysis. The samples showed combustible vapour concentrations ranging from 15 to 100 parts per million (ppm). The soil combustible vapour concentrations for the boreholes are included on the borehole logs (Appendix A). The test pit vapour readings are not plotted on the test pit logs because all samples were taken at the same depth but they ranged from 15 to 80 pm in TP1 and 20 to 25 ppm in TP2.

A total of 5 post remediation soil samples were collected from the extents of the remedial excavation for field screening and combustible vapour analysis. The samples showed combustible vapour concentrations ranging from 20 to 30 ppm.

6.4 Assessment Soil Quality

APEC 1 – south-east area of on-site building
One borehole (MW2) was completed at APEC 1 and one soil sample was analysed for BTEX and PHCs in the F1 to F4 fractions. The results were non-detectable for BTEX and PHCs in the F1 to F4 fractions and therefore comply with the Table 3 SCS.

APEC 2 – west exterior wall of on-site building
One borehole (MW1) and two test pits (TP1 and TP2) were completed at APEC 2 and seven soil sample were analysed for PHCs in the F1 to F4 fractions. The results were either non-detectable or had concentration of BTEX and/or PHCs in the F1 to F4 fractions that comply with the Table 3 SCS except for one sample, (MW1SA3). The soil sample MW1SA3 had detectable levels of PHCs in the F1 to F3 fraction with the F2 fraction exceeding the Table 3 SCS. All other parameters in soil sample MW1SA3 were non-detectable.

The area of APEC 2 was excavated by mini-ex and soil samples were collected from the final extents of the remedial excavation. Five field screening samples were collected and four of the five samples were analysed for BTEX and PHCs in the F1 to F4 fractions. The results for all samples returned non-detect for BTEX. Sample S1 collected from the south excavation wall returned with PHCs in the F2 and F3 fraction meeting the MECP Table 3 SCS. All other samples returned non detect for PHCs in the F1 to F4 fractions meeting the MECP Table 3 SCS.

APEC 4 – south-west of the on-site building
One soil sample (GS1) was collected from the soil pile at APEC 4 and one soil sample was analysed for PHCs F1-F4, VOCs, PAHs, and metals. The results were either non-detectable or had concentrations of PHCs F1-F4, VOCs, PAHs, and metals that comply with the Table 3 SCS.

The soil sample analytical results for the boreholes and test pits are summarized in Table 2. The soil sample analytical results for the soil pile sample are summarized in Table 3. The monitoring well, test pit and soil pile locations and soil quality are provided on Figure 3. The soil sample laboratory reports are provided in Appendix B.

6.5 Assessment Groundwater Quality

APEC 1 – south-east area of on-site building
One monitoring well (MW2) was installed at APEC 1 and 2 and one groundwater sample was analyzed for COCs including PHCs and BTEX. Laboratory analysis indicted that groundwater sample `MW2_ did not have detectable concentrations of PHCs or BTEX, therefore complying with the Table 3 SCS.

APEC 2 – west exterior wall of on-site building
One monitoring well (MW1) was installed at APEC 2 and one groundwater sample was analysed for COCs including PHCs and BTEX. Laboratory results indicated that groundwater sample `MW2_ did not have detectable concentrations of BTEX or PHCs in the F1 and F4 fractions but did have

detectable levels of PHCs in the F2 and F3 fractions. The concentrations of PHCs in the F2 and F3 fractions exceeded the Table 3 SCS.

APECS 3, 5 and 6 -west gravelled parking lot, south-east and north-east corner of gravel parking lot
The three existing monitoring wells BH1-21 to BH3-21 were sampled for PHCs F1-F4, VOCs, PAHs, metals. The results were either non-detectable or had concentrations of PHCs F1-F4, VOCs, PAHs, and metals that comply with the Table 3 SCS

The groundwater sample analytical results are summarized in Table 4. The monitoring well locations and groundwater quality are provided on Figure 4. The groundwater sample laboratory reports are provided in Appendix B.

6.6 Remedial Excavation

The soil combustible vapour readings for the remedial excavation ranged from 20 to 30 ppm for the wall samples and floor samples. Four of the five initial excavation soil samples (N1, S1, W1, F1) were submitted to Paracel for analysis of BTEX and PHCs F1-F4 fractions.

The analytical results showed the presence PHCs in the F2 and F3 fraction in sample S1. The reported concentrations met the MECP Table 3 SCS. All other samples returned non detect for both BTEX and PHCs in the F1-F4 Fractions. All the reported concentrations met the MECP Table 3 SCS.

The results of the initial test pit sample analysis characterized the soil as contaminated solid waste for off-site disposal. The excavated soil was stored onsite in the lined dump bin supplied by Tomlinson.

The soil sample results are summarized in Table 2. The location and extent of the source area excavation location, soil sample locations and combustible vapour concentrations, and soil quality in comparison to the applicable SCS are shown on Figure 5. The laboratory reports are provided in Appendix A.

6.7 Post Remediation Groundwater Monitoring

CM3 attended the site on September 27, 2024, and July 7, 2025, to collect groundwater samples from the sump pit present within the basement of the office building located at the subject property. One sample was collected from the sump pit during each sampling event. Both samples were submitted to Paracel for analysis of BTEX and PHCs F1-F4 fractions.

The analytical results for the sump sample, (Sump), collected during the September 2024 sampling event returned non-detect for BTEX and PHCs F1 and F4 fractions. However, PHCs in the F2 and F3 fractions exceeded the applicable MECP Table 3 SCS.

The analytical results for the sump sample, (SUMP), collected during the July 2025 sampling event returned non-detect for all analysed parameters, meeting the applicable MECP Table 3 SCS.

7 SUMMARY

CM3 Environmental Inc. was retained by RMS to complete a Phase II ESA for the property located at 3210 Albion Road South in Ottawa, Ontario. The purpose of the Phase II ESA was to assess the presence of potential contaminants of concern related to the APECs identified in the Phase I ESA issued by CM3 on June 7, 2024.

The investigation included the sampling of three existing monitoring wells, the advancement of two boreholes converted to monitoring wells, the excavation of two test pits to assess the soil and groundwater conditions on-site and the collection of post remediation groundwater samples from the sump pit.

Following the Phase II ESA investigation a remedial plan was developed and carried out to address the contaminated soil at the location of APEC 2. The results of the Phase II ESA investigation and remedial activities are summarized as follows:

Site Characterization

- ¿ The overburden soil generally encountered at the site consisted of asphalt and grass underlain by gravel and/or sand fill over a native clayey sand with gravel to a maximum observed depth of 3.66 m bg.
- ¿ Bedrock was not encountered in the investigation.
- ¿ Groundwater was present at an average depth of 0.61 metres below the TOC.
- ¿ On-site groundwater flow direction could not be determined based on the information obtained in this assessment. Regional groundwater flow is north-west toward the Rideau River.

Soil Quality

- ¿ All analyzed soil samples complied with the Table 3 SCS for the COCs analyzed except for one soil sample at APEC 2 that exceeded the Table 3 SCS for PHCs in the F2 fraction.

- ¿ The exceedance in the soil sample at APEC 2 was addressed by remedial excavation. Petroleum contaminated soils were excavated and soil samples were collected from the final extents of the remediation. All post remedial samples returned either non-detect or at concentrations meeting the MECP Table 3 for all COCs.

Groundwater Quality

- ¿ All analyzed groundwater samples complied with the Table 3 SCS for the COCs analyzed except for one groundwater sample at APEC 2 that exceeded the Table 3 SCS for PHCs in the F2 and F3 fraction.
- ¿ Post Remediation groundwater sampling collected from the onsite sump pit showed that groundwater in APEC 2 returned non-detect for all COCs analyzed.

8 RECOMMENDATIONS

Based on the work completed to date no further remedial activities or testing are recommended for the quality of soils and groundwater on site. Based on the above, no further assessment work is recommended by CM3. If the groundwater monitoring wells are no longer required, they should be decommissioned as per Ontario Regulation 903.

9 LIMITATIONS

This report has been prepared and the work described in this report has been undertaken by CM3 Environmental Inc. (CM3) for Roof Maintenance Solutions Inc. It is intended for the sole and exclusive use of Roof Maintenance Solutions Inc. and their authorized agents for the purpose(s) set out in this report. Any use of, reliance on, or decision made based on this report by any person other than Roof Maintenance Solutions Inc. for any purpose, or by Roof Maintenance Solutions Inc. for a purpose other than the purpose(s) set out in this report, is the sole responsibility of such person, or Roof Maintenance Solutions Inc. CM3 and Roof Maintenance Solutions Inc. make no representation or warranty to any other person with regard to this report and the work referred to in this report and they accept no duty of care to any other person or any liability or responsibility whatsoever for any losses, expense, damages, fines, penalties or other harm that may be suffered or incurred by any other person as a result of the use of, reliance on, any decision made or any action taken based on this report or the work referred to in this report.

Nothing in this report is intended to constitute or provide a legal opinion. In addition, revisions to the regulatory standards referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary.

The work undertaken by CM3 for this report and any conclusions or recommendations made in this report reflect CM3's judgement based on the site conditions observed at the time of the site inspection on the date(s) set out in this report, on information available at the time of preparation of this report, on the interpretation of data collected from the field investigation and on the results of laboratory analyses, which were limited to the quantification in select samples of those substances specifically identified in the report. Unless otherwise stated, the findings cannot be extended to previous or future site conditions, portions of the site which were unavailable for direct investigation, subsurface locations which were not investigated directly, or chemical parameters, materials or analysis which were not addressed. Substances other than those addressed by the investigation described in this report may exist within the site; substances addressed by the investigation may exist in areas of the site not investigated and concentrations of substances addressed which are different than those reported may exist in areas other than the locations from which samples were taken. CM3 expresses no warranty with respect to the accuracy of the analytical results by the laboratory. Actual concentrations of the substances identified in the samples submitted may vary according to the extraction and testing procedures used.

As the evaluation and conclusions reported herein do not preclude the existence of other chemical compounds and/or that variations of conditions within the site may be possible, this report should be used for informational purposes only and should absolutely not be construed as a comprehensive hydrogeological or chemical characterization of the site. If site conditions change or if any additional information becomes available at a future date, modifications to the findings, conclusions and recommendations in this report may be necessary.

Other than by Roof Maintenance Solutions Inc. as set out herein, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of CM3.

We trust that the above is satisfactory for your purposes at this time. Please feel free to contact the undersigned if you have any questions.

Yours sincerely,

CM3 Environmental Inc.

Spencer Cochrane
Project Manager

Bruce Cochrane, P.Geo., QP, EP
Principal

FIGURES

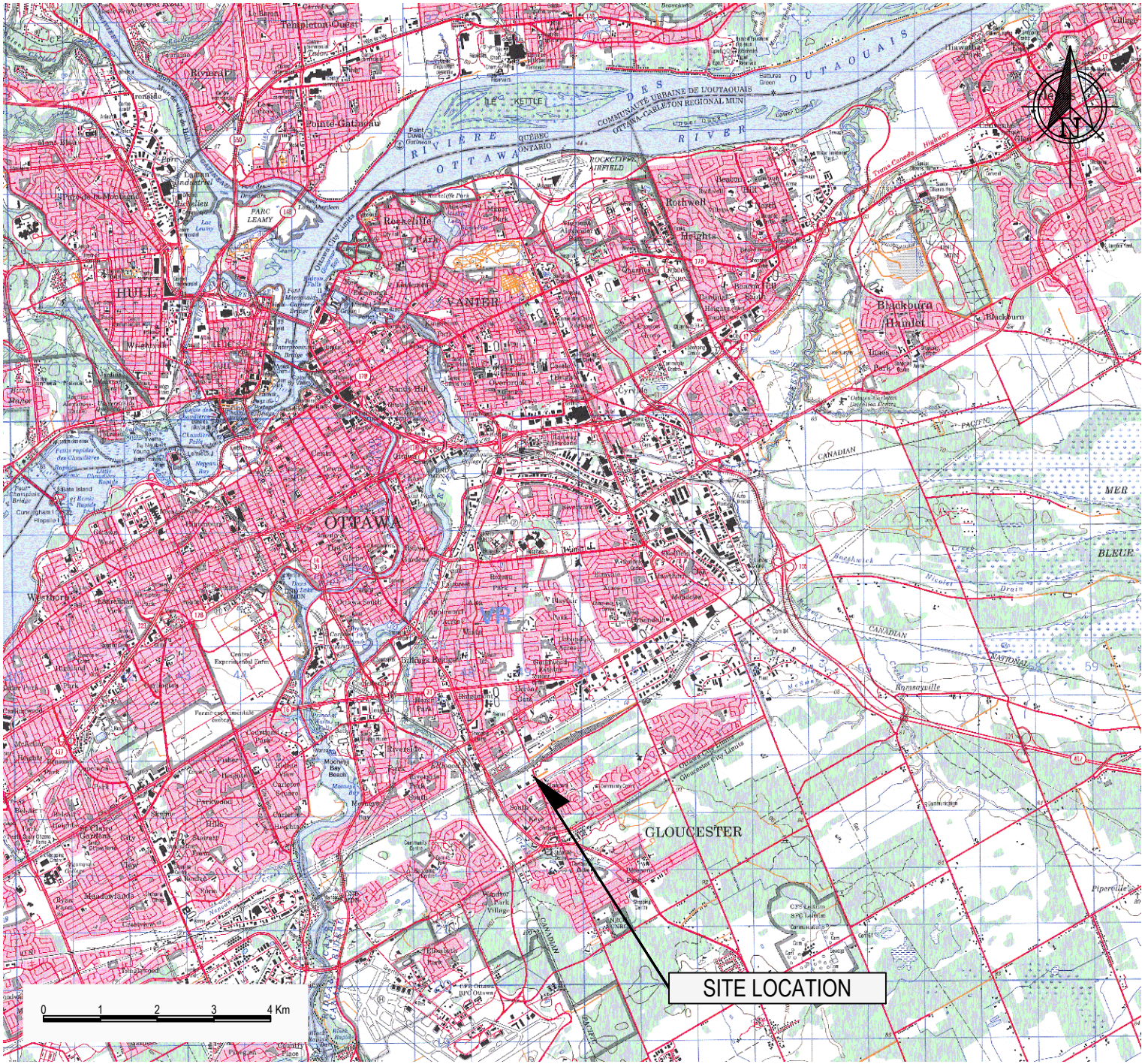
Roof Maintenance Solutions Inc.

Phase II Environmental Site Assessment

Revision 2.0 Remediation

3210 Albion Road South, Ottawa, ON

SDC1023



5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

ROOF MAINTENANCE SOLUTIONS

PHASE II
ENVIRONMENTAL SITE ASSESSMENT
3210 ALBION ROAD SOUTH, OTTAWA
ONTARIO

SITE LOCATION

Project: SDC1023	Drawn By: SDC
Date: JULY 2025	Reviewed By: BDC
Scale: AS SHOWN	Figure: 1

THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. NOT ALL STRUCTURES, UTILITIES OR SITE FEATURES ARE SHOWN. THIS DRAWING IS THE PROPERTY OF CM3 ENVIRONMENTAL LOANED TO THE RECIPIENT WHO AGREES THAT IT SHALL NOT BE GIVEN OUT, COPIED OR DUPLICATED FOR THE USE OF ANOTHER BUT SHALL BE USED ONLY BY THE RECIPIENT FOR THE PURPOSE TO WHICH IT REFERS.

LEGEND

- SUBJECT PROPERTY
- PROPERTY BOUNDARY
- EXISTING PATTERSON'S MONITORING WELL
- CM3 MONITORING WELL
- TEST PIT EXCAVATION OUTLINE
- TEST PIT SAMPLE
- SOIL GRAB SAMPLE
- APEC 1
- APEC 2
- APEC 3
- APEC 4
- APEC 5
- APEC 6

Scale 1:500

0 5 10 15 20 m

(Approx. When plotted 11x17)

cm3 environmental

5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

ROOF MAINTENANCE SOLUTIONS

PHASE II
ENVIRONMENTAL SITE ASSESSMENT
3210 ALBION ROAD SOUTH, OTTAWA
ONTARIO

SITE PLAN

Project: SDC1023	Drawn By: SDC
Date: JULY 2025	Reviewed By: BDC
Scale: 1:500	Figure: 2

KEY PLAN (1:1000 Approximate)

LEGEND

- SUBJECT PROPERTY
- PROPERTY BOUNDARY
- TEST PIT EXCAVATION OUTLINE
- BOREHOLE SAMPLE
- TEST PIT SAMPLE
- SOIL GRAB SAMPLE

SOIL SAMPLE ANALYSED*:

- PARAMETERS NOT DETECTED
- ANALYSED PARAMETERS <MECP TABLE 3 SCS
- ANALYSED PARAMETERS >MECP TABLE 3 SCS

Scale 1:200

0 2 4 6 8 m

(Approx. When plotted 11x17)

cm3 environmental

5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

ROOFING MAINTENANCE SOLUTIONS

PHASE II
ENVIRONMENTAL SITE ASSESSMENT
3210 ALBION ROAD SOUTH, OTTAWA
ONTARIO

DELINEATION SOIL QUALITY

Project:	Drawn By:
SDC1023	SDC
Date:	Reviewed By:
JULY 2025	BDC
Scale:	Figure:
1:200	3

LEGEND

- SUBJECT PROPERTY
- PROPERTY BOUNDARY
- EXISTING PATTERSON'S MONITORING WELL
- CM3 MONITORING WELL

GROUNDWATER SAMPLE ANALYSED*:

- PARAMETERS NOT DETECTED
- ANALYSED PARAMETERS <MECP TABLE 3 SCS
- ANALYSED PARAMETERS >MECP TABLE 3 SCS

Scale 1:500

0 5 10 15 20 m

(Approx. When plotted 11x17)

cm3 environmental
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

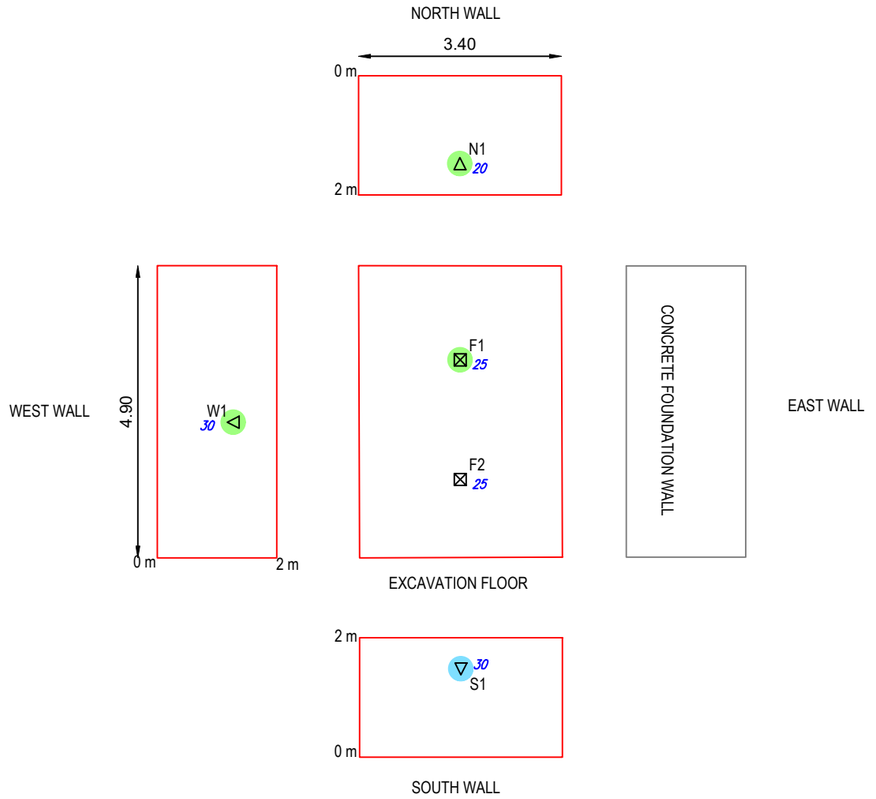
ROOF MAINTENANCE SOLUTIONS

PHASE II
ENVIRONMENTAL SITE ASSESSMENT
3210 ALBION ROAD SOUTH, OTTAWA
ONTARIO

GROUNDWATER QUALITY

Project: SDC1023	Drawn By: SDC
Date: JULY 2025	Reviewed By: BDC
Scale: 1:500	Figure: 4

KEY PLAN (1:1000 Approximate)



LEGEND

- SUBJECT PROPERTY
- PROPERTY BOUNDARY
- REMEDIAL EXCAVATION LIMITS
- MONITORING WELL
- WALL SOIL SAMPLE
- FLOOR SOIL SAMPLE

SOIL SAMPLE ANALYSED*:

- PARAMETERS NOT DETECTED
- ANALYSED PARAMETERS <MECP TABLE 3 SCS
- ANALYSED PARAMETERS >MECP TABLE 3 SCS

cm3 environmental
5710 AKINS ROAD, OTTAWA, ON
K2S 1B8

ROOFING MAINTENANCE SOLUTIONS

PHASE II
ENVIRONMENTAL SITE ASSESSMENT
3210 ALBION ROAD SOUTH, OTTAWA
ONTARIO

POST REMEDIATION
SOIL QUALITY

Project: SDC1023	Drawn By: SDC
Date: JULY 2025	Reviewed By: BDC
Scale: AS SHOWN	Figure: 5

TABLES

Roof Maintenance Solutions Inc.

Phase II Environmental Site Assessment

Revision 2.0 Remediation

3210 Albion Road South, Ottawa, ON

SDC1023

TABLE 1:
LPH and Groundwater Level Measurements
Phase II Environmental Site Assessment
3210 Albion Road South
SDC1023

Well ID	Date	TOC (marl)	Grade (marl)	Depth to		Comments
				LPH (mbtoc)	GW (mbtoc)	
BH1-21	28-May-24	NM	NM	--	0.304	
BH2-21	28-May-24	NM	NM	--	0.523	
BH3-21	28-May-24	NM	NM	--	0.703	
MW1	11-Jun-24	NM	NM	--	0.924	slight PHC odour on probe
MW2	11-Jun-24	NM	NM	--	0.609	weak PHC odour on probe

Notes:
TOC - top of casing
marl - metres above reference level
mbtoc - metres below top of casing
LPH - liquid phase hydrocarbons
GW - groundwater
NM - not measured
NV / -- - no value/LPH not present

TABLE 2: Summary of Borehole, Test Pit and Remedial Excavation Soil Analytical Results
BTEX and Petroleum Hydrocarbons (PHCs) F1-F4 Fractions
Phase II Environmental Site Assessment
3210 Albion Road South
SDC1023

Sample ID	Sample Date	Depth (m bg)	HSVL (ppm)	Benzene	Toluene	Ethylbenzene	m,p-Xylene	o-Xylene	Xylene (Total)	PHC F1 (C6-C10)	PHC F2 (C10-C16)	PHC F3 (C16-C34)	PHC F4 (>C34)
			MDL >	0.02	0.05	0.05	0.05	0.05	0.05	7	4	8	6
			MECP Table 3 SCS >	0.32	68	9.5	NV	NV	26	55	230	1700	3300
Boreholes/Monitoring wells													
MW1SA3	4-Jun-24	1.2 to 1.8	100	b5	b5	b5	b5	b5	b5	れ	わろ	わわ	b5 づ
MW1SA5	4-Jun-24	2.4 to 3.0	60	b5	b5	b5	b5	b5	b5	b5 ん	b5 ゐ	b5 づ	b5 づ
MW2SA2	4-Jun-24	0.9 to 1.5	35	b5	b5	b5	b5	b5	b5	b5 ん	b5 ゐ	b5 づ	b5 づ
Testpits/Test Holes													
TP1SA1	12-Jun-24	1.50 to 1.55	15	b5	b5	b5	b5	b5	b5	b5 ん	ろ゜	をろ	ねゐ
TP1SA2	12-Jun-24	1.50 to 1.55	20	b5	b5	b5	b5	b5	b5	b5 ん	b5 ゐ	ねゐ	ろづ
TP1SA5	12-Jun-24	1.50 to 1.55	80	b5	b5	b5	b5	b5	b5	b5 ん	ろねゐ	ろねゐ	ん
TP2SA1	12-Jun-24	1.50 to 1.55	20	b5	b5	b5	b5	b5	b5	b5 ん	b5 ゐ	わを	わろ
TP2SA3	12-Jun-24	1.50 to 1.55	20	b5	b5	b5	b5	b5	b5	b5 ん	わづ	んん	をわ
Remedial Excavation													
N1	12-Jun-24	1.7 to 1.9	20	b5	b5	b5	b5	b5	b5	b5 ん	b5 ゐ	b5 づ	b5 を
S1	12-Jun-24	1.7 to 1.9	20	b5	b5	b5	b5	b5	b5	b5 ん	ゐゐ	ゐれ	b5 を
W1	12-Jun-24	1.7 to 1.9	30	b5	b5	b5	b5	b5	b5	b5 ん	b5 ゐ	b5 づ	b5 を
F1	12-Jun-24	2	25	b5	b5	b5	b5	b5	b5	b5 ん	b5 ゐ	b5 づ	b5 を

Notes:
mg/kg - all concentrations provided in milligrams per kilogram (parts per million)
MDL - reported analytical method detection limit
HSVL - headspace vapour level (combustible vapour meter, calibrated to hexane)
m bg - metres below grade
ppm - parts per million
NV - no standard listed
"< _ or "ND ( )" - less than detection limits indicated (refer to laboratory report)
"NA" or "-" - not applicable or not analysed
MECP Table 3 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, commercial land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 3 SCS
0.5 - MDL above applicable MECP Table 3 SCS (refer to laboratory reports)

TABLE 3: Summary of Soil Analytical Results
Metals, VOCs, PHCs and PAHs
Phase II Environmental Site Asssessment
3210 Albion Road South
SDC1023

Parameter / Sample ID >	MDL	MECP Table 3 SCS	GS1
Depth (m bg) >		NA	NA
HSVL (ppm) >		14	14
Sample Date >		12-Jun-24	12-Jun-24
Parameter Group			
Metals			
Antimony	1	40	<1.0
Arsenic	1	18	8.7
Barium	1	670	55.5
Beryllium	0.5	8	<0.5
Boron	5	120	9.8
Cadmium	0.5	1.9	0.5
Chromium	5	160	20.4
Cobalt	1	80	11.7
Copper	5	230	49.9
Lead	1	120	56.1
Molybdenum	1	40	4.4
Nickel	5	270	27.7
Selenium	1	5.5	<1.0
Silver	0.3	40	<0.3
Thallium	1	3.3	<1.0
Uranium	1	33	<1.0
Vanadium	10	86	19.5
Zinc	20	340	300
Volatiles			
Acetone	0.5	16	<0.50
Benzene	0.02	0.32	<0.02
Bromodichloromethane	0.05	18	<0.05
Bromoform	0.05	0.61	<0.05
Bromomethane	0.05	0.05	<0.05
Carbon Tetrachloride	0.05	0.21	<0.05
Chlorobenzene	0.05	2.4	<0.05
Chloroform	0.05	0.47	<0.05
Dibromochloromethane	0.05	13	<0.05
Dichlorodifluoromethane	0.05	16	<0.05
1,2-Dichlorobenzene	0.05	6.8	<0.05
1,3-Dichlorobenzene	0.05	9.6	<0.05
1,4-Dichlorobenzene	0.05	0.2	<0.05
1,1-Dichloroethane	0.05	17	<0.05
1,2-Dichloroethane	0.05	0.05	<0.05
1,1-Dichloroethylene	0.05	0.064	<0.05
cis-1,2-Dichloroethylene	0.05	55	<0.05
trans-1,2-Dichloroethylene	0.05	1.3	<0.05
1,2-Dichloropropane	0.05	0.16	<0.05
cis-1,3-Dichloropropylene	0.05	NV	<0.05
trans-1,3-Dichloropropylene	0.05	NV	<0.05
1,3-Dichloropropene, total	0.05	0.18	<0.05
Ethylbenzene	0.05	9.5	<0.05
Ethylene dibromide (dibromoethane, 1,2-)	0.05	0.05	<0.05
Hexane	0.05	46	<0.05
Methyl Ethyl Ketone (2-Butanone)	0.5	70	<0.50
Methyl Isobutyl Ketone	0.5	31	<0.50
Methyl tert-butyl ether	0.05	11	<0.05
Methylene Chloride	0.05	1.6	<0.05
Styrene	0.05	34	<0.05
1,1,1,2-Tetrachloroethane	0.05	0.087	<0.05
1,1,2,2-Tetrachloroethane	0.05	0.05	<0.05
Tetrachloroethylene	0.05	4.5	<0.05
Toluene	0.05	68	<0.05
1,1,1-Trichloroethane	0.05	6.1	<0.05
1,1,2-Trichloroethane	0.05	0.05	<0.05
Trichloroethylene	0.05	0.91	<0.05
Trichlorofluoromethane	0.05	4	<0.05
Vinyl Chloride	0.02	0.032	<0.02
m/p-Xylene	0.05	NV	<0.05
o-Xylene	0.05	NV	<0.05
Xylenes, total	0.05	26	<0.05
Hydrocarbons			
F1 PHCs (C6-C10)	7	55	<7
F2 PHCs (C10-C16)	4	230	<40
F3 PHCs (C16-C34)	8	1700	<80
F4 PHCs (C34-C50)	6	3300	386
Semi-Volatiles			
Acenaphthene	0.02	96	<0.02
Acenaphthylene	0.02	0.15	<0.02
Anthracene	0.02	0.67	<0.02
Benzo[a]anthracene	0.02	0.96	0.03
Benzo[a]pyrene	0.02	0.3	0.03
Benzo[b]fluoranthene	0.02	0.96	0.04
Benzo[g,h,i]perylene	0.02	9.6	0.04
Benzo[k]fluoranthene	0.02	0.96	<0.02
Chrysene	0.02	9.6	0.03
Dibenzo[a,h]anthracene	0.02	0.1	<0.02
Fluoranthene	0.02	9.6	0.05
Fluorene	0.02	62	<0.02
Indeno[1,2,3-cd]pyrene	0.02	0.76	<0.02
1-Methylnaphthalene	0.02	76	<0.02
2-Methylnaphthalene	0.02	76	<0.02
Methylnaphthalene (1&2)	0.04	76	<0.04
Naphthalene	0.01	9.6	<0.01
Phenanthrene	0.02	12	0.03
Pyrene	0.02	96	0.05

Notes:
mg/kg - all concentrations provided in parts per million (milligrams per kilogram)
MDL - reported analytical method detection limit
HSVL - headspace vapour level (combustible vapour meter, calibrated to hexane)
m bg - metres below grade
ppm - parts per million
NV - no standard listed
`<_ or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 3 SCS - Ontario Ministry of Environment, Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011.
Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, commercial land use, coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 3 SCS
0.5 - MDL above applicable MECP Table 3 SCS (refer to laboratory reports)

TABLE 4: Summary of Groundwater Analytical Results
VOCs, PHCs, PAHs and Metals
Phase II Environmental Site Assessment
3210 Albion Road South
SDC1023

Parameter / Sample ID > / Sample Date >	MDL	MECP Table 3 SCS	BH1-21 28-May-24	BH2-21 28-May-24	BH3-21 28-May-24	MW1 11-Jun-24	MW2 11-Jun-24	Sump 24-Sep-24	SUMP 07-Jul-25
Metals									
Antimony	0.5	20000	ND (0.5)	ND (0.5)	0.7	NA	NA	NA	NA
Arsenic	1	1900	ND (1)	ND (1)	1	NA	NA	NA	NA
Barium	1	29000	69	115	124	NA	NA	NA	NA
Beryllium	0.5	67	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
Boron	10	45000	56	105	57	NA	NA	NA	NA
Cadmium	0.1	2.7	ND (0.1)	ND (0.1)	ND (0.1)	NA	NA	NA	NA
Chromium	1	810	ND (1)	ND (1)	ND (1)	NA	NA	NA	NA
Cobalt	0.5	66	ND (0.5)	ND (0.5)	1.5	NA	NA	NA	NA
Copper	0.5	87	2.5	28.0	8.0	NA	NA	NA	NA
Lead	0.1	25	0.4	0.2	0.4	NA	NA	NA	NA
Molybdenum	0.5	9200	13.4	4.0	16.0	NA	NA	NA	NA
Nickel	1	490	1	3	13	NA	NA	NA	NA
Selenium	1	63	ND (1)	ND (1)	ND (1)	NA	NA	NA	NA
Silver	0.1	1.5	ND (0.1)	ND (0.1)	ND (0.1)	NA	NA	NA	NA
Sodium	200	2300000	63100	36500	29600	NA	NA	NA	NA
Thallium	0.1	510	ND (0.1)	ND (0.1)	ND (0.1)	NA	NA	NA	NA
Uranium	0.1	420	1.9	1.4	1.4	NA	NA	NA	NA
Vanadium	0.5	250	0.7	1.5	ND (0.5)	NA	NA	NA	NA
Zinc	5	1100	ND (5)	9	6	NA	NA	NA	NA
Volatiles									
Acetone	5.0	130000	ND (5.0)	ND (5.0)	ND (5.0)	NA	NA	NA	NA
Benzene	0.5	44	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
Bromodichloromethane	0.5	85000	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
Bromoform	0.5	380	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
Bromomethane	0.5	5.6	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
Carbon Tetrachloride	0.2	0.79	ND (0.2)	ND (0.2)	ND (0.2)	NA	NA	NA	NA
Chlorobenzene	0.5	630	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
Chloroform	0.5	2.4	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
Dibromochloromethane	0.5	82000	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
Dichlorodifluoromethane	1.0	4400	ND (1.0)	ND (1.0)	ND (1.0)	NA	NA	NA	NA
1,2-Dichlorobenzene	0.5	4600	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
1,3-Dichlorobenzene	0.5	9600	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
1,4-Dichlorobenzene	0.5	8	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
1,1-Dichloroethane	0.5	320	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
1,2-Dichloroethane	0.5	1.6	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
1,1-Dichloroethylene	0.5	1.6	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
cis-1,2-Dichloroethylene	0.5	1.6	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
trans-1,2-Dichloroethylene	0.5	1.6	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
1,2-Dichloropropane	0.5	16	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
cis-1,3-Dichloropropylene	0.5	NV	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
trans-1,3-Dichloropropylene	0.5	NV	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
1,3-Dichloropropene, total	0.5	5.2	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
Ethylbenzene	0.5	2300	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
Ethylene dibromide (dibromoethane, 1,2-)	0.2	0.25	ND (0.2)	ND (0.2)	ND (0.2)	NA	NA	NA	NA
Hexane	1.0	51	ND (1.0)	ND (1.0)	ND (1.0)	NA	NA	NA	NA
Methyl Ethyl Ketone (2-Butanone)	5.0	470000	ND (5.0)	ND (5.0)	ND (5.0)	NA	NA	NA	NA
Methyl Isobutyl Ketone	5.0	140000	ND (5.0)	ND (5.0)	ND (5.0)	NA	NA	NA	NA
Methyl tert-butyl ether	2.0	190	ND (2.0)	ND (2.0)	ND (2.0)	NA	NA	NA	NA
Methylene Chloride	5.0	610	ND (5.0)	ND (5.0)	ND (5.0)	NA	NA	NA	NA
Styrene	0.5	1300	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
1,1,1,2-Tetrachloroethane	0.5	3.3	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
1,1,2,2-Tetrachloroethane	0.5	3.2	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
Tetrachloroethylene	0.5	1.6	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
Toluene	0.5	18000	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
1,1,1-Trichloroethane	0.5	640	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
1,1,2-Trichloroethane	0.5	4.7	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
Trichloroethylene	0.5	1.6	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
Trichlorofluoromethane	1.0	2500	ND (1.0)	ND (1.0)	ND (1.0)	NA	NA	NA	NA
Vinyl Chloride	0.5	0.5	ND (0.5)	ND (0.5)	ND (0.5)	NA	NA	NA	NA
m/p-Xylene	0.5	NV	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
o-Xylene	0.5	NV	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
Xylenes, total	0.5	4200	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
Hydrocarbons									
F1 PHCs (C6-C10)	25	750	ND (25)	ND (25)	ND (25)	ND (25)	ND (25)	ND (25)	ND (25)
F2 PHCs (C10-C16)	100	150	ND (100)	ND (100)	ND (100)	1020	ND (100)	371	ND (100)
F3 PHCs (C16-C34)	100	500	ND (100)	ND (100)	ND (100)	652	ND (100)	592	ND (100)
F4 PHCs (C34-C50)	100	500	ND (100)	ND (100)	ND (100)	ND (100)	ND (100)	ND (100)	ND (100)
Semi-Volatiles									
Acenaphthene	0.05	600	ND (0.05)	ND (0.05)	ND (0.05)	NA	NA	NA	NA
Acenaphthylene	0.05	1.8	ND (0.05)	ND (0.05)	ND (0.05)	NA	NA	NA	NA
Anthracene	0.01	2.4	ND (0.01)	ND (0.01)	ND (0.01)	NA	NA	NA	NA
Benzo[a]anthracene	0.01	4.7	ND (0.01)	ND (0.01)	ND (0.01)	NA	NA	NA	NA
Benzo[a]pyrene	0.01	0.81	ND (0.01)	ND (0.01)	ND (0.01)	NA	NA	NA	NA
Benzo[b]fluoranthene	0.05	0.75	ND (0.05)	ND (0.05)	ND (0.05)	NA	NA	NA	NA
Benzo[g,h,i]perylene	0.05	0.2	ND (0.05)	ND (0.05)	ND (0.05)	NA	NA	NA	NA
Benzo[k]fluoranthene	0.05	0.4	ND (0.05)	ND (0.05)	ND (0.05)	NA	NA	NA	NA
Chrysene	0.05	1	ND (0.05)	ND (0.05)	ND (0.05)	NA	NA	NA	NA
Dibenzo[a,h]anthracene	0.05	0.52	ND (0.05)	ND (0.05)	ND (0.05)	NA	NA	NA	NA
Fluoranthene	0.01	130	ND (0.01)	ND (0.01)	ND (0.01)	NA	NA	NA	NA
Fluorene	0.05	400	ND (0.05)	ND (0.05)	ND (0.05)	NA	NA	NA	NA
Indeno [1,2,3-cd] pyrene	0.05		ND (0.05)	ND (0.05)	ND (0.05)	NA	NA	NA	NA
1-Methylnaphthalene	0.05	1800	ND (0.05)	ND (0.05)	ND (0.05)	NA	NA	NA	NA
2-Methylnaphthalene	0.05	1800	ND (0.05)	ND (0.05)	ND (0.05)	NA	NA	NA	NA
Methylnaphthalene (1&2)	0.10	1800	ND (0.10)	ND (0.10)	ND (0.10)	NA	NA	NA	NA
Naphthalene	0.05	1400	ND (0.05)	ND (0.05)	ND (0.05)	NA	NA	NA	NA
Phenanthrene	0.05	580	ND (0.05)	ND (0.05)	ND (0.05)	NA	NA	NA	NA
Pyrene	0.01	68	ND (0.01)	ND (0.01)	ND (0.01)	NA	NA	NA	NA

Notes:
µg/L - all concentrations provided in micrograms per litre (parts per billion)
MDL - reported analytical method detection limit
ppm - parts per million
NV - no standard listed
'<_ or "ND ( )" - less than detection limits indicated (refer to laboratory report)
NA - not applicable
MECP Table 3 SCS - Ontario Ministry of Environment. Conservation and Parks (MECP) Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. April, 2011. Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition. commercial land use. coarse textured soil.
Bold / Italic - indicates concentration above applicable MECP Table 3 SCS
0.5 - MDL above applicable MECP Table 3 SCS (refer to laboratory reports)
[1] - elevated detection/reporting limits and/or modified analytical protocol (e.g. limited sample volume, sediment in sample, etc.); refer to laboratory reports

APPENDIX A

BOREHOLE LOGS

Roof Maintenance Solutions Inc.

Phase II Environmental Site Assessment

Revision 2.0 Remediation

3210 Albion Road South, Ottawa, ON

SDC1023

BOREHOLE LOG

CLIENT: **Roofing Maintenance Solutions**
PROJECT: **Phase II Environmental Site Assessment**
3210 Albion Road South
Ottawa, Ontario

BOREHOLE NO: MW1
GROUND ELEVATION: *Not Surveyed*
TOP ELEVATION: *Not Surveyed*

CM³ JOB NO: SDC1023

DEPTH (m)	SAMPLE TYPE	SAMPLE ID	SPT COUNT	SOIL TYPE	SOIL DESCRIPTION	FIELD TEST DATA: ORGANIC VAPOUR LEVEL (ppmv)	WELL COMPLETION	WATER LEVEL	WELL COMPLETION NOTES	DEPTH (m)
0.0					**GRAVEL**	35.0			flushmount in concrete	0.0
		SA1			**SAND** with gravel, brown, dry				j-plug	
									bentonite seal	
									32 mm solid PVC pipe	
1.0		SA2			**clayey SAND** with gravel, grey, moist	45.0				1.0
					PEAT black, wet					
		SA3			**CLAY** grey, wet	100.0				
					GRAVEL PHC odour present at 1.1 m, wet					
2.0		SA4			**CLAY** grey, wet	60.0			32 mm 010 slot PVC pipe	2.0
		SA5				60.0			silica sand	
3.0		SA6				45.0			bottom cap	3.0
4.0					End of borehole at 3.66 m					
5.0					Groundwater Information: Depth to groundwater from TOP = 0.924 m (2024-06-11)					
6.0										
7.0										
8.0										

DRILL DATE: 2024 June 4
DRILLED BY: OGS
DRILLING METHOD: Pionjar Portable
LOGGED BY: SDC
BOREHOLE DIAMETER: 0.05 m (OD)
CHECKED BY: BDC

NOTES: SPLIT SPOON

BOREHOLE LOG

cm3 environmental

CM³ JOB NO: SDC1023

CLIENT: **Roofing Maintenance Solutions**
PROJECT: **Phase II Environmental Site Assessment**
3210 Albion Road South
Ottawa, Ontario

BOREHOLE NO: MW2
GROUND ELEVATION: *Not Surveyed*
TOP ELEVATION: *Not Surveyed*

DEPTH (m)	SAMPLE TYPE	SAMPLE ID	SPT COUNT	SOIL TYPE	SOIL DESCRIPTION	FIELD TEST DATA: ORGANIC VAPOUR LEVEL (ppmv)	WELL COMPLETION	WATER LEVEL	WELL COMPLETION NOTES	DEPTH (m)
0.0					**SAND** with gravel, brown, dry	55.0			flushmount in concrete	0.0
		SA1			**CLAY** with gravel, grey, moist				j-plug bentonite seal 32 mm solid PVC pipe	
1.0		SA2			**CLAY** grey, wet	35.0				1.0
					GRAVEL light PHC odour at 1.22 m, wet					
		SA3			**CLAY** grey, wet	30.0			32 mm 010 slot PVC pipe	
2.0		SA4				35.0				2.0
3.0		SA5				35.0			silica sand	3.0
									bottom cap	
					End of borehole at 3.35 m					
4.0										
					Groundwater Information: Depth to groundwater from TOP = 0.609 m (2024-06-11)					
5.0										
6.0										
7.0										
8.0										

DRILL DATE: 2024 June 4
DRILLED BY: OGS
DRILLING METHOD: ionjar Portable
BOREHOLE DIAMETER: 0.05 m (OD)
LOGGED BY: SDC
CHECKED BY: BDC

NOTES: SPLIT SPOON

TESTPIT LOG

CLIENT: **Roofing Maintenance Solutions**
PROJECT: **Phase II Environmental Site Assessment**
3210 Albion Road South
Ottawa, Ontario

TESTPIT NO: TP1

GROUND ELEVATION: *Not Surveyed*
TOP ELEVATION: *NA*

CM³ JOB NO: SDC1023

DEPTH (m)	SAMPLE TYPE	SAMPLE ID	SPT COUNT	SOIL TYPE	SOIL DESCRIPTION	FIELD TEST DATA: ORGANIC VAPOUR LEVEL (ppmv) 10 100 1000	TESTPIT COMPLETION	WATER LEVEL	WELL COMPLETION NOTES	DEPTH (m)
0					**GRAVEL**					
					SAND with gravel, brown, dry					
1.0					**PEAT** black, moist					1.0
					SAND with gravel, brown, moist					
					GRAVEL with cobbles, PHC odour present at 1.3 m, dry					
					CLAY groundwater at 1.5 m, LPH on groundwater, grey, wet					
					End of testpit at 1.60 m					
2.0										
3.0										
4.0										
5.0										

DRILL DATE: 2024 June 12
DRILLED BY: PetroTech
DRILLING METHOD: Mini-Ex
BOREHOLE DIAMETER: m (OD)
LOGGED BY: SDC
CHECKED BY: BDC

NOTES:

cm3 environmental

CM³ JOB NO: SDC1023

CLIENT: **Roofing Maintenance Solutions**
PROJECT: **Phase II Environmental Site Assessment**
3210 Albion Road South
Ottawa, Ontario

TESTPIT LOG

TESTPIT NO: TP2

GROUND ELEVATION: *Not Surveyed*
TOP ELEVATION: *NA*

DEPTH (m)	SAMPLE TYPE	SAMPLE ID	SPT COUNT	SOIL TYPE	SOIL DESCRIPTION	FIELD TEST DATA: ORGANIC VAPOUR LEVEL (ppmv) 10 100 1000	TESTPIT COMPLETION	WATER LEVEL	WELL COMPLETION NOTES	DEPTH (m)
0					**GRAVEL**					
					SAND with gravel, brown, dry					
					CLAY grey, moist					
1.0					**PEAT** black, moist					1.0
					CLAY groundwater at 1.5 m, LPH on groundwater, grey, wet					
					End of testpit at 1.60 m					
2.0										
3.0										
4.0										
5.0										

DRILL DATE: 2024 June 12
DRILLED BY: PetroTech
DRILLING METHOD: Mini-Ex
BOREHOLE DIAMETER: m (OD)
LOGGED BY: SDC
CHECKED BY: BDC

NOTES:

APPENDIX B

LABORATORY REPORTS

Roof Maintenance Solutions Inc.

Phase II Environmental Site Assessment

Revision 2.0 Remediation

3210 Albion Road South, Ottawa, ON

SDC1023

PARACEL LABORATORIES LTD.

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Certificate of Analysis

CM3 Environmental Inc.
5710 Akins Road
Ottawa, ON K2S 1B8
Attn: Spencer Cochrane

Client PO: Albion Road S
Project: SDC1023
Custody: 73678

Report Date: 3-Jun-2024
Order Date: 28-May-2024

Order #: 2422193

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
2422193-01	BH1-21
2422193-02	BH2-21
2422193-03	BH3-21

Approved By:

Mark Foto, M.Sc.
Lab Supervisor

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Metals, ICP-MS	EPA 200.8 - ICP-MS	29-May-24	30-May-24
PHC F1	CWS Tier 1 - P&T GC-FID	29-May-24	29-May-24
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	30-May-24	31-May-24
REG 153: PAHs by GC-MS	EPA 625 - GC-MS, extraction	3-Jun-24	3-Jun-24
REG 153: VOCs by P&T GC/MS	EPA 624 - P&T GC-MS	29-May-24	29-May-24

Certificate of Analysis

Report Date: 03-Jun-2024

Client: **CM3 Environmental Inc.**

Order Date: 28-May-2024

Client PO: **Albion Road S**

Project Description: SDC1023

	Client ID:	BH1-21	BH2-21	BH3-21	-	-	-
	Sample Date:	28-May-24 09:00	28-May-24 09:00	28-May-24 09:00	-		
	Sample ID:	2422193-01	2422193-02	2422193-03	-		
	Matrix:	Ground Water	Ground Water	Ground Water	-		
	MDL/Units						
Metals							
Antimony	0.5 ug/L	<0.5	<0.5	0.7	-	-	-
Arsenic	1 ug/L	<1	<1	1	-	-	-
Barium	1 ug/L	69	115	124	-	-	-
Beryllium	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
Boron	10 ug/L	56	105	57	-	-	-
Cadmium	0.1 ug/L	<0.1	<0.1	<0.1	-	-	-
Chromium	1 ug/L	<1	<1	<1	-	-	-
Cobalt	0.5 ug/L	<0.5	<0.5	1.5	-	-	-
Copper	0.5 ug/L	2.5	28.0	8.0	-	-	-
Lead	0.1 ug/L	0.4	0.2	0.4	-	-	-
Molybdenum	0.5 ug/L	13.4	4.0	16.0	-	-	-
Nickel	1 ug/L	1	3	13	-	-	-
Selenium	1 ug/L	<1	<1	<1	-	-	-
Silver	0.1 ug/L	<0.1	<0.1	<0.1	-	-	-
Sodium	200 ug/L	63100	36500	29600	-	-	-
Thallium	0.1 ug/L	<0.1	<0.1	<0.1	-	-	-
Uranium	0.1 ug/L	1.9	1.4	1.4	-	-	-
Vanadium	0.5 ug/L	0.7	1.5	<0.5	-	-	-
Zinc	5 ug/L	<5	9	6	-	-	-
Volatiles							
Acetone	5.0 ug/L	<5.0	<5.0	<5.0	-	-	-
Benzene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
Bromodichloromethane	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
Bromoform	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
Bromomethane	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-

	Client ID:	BH1-21	BH2-21	BH3-21	-	-	-
	Sample Date:	28-May-24 09:00	28-May-24 09:00	28-May-24 09:00	-		
	Sample ID:	2422193-01	2422193-02	2422193-03	-		
	Matrix:	Ground Water	Ground Water	Ground Water	-		
	MDL/Units						
Volatiles							
Carbon Tetrachloride	0.2 ug/L	<0.2	<0.2	<0.2	-	-	-
Chlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
Chloroform	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
Dibromochloromethane	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
Dichlorodifluoromethane	1.0 ug/L	<1.0	<1.0	<1.0	-	-	-
1,2-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
1,3-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
1,4-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
1,1-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
1,2-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
1,1-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
cis-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
trans-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
1,2-Dichloropropane	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
cis-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
trans-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
1,3-Dichloropropene, total	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
Ethylene dibromide (dibromoethane,	0.2 ug/L	<0.2	<0.2	<0.2	-	-	-
Ethylbenzene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
Hexane	1.0 ug/L	<1.0	<1.0	<1.0	-	-	-
Methyl Ethyl Ketone (2-Butanone)	5.0 ug/L	<5.0	<5.0	<5.0	-	-	-
Methyl Isobutyl Ketone	5.0 ug/L	<5.0	<5.0	<5.0	-	-	-
Methyl tert-butyl ether	2.0 ug/L	<2.0	<2.0	<2.0	-	-	-
Methylene Chloride	5.0 ug/L	<5.0	<5.0	<5.0	-	-	-
Styrene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-

	Client ID:	BH1-21	BH2-21	BH3-21	-	-	-
	Sample Date:	28-May-24 09:00	28-May-24 09:00	28-May-24 09:00	-		
	Sample ID:	2422193-01	2422193-02	2422193-03	-		
	Matrix:	Ground Water	Ground Water	Ground Water	-		
	MDL/Units						
Volatiles							
1,1,1,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
1,1,2,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
Tetrachloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
Toluene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
1,1,1-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
1,1,2-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
Trichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
Trichlorofluoromethane	1.0 ug/L	<1.0	<1.0	<1.0	-	-	-
Vinyl chloride	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
m,p-Xylenes	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
o-Xylene	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
Xylenes, total	0.5 ug/L	<0.5	<0.5	<0.5	-	-	-
Dibromofluoromethane	Surrogate	110%	109%	111%	-	-	-
4-Bromofluorobenzene	Surrogate	111%	110%	111%	-	-	-
Toluene-d8	Surrogate	112%	112%	112%	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	25 ug/L	<25	<25	<25	-	-	-
F2 PHCs (C10-C16)	100 ug/L	<100	<100	<100	-	-	-
F3 PHCs (C16-C34)	100 ug/L	<100	<100	<100	-	-	-
F4 PHCs (C34-C50)	100 ug/L	<100	<100	<100	-	-	-
Semi-Volatiles							
Acenaphthene	0.05 ug/L	<0.05	<0.05	<0.05	-	-	-
Acenaphthylene	0.05 ug/L	<0.05	<0.05	<0.05	-	-	-
Anthracene	0.01 ug/L	<0.01	<0.01	<0.01	-	-	-
Benzo [a] anthracene	0.01 ug/L	<0.01	<0.01	<0.01	-	-	-

	Client ID:	BH1-21	BH2-21	BH3-21	-		
	Sample Date:	28-May-24 09:00	28-May-24 09:00	28-May-24 09:00	-	-	-
	Sample ID:	2422193-01	2422193-02	2422193-03	-		
	Matrix:	Ground Water	Ground Water	Ground Water	-		
	MDL/Units						
Semi-Volatiles							
Benzo [a] pyrene	0.01 ug/L	<0.01	<0.01	<0.01	-	-	-
Benzo [b] fluoranthene	0.05 ug/L	<0.05	<0.05	<0.05	-	-	-
Benzo [g,h,i] perylene	0.05 ug/L	<0.05	<0.05	<0.05	-	-	-
Benzo [k] fluoranthene	0.05 ug/L	<0.05	<0.05	<0.05	-	-	-
Chrysene	0.05 ug/L	<0.05	<0.05	<0.05	-	-	-
Dibenzo [a,h] anthracene	0.05 ug/L	<0.05	<0.05	<0.05	-	-	-
Fluoranthene	0.01 ug/L	<0.01	<0.01	<0.01	-	-	-
Fluorene	0.05 ug/L	<0.05	<0.05	<0.05	-	-	-
Indeno [1,2,3-cd] pyrene	0.05 ug/L	<0.05	<0.05	<0.05	-	-	-
1-Methylnaphthalene	0.05 ug/L	<0.05	<0.05	<0.05	-	-	-
2-Methylnaphthalene	0.05 ug/L	<0.05	<0.05	<0.05	-	-	-
Methylnaphthalene (1&2)	0.10 ug/L	<0.10	<0.10	<0.10	-	-	-
Naphthalene	0.05 ug/L	<0.05	<0.05	<0.05	-	-	-
Phenanthrene	0.05 ug/L	<0.05	<0.05	<0.05	-	-	-
Pyrene	0.01 ug/L	<0.01	<0.01	<0.01	-	-	-
2-Fluorobiphenyl	Surrogate	71.8%	74.9%	67.8%	-	-	-
Terphenyl-d14	Surrogate	105%	95.3%	99.6%	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons								
F1 PHCs (C6-C10)	ND	25	ug/L					
F2 PHCs (C10-C16)	ND	100	ug/L					
F3 PHCs (C16-C34)	ND	100	ug/L					
F4 PHCs (C34-C50)	ND	100	ug/L					
Metals								
Antimony	ND	0.5	ug/L					
Arsenic	ND	1	ug/L					
Barium	ND	1	ug/L					
Beryllium	ND	0.5	ug/L					
Boron	ND	10	ug/L					
Cadmium	ND	0.1	ug/L					
Chromium	ND	1	ug/L					
Cobalt	ND	0.5	ug/L					
Copper	ND	0.5	ug/L					
Lead	ND	0.1	ug/L					
Molybdenum	ND	0.5	ug/L					
Nickel	ND	1	ug/L					
Selenium	ND	1	ug/L					
Silver	ND	0.1	ug/L					
Sodium	ND	200	ug/L					
Thallium	ND	0.1	ug/L					
Uranium	ND	0.1	ug/L					
Vanadium	ND	0.5	ug/L					
Zinc	ND	5	ug/L					
Semi-Volatiles								
Acenaphthene	ND	0.05	ug/L					
Acenaphthylene	ND	0.05	ug/L					
Anthracene	ND	0.01	ug/L					
Benzo [a] anthracene	ND	0.01	ug/L					
Benzo [a] pyrene	ND	0.01	ug/L					
Benzo [b] fluoranthene	ND	0.05	ug/L					
Benzo [g,h,i] perylene	ND	0.05	ug/L					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [k] fluoranthene	ND	0.05	ug/L					
Chrysene	ND	0.05	ug/L					
Dibenzo [a,h] anthracene	ND	0.05	ug/L					
Fluoranthene	ND	0.01	ug/L					
Fluorene	ND	0.05	ug/L					
Indeno [1,2,3-cd] pyrene	ND	0.05	ug/L					
1-Methylnaphthalene	ND	0.05	ug/L					
2-Methylnaphthalene	ND	0.05	ug/L					
Methylnaphthalene (1&2)	ND	0.10	ug/L					
Naphthalene	ND	0.05	ug/L					
Phenanthrene	ND	0.05	ug/L					
Pyrene	ND	0.01	ug/L					
Surrogate: 2-Fluorobiphenyl	*14.5*		*%*	*72.5*	*50-140*			
Surrogate: Terphenyl-d14	*20.1*		*%*	*100*	*50-140*			
Volatiles								
Acetone	ND	5.0	ug/L					
Benzene	ND	0.5	ug/L					
Bromodichloromethane	ND	0.5	ug/L					
Bromoform	ND	0.5	ug/L					
Bromomethane	ND	0.5	ug/L					
Carbon Tetrachloride	ND	0.2	ug/L					
Chlorobenzene	ND	0.5	ug/L					
Chloroform	ND	0.5	ug/L					
Dibromochloromethane	ND	0.5	ug/L					
Dichlorodifluoromethane	ND	1.0	ug/L					
1,2-Dichlorobenzene	ND	0.5	ug/L					
1,3-Dichlorobenzene	ND	0.5	ug/L					
1,4-Dichlorobenzene	ND	0.5	ug/L					
1,1-Dichloroethane	ND	0.5	ug/L					
1,2-Dichloroethane	ND	0.5	ug/L					
1,1-Dichloroethylene	ND	0.5	ug/L					
cis-1,2-Dichloroethylene	ND	0.5	ug/L					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
trans-1,2-Dichloroethylene	ND	0.5	ug/L					
1,2-Dichloropropane	ND	0.5	ug/L					
cis-1,3-Dichloropropylene	ND	0.5	ug/L					
trans-1,3-Dichloropropylene	ND	0.5	ug/L					
1,3-Dichloropropene, total	ND	0.5	ug/L					
Ethylbenzene	ND	0.5	ug/L					
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.2	ug/L					
Hexane	ND	1.0	ug/L					
Methyl Ethyl Ketone (2-Butanone)	ND	5.0	ug/L					
Methyl Isobutyl Ketone	ND	5.0	ug/L					
Methyl tert-butyl ether	ND	2.0	ug/L					
Methylene Chloride	ND	5.0	ug/L					
Styrene	ND	0.5	ug/L					
1,1,1,2-Tetrachloroethane	ND	0.5	ug/L					
1,1,2,2-Tetrachloroethane	ND	0.5	ug/L					
Tetrachloroethylene	ND	0.5	ug/L					
Toluene	ND	0.5	ug/L					
1,1,1-Trichloroethane	ND	0.5	ug/L					
1,1,2-Trichloroethane	ND	0.5	ug/L					
Trichloroethylene	ND	0.5	ug/L					
Trichlorofluoromethane	ND	1.0	ug/L					
Vinyl chloride	ND	0.5	ug/L					
m,p-Xylenes	ND	0.5	ug/L					
o-Xylene	ND	0.5	ug/L					
Xylenes, total	ND	0.5	ug/L					
Surrogate: 4-Bromofluorobenzene	*87.8*		*%*	*110*	*50-140*			
Surrogate: Dibromofluoromethane	*82.4*		*%*	*103*	*50-140*			
Surrogate: Toluene-d8	*89.3*		*%*	*112*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	25	ug/L	ND			NC	30	
Metals									
Antimony	ND	0.5	ug/L	ND			NC	20	
Arsenic	ND	1	ug/L	ND			NC	20	
Barium	67.2	1	ug/L	69.1			2.8	20	
Beryllium	ND	0.5	ug/L	ND			NC	20	
Boron	114	10	ug/L	116			2.2	20	
Cadmium	ND	0.1	ug/L	ND			NC	20	
Chromium	ND	1	ug/L	ND			NC	20	
Cobalt	ND	0.5	ug/L	ND			NC	20	
Copper	ND	0.5	ug/L	ND			NC	20	
Lead	0.21	0.1	ug/L	0.22			6.6	20	
Molybdenum	1.56	0.5	ug/L	1.74			11.1	20	
Nickel	ND	1	ug/L	ND			NC	20	
Selenium	ND	1	ug/L	ND			NC	20	
Silver	ND	0.1	ug/L	ND			NC	20	
Sodium	22300	200	ug/L	23600			5.8	20	
Thallium	ND	0.1	ug/L	ND			NC	20	
Uranium	1.0	0.1	ug/L	0.9			2.7	20	
Vanadium	ND	0.5	ug/L	ND			NC	20	
Zinc	ND	5	ug/L	ND			NC	20	
Volatiles									
Acetone	ND	5.0	ug/L	ND			NC	30	
Benzene	ND	0.5	ug/L	ND			NC	30	
Bromodichloromethane	2.46	0.5	ug/L	1.68			37.7	30	QR-07
Bromoform	ND	0.5	ug/L	ND			NC	30	
Bromomethane	ND	0.5	ug/L	ND			NC	30	
Carbon Tetrachloride	ND	0.2	ug/L	ND			NC	30	
Chlorobenzene	ND	0.5	ug/L	ND			NC	30	
Chloroform	5.31	0.5	ug/L	4.10			25.7	30	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Dibromochloromethane	1.22	0.5	ug/L	0.99			20.8	30	
Dichlorodifluoromethane	ND	1.0	ug/L	ND			NC	30	
1,2-Dichlorobenzene	ND	0.5	ug/L	ND			NC	30	
1,3-Dichlorobenzene	ND	0.5	ug/L	ND			NC	30	
1,4-Dichlorobenzene	ND	0.5	ug/L	ND			NC	30	
1,1-Dichloroethane	ND	0.5	ug/L	ND			NC	30	
1,2-Dichloroethane	ND	0.5	ug/L	ND			NC	30	
1,1-Dichloroethylene	ND	0.5	ug/L	ND			NC	30	
cis-1,2-Dichloroethylene	ND	0.5	ug/L	ND			NC	30	
trans-1,2-Dichloroethylene	ND	0.5	ug/L	ND			NC	30	
1,2-Dichloropropane	ND	0.5	ug/L	ND			NC	30	
cis-1,3-Dichloropropylene	ND	0.5	ug/L	ND			NC	30	
trans-1,3-Dichloropropylene	ND	0.5	ug/L	ND			NC	30	
Ethylbenzene	ND	0.5	ug/L	ND			NC	30	
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.2	ug/L	ND			NC	30	
Hexane	ND	1.0	ug/L	ND			NC	30	
Methyl Ethyl Ketone (2-Butanone)	ND	5.0	ug/L	ND			NC	30	
Methyl Isobutyl Ketone	ND	5.0	ug/L	ND			NC	30	
Methyl tert-butyl ether	ND	2.0	ug/L	ND			NC	30	
Methylene Chloride	ND	5.0	ug/L	ND			NC	30	
Styrene	ND	0.5	ug/L	ND			NC	30	
1,1,1,2-Tetrachloroethane	ND	0.5	ug/L	ND			NC	30	
1,1,2,2-Tetrachloroethane	ND	0.5	ug/L	ND			NC	30	
Tetrachloroethylene	ND	0.5	ug/L	ND			NC	30	
Toluene	ND	0.5	ug/L	ND			NC	30	
1,1,1-Trichloroethane	ND	0.5	ug/L	ND			NC	30	
1,1,2-Trichloroethane	ND	0.5	ug/L	ND			NC	30	
Trichloroethylene	ND	0.5	ug/L	ND			NC	30	
Trichlorofluoromethane	ND	1.0	ug/L	ND			NC	30	
Vinyl chloride	ND	0.5	ug/L	ND			NC	30	
m,p-Xylenes	ND	0.5	ug/L	ND			NC	30	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
o-Xylene	ND	0.5	ug/L	ND			NC	30	
Surrogate: 4-Bromofluorobenzene	*87.2*		*%*		*109*	*50-140*			
Surrogate: Dibromofluoromethane	*89.2*		*%*		*112*	*50-140*			
Surrogate: Toluene-d8	*90.0*		*%*		*112*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	1770	25	ug/L	ND	103	85-115			
F2 PHCs (C10-C16)	1380	100	ug/L	ND	86.1	60-140			
F3 PHCs (C16-C34)	3670	100	ug/L	ND	93.6	60-140			
F4 PHCs (C34-C50)	2220	100	ug/L	ND	89.7	60-140			
Metals									
Arsenic	50.3	1	ug/L	ND	100	80-120			
Barium	113	1	ug/L	69.1	88.7	80-120			
Beryllium	51.3	0.5	ug/L	ND	103	80-120			
Boron	150	10	ug/L	116	67.1	80-120			QM-07
Cadmium	50.3	0.1	ug/L	ND	101	80-120			
Chromium	51.5	1	ug/L	ND	103	80-120			
Cobalt	49.8	0.5	ug/L	ND	99.4	80-120			
Copper	47.8	0.5	ug/L	ND	94.5	80-120			
Lead	45.2	0.1	ug/L	0.22	90.0	80-120			
Molybdenum	47.0	0.5	ug/L	1.74	90.6	80-120			
Nickel	48.9	1	ug/L	ND	96.9	80-120			
Selenium	45.6	1	ug/L	ND	91.3	80-120			
Silver	48.8	0.1	ug/L	ND	97.6	80-120			
Sodium	30800	200	ug/L	23600	71.9	80-120			QM-07
Thallium	45.7	0.1	ug/L	ND	91.2	80-120			
Uranium	48.3	0.1	ug/L	0.9	94.7	80-120			
Vanadium	52.1	0.5	ug/L	ND	104	80-120			
Zinc	48	5	ug/L	ND	94.1	80-120			
Semi-Volatiles									
Acenaphthene	4.51	0.05	ug/L	ND	90.1	50-140			
Acenaphthylene	4.63	0.05	ug/L	ND	92.7	50-140			
Anthracene	5.02	0.01	ug/L	ND	100	50-140			
Benzo [a] anthracene	4.12	0.01	ug/L	ND	82.4	50-140			
Benzo [a] pyrene	3.65	0.01	ug/L	ND	73.0	50-140			
Benzo [b] fluoranthene	4.02	0.05	ug/L	ND	80.3	50-140			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [g,h,i] perylene	3.72	0.05	ug/L	ND	74.4	50-140			
Benzo [k] fluoranthene	4.26	0.05	ug/L	ND	85.1	50-140			
Chrysene	4.13	0.05	ug/L	ND	82.7	50-140			
Dibenzo [a,h] anthracene	3.71	0.05	ug/L	ND	74.3	50-140			
Fluoranthene	4.95	0.01	ug/L	ND	98.9	50-140			
Fluorene	4.20	0.05	ug/L	ND	84.0	50-140			
Indeno [1,2,3-cd] pyrene	3.90	0.05	ug/L	ND	78.1	50-140			
1-Methylnaphthalene	3.73	0.05	ug/L	ND	74.7	50-140			
2-Methylnaphthalene	3.83	0.05	ug/L	ND	76.6	50-140			
Naphthalene	4.16	0.05	ug/L	ND	83.2	50-140			
Phenanthrene	4.29	0.05	ug/L	ND	85.7	50-140			
Pyrene	4.95	0.01	ug/L	ND	99.1	50-140			
Surrogate: 2-Fluorobiphenyl	*14.5*		*%*		*72.6*	*50-140*			
Surrogate: Terphenyl-d14	*21.3*		*%*		*106*	*50-140*			
Volatiles									
Acetone	64.8	5.0	ug/L	ND	64.8	50-140			
Benzene	30.7	0.5	ug/L	ND	76.7	60-130			
Bromodichloromethane	41.3	0.5	ug/L	ND	103	60-130			
Bromoform	43.8	0.5	ug/L	ND	110	60-130			
Bromomethane	31.3	0.5	ug/L	ND	78.3	50-140			
Carbon Tetrachloride	40.8	0.2	ug/L	ND	102	60-130			
Chlorobenzene	33.4	0.5	ug/L	ND	83.5	60-130			
Chloroform	36.7	0.5	ug/L	ND	91.8	60-130			
Dibromochloromethane	40.4	0.5	ug/L	ND	101	60-130			
Dichlorodifluoromethane	37.6	1.0	ug/L	ND	94.1	50-140			
1,2-Dichlorobenzene	35.7	0.5	ug/L	ND	89.4	60-130			
1,3-Dichlorobenzene	33.6	0.5	ug/L	ND	84.1	60-130			
1,4-Dichlorobenzene	36.9	0.5	ug/L	ND	92.2	60-130			
1,1-Dichloroethane	30.9	0.5	ug/L	ND	77.2	60-130			
1,2-Dichloroethane	33.1	0.5	ug/L	ND	82.8	60-130			
1,1-Dichloroethylene	36.0	0.5	ug/L	ND	90.0	60-130			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
cis-1,2-Dichloroethylene	33.5	0.5	ug/L	ND	83.8	60-130			
trans-1,2-Dichloroethylene	29.1	0.5	ug/L	ND	72.8	60-130			
1,2-Dichloropropane	29.8	0.5	ug/L	ND	74.6	60-130			
cis-1,3-Dichloropropylene	29.4	0.5	ug/L	ND	73.4	60-130			
trans-1,3-Dichloropropylene	42.4	0.5	ug/L	ND	106	60-130			
Ethylbenzene	34.6	0.5	ug/L	ND	86.4	60-130			
Ethylene dibromide (dibromoethane, 1,2-)	34.7	0.2	ug/L	ND	86.7	60-130			
Hexane	43.2	1.0	ug/L	ND	108	60-130			
Methyl Ethyl Ketone (2-Butanone)	83.1	5.0	ug/L	ND	83.1	50-140			
Methyl Isobutyl Ketone	79.1	5.0	ug/L	ND	79.1	50-140			
Methyl tert-butyl ether	71.4	2.0	ug/L	ND	71.4	50-140			
Methylene Chloride	43.1	5.0	ug/L	ND	108	60-130			
Styrene	32.9	0.5	ug/L	ND	82.2	60-130			
1,1,1,2-Tetrachloroethane	37.3	0.5	ug/L	ND	93.2	60-130			
1,1,2,2-Tetrachloroethane	33.9	0.5	ug/L	ND	84.8	60-130			
Tetrachloroethylene	39.8	0.5	ug/L	ND	99.6	60-130			
Toluene	33.5	0.5	ug/L	ND	83.7	60-130			
1,1,1-Trichloroethane	34.1	0.5	ug/L	ND	85.2	60-130			
1,1,2-Trichloroethane	38.2	0.5	ug/L	ND	95.4	60-130			
Trichloroethylene	42.2	0.5	ug/L	ND	105	60-130			
Trichlorofluoromethane	48.6	1.0	ug/L	ND	121	60-130			
Vinyl chloride	45.2	0.5	ug/L	ND	113	50-140			
m,p-Xylenes	72.5	0.5	ug/L	ND	90.6	60-130			
o-Xylene	35.8	0.5	ug/L	ND	89.6	60-130			

Qualifier Notes:

QC Qualifiers:

QM-07	The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on other acceptable QC.
QR-07	Duplicate result exceeds RPD limits due to non-homogeneity between multiple sample vials. Remainder of QA/QC is acceptable.

Sample Data Revisions:

None

Work Order Revisions / Comments:

Client confirmed all samples collected May 28, 2024; and not May 29, 2024 as documented on the chain of custody.

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

Source Result: Data used as source for matrix and duplicate samples

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.

- F1 range corrected for BTEX.

- F2 to F3 ranges corrected for appropriate PAHs where available.

- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.

- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.

- When reported, data for F4G has been processed using a silica gel cleanup.

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Certificate of Analysis

CM3 Environmental Inc.
5710 Akins Road
Ottawa, ON K2S 1B8
Attn: Spencer Cochrane

Client PO: 3210 Albion Rd. S
Project: SDC1023
Custody: 145441

Report Date: 7-Jun-2024
Order Date: 4-Jun-2024

Order #: 2423195

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
2423195-01	MW1SA3
2423195-02	MW1SA5
2423195-03	MW2SA2

Approved By:

Mark Foto

Mark Foto, M.Sc.
Lab Supervisor

Certificate of Analysis

Report Date: 07-Jun-2024

Client: **CM3 Environmental Inc.**

Order Date: 4-Jun-2024

Client PO: **3210 Albion Rd. S**

Project Description: SDC1023

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
BTEX by P&T GC-MS	EPA 8260 - P&T GC-MS	6-Jun-24	7-Jun-24
PHC F1	CWS Tier 1 - P&T GC-FID	6-Jun-24	7-Jun-24
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	5-Jun-24	7-Jun-24
Solids, %	CWS Tier 1 - Gravimetric	6-Jun-24	7-Jun-24

Certificate of Analysis

Report Date: 07-Jun-2024

Client: **CM3 Environmental Inc.**

Order Date: 4-Jun-2024

Client PO: **3210 Albion Rd. S**

Project Description: SDC1023

	Client ID:	MW1SA3	MW1SA5	MW2SA2	-		
	Sample Date:	04-Jun-24 09:00	04-Jun-24 09:00	04-Jun-24 09:00	-	-	-
	Sample ID:	2423195-01	2423195-02	2423195-03	-		
	Matrix:	Soil	Soil	Soil	-		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	71.8	59.0	77.8	-	-	-
Volatiles							
Benzene	0.02 ug/g	<0.02	<0.02	<0.02	-	-	-
Ethylbenzene	0.05 ug/g	<0.05	<0.05	<0.05	-	-	-
Toluene	0.05 ug/g	<0.05	<0.05	<0.05	-	-	-
m,p-Xylenes	0.05 ug/g	<0.05	<0.05	<0.05	-	-	-
o-Xylene	0.05 ug/g	<0.05	<0.05	<0.05	-	-	-
Xylenes, total	0.05 ug/g	<0.05	<0.05	<0.05	-	-	-
Toluene-d8	Surrogate	139%	118%	134%	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	20	<7	<7	-	-	-
F2 PHCs (C10-C16)	4 ug/g	281	<4	<4	-	-	-
F3 PHCs (C16-C34)	8 ug/g	212	<8	<8	-	-	-
F4 PHCs (C34-C50)	6 ug/g	<6	<6	<6	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons								
F1 PHCs (C6-C10)	ND	7	ug/g					
F2 PHCs (C10-C16)	ND	4	ug/g					
F3 PHCs (C16-C34)	ND	8	ug/g					
F4 PHCs (C34-C50)	ND	6	ug/g					
Volatiles								
Benzene	ND	0.02	ug/g					
Ethylbenzene	ND	0.05	ug/g					
Toluene	ND	0.05	ug/g					
m,p-Xylenes	ND	0.05	ug/g					
o-Xylene	ND	0.05	ug/g					
Xylenes, total	ND	0.05	ug/g					
Surrogate: Toluene-d8	*9.70*		*%*	*121*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	7	ug/g	ND			NC	40	
F2 PHCs (C10-C16)	343	4	ug/g	281			19.7	30	
F3 PHCs (C16-C34)	212	8	ug/g	212			0.2	30	
F4 PHCs (C34-C50)	ND	6	ug/g	ND			NC	30	
Physical Characteristics									
% Solids	71.6	0.1	% by Wt.	71.8			0.3	25	
Volatiles									
Benzene	ND	0.02	ug/g	ND			NC	50	
Ethylbenzene	ND	0.05	ug/g	ND			NC	50	
Toluene	ND	0.05	ug/g	ND			NC	50	
m,p-Xylenes	ND	0.05	ug/g	ND			NC	50	
o-Xylene	ND	0.05	ug/g	ND			NC	50	
Surrogate: Toluene-d8	*14.6*		*%*		*135*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	187	7	ug/g	ND	109	85-115			
F2 PHCs (C10-C16)	502	4	ug/g	281	198	60-140			QM-06
F3 PHCs (C16-C34)	500	8	ug/g	212	106	60-140			
F4 PHCs (C34-C50)	153	6	ug/g	ND	88.4	60-140			
Volatiles									
Benzene	4.88	0.02	ug/g	ND	122	60-130			
Ethylbenzene	4.70	0.05	ug/g	ND	118	60-130			
Toluene	4.74	0.05	ug/g	ND	119	60-130			
m,p-Xylenes	8.13	0.05	ug/g	ND	102	60-130			
o-Xylene	4.10	0.05	ug/g	ND	102	60-130			
Surrogate: Toluene-d8	*8.68*		*%*		*108*	*50-140*			

Qualifier Notes:

QC Qualifiers:

QM-06 Due to noted non-homogeneity of the QC sample matrix, the spike recoveries were out side the accepted range. Batch data accepted based on other QC.

Sample Data Revisions:

None

Work Order Revisions / Comments:

Received at temperature > 25C

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

Source Result: Data used as source for matrix and duplicate samples

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

Soil results are reported on a dry weight basis unlesss otherwise noted.

Where %Solids is reported, moisture loss includes the loss of volatile hydrocarbons.

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.

- F1 range corrected for BTEX.

- F2 to F3 ranges corrected for appropriate PAHs where available.

- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.

- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.

- When reported, data for F4G has been processed using a silica gel cleanup.

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Certificate of Analysis

CM3 Environmental Inc.
5710 Akins Road
Ottawa, ON K2S 1B8
Attn: Spencer Cochrane

Client PO: 3210 Albion Rd. S
Project: SDC1023
Custody: 144259

Report Date: 13-Jun-2024
Order Date: 11-Jun-2024

Order #: 2424214

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
2424214-01	MW1
2424214-02	MW2

Approved By:

Dale Robertson, BSc
Laboratory Director

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
BTEX by P&T GC-MS	EPA 624 - P&T GC-MS	12-Jun-24	12-Jun-24
PHC F1	CWS Tier 1 - P&T GC-FID	12-Jun-24	12-Jun-24
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	12-Jun-24	12-Jun-24

	Client ID:	MW1	MW2	-	-	-	-
	Sample Date:	11-Jun-24 09:00	11-Jun-24 09:00	-	-		
	Sample ID:	2424214-01	2424214-02	-	-		
	Matrix:	Ground Water	Ground Water	-	-		
	MDL/Units						
Volatiles							
Benzene	0.5 ug/L	<0.5	<0.5	-	-	-	-
Ethylbenzene	0.5 ug/L	<0.5	<0.5	-	-	-	-
Toluene	0.5 ug/L	<0.5	<0.5	-	-	-	-
m,p-Xylenes	0.5 ug/L	<0.5	<0.5	-	-	-	-
o-Xylene	0.5 ug/L	<0.5	<0.5	-	-	-	-
Xylenes, total	0.5 ug/L	<0.5	<0.5	-	-	-	-
Toluene-d8	Surrogate	111%	111%	-	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	25 ug/L	<25	<25	-	-	-	-
F2 PHCs (C10-C16)	100 ug/L	1020 [1]	<100	-	-	-	-
F3 PHCs (C16-C34)	100 ug/L	652 [1]	<100	-	-	-	-
F4 PHCs (C34-C50)	100 ug/L	<100 [1]	<100	-	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons								
F1 PHCs (C6-C10)	ND	25	ug/L					
F2 PHCs (C10-C16)	ND	100	ug/L					
F3 PHCs (C16-C34)	ND	100	ug/L					
F4 PHCs (C34-C50)	ND	100	ug/L					
Volatiles								
Benzene	ND	0.5	ug/L					
Ethylbenzene	ND	0.5	ug/L					
Toluene	ND	0.5	ug/L					
m,p-Xylenes	ND	0.5	ug/L					
o-Xylene	ND	0.5	ug/L					
Xylenes, total	ND	0.5	ug/L					
Surrogate: Toluene-d8	*88.9*		*%*	*111*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	25	ug/L	ND			NC	30	
Volatiles									
Benzene	ND	0.5	ug/L	ND			NC	30	
Ethylbenzene	ND	0.5	ug/L	ND			NC	30	
Toluene	ND	0.5	ug/L	ND			NC	30	
m,p-Xylenes	ND	0.5	ug/L	ND			NC	30	
o-Xylene	ND	0.5	ug/L	ND			NC	30	
Surrogate: Toluene-d8	*89.3*		*%*		*112*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	1830	25	ug/L	ND	106	85-115			
F2 PHCs (C10-C16)	1290	100	ug/L	ND	80.8	60-140			
F3 PHCs (C16-C34)	3490	100	ug/L	ND	88.9	60-140			
F4 PHCs (C34-C50)	2760	100	ug/L	ND	111	60-140			
Volatiles									
Benzene	39.7	0.5	ug/L	ND	99.2	60-130			
Ethylbenzene	40.0	0.5	ug/L	ND	100	60-130			
Toluene	44.0	0.5	ug/L	ND	110	60-130			
m,p-Xylenes	79.8	0.5	ug/L	ND	99.7	60-130			
o-Xylene	40.4	0.5	ug/L	ND	101	60-130			
Surrogate: Toluene-d8	*80.7*		*%*		*101*	*50-140*			

Qualifier Notes:

Sample Qualifiers :

1: Free product was observed in the sample container.

Applies to Samples: MW1

Sample Data Revisions:

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

Source Result: Data used as source for matrix and duplicate samples

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.

- F1 range corrected for BTEX.

- F2 to F3 ranges corrected for appropriate PAHs where available.

- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.

- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.

- When reported, data for F4G has been processed using a silica gel cleanup.

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Certificate of Analysis

CM3 Environmental Inc.
5710 Akins Road
Ottawa, ON K2S 1B8
Attn: Spencer Cochrane

Client PO: 3210 Albion Rd. S.
Project: SDC1023
Custody: 144267

Report Date: 13-Jun-2024
Order Date: 12-Jun-2024

Order #: 2424395

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
2424395-01	TP1SA1
2424395-02	TP1SA2
2424395-03	TP1SA5
2424395-04	TP2SA1
2424395-05	TP2SA3
2424395-06	GS1

Approved By:

Mark Foto, M.Sc.
Lab Supervisor

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
BTEX by P&T GC-MS	EPA 8260 - P&T GC-MS	13-Jun-24	13-Jun-24
PHC F1	CWS Tier 1 - P&T GC-FID	13-Jun-24	13-Jun-24
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	13-Jun-24	13-Jun-24
REG 153: Metals by ICP/MS, soil	EPA 6020 - Digestion - ICP-MS	13-Jun-24	13-Jun-24
REG 153: PAHs by GC-MS	EPA 8270 - GC-MS, extraction	12-Jun-24	13-Jun-24
REG 153: VOCs by P&T GC/MS	EPA 8260 - P&T GC-MS	13-Jun-24	13-Jun-24
Solids, %	CWS Tier 1 - Gravimetric	13-Jun-24	13-Jun-24

Certificate of Analysis

Report Date: 13-Jun-2024

Client: **CM3 Environmental Inc.**

Order Date: 12-Jun-2024

Client PO: **3210 Albion Rd. S.**

Project Description: SDC1023

	Client ID:	TP1SA1	TP1SA2	TP1SA5	TP2SA1	-	-
	Sample Date:	12-Jun-24 09:00	12-Jun-24 09:00	12-Jun-24 09:00	12-Jun-24 09:00		
	Sample ID:	2424395-01	2424395-02	2424395-03	2424395-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	73.4	71.7	82.3	75.1	-	-
Volatiles							
Benzene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Ethylbenzene	0.05 ug/g	<0.05	<0.05	<0.05	<0.05	-	-
Toluene	0.05 ug/g	<0.05	<0.05	<0.05	<0.05	-	-
m,p-Xylenes	0.05 ug/g	<0.05	<0.05	<0.05	<0.05	-	-
o-Xylene	0.05 ug/g	<0.05	<0.05	<0.05	<0.05	-	-
Xylenes, total	0.05 ug/g	<0.05	<0.05	<0.05	<0.05	-	-
Toluene-d8	Surrogate	124%	120%	116%	119%	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	<7	<7	<7	<7	-	-
F2 PHCs (C10-C16)	4 ug/g	19	<4	124	<4	-	-
F3 PHCs (C16-C34)	8 ug/g	61	24	104	36	-	-
F4 PHCs (C34-C50)	6 ug/g	34	18	7	21	-	-

	Client ID:	TP2SA3	GS1			-	-
	Sample Date:	12-Jun-24 09:00	12-Jun-24 09:00				
	Sample ID:	2424395-05	2424395-06				
	Matrix:	Soil	Soil				
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	71.6	88.8	-	-	-	-
Metals							
Antimony	1.0 ug/g	-	<1.0	-	-	-	-
Arsenic	1.0 ug/g	-	8.7	-	-	-	-
Barium	1.0 ug/g	-	55.5	-	-	-	-
Beryllium	0.5 ug/g	-	<0.5	-	-	-	-
Boron	5.0 ug/g	-	9.8	-	-	-	-
Cadmium	0.5 ug/g	-	0.5	-	-	-	-
Chromium	5.0 ug/g	-	20.4	-	-	-	-
Cobalt	1.0 ug/g	-	11.7	-	-	-	-
Copper	5.0 ug/g	-	49.9	-	-	-	-
Lead	1.0 ug/g	-	56.1	-	-	-	-
Molybdenum	1.0 ug/g	-	4.4	-	-	-	-
Nickel	5.0 ug/g	-	27.7	-	-	-	-
Selenium	1.0 ug/g	-	<1.0	-	-	-	-
Silver	0.3 ug/g	-	<0.3	-	-	-	-
Thallium	1.0 ug/g	-	<1.0	-	-	-	-
Uranium	1.0 ug/g	-	<1.0	-	-	-	-
Vanadium	10.0 ug/g	-	19.5	-	-	-	-
Zinc	20.0 ug/g	-	300	-	-	-	-
Volatiles							
Acetone	0.50 ug/g	-	<0.50	-	-	-	-
Benzene	0.02 ug/g	-	<0.02	-	-	-	-
Bromodichloromethane	0.05 ug/g	-	<0.05	-	-	-	-
Bromoform	0.05 ug/g	-	<0.05	-	-	-	-

	Client ID:	TP2SA3	GS1			-	-
	Sample Date:	12-Jun-24 09:00	12-Jun-24 09:00				
	Sample ID:	2424395-05	2424395-06				
	Matrix:	Soil	Soil				
	MDL/Units						
Volatiles							
Bromomethane	0.05 ug/g	-	<0.05	-	-	-	-
Carbon Tetrachloride	0.05 ug/g	-	<0.05	-	-	-	-
Chlorobenzene	0.05 ug/g	-	<0.05	-	-	-	-
Chloroform	0.05 ug/g	-	<0.05	-	-	-	-
Dibromochloromethane	0.05 ug/g	-	<0.05	-	-	-	-
Dichlorodifluoromethane	0.05 ug/g	-	<0.05	-	-	-	-
1,2-Dichlorobenzene	0.05 ug/g	-	<0.05	-	-	-	-
1,3-Dichlorobenzene	0.05 ug/g	-	<0.05	-	-	-	-
1,4-Dichlorobenzene	0.05 ug/g	-	<0.05	-	-	-	-
1,1-Dichloroethane	0.05 ug/g	-	<0.05	-	-	-	-
1,2-Dichloroethane	0.05 ug/g	-	<0.05	-	-	-	-
1,1-Dichloroethylene	0.05 ug/g	-	<0.05	-	-	-	-
cis-1,2-Dichloroethylene	0.05 ug/g	-	<0.05	-	-	-	-
trans-1,2-Dichloroethylene	0.05 ug/g	-	<0.05	-	-	-	-
1,2-Dichloropropane	0.05 ug/g	-	<0.05	-	-	-	-
cis-1,3-Dichloropropylene	0.05 ug/g	-	<0.05	-	-	-	-
trans-1,3-Dichloropropylene	0.05 ug/g	-	<0.05	-	-	-	-
1,3-Dichloropropene, total	0.05 ug/g	-	<0.05	-	-	-	-
Ethylbenzene	0.05 ug/g	-	<0.05	-	-	-	-
Ethylene dibromide (dibromoethane,	0.05 ug/g	-	<0.05	-	-	-	-
Hexane	0.05 ug/g	-	<0.05	-	-	-	-
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g	-	<0.50	-	-	-	-
Methyl Isobutyl Ketone	0.50 ug/g	-	<0.50	-	-	-	-
Methyl tert-butyl ether	0.05 ug/g	-	<0.05	-	-	-	-
Methylene Chloride	0.05 ug/g	-	<0.05	-	-	-	-

	Client ID:	TP2SA3	GS1			-	-
	Sample Date:	12-Jun-24 09:00	12-Jun-24 09:00				
	Sample ID:	2424395-05	2424395-06				
	Matrix:	Soil	Soil				
	MDL/Units						
Volatiles							
Styrene	0.05 ug/g	-	<0.05	-	-	-	-
1,1,1,2-Tetrachloroethane	0.05 ug/g	-	<0.05	-	-	-	-
1,1,2,2-Tetrachloroethane	0.05 ug/g	-	<0.05	-	-	-	-
Tetrachloroethylene	0.05 ug/g	-	<0.05	-	-	-	-
Toluene	0.05 ug/g	-	<0.05	-	-	-	-
1,1,1-Trichloroethane	0.05 ug/g	-	<0.05	-	-	-	-
1,1,2-Trichloroethane	0.05 ug/g	-	<0.05	-	-	-	-
Trichloroethylene	0.05 ug/g	-	<0.05	-	-	-	-
Trichlorofluoromethane	0.05 ug/g	-	<0.05	-	-	-	-
Vinyl chloride	0.02 ug/g	-	<0.02	-	-	-	-
m,p-Xylenes	0.05 ug/g	-	<0.05	-	-	-	-
o-Xylene	0.05 ug/g	-	<0.05	-	-	-	-
Xylenes, total	0.05 ug/g	-	<0.05	-	-	-	-
4-Bromofluorobenzene	Surrogate	-	95.8%	-	-	-	-
Toluene-d8	Surrogate	-	110%	-	-	-	-
Dibromofluoromethane	Surrogate	-	83.1%	-	-	-	-
Benzene	0.02 ug/g	<0.02	-	-	-	-	-
Ethylbenzene	0.05 ug/g	<0.05	-	-	-	-	-
Toluene	0.05 ug/g	<0.05	-	-	-	-	-
m,p-Xylenes	0.05 ug/g	<0.05	-	-	-	-	-
o-Xylene	0.05 ug/g	<0.05	-	-	-	-	-
Xylenes, total	0.05 ug/g	<0.05	-	-	-	-	-
Toluene-d8	Surrogate	126%	-	-	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	<7	<7	-	-	-	-

	Client ID:	TP2SA3	GS1			-	-
	Sample Date:	12-Jun-24 09:00	12-Jun-24 09:00				
	Sample ID:	2424395-05	2424395-06				
	Matrix:	Soil	Soil				
	MDL/Units						
Hydrocarbons							
F2 PHCs (C10-C16)	4 ug/g	28	<40 [1]	-	-	-	-
F3 PHCs (C16-C34)	8 ug/g	77	<80 [1]	-	-	-	-
F4 PHCs (C34-C50)	6 ug/g	62	386	-	-	-	-
Semi-Volatiles							
Acenaphthene	0.02 ug/g	-	<0.02	-	-	-	-
Acenaphthylene	0.02 ug/g	-	<0.02	-	-	-	-
Anthracene	0.02 ug/g	-	<0.02	-	-	-	-
Benzo [a] anthracene	0.02 ug/g	-	0.03	-	-	-	-
Benzo [a] pyrene	0.02 ug/g	-	0.03	-	-	-	-
Benzo [b] fluoranthene	0.02 ug/g	-	0.04	-	-	-	-
Benzo [g,h,i] perylene	0.02 ug/g	-	0.04	-	-	-	-
Benzo [k] fluoranthene	0.02 ug/g	-	<0.02	-	-	-	-
Chrysene	0.02 ug/g	-	0.03	-	-	-	-
Dibenzo [a,h] anthracene	0.02 ug/g	-	<0.02	-	-	-	-
Fluoranthene	0.02 ug/g	-	0.05	-	-	-	-
Fluorene	0.02 ug/g	-	<0.02	-	-	-	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	-	<0.02	-	-	-	-
1-Methylnaphthalene	0.02 ug/g	-	<0.02	-	-	-	-
2-Methylnaphthalene	0.02 ug/g	-	<0.02	-	-	-	-
Methylnaphthalene (1&2)	0.04 ug/g	-	<0.04	-	-	-	-
Naphthalene	0.01 ug/g	-	<0.01	-	-	-	-
Phenanthrene	0.02 ug/g	-	0.03	-	-	-	-
Pyrene	0.02 ug/g	-	0.05	-	-	-	-
2-Fluorobiphenyl	Surrogate	-	70.9%	-	-	-	-
Terphenyl-d14	Surrogate	-	74.9%	-	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons								
F1 PHCs (C6-C10)	ND	7	ug/g					
F2 PHCs (C10-C16)	ND	4	ug/g					
F3 PHCs (C16-C34)	ND	8	ug/g					
F4 PHCs (C34-C50)	ND	6	ug/g					
Metals								
Antimony	ND	1.0	ug/g					
Arsenic	ND	1.0	ug/g					
Barium	ND	1.0	ug/g					
Beryllium	ND	0.5	ug/g					
Boron	ND	5.0	ug/g					
Cadmium	ND	0.5	ug/g					
Chromium	ND	5.0	ug/g					
Cobalt	ND	1.0	ug/g					
Copper	ND	5.0	ug/g					
Lead	ND	1.0	ug/g					
Molybdenum	ND	1.0	ug/g					
Nickel	ND	5.0	ug/g					
Selenium	ND	1.0	ug/g					
Silver	ND	0.3	ug/g					
Thallium	ND	1.0	ug/g					
Uranium	ND	1.0	ug/g					
Vanadium	ND	10.0	ug/g					
Zinc	ND	20.0	ug/g					
Semi-Volatiles								
Acenaphthene	ND	0.02	ug/g					
Acenaphthylene	ND	0.02	ug/g					
Anthracene	ND	0.02	ug/g					
Benzo [a] anthracene	ND	0.02	ug/g					
Benzo [a] pyrene	ND	0.02	ug/g					
Benzo [b] fluoranthene	ND	0.02	ug/g					
Benzo [g,h,i] perylene	ND	0.02	ug/g					
Benzo [k] fluoranthene	ND	0.02	ug/g					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Chrysene	ND	0.02	ug/g					
Dibenzo [a,h] anthracene	ND	0.02	ug/g					
Fluoranthene	ND	0.02	ug/g					
Fluorene	ND	0.02	ug/g					
Indeno [1,2,3-cd] pyrene	ND	0.02	ug/g					
1-Methylnaphthalene	ND	0.02	ug/g					
2-Methylnaphthalene	ND	0.02	ug/g					
Methylnaphthalene (1&2)	ND	0.04	ug/g					
Naphthalene	ND	0.01	ug/g					
Phenanthrene	ND	0.02	ug/g					
Pyrene	ND	0.02	ug/g					
Surrogate: 2-Fluorobiphenyl	*0.903*		*%*	*67.7*	*50-140*			
Surrogate: Terphenyl-d14	*1.20*		*%*	*90.3*	*50-140*			
Volatiles								
Acetone	ND	0.50	ug/g					
Benzene	ND	0.02	ug/g					
Bromodichloromethane	ND	0.05	ug/g					
Bromoform	ND	0.05	ug/g					
Bromomethane	ND	0.05	ug/g					
Carbon Tetrachloride	ND	0.05	ug/g					
Chlorobenzene	ND	0.05	ug/g					
Chloroform	ND	0.05	ug/g					
Dibromochloromethane	ND	0.05	ug/g					
Dichlorodifluoromethane	ND	0.05	ug/g					
1,2-Dichlorobenzene	ND	0.05	ug/g					
1,3-Dichlorobenzene	ND	0.05	ug/g					
1,4-Dichlorobenzene	ND	0.05	ug/g					
1,1-Dichloroethane	ND	0.05	ug/g					
1,2-Dichloroethane	ND	0.05	ug/g					
1,1-Dichloroethylene	ND	0.05	ug/g					
cis-1,2-Dichloroethylene	ND	0.05	ug/g					
trans-1,2-Dichloroethylene	ND	0.05	ug/g					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
1,2-Dichloropropane	ND	0.05	ug/g					
cis-1,3-Dichloropropylene	ND	0.05	ug/g					
trans-1,3-Dichloropropylene	ND	0.05	ug/g					
1,3-Dichloropropene, total	ND	0.05	ug/g					
Ethylbenzene	ND	0.05	ug/g					
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.05	ug/g					
Hexane	ND	0.05	ug/g					
Methyl Ethyl Ketone (2-Butanone)	ND	0.50	ug/g					
Methyl Isobutyl Ketone	ND	0.50	ug/g					
Methyl tert-butyl ether	ND	0.05	ug/g					
Methylene Chloride	ND	0.05	ug/g					
Styrene	ND	0.05	ug/g					
1,1,1,2-Tetrachloroethane	ND	0.05	ug/g					
1,1,2,2-Tetrachloroethane	ND	0.05	ug/g					
Tetrachloroethylene	ND	0.05	ug/g					
Toluene	ND	0.05	ug/g					
1,1,1-Trichloroethane	ND	0.05	ug/g					
1,1,2-Trichloroethane	ND	0.05	ug/g					
Trichloroethylene	ND	0.05	ug/g					
Trichlorofluoromethane	ND	0.05	ug/g					
Vinyl chloride	ND	0.02	ug/g					
m,p-Xylenes	ND	0.05	ug/g					
o-Xylene	ND	0.05	ug/g					
Xylenes, total	ND	0.05	ug/g					
Surrogate: 4-Bromofluorobenzene	*7.54*		*%*	*94.3*	*50-140*			
Surrogate: Dibromofluoromethane	*6.41*		*%*	*80.1*	*50-140*			
Surrogate: Toluene-d8	*8.79*		*%*	*110*	*50-140*			
Benzene	ND	0.02	ug/g					
Ethylbenzene	ND	0.05	ug/g					
Toluene	ND	0.05	ug/g					
m,p-Xylenes	ND	0.05	ug/g					
o-Xylene	ND	0.05	ug/g					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Xylenes, total	ND	0.05	ug/g					
Surrogate: Toluene-d8	*8.79*		*%*	*110*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	7	ug/g	ND			NC	40	
Metals									
Antimony	ND	1.0	ug/g	ND			NC	30	
Arsenic	1.7	1.0	ug/g	1.5			11.0	30	
Barium	44.0	1.0	ug/g	33.9			25.9	30	
Beryllium	ND	0.5	ug/g	ND			NC	30	
Boron	16.8	5.0	ug/g	14.8			12.7	30	
Cadmium	ND	0.5	ug/g	ND			NC	30	
Chromium	15.6	5.0	ug/g	14.4			8.2	30	
Cobalt	3.8	1.0	ug/g	3.4			10.2	30	
Copper	9.7	5.0	ug/g	9.1			6.8	30	
Lead	6.6	1.0	ug/g	5.9			11.3	30	
Molybdenum	ND	1.0	ug/g	ND			NC	30	
Nickel	14.4	5.0	ug/g	13.5			6.4	30	
Selenium	ND	1.0	ug/g	ND			NC	30	
Silver	ND	0.3	ug/g	ND			NC	30	
Thallium	ND	1.0	ug/g	ND			NC	30	
Uranium	ND	1.0	ug/g	ND			NC	30	
Vanadium	22.4	10.0	ug/g	21.0			6.6	30	
Zinc	23.5	20.0	ug/g	20.7			12.7	30	
Physical Characteristics									
% Solids	74.0	0.1	% by Wt.	73.4			0.9	25	
Semi-Volatiles									
Acenaphthene	ND	0.02	ug/g	ND			NC	40	
Acenaphthylene	ND	0.02	ug/g	ND			NC	40	
Anthracene	ND	0.02	ug/g	ND			NC	40	
Benzo [a] anthracene	ND	0.02	ug/g	ND			NC	40	
Benzo [a] pyrene	ND	0.02	ug/g	ND			NC	40	
Benzo [b] fluoranthene	ND	0.02	ug/g	ND			NC	40	
Benzo [g,h,i] perylene	ND	0.02	ug/g	ND			NC	40	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [k] fluoranthene	ND	0.02	ug/g	ND			NC	40	
Chrysene	ND	0.02	ug/g	ND			NC	40	
Dibenzo [a,h] anthracene	ND	0.02	ug/g	ND			NC	40	
Fluoranthene	ND	0.02	ug/g	ND			NC	40	
Fluorene	ND	0.02	ug/g	ND			NC	40	
Indeno [1,2,3-cd] pyrene	ND	0.02	ug/g	ND			NC	40	
1-Methylnaphthalene	ND	0.02	ug/g	ND			NC	40	
2-Methylnaphthalene	ND	0.02	ug/g	ND			NC	40	
Naphthalene	ND	0.01	ug/g	ND			NC	40	
Phenanthrene	ND	0.02	ug/g	ND			NC	40	
Pyrene	ND	0.02	ug/g	ND			NC	40	
Surrogate: 2-Fluorobiphenyl	*1.02*		*%*		*67.1*	*50-140*			
Surrogate: Terphenyl-d14	*1.43*		*%*		*94.4*	*50-140*			
Volatiles									
Acetone	ND	0.50	ug/g	ND			NC	50	
Benzene	ND	0.02	ug/g	ND			NC	50	
Bromodichloromethane	ND	0.05	ug/g	ND			NC	50	
Bromoform	ND	0.05	ug/g	ND			NC	50	
Bromomethane	ND	0.05	ug/g	ND			NC	50	
Carbon Tetrachloride	ND	0.05	ug/g	ND			NC	50	
Chlorobenzene	ND	0.05	ug/g	ND			NC	50	
Chloroform	ND	0.05	ug/g	ND			NC	50	
Dibromochloromethane	ND	0.05	ug/g	ND			NC	50	
Dichlorodifluoromethane	ND	0.05	ug/g	ND			NC	50	
1,2-Dichlorobenzene	ND	0.05	ug/g	ND			NC	50	
1,3-Dichlorobenzene	ND	0.05	ug/g	ND			NC	50	
1,4-Dichlorobenzene	ND	0.05	ug/g	ND			NC	50	
1,1-Dichloroethane	ND	0.05	ug/g	ND			NC	50	
1,2-Dichloroethane	ND	0.05	ug/g	ND			NC	50	
1,1-Dichloroethylene	ND	0.05	ug/g	ND			NC	50	
cis-1,2-Dichloroethylene	ND	0.05	ug/g	ND			NC	50	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
trans-1,2-Dichloroethylene	ND	0.05	ug/g	ND			NC	50	
1,2-Dichloropropane	ND	0.05	ug/g	ND			NC	50	
cis-1,3-Dichloropropylene	ND	0.05	ug/g	ND			NC	50	
trans-1,3-Dichloropropylene	ND	0.05	ug/g	ND			NC	50	
Ethylbenzene	ND	0.05	ug/g	ND			NC	50	
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.05	ug/g	ND			NC	50	
Hexane	ND	0.05	ug/g	ND			NC	50	
Methyl Ethyl Ketone (2-Butanone)	ND	0.50	ug/g	ND			NC	50	
Methyl Isobutyl Ketone	ND	0.50	ug/g	ND			NC	50	
Methyl tert-butyl ether	ND	0.05	ug/g	ND			NC	50	
Methylene Chloride	ND	0.05	ug/g	ND			NC	50	
Styrene	ND	0.05	ug/g	ND			NC	50	
1,1,1,2-Tetrachloroethane	ND	0.05	ug/g	ND			NC	50	
1,1,2,2-Tetrachloroethane	ND	0.05	ug/g	ND			NC	50	
Tetrachloroethylene	ND	0.05	ug/g	ND			NC	50	
Toluene	ND	0.05	ug/g	ND			NC	50	
1,1,1-Trichloroethane	ND	0.05	ug/g	ND			NC	50	
1,1,2-Trichloroethane	ND	0.05	ug/g	ND			NC	50	
Trichloroethylene	ND	0.05	ug/g	ND			NC	50	
Trichlorofluoromethane	ND	0.05	ug/g	ND			NC	50	
Vinyl chloride	ND	0.02	ug/g	ND			NC	50	
m,p-Xylenes	ND	0.05	ug/g	ND			NC	50	
o-Xylene	ND	0.05	ug/g	ND			NC	50	
Surrogate: 4-Bromofluorobenzene	*9.11*		*%*		*99.5*	*50-140*			
Surrogate: Dibromofluoromethane	*8.10*		*%*		*88.5*	*50-140*			
Surrogate: Toluene-d8	*10.4*		*%*		*114*	*50-140*			
Benzene	ND	0.02	ug/g	ND			NC	50	
Ethylbenzene	ND	0.05	ug/g	ND			NC	50	
Toluene	ND	0.05	ug/g	ND			NC	50	
m,p-Xylenes	ND	0.05	ug/g	ND			NC	50	
o-Xylene	ND	0.05	ug/g	ND			NC	50	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Surrogate: Toluene-d8	*10.4*		*%*		*114*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	189	7	ug/g	ND	110	85-115			
F2 PHCs (C10-C16)	72	4	ug/g	ND	89.6	80-120			
F3 PHCs (C16-C34)	162	8	ug/g	ND	82.9	80-120			
F4 PHCs (C34-C50)	95	6	ug/g	ND	76.6	80-120			QS-02
Metals									
Antimony	38.1	1.0	ug/g	ND	75.9	70-130			
Arsenic	48.8	1.0	ug/g	ND	96.3	70-130			
Barium	61.6	1.0	ug/g	13.6	96.1	70-130			
Beryllium	52.2	0.5	ug/g	ND	104	70-130			
Boron	51.9	5.0	ug/g	5.9	92.0	70-130			
Cadmium	48.0	0.5	ug/g	ND	95.9	70-130			
Chromium	60.6	5.0	ug/g	5.8	110	70-130			
Cobalt	52.8	1.0	ug/g	1.4	103	70-130			
Copper	51.4	5.0	ug/g	ND	95.5	70-130			
Lead	45.4	1.0	ug/g	2.4	86.0	70-130			
Molybdenum	46.7	1.0	ug/g	ND	92.9	70-130			
Nickel	54.5	5.0	ug/g	5.4	98.2	70-130			
Selenium	45.9	1.0	ug/g	ND	91.4	70-130			
Silver	43.8	0.3	ug/g	ND	87.6	70-130			
Thallium	48.2	1.0	ug/g	ND	96.2	70-130			
Uranium	50.0	1.0	ug/g	ND	99.7	70-130			
Vanadium	63.2	10.0	ug/g	ND	110	70-130			
Zinc	50.7	20.0	ug/g	ND	84.9	70-130			
Semi-Volatiles									
Acenaphthene	0.193	0.02	ug/g	ND	102	50-140			
Acenaphthylene	0.208	0.02	ug/g	ND	110	50-140			
Anthracene	0.211	0.02	ug/g	ND	111	50-140			
Benzo [a] anthracene	0.165	0.02	ug/g	ND	86.8	50-140			
Benzo [a] pyrene	0.130	0.02	ug/g	ND	68.4	50-140			
Benzo [b] fluoranthene	0.170	0.02	ug/g	ND	89.7	50-140			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [g,h,i] perylene	0.155	0.02	ug/g	ND	81.7	50-140			
Benzo [k] fluoranthene	0.179	0.02	ug/g	ND	94.5	50-140			
Chrysene	0.174	0.02	ug/g	ND	91.8	50-140			
Dibenzo [a,h] anthracene	0.147	0.02	ug/g	ND	77.7	50-140			
Fluoranthene	0.215	0.02	ug/g	ND	113	50-140			
Fluorene	0.182	0.02	ug/g	ND	95.8	50-140			
Indeno [1,2,3-cd] pyrene	0.170	0.02	ug/g	ND	89.7	50-140			
1-Methylnaphthalene	0.136	0.02	ug/g	ND	71.7	50-140			
2-Methylnaphthalene	0.155	0.02	ug/g	ND	81.8	50-140			
Naphthalene	0.178	0.01	ug/g	ND	94.0	50-140			
Phenanthrene	0.187	0.02	ug/g	ND	98.4	50-140			
Pyrene	0.216	0.02	ug/g	ND	114	50-140			
Surrogate: 2-Fluorobiphenyl	*1.08*		*%*		*70.9*	*50-140*			
Surrogate: Terphenyl-d14	*1.34*		*%*		*88.7*	*50-140*			
Volatiles									
Acetone	9.71	0.50	ug/g	ND	97.1	50-140			
Benzene	4.41	0.02	ug/g	ND	110	60-130			
Bromodichloromethane	2.64	0.05	ug/g	ND	66.1	60-130			
Bromoform	3.66	0.05	ug/g	ND	91.5	60-130			
Bromomethane	3.77	0.05	ug/g	ND	94.2	50-140			
Carbon Tetrachloride	2.69	0.05	ug/g	ND	67.3	60-130			
Chlorobenzene	3.87	0.05	ug/g	ND	96.7	60-130			
Chloroform	2.84	0.05	ug/g	ND	71.0	60-130			
Dibromochloromethane	2.67	0.05	ug/g	ND	66.9	60-130			
Dichlorodifluoromethane	3.38	0.05	ug/g	ND	84.6	50-140			
1,2-Dichlorobenzene	3.48	0.05	ug/g	ND	86.9	60-130			
1,3-Dichlorobenzene	3.51	0.05	ug/g	ND	87.6	60-130			
1,4-Dichlorobenzene	3.41	0.05	ug/g	ND	85.3	60-130			
1,1-Dichloroethane	3.42	0.05	ug/g	ND	85.6	60-130			
1,2-Dichloroethane	3.52	0.05	ug/g	ND	88.0	60-130			
1,1-Dichloroethylene	3.03	0.05	ug/g	ND	75.8	60-130			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
cis-1,2-Dichloroethylene	2.69	0.05	ug/g	ND	67.3	60-130			
trans-1,2-Dichloroethylene	3.26	0.05	ug/g	ND	81.6	60-130			
1,2-Dichloropropane	3.96	0.05	ug/g	ND	99.0	60-130			
cis-1,3-Dichloropropylene	3.14	0.05	ug/g	ND	78.5	60-130			
trans-1,3-Dichloropropylene	3.58	0.05	ug/g	ND	89.5	60-130			
Ethylbenzene	4.18	0.05	ug/g	ND	104	60-130			
Ethylene dibromide (dibromoethane, 1,2-)	3.08	0.05	ug/g	ND	77.0	60-130			
Hexane	4.72	0.05	ug/g	ND	118	60-130			
Methyl Ethyl Ketone (2-Butanone)	8.92	0.50	ug/g	ND	89.2	50-140			
Methyl Isobutyl Ketone	10.6	0.50	ug/g	ND	106	50-140			
Methyl tert-butyl ether	11.6	0.05	ug/g	ND	116	50-140			
Methylene Chloride	3.54	0.05	ug/g	ND	88.5	60-130			
Styrene	3.52	0.05	ug/g	ND	88.0	60-130			
1,1,1,2-Tetrachloroethane	2.96	0.05	ug/g	ND	73.9	60-130			
1,1,2,2-Tetrachloroethane	3.34	0.05	ug/g	ND	83.5	60-130			
Tetrachloroethylene	3.61	0.05	ug/g	ND	90.4	60-130			
Toluene	4.30	0.05	ug/g	ND	107	60-130			
1,1,1-Trichloroethane	2.81	0.05	ug/g	ND	70.1	60-130			
1,1,2-Trichloroethane	4.20	0.05	ug/g	ND	105	60-130			
Trichloroethylene	3.61	0.05	ug/g	ND	90.2	60-130			
Trichlorofluoromethane	3.38	0.05	ug/g	ND	84.4	50-140			
Vinyl chloride	3.62	0.02	ug/g	ND	90.4	50-140			
m,p-Xylenes	7.41	0.05	ug/g	ND	92.6	60-130			
o-Xylene	3.75	0.05	ug/g	ND	93.7	60-130			
Surrogate: 4-Bromofluorobenzene	*7.46*		*%*		*93.3*	*50-140*			
Surrogate: Dibromofluoromethane	*6.15*		*%*		*76.9*	*50-140*			
Surrogate: Toluene-d8	*7.82*		*%*		*97.7*	*50-140*			
Benzene	4.41	0.02	ug/g	ND	110	60-130			
Ethylbenzene	4.18	0.05	ug/g	ND	104	60-130			
Toluene	4.30	0.05	ug/g	ND	107	60-130			
m,p-Xylenes	7.41	0.05	ug/g	ND	92.6	60-130			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
o-Xylene	3.75	0.05	ug/g	ND	93.7	60-130			
Surrogate: Toluene-d8	*7.82*		*%*		*97.7*	*50-140*			

Qualifier Notes:

Login Qualifiers :

Sample - Bottle broken in transit - 250 ml soil jar broken in the lab; sample salvaged.

Applies to Samples: TP1SA1

Sample Qualifiers :

1: Elevated reporting limits due to the nature of the sample matrix.

QC Qualifiers:

QS-02 Spike level outside of control limits. Analysis batch accepted based on other QC included in the batch.

Sample Data Revisions:

None

Certificate of Analysis

Report Date: 13-Jun-2024

Client: **CM3 Environmental Inc.**

Order Date: 12-Jun-2024

Client PO: **3210 Albion Rd. S.**

Project Description: SDC1023

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

Source Result: Data used as source for matrix and duplicate samples

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

Soil results are reported on a dry weight basis unlesss otherwise noted.

Where %Solids is reported, moisture loss includes the loss of volatile hydrocarbons.

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.

- F1 range corrected for BTEX.

- F2 to F3 ranges corrected for appropriate PAHs where available.

- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.

- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.

- When reported, data for F4G has been processed using a silica gel cleanup.

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Certificate of Analysis

CM3 Environmental Inc.
5710 Akins Road
Ottawa, ON K2S 1B8
Attn: Spencer Cochrane

Client PO: 3210 Albion Rd.
Project: SDC1023
Custody: 74199

Report Date: 6-Sep-2024
Order Date: 5-Sep-2024

Order #: 2436224

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
2436224-01	N1
2436224-02	S1
2436224-03	W1
2436224-04	F1

Approved By:

Mark Foto

Mark Foto, M.Sc.
Lab Supervisor

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
BTEX by P&T GC-MS	EPA 8260 - P&T GC-MS	6-Sep-24	6-Sep-24
PHC F1	CWS Tier 1 - P&T GC-FID	6-Sep-24	6-Sep-24
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	6-Sep-24	6-Sep-24
Solids, %	CWS Tier 1 - Gravimetric	5-Sep-24	6-Sep-24

Certificate of Analysis

Report Date: 06-Sep-2024

Client: **CM3 Environmental Inc.**

Order Date: 5-Sep-2024

Client PO: **3210 Albion Rd.**

Project Description: SDC1023

	Client ID:	N1	S1	W1	F1	-	-
	Sample Date:	05-Sep-24 09:00	05-Sep-24 09:00	05-Sep-24 09:00	05-Sep-24 09:00		
	Sample ID:	2436224-01	2436224-02	2436224-03	2436224-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	85.5	69.8	80.1	69.6	-	-
Volatiles							
Benzene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Ethylbenzene	0.05 ug/g	<0.05	<0.05	<0.05	<0.05	-	-
Toluene	0.05 ug/g	<0.05	<0.05	<0.05	<0.05	-	-
m,p-Xylenes	0.05 ug/g	<0.05	<0.05	<0.05	<0.05	-	-
o-Xylene	0.05 ug/g	<0.05	<0.05	<0.05	<0.05	-	-
Xylenes, total	0.05 ug/g	<0.05	<0.05	<0.05	<0.05	-	-
Toluene-d8	Surrogate	119%	130%	121%	125%	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	<7	<7	<7	<7	-	-
F2 PHCs (C10-C16)	4 ug/g	<4	44	<4	<4	-	-
F3 PHCs (C16-C34)	8 ug/g	<8	40	<8	<8	-	-
F4 PHCs (C34-C50)	6 ug/g	<6	<6	<6	<6	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons								
F1 PHCs (C6-C10)	ND	7	ug/g					
F2 PHCs (C10-C16)	ND	4	ug/g					
F3 PHCs (C16-C34)	ND	8	ug/g					
F4 PHCs (C34-C50)	ND	6	ug/g					
Volatiles								
Benzene	ND	0.02	ug/g					
Ethylbenzene	ND	0.05	ug/g					
Toluene	ND	0.05	ug/g					
m,p-Xylenes	ND	0.05	ug/g					
o-Xylene	ND	0.05	ug/g					
Xylenes, total	ND	0.05	ug/g					
Surrogate: Toluene-d8	*8.60*		*%*	*108*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	7	ug/g	ND			NC	40	
F2 PHCs (C10-C16)	ND	4	ug/g	ND			NC	30	QR-05
F3 PHCs (C16-C34)	91	8	ug/g	136			39.3	30	QR-05
F4 PHCs (C34-C50)	78	6	ug/g	115			39.1	30	QR-05
Physical Characteristics									
% Solids	83.7	0.1	% by Wt.	83.7			0.0	25	
Volatiles									
Benzene	ND	0.02	ug/g	ND			NC	50	
Ethylbenzene	ND	0.05	ug/g	ND			NC	50	
Toluene	ND	0.05	ug/g	ND			NC	50	
m,p-Xylenes	ND	0.05	ug/g	ND			NC	50	
o-Xylene	ND	0.05	ug/g	ND			NC	50	
Surrogate: Toluene-d8	*11.7*		*%*		*119*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	193	7	ug/g	ND	112	85-115			
F2 PHCs (C10-C16)	78	4	ug/g	ND	97.9	60-140			
F3 PHCs (C16-C34)	241	8	ug/g	136	53.6	60-140			QM-07
F4 PHCs (C34-C50)	198	6	ug/g	115	66.6	60-140			
Volatiles									
Benzene	3.81	0.02	ug/g	ND	95.2	60-130			
Ethylbenzene	4.02	0.05	ug/g	ND	101	60-130			
Toluene	4.28	0.05	ug/g	ND	107	60-130			
m,p-Xylenes	8.01	0.05	ug/g	ND	100	60-130			
o-Xylene	3.82	0.05	ug/g	ND	95.6	60-130			
Surrogate: Toluene-d8	*8.51*		*%*		*106*	*50-140*			

Qualifier Notes:

QC Qualifiers:

QM-07	The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on other acceptable QC.
QR-05	Duplicate RPDs higher than normally accepted. Remaining batch QA\QC was acceptable. May be sample effect.

Sample Data Revisions:

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

Source Result: Data used as source for matrix and duplicate samples

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

Soil results are reported on a dry weight basis unlesss otherwise noted.

Where %Solids is reported, moisture loss includes the loss of volatile hydrocarbons.

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.

- F1 range corrected for BTEX.

- F2 to F3 ranges corrected for appropriate PAHs where available.

- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.

- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.

- When reported, data for F4G has been processed using a silica gel cleanup.

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Paracel ID: 2436224

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Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2436224	№ 74199

Client Name: CM3

Contact Name: Spencer

Address: 5710 Atkins RD.

Telephone: 613 804 1654

Project Ref: 3210 Albion rd

Quote #:

PO #: SDC1023

E-mail: Spencer@cm3environmental.com

Page 1 of 1

Turnaround Time

- [x] 1 day
- [ ] 3 day
- [ ] 2 day
- [x] Regular

Date Required: 24 Hr TAT please

- [x] REG 153/04
- [ ] REG 406/19

Other Regulation

- [ ] Table 1 [x] Res/Park [ ] Med/Fine
- [ ] Table 2 [ ] Ind/Comm [ ] Coarse
- [x] Table 3 [ ] Agri/Other
- [ ] Table ___

For RSC: [ ] Yes [x] No

- [ ] REG 558
- [ ] PWQO
- [ ] CCME
- [ ] MISA
- [ ] SU - Sani
- [ ] SU - Storm

Mun: ___

- [ ] Other:

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken: Date	Sample Taken: Time	Required Analysis: BTEX PHC F1-F4
1	N1	S		2	Sept 5/24		X
2	S1						X
3	W1						X
4	F1						X
5							
6							
7							
8							
9							
10							

Comments:

Method of Delivery: walk in

Relinquished By (Sign):	Received at Depot:	Received at Lab: SC	Verified By: SO
Relinquished By (Print): Spencer Cochrane	Date/Time:	Date/Time: Sept 5/24 10:12	Date/Time: Sept 5, 2024 16:39
Date/Time: Sept 5 2024	Temperature: °C	Temperature: 22.3 °C	pH Verified: [ ] By:

Chain of Custody (Blank) xlsx

Revision 5.0

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Certificate of Analysis

CM3 Environmental Inc.
5710 Akins Road
Ottawa, ON K2S 1B8
Attn: Spencer Cochrane

Client PO: 3210 Albion Rd. S.
Project: SDC1023
Custody: 75404

Report Date: 30-Sep-2024
Order Date: 27-Sep-2024

Order #: 2439485

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
2439485-01	Sump

Approved By:

Mark Foto, M.Sc.
Lab Supervisor

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
BTEX by P&T GC-MS	EPA 624 - P&T GC-MS	28-Sep-24	28-Sep-24
PHC F1	CWS Tier 1 - P&T GC-FID	27-Sep-24	28-Sep-24
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	27-Sep-24	27-Sep-24

Certificate of Analysis

Report Date: 30-Sep-2024

Client: **CM3 Environmental Inc.**

Order Date: 27-Sep-2024

Client PO: **3210 Albion Rd. S.**

Project Description: SDC1023

	Client ID:	Sump	-	-	-		
	Sample Date:	27-Sep-24 09:00	-	-	-	-	-
	Sample ID:	2439485-01	-	-	-		
	Matrix:	Ground Water	-	-	-		
	MDL/Units						
Volatiles							
Benzene	0.5 ug/L	<0.5	-	-	-	-	-
Ethylbenzene	0.5 ug/L	<0.5	-	-	-	-	-
Toluene	0.5 ug/L	<0.5	-	-	-	-	-
m,p-Xylenes	0.5 ug/L	<0.5	-	-	-	-	-
o-Xylene	0.5 ug/L	<0.5	-	-	-	-	-
Xylenes, total	0.5 ug/L	<0.5	-	-	-	-	-
Toluene-d8	Surrogate	111%	-	-	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	25 ug/L	<25	-	-	-	-	-
F2 PHCs (C10-C16)	100 ug/L	371	-	-	-	-	-
F3 PHCs (C16-C34)	100 ug/L	592	-	-	-	-	-
F4 PHCs (C34-C50)	100 ug/L	<100	-	-	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons								
F1 PHCs (C6-C10)	ND	25	ug/L					
F2 PHCs (C10-C16)	ND	100	ug/L					
F3 PHCs (C16-C34)	ND	100	ug/L					
F4 PHCs (C34-C50)	ND	100	ug/L					
Volatiles								
Benzene	ND	0.5	ug/L					
Ethylbenzene	ND	0.5	ug/L					
Toluene	ND	0.5	ug/L					
m,p-Xylenes	ND	0.5	ug/L					
o-Xylene	ND	0.5	ug/L					
Xylenes, total	ND	0.5	ug/L					
Surrogate: Toluene-d8	*86.9*		*%*	*109*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	25	ug/L	ND			NC	30	
Volatiles									
Benzene	ND	0.5	ug/L	ND			NC	30	
Ethylbenzene	ND	0.5	ug/L	ND			NC	30	
Toluene	ND	0.5	ug/L	ND			NC	30	
m,p-Xylenes	ND	0.5	ug/L	ND			NC	30	
o-Xylene	ND	0.5	ug/L	ND			NC	30	
Surrogate: Toluene-d8	*88.6*		*%*		*111*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	1830	25	ug/L	ND	107	85-115			
F2 PHCs (C10-C16)	1480	100	ug/L	ND	92.8	60-140			
F3 PHCs (C16-C34)	3800	100	ug/L	ND	96.9	60-140			
F4 PHCs (C34-C50)	1900	100	ug/L	ND	76.7	60-140			
Volatiles									
Benzene	35.5	0.5	ug/L	ND	88.7	60-130			
Ethylbenzene	31.3	0.5	ug/L	ND	78.2	60-130			
Toluene	35.9	0.5	ug/L	ND	89.8	60-130			
m,p-Xylenes	66.2	0.5	ug/L	ND	82.8	60-130			
o-Xylene	33.6	0.5	ug/L	ND	83.9	60-130			
Surrogate: Toluene-d8	*85.0*		*%*		*106*	*50-140*			

Qualifier Notes:

Sample Data Revisions:

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

Source Result: Data used as source for matrix and duplicate samples

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.

- F1 range corrected for BTEX.

- F2 to F3 ranges corrected for appropriate PAHs where available.

- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.

- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.

- When reported, data for F4G has been processed using a silica gel cleanup.

PARACE LABORATORIES LT

Paracel ID: 2439485

vd.
J8
.com

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
24 39485	№ 75404

Client Name: CM3	Project Ref: 3210 Albion Rd. S	Page 1 of 1
Contact Name: Spencer	Quote #:	Turnaround Time: ☒ 1 day ☐ 3 day ☐ 2 day ☐ Regular
Address: 5710 Atkins rd.	PO #: SDC1023	Date Required:
Telephone: 63 804 1654	E-mail: Spencer@cm3environmental.com Bruce@cm3environmental.com	

☒ REG 153/04 ☐ REG 406/19

☐ Table 1 ☒ Res/Park ☐ Med/Fine
☐ Table 2 ☐ Ind/Comm ☐ Coarse
☒ Table 3 ☐ Agri/Other
☐ Table ___
For RSC: ☐ Yes ☒ No

Other Regulation: ☐ REG 558 ☐ PWQO ☐ CCME ☐ MISA ☐ SU - Sani ☐ SU - Storm
Mun: ___
☐ Other:

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken: Date	Sample Taken: Time	Required Analysis: BTEX PHC F1-F4
1	Sump	GW		3	Sept 27/24		X
2							
3							
4							
5							
6							
7							
8							
9							
10							

Comments:

Method of Delivery: WALK IN

Relinquished By (Sign):	Received at Depot:	Received at Lab: R Poloni	Verified By:
Relinquished By (Print): Spencer Cochrane	Date/Time:	Date/Time: Sept. 27, 24	Date/Time: Sep 27 24
Date/Time: Sept. 27, 24	Temperature: °C	Temperature: 18.3 °C	pH Verified: ☐ By: NA

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Certificate of Analysis

CM3 Environmental Inc.
5710 Akins Road
Ottawa, ON K2S 1B8
Attn: Spencer Cochrane

Client PO: 3210 Albion Rd. S.
Project: SDC1023
Custody: 147769

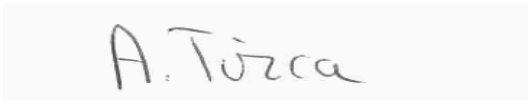
Report Date: 11-Jul-2025
Order Date: 7-Jul-2025

Order #: 2528068

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
2528068-01	SUMP

Approved By:



Adriana Tirca, B.Eng (Chem)
Supervisor

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
BTEX by P&T GC-MS	EPA 624 - P&T GC-MS	9-Jul-25	9-Jul-25
PHC F1	CWS Tier 1 - P&T GC-FID	9-Jul-25	9-Jul-25
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	7-Jul-25	8-Jul-25

Certificate of Analysis

Report Date: 11-Jul-2025

Client: **CM3 Environmental Inc.**

Order Date: 7-Jul-2025

Client PO: **3210 Albion Rd. S.**

Project Description: SDC1023

	Client ID:	SUMP	-	-	-		
	Sample Date:	07-Jul-25 09:00	-	-	-	-	-
	Sample ID:	2528068-01	-	-	-		
	Matrix:	Ground Water	-	-	-		
	MDL/Units						
Volatiles							
Benzene	0.5 ug/L	<0.5	-	-	-	-	-
Ethylbenzene	0.5 ug/L	<0.5	-	-	-	-	-
Toluene	0.5 ug/L	<0.5	-	-	-	-	-
m,p-Xylenes	0.5 ug/L	<0.5	-	-	-	-	-
o-Xylene	0.5 ug/L	<0.5	-	-	-	-	-
Xylenes, total	0.5 ug/L	<0.5	-	-	-	-	-
Toluene-d8	Surrogate	94.6%	-	-	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	25 ug/L	<25	-	-	-	-	-
F2 PHCs (C10-C16)	100 ug/L	<100	-	-	-	-	-
F3 PHCs (C16-C34)	100 ug/L	<100	-	-	-	-	-
F4 PHCs (C34-C50)	100 ug/L	<100	-	-	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons								
F1 PHCs (C6-C10)	ND	25	ug/L					
F2 PHCs (C10-C16)	ND	100	ug/L					
F3 PHCs (C16-C34)	ND	100	ug/L					
F4 PHCs (C34-C50)	ND	100	ug/L					
Volatiles								
Benzene	ND	0.5	ug/L					
Ethylbenzene	ND	0.5	ug/L					
Toluene	ND	0.5	ug/L					
m,p-Xylenes	ND	0.5	ug/L					
o-Xylene	ND	0.5	ug/L					
Xylenes, total	ND	0.5	ug/L					
Surrogate: Toluene-d8	*75.6*		*%*	*94.5*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	25	ug/L	ND			NC	30	
Volatiles									
Benzene	ND	0.5	ug/L	ND			NC	30	
Ethylbenzene	ND	0.5	ug/L	ND			NC	30	
Toluene	ND	0.5	ug/L	ND			NC	30	
m,p-Xylenes	ND	0.5	ug/L	ND			NC	30	
o-Xylene	ND	0.5	ug/L	ND			NC	30	
Surrogate: Toluene-d8	*75.5*		*%*		*94.3*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	1910	25	ug/L	ND	111	85-115			
F2 PHCs (C10-C16)	1890	100	ug/L	ND	118	60-140			
F3 PHCs (C16-C34)	4810	100	ug/L	ND	123	60-140			
F4 PHCs (C34-C50)	2920	100	ug/L	ND	118	60-140			
Volatiles									
Benzene	35.3	0.5	ug/L	ND	88.2	60-130			
Ethylbenzene	31.8	0.5	ug/L	ND	79.5	60-130			
Toluene	32.5	0.5	ug/L	ND	81.2	60-130			
m,p-Xylenes	66.8	0.5	ug/L	ND	83.4	60-130			
o-Xylene	33.5	0.5	ug/L	ND	83.8	60-130			
Surrogate: Toluene-d8	*74.6*		*%*		*93.3*	*50-140*			

Certificate of Analysis

Report Date: 11-Jul-2025

Client: **CM3 Environmental Inc.**

Order Date: 7-Jul-2025

Client PO: **3210 Albion Rd. S.**

Project Description: SDC1023

Qualifier Notes:

Sample Data Revisions:

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

Source Result: Data used as source for matrix and duplicate samples

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

CCME PHC additional information:

- The method for the analysis of PHCs complies with the Reference Method for the CWS PHC and is validated for use in the laboratory. All prescribed quality criteria identified in the method has been met.

- F1 range corrected for BTEX.

- F2 to F3 ranges corrected for appropriate PAHs where available.

- The gravimetric heavy hydrocarbons (F4G) are not to be added to C6 to C50 hydrocarbons.

- In the case where F4 and F4G are both reported, the greater of the two results is to be used for comparison to CWS PHC criteria.

- When reported, data for F4G has been processed using a silica gel cleanup.

PARACEL LABORATORIES LTD

Paracel ID: 2528068

Paracel Order Number (Lab Use Only)	Chain of Custody (Lab Use Only)
2528068	№ 147769

Client Name: CM3

Contact Name: Spencer

Address: 5710 Atkins Rd.

Telephone: 613 8th 1654

Project Ref: 3210 Albion Rd. S.

Quote #

PO # SDC 1023

E-mail: Spencer@cmsenvironmental.com

Page 1 of 1

Turnaround Time

☐ 1 Day ☐ 3 Day

☐ 2 day ☒ Regular

Date Required: _____

☒ REG 153/04 ☐ REG 406/19

☐ Table 1 ☐ Agri/other ☐ Med/Fine

☐ Table 2 ☐ Res/Park ☐ Coarse

☒ Table 3 ☐ Ind/Comm

Table ___

For RSC: ☐ Yes ☒ No

Other Regulation

☐ REG 558 ☐ PWQO

☐ CCME ☐ MISA

☐ SU - Sani ☐ SU - Storm

Mun: _____

☐ other:

Matrix Type: **S** (Soil/Sed.) **GW** (Ground Water) **SW** (Surface Water) **SS** (Storm/Sanitary Sewer) **P** (Paint) **A** (Air) **O** (Other)

Required Analysis

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Field Filtered	Sample Taken: Date	Sample Taken: Time	PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CrVI	B (HWS)				
1	Sump	GW		3		July 7/25		X										
2																		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
10																		

Comments:

Method of Delivery: Walk In

Relinquished By (Sign):	Received at Depot:	Received at Lab: APOOM	Verified By: APOOM
Relinquished By (Print): Spencer Cochrane	Date/Time:	Date/Time: July 7,25 1:45	Date/Time: July 7,25 1:55
Date/Time: July 7 2025 1:45	Temperature °C	Temperature 15.7 °C	pH Verified: ☐ By: