PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT

Northern Portion of 40 Beechcliffe Street
Ottawa, Ontario

CO986.00

FINAL REPORT

March 6, 2025

Prepared for:

CITY OF OTTAWA

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TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY 1

2.0 INTRODUCTION 4

2.1 Site Description 4
2.2 Property Ownership 5
2.3 Current and Proposed Future Uses 5
2.4 Applicable Site Condition Standards 5

3.0 BACKGROUND INFORMATION 7

3.1 Physical Setting 7
3.1.1 Water Bodies & Areas of Natural Significance 7
3.1.2 Topography & Surface Water Drainage 7
3.2 Past Investigations 7
3.2.1 Summary of Phase One ESA 8

4.0 SCOPE OF INVESTIGATION 9

4.1 Overview of Site Investigation 9
4.2 Media Investigated 10
4.3 Phase One Conceptual Site Model 10
4.4 Deviations From the Sampling and Analysis Plan 13
4.5 Impediments 13

5.0 INVESTIGATION METHOD 14

5.1 General 14
5.2 Drilling and Excavating 14
5.3 Soil 14
5.3.1 Soil Sampling 14
5.3.2 Field Screening Measurements 15
5.4 Groundwater 15
5.4.1 Monitoring Well Installation 15
5.4.2 Field Measurements of Water Quality Parameters 16
5.4.3 Groundwater Sampling 17
5.5 Sediment 17
5.6 Analytical Testing 17
5.7 Residue Management 18
5.8 Elevation Surveying 18
5.9 Quality Assurance and Quality Control Measures 18
5.9.1 Sample Collection Avoidance of Cross-Contamination 18
5.9.2 Field Quality Assurance Sampling 18
5.9.3 Laboratory Quality Assurance Sampling 19

6.0 REVIEW AND EVALUATION 20

6.1 GEOLOGY 20
6.1.1 Background 20
6.1.2 Encountered Stratigraphy 20
6.2 GROUNDWATER ELEVATIONS AND FLOW DIRECTION 20
6.3 GROUNDWATER HYDRAULIC GRADIENTS AND CONDUCTIVITY 21
6.4 SOIL TEXTURE 21
6.5 SOIL FIELD SCREENING 22
6.6 SOIL QUALITY 22
6.7 GROUNDWATER QUALITY 23
6.8 SEDIMENT QUALITY 23
6.9 QUALITY ASSURANCE AND QUALITY CONTROL RESULTS 23
6.9.1 Field Quality Control Objectives 24
6.9.2 Field Quality Assurance Objectives 25
6.9.3 Laboratory Quality Assurance Objectives 26
6.9.4 Summary of QA/QC Results 26
6.10 PHASE TWO CONCEPTUAL SITE MODEL 26

7.0 CONCLUSIONS 27

7.1 SIGNATURES 28

8.0 REFERENCES 29

FIGURES

Figure 1 Site Location
Figure 2 Site Features
Figure 3 Conceptual Site Model - Phase One Study Area
Figure 4 Conceptual Site Model - Potentially Contaminating Activities
Figure 5A Conceptual Site Model - Areas of Potential Environmental Concern
Figure 5B Conceptual Site Model – Areas of Potential Environmental Concern and Sampling Locations
Figure 6A Cross-Section A-A’
Figure 6B Cross-Section B-B’
Figure 7 Interpreted Groundwater Flow Direction (as of December 11, 2024)
Figure 8 Soil Sample Distribution – Metals (Plan View)
Figure 9 Soil Sample Distribution – Hydride-Forming Metals (Plan View)
Figure 10 Soil Sample Distribution – Other Regulated Parameters (Plan View)
Figure 11 Soil Sample Distribution – PAHs (Plan View)
Figure 12 Soil Sample Distribution – BTEX (Plan View)
Figure 13 Soil Sample Distribution – PHCs (Plan View)
Figure 14 Soil Sample Distribution – VOCs (Plan View)
Figure 15 Soil Sample Distribution – OC Pesticides (Plan View)
Figure 16 Soil Sample Distribution – ABNs (Plan View)
Figure 17 Groundwater Distribution– Metals (Plan View)

Figure 18 Groundwater Sample Distribution – Hydride-Forming Metals (Plan View)
Figure 19 Groundwater Sample Distribution – Other Regulated Parameters (Plan View)
Figure 20 Groundwater Sample Distribution – PAHs (Plan View)
Figure 21 Groundwater Sample Distribution – BTEX (Plan View)
Figure 22 Groundwater Sample Distribution – PHCs (Plan View)
Figure 23 Groundwater Sample Distribution – VOCs (Plan View)

APPENDED TABLES

Table 1	Table of Current and Past Uses of the Phase One Property
Table 2	Potentially Contaminating Activities On, In or Under the Phase One Property or Study Area
Table 3	Table of Areas of Potential Environmental Concern
Table 4	Groundwater Monitoring Data
Table 5	Summary of Soil Analytical Results – Metals, HFMs and Other Regulated Parameters
Table 6	Summary of Soil Analytical Results – PAHs
Table 7	Summary of Soil Analytical Results – BTEX & PHCs
Table 8	Summary of Soil Analytical Results – VOCs
Table 9	Summary of Soil Analytical Results – OCs
Table 10	Summary of Soil Analytical Results - ABNs
Table 11	Summary of Groundwater Analytical Results – Metals, HFMs and Other Regulated Parameters
Table 12	Summary of Groundwater Analytical Results – PAHs
Table 13	Summary of Groundwater Analytical Results – BTEX & PHCs
Table 14	Summary of Groundwater Analytical Results – VOCs
Table 15	Summary of Maximum Concentrations – Soil
Table 16	Summary of Maximum Concentrations – Groundwater

APPENDICES

Appendix I	Plan of Survey
Appendix II	Correspondence regarding Non-Potable Standards
Appendix III	Pertinent Previous Environmental Reports
Appendix IV	Sampling and Analysis Plan
Appendix V	Borehole Logs
Appendix VI	Laboratory Certificates of Analysis
Appendix VII	Phase Two Conceptual Site Model
Appendix VIII	Qualifications of Assessors
Appendix IX	Residue Management

1.0 EXECUTIVE SUMMARY

Terrapex was retained by the City of Ottawa (the City) to conduct a Phase Two Environmental Site Assessment (ESA) on the northern portion of the property located at 40 Beechcliffe Street, Ottawa, Ontario (the Phase Two Property, hereinafter also referred to as the Site).

It is understood that the City is proposing to develop the Site with a housing development. The Site was last occupied as part of a concrete plant in the 1960s. The Site was used for storage during the residential development on adjacent properties in the 1970s and 1980s. The Site has been vacant since 1991. The proposed change from a former concrete plant to residential development will require the filing of a Record of Site Condition (RSC), per Ontario Regulation 153/04 (O. Reg. 153/04) under the Environmental Protection Act *(Records of Site Condition – Part XV.1 of the Act).*

The date the last work on all of the planning of the site investigation, conducting the site investigation and reviewing and evaluating the information gathered through the site investigation required for the Phase Two ESA (per Section 35.5 (1) (a) of O. Reg. 153/04) is January 22, 2025, the date the Qualified Person reviewed the final laboratory results pertaining to samples recovered from the Phase Two Property.

The Certification Date (per Section 17 (3) of O. Reg. 153/04) is December 13, 2024, the last day on which sampling was done that confirmed the property meets the applicable Site Condition Standard (SCS), or any standard specified in a risk assessment, in relation to a contaminant.

A Phase One ESA was completed by Terrapex in January 2025 in accordance with the requirements of O. Reg. 153/04; the date of last work being January 27, 2025. The Phase One ESA identified three areas of potential environmental concern (APECs) at the Site, resulting from past industrial uses of the Site and off-Site properties as follows:

- APEC 1 – entirety of the Site (importation of fill)
- APEC 2 – western portion of the Site (former concrete plant); and,
- APEC 3 –northern portion of the Site (presence of an off-site rail line).

As a result, a Phase Two ESA was required to investigate soil and groundwater quality at the Site prior to the filing of the mandatory RSC.

The Phase Two ESA was subsequently conducted by Terrapex to investigate the environmental quality of soil and groundwater at and in the vicinity of the APECs identified at the Site. The Phase Two ESA consisted of the completion of 6 boreholes to a maximum depth of 7.6 m below ground surface (bgs), installation of three groundwater monitoring wells, and the collection of soil and groundwater samples for laboratory analysis to augment previous sampling and analysis of contaminants of potential concern (COPCs) identified for the Site. Note that a replacement

monitoring well (MW105D) was installed with a deeper screened interval as a replacement for monitoring well MW105 as the well was found to be dry during initial monitoring.

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

SUMMARY OF SAMPLING LOCATIONS

APEC	MEDIA POTENTIALLY IMPACTED	CONTAMINANTS OF POTENTIAL CONCERN	SAMPLING LOCATIONS	
			SOIL	GROUNDWATER
APEC 1	Soil (Fill Material)	Metals & Inorganics	MW101-1A, MW101-2A, BH102-1A, MW103-1A, BH104-1B, MW105-1B, and BH106-1B	
		PAHs	MW101-1A, MW101-2A, BH102-1A, MW103-1A, BH104-1B, MW105-1B, and BH106-1B	
		PHCs F1-F4	MW101-2A, BH102-1A, MW103-1A, BH104-1B, MW105-1B, and BH106-1B	
		BTEX	MW101-2A, BH102-1A, MW103-1A, BH104-1B, MW105-1B, and BH106-1B	
APEC 2	Soil & Groundwater	Metals & Inorganics	MW103-3B, BH104-2B, and MW105-3A	MW103 and MW105D
		PAHs	MW103-3B, BH104-2B, and MW105-3A	MW103 and MW105D
		PHCs F1-F4	MW103-3B, BH104-3A, and MW105-3A	MW103 and MW105D
		BTEX	MW103-3B, BH104-3A, and MW105-3A	MW103 and MW105D
		VOCs	MW103-3B, BH104-3A, and MW105-3A	MW103 and MW105D
APEC 3	Soil (surface or near surface material)	Organochlorine pesticides	MW101-1A and BH102-1A	
		ABNs	MW101-1A and BH102-1A	
		PAHs	MW101-1A and BH102-1A	
Supplemental Analysis*	Groundwater	BTEX		MW101
		VOCs		MW101
		PHCs F1-F4		MW101

BTEX: *Benzene, toluene, ethylbenzene, xylene*
PHCs: *Petroleum hydrocarbons (fractions F1 to F4)*
PAHs: *Polycyclic aromatic hydrocarbons*
VOCs: *Volatile Organic Compounds*
ABNs: *Acids, Bases and Neutrals*

Due to the proposed development of the Site for residential property use, the generic full-depth Ministry of the Environment, Conservation and Parks (MECP) SCS applicable to residential

property use in a non-potable groundwater condition with coarse-textured soil (Table 3 SCS) was selected to evaluate soil and groundwater quality at the Site.

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

- The soil stratigraphy encountered in the boreholes drilled at the Site generally consisted of a fill material consisting of sand containing varying gravel fractions ranging from some gravel to gravelly, trace silt, organics and/or construction debris. The fill materials were underlain by a deposit of native brownish olive silty clay, overlying grey sand soil. The colour of the native sand becomes brownish grey or grey at depths between 3 and 4 m bgs, and the boreholes were terminated within the sand deposit at depths between 4.5 to 7.6 m bgs, which represents the maximum depth of investigation.
- In December 2024, monitoring wells MW101, MW103, and MW105D were monitored. During the December 11, 2024 monitoring event, the depth to groundwater was identified between 3.51 m bgs (MW101) and 5.04 m bgs (MW105D).
- The findings of the December 11, 2024 monitoring event indicated that the groundwater flow is towards the southwest. The groundwater flow direction was likely influenced by the presence of nearby storm and sanitary sewer which transverse the southern portion of the Site. The groundwater monitoring data is summarised in Table 4 (appended) and the interpreted groundwater elevation contours are shown on Figure 7.
- No evidence of non aqueous phase liquids (i.e., NAPL) or free-product was encountered during monitoring, purging, or sampling of the monitoring wells.
- Comparison of the laboratory results to the Table 3 SCS did not identify any soil or groundwater contaminants at the Site.

Based on the findings of the Phase Two ESA, the environmental quality of soil and groundwater beneath the Site has been determined to meet the applicable Table 3 SCS. Therefore, a RSC may be filed for the Site in accordance with the requirements of O. Reg. 153/04.

2.0 INTRODUCTION

Terrapex was retained by the City of Ottawa (the City) to conduct a Phase Two Environmental Site Assessment (ESA) on the northern portion of the property located at 40 Beechcliffe Street in Ottawa, Ontario (the Phase Two Property, hereinafter also referred to as the Site).

It is understood that the City is proposing to develop the Site with a housing development. The Site was last occupied as part of a concrete plant in the 1960s. The Site was used for storage during residential development on adjacent properties in the 1970s and 1980s. The Site has been vacant since 1991. The proposed change from a former concrete plant (industrial use) to residential development will require the filing of a Record of Site Condition (RSC), per Ontario Regulation 153/04 (O. Reg. 153/04) under the Environmental Protection Act *(Records of Site Condition – Part XV.1 of the Act).*

The objective of the Phase Two ESA was to assess the areas of potential environmental concern (APECs) identified by a Phase One ESA (Terrapex, 2025) to support the filing of an RSC for the Site.

2.1 SITE DESCRIPTION

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

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

PHASE TWO PROPERTY INFORMATION

Address:	40 Beechcliffe Street, Ottawa, Ontario (Northern Portion)
Current Plan of Survey:	Surveyor's Play of Survey, entitled Parts 2, 3, 6, 7, 8, 9, AND PART of PART 1 EXPROPRIATION PLAN 4D-70 AND BLOCK 45 REGISTERED PLAN 4M-468 CITY OF OTTAWA, prepared by Andre Roy, OLS, dated January 20, 2025.
Property Identification Number:	Part of 04657-0598 and all of 04656-0318
Legal Description:	PIN 04656-0318 (LT): PARCEL 45-1, SECTION 4M468 BLK 45 PLAN 4M468 NEPEAN PIN 04657-0598 (LT): PCL 1-1 TO 14-1, SEC 4D-70 ; PTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14, PL 4D-70 ; S/T RIGHT OF WAY AS IN CR354256 (SEE LT379240) ; S/T LT393651,LT393652,LT393653,LT393654 NEPEAN
UTM Coordinates (centre of site, NAD83):	18T East: 440897.00 m North: 5020568.00 m
Approximate Site Area:	3,245.5 m^2
Structures:	None
Occupants (current):	Vacant

Other facilities of note:	None

2.2 PROPERTY OWNERSHIP

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

Name and Address of Registered Owner:	City of Ottawa 110 Laurier Avenue West Ottawa, ON K1P 1J1
Name and Address of Authorizing Party:	Vahid Arasteh City of Ottawa 110 Laurier Avenue West Ottawa, ON K1P 1J1

2.3 CURRENT AND PROPOSED FUTURE USES

The Site was last used as concrete plant, which is an industrial use per O. Reg. 153/04. (Records of Site Condition – Part XV.1 of the Act).The City is proposing developing the Site with housing, which is a residential use per O. Reg. 153/04.

2.4 APPLICABLE SITE CONDITION STANDARDS

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

SITE-SPECIFIC CRITERIA TO DETERMINE APPLICABLE SITE CONDITION STANDARDS

Environmental Sensitivity:	pH of surface soil less than 5 or greater than 9? pH of subsurface soil less than 5 or greater than 11?	No (7.30-7.74) No (7.42-7.56)
	Includes, or within 30 m of, an area of natural significance?	No
	Includes, or within 30 m of, a body of water?	No
Stratigraphy and Hydrogeology:	Is bedrock shallower than 2 m beneath the site?	No
	Does the site lend itself to the application of stratified SCS?	No
	Is the site located in an area designated in the municipal official plan as a well-head protection area or other designation identified by the municipality for the protection of groundwater?	No
	Is potable water at the Site, and all other properties wholly or partially within 250 m radius of the Site, supplied by municipal drinking water system as defined in the *Safe Drinking Water Act, 2002*?	Yes
	Is the Site, or any other property wholly or partially within 250 m radius of the Site, equipped with a well that is used or intended for use as a source of water for human consumption or for agriculture?	No
	Has appropriate tier municipalities consented to the use of non-potable site condition standards?	Yes
	Is at least ⅓ of the volume of soil beneath the property coarse textured?	Yes
Proposed Land Use:	Agricultural or Other; Residential; Parkland; Institutional; Industrial; Commercial; Community use?	Residential

Based on the above, the full depth generic SCS applicable to residential/parkland/institutional land use that are listed in Table 3 of the April 15, 2011 MECP *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act* are considered appropriate for evaluating laboratory analytical results.

In accordance with the requirements of Section 35 of O. Reg. 153/04, notification of the intent to use standards corresponding to a non-potable groundwater condition was provided to the Senior Hydrogeologist of the City of Ottawa on January 14, 2025. In a letter dated February 13, 2025, the municipality confirmed it did not object to the application of non potable groundwater site condition standards at the Site. A copy of the notification correspondence is provided in Appendix II.

3.0 BACKGROUND INFORMATION

3.1 PHYSICAL SETTING

3.1.1 Water Bodies & Areas of Natural Significance

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

WATER BODIES AND AREAS OF NATURAL SIGNIFICANCE

Surface Water:	Pinecrest Creek, located approximately 1,900 m to the north of the Site, is the closest mapped waterbody. Pinecrest Creek flows north and ultimately discharges into the Ottawa River approximately 4,800 m from the Site.
Area of Natural Significance:	None
Wellhead and Intake Protection Zones	None
Municipal Drinking Water System	City of Ottawa

3.1.2 Topography & Surface Water Drainage

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

SUMMARY OF TOPOGRAPHY & SURFACE WATER DRAINAGE

Site & Regional Topography:	The regional topography at the Site slopes to the north (towards the Ottawa River).
Approximate Elevation:	The Site is at an elevation of approximately 89 m above mean sea level (amsl).
Surface Water Drainage:	Surface water drains into the ground at the Site through unpaved surfaces.

3.2 PAST INVESTIGATIONS

Terrapex was not provided with any previous pertinent environmental reports for review of the Site. Previous environmental reports related to an off-Site property (1545 Woodroffe Avenue, approximately 240 m southeast of the Site) were reviewed as part of the scope of the Phase One ESA. The review of these reports for 1545 Woodroffe Avenue did not result in an APEC for the Site.

3.2.1 Summary of Phase One ESA

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

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

4.0 SCOPE OF INVESTIGATION

4.1 OVERVIEW OF SITE INVESTIGATION

The scope of Terrapex's assessment comprised the following:

- Preparation of a Sampling and Analysis Plan (SAAP) that identified target sampling locations with associated rationale, a proposed laboratory analytical program, and the number and type of Quality Control (QC) samples.
- Drilling of six boreholes on November 21, 2024 to depths ranging between 4.6 and 7.6 m below ground surface (bgs), all of which were completed as groundwater monitoring wells.
- Decommissioning of one monitoring well MW105 and reinstalling a new monitoring well (MW105D) at a greater depth (6.1 m bgs) on December 6, 2024.
- Collection of soil samples and logging of visual, olfactory and tactile soil characteristics.
- Screening of combustible soil vapour (CSV) concentrations in soil samples.
- Review and assessment of all available chemical data pertaining to the subject Site, including (but not necessarily limited to) the following contaminants of potential concern (COPCs):
    - Metals;
    - Hydride-Forming Metals (HFMs); namely antimony (Sb), arsenic (As), and selenium (Se);
    - Other Regulated Parameters (ORPs); including hexavalent chromium [Cr (VI)], mercury (Hg), methyl mercury, cyanide (CN-), and the following media-specific parameters:
        - Soil: hot water soluble boron (B-HWS), electrical conductivity (EC), sodium adsorption ratio (SAR), pH;
        - Groundwater: sodium (Na), chloride (Cl-);
    - Polycyclic Aromatic Hydrocarbons (PAHs);
    - Benzene, Toluene, Ethylbenzene, Xylenes (collectively referred to as BTEX);
    - Petroleum Hydrocarbons (PHCs) fractions F1 through F4;
    - Volatile Organic Compounds (VOCs);
    - Organochlorines (OCs) as Pesticides; and,
    - Acid, Bases and Neutrals (ABNs).
- Measurement of the elevation of each monitoring well relative to a geodetic benchmark.
- Measurement of groundwater conditions within each monitoring well.

- Evaluation of laboratory analytical results with respect to the selected SCS.
- Refinement of the existing Conceptual Site Model (developed during the previous Terrapex Phase One ESA) to reflect the information collected during the Phase Two ESA activities.

The SAAP is provided in Appendix IV. The sampling procedures are documented in detail in Section 5.0. It should be noted that the SAAP includes investigation on the southern portion of the 40 Beechcliffe property.

The Phase Two ESA was supervised by Greg Sabourin, PEng., of Terrapex, located at 1-20 Gurdwara Road, Ottawa, Ontario. Greg Sabourin, PEng., holds a license under the *Professional Engineers Act* and therefore meets the qualifications to be considered a Qualified Person for the purposes of conducting or supervising environmental site assessments in Ontario per Section 5 (2) (a) of O. Reg. 153/04.

4.2 MEDIA INVESTIGATED

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

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

4.3 PHASE ONE CONCEPTUAL SITE MODEL

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

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

PHASE ONE CSM FIGURES

Requisite Feature	Figure
i. Show any existing buildings and structures	Figure 1: Site Location Figure 2: Site Features
ii. Identify and locate water bodies located in whole or in part in the Phase One study area	Figure 3: Conceptual Site Model – Phase One Study Area
iii. Identify and locate any areas of natural significance located in whole or in part on the Phase One study rea	Figure 3: Conceptual Site Model – Phase One Study Area
iv. Locate any drinking water wells at the Phase One Property	Figure 3: Conceptual Site Model – Phase One Study Area

Requisite Feature	Figure
v. Show roads, including names, within the Phase One study area	Figure 3: Conceptual Site Model – Phase One Study Area
vi. Show uses of properties adjacent to the Phase One Property	Figure 3: Conceptual Site Model – Phase One Study Area
vii. Identify and locate areas where any potentially contaminating activity has occurred, and show tanks in such areas	Figure 4: Conceptual Site Model and Potentially Contaminating Activities
viii. Identify and locate any areas of potential environmental concern	Figure 5A: Conceptual Site Model – Areas of Potential Environmental Concern

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

PHASE ONE CSM NARRATIVE

Requisite Component	Description & Assessment
i. Areas where potentially contaminating activity on, or potentially affecting the Phase One Property has occurred	A total of two on-Site and one off-Site PCAs are deemed to have affected the property (as summarized in Table 2, appended). The PCA locations are shown in Figure 4. A total of three APECs were identified associated with the aforementioned on-Site and off-Site PCAs, as summarised in Table 3 (also appended) and on Figure 5A.
ii. Any contaminants of potential concern,	As summarized in Table 3 (appended), media beneath the Site are considered to be potentially affected by the following contaminants of potential concern: <u>Soil and Groundwater</u> • Metals • Hydride-Forming Metals (HFMs); namely Antimony (Sb), Arsenic (As), and Selenium (Se) • Other Regulated Parameters (ORPs); including Hexavalent Chromium (Cr (VI)), Mercury (Hg), Methyl Mercury, Cyanide (CN-), and the following media-specific parameters: • Soil: hot water-soluble Boron (B-HWS), Electrical Conductivity (EC), Sodium Adsorption Ratio (SAR), pH • Groundwater: Sodium (Na), Chloride (Cl-) • Polycyclic Aromatic Hydrocarbons (PAHs) • Benzene, Toluene, Ethylbenzene, Xylenes (collectively referred to as BTEX) • Petroleum Hydrocarbons (PHCs) fractions F1 through F4 • Volatile Organic Compounds (VOCs) <u>Soil only</u> • Organochlorines (OCs) as Pesticides • Acids, Basses and Neutrals (ABNs) (soil only).
iii. The potential for underground utilities, if present, to affect contaminant distribution and transport,	In general, potential migration pathways for subsurface contaminants at the Site would consist of buried services or remnants of former buried services.
iv. Available regional or site specific geological and hydrogeological information, and	Site & Regional Topography: Site is generally flat with no significant grade difference. Regional grade generally slopes to the north towards the Ottawa River. The grade difference between the Site and Woodroffe Avenue (located to the east) is between 1.0 m to 4.0 m which varies because of the slope of Woodroffe Avenue due to the rail underpass. Approximate Site Elevation: 89 m asl

Requisite Component	Description & Assessment	
	Surface Water Drainage:	Infiltration into ground from surface.
	Inferred Groundwater Flow Direction:	The Phase One CSM indicated that the inferred groundwater flow direction at the Site would be north towards Pinecrest Creek.
	Physiography and Soil Stratigraphy:	Ottawa Valley Clay Plains, which is characterized as fine-textured glaciomarine deposits consisting of silt and clay, minor sand and gravel, massive to well-laminated.
	Bedrock and Approximate Depth:	Lower Ordovician dolostone, sandstone of the Beekmantown Group at approximately 21 m bgs.
	Surface Water:	Pinecrest Creek, located approximately 1,900 m to the north of the Site, is the closest mapped waterbody. Pinecrest Creek flows north and ultimately discharges into the Ottawa River approximately 4,800 m from the Site.
	Area of Natural Significance:	None located within 30 m of the Phase One Property, or within the Phase One study area.
	Wellhead and Intake Protection Areas:	None located within the Phase One Property, or within the Phase One study area.
	Municipal Drinking Water System	All properties are deemed to be connected to the municipal drinking water system supplied by the City of Ottawa.
	Well For Consumption/ Agricultural Use:	None currently or previously located within the Site, or within the Phase One study area.
v. How uncertainty or absence of information obtained in each of the components of the Phase One ESA could affect the validity of the model.	The main uncertainty associated with the CSM developed for the Site relates to the limited information regarding the former use of the Site as well as the limited information regarding activities on neighbouring properties. This lack of information is mitigated by the inherent nature of residential land uses, which are not typically associated with significant PCAs. Notwithstanding the above, it should be noted that Phase One ESAs have inherent limitations, and therefore findings cannot be considered definitive (i.e., the findings of a Phase One ESA are inherently associated with some uncertainty).	

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

RELIANCE ON EXEMPTIONS

Exemption(s) Circumstances	Rationale
(1.) Substance(s) applied to surfaces for safety of vehicular or pedestrian traffic under conditions of snow or ice or both.	Not relied upon.
(1.1) Excess soil deposited at the property for final placement meets the soil quality standards that apply to the property as determined in accordance with the Excess Soil Standards.	Not relied upon.
(2.) There has been a discharge of drinking water within the meaning of the Safe Drinking Water Act, 2002.	Not relied upon.

Exemption(s) Circumstances	Rationale
(3.) Applicable SCS deemed not exceeded if the concentrations do not exceed the naturally occurring range of concentrations typically found within the vicinity of the Site.	Not relied upon

4.4 DEVIATIONS FROM THE SAMPLING AND ANALYSIS PLAN

No deviations from the Sampling and Analysis Plan were encountered during the Phase Two ESA investigation. A copy of the SAAP is provided in Appendix IV.

4.5 IMPEDIMENTS

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

5.0 INVESTIGATION METHOD

5.1 GENERAL

The soil and groundwater quality at the Site were investigated at the locations shown on Figure 5B through the advancement of boreholes and installation of groundwater monitoring wells to characterize environmental conditions at the APECs identified in the Phase One ESA. Investigation methods followed Standard Operating Procedures (SOPs) prepared by Terrapex for the conduct of environmental investigations.

5.2 DRILLING AND EXCAVATING

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

Measures to minimize potential cross-contamination or other potential bias are described in Terrapex's SOPs. There were no deviations from the SOPs regarding borehole drilling during this investigation.

5.3 SOIL

5.3.1 Soil Sampling

On November 21, 2024, Terrapex collected soil samples from all of the boreholes drilled (MW101, BH102, MW103, BH104, MW105 and BH106) per the sampling and analysis plan. The borehole drilling conducted as part of the Phase Two ESA work program was completed under the full-time supervision of Terrapex staff. Soil samples were collected at each borehole at regular depth intervals using a disposable dual tube sampler.

Each recovered sample was divided into two portions. One portion was placed in a clear sampling bag for field screening/logging. The second portion was collected using laboratory supplied sampling containers for analysis of selected COPCs. Samples considered to be “worst-case” based on field screening were submitted for analysis and extracted at the laboratory within the required holding time. Samples were collected based on the following rationale for each of their respective APECs:

- Soil samples collected to assess APEC 1 (the importation of fill of unknown quality) were collected from the apparent fill layer (if present) which was usually indicative by the presence anthropogenic material (debris, construction material etc.) and/or the presence of organic material at depth.
- Samples collected to assess APEC 2 (the former concrete plant) were collected from the apparent water table as it likely that any contaminants from the former concrete plant

would likely migrate in the groundwater to the Site as the concrete plant's main infrastructure was located to the west of the Site.

- Samples collected to assess APEC 3 (the rail line) were collected from surface or near surface material as contaminants were expected to the migrate from the rail line via either surface run off and than expected to infiltrate into the ground surface.

Samples for analysis were placed in a cooler with ice and delivered with signed chain of custody to the project laboratory for analysis.

On December 6, 2024, additional drilling was conducted with the purpose of replacing monitoring well MW105 (see Section 5.4.1 for additional details). As soil sampling had previously been completed from surface to 4.5 m bgs, soil sampling from the new borehole (MW105D) was conducted between 4.5 and 6.1 m bgs (maximum depth of the borehole) using the same procedure as described above.

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

5.3.2 Field Screening Measurements

Combustible Vapour (CV) concentrations were measured in each soil sample using a RKI Eagle 2 Hydrocarbon Surveyor (Eagle) calibrated to n hexane and operated in "methane elimination" mode. The Eagle can measure combustible organic compounds to a nominal detection level of 5 parts per million (ppm), with an accuracy of ±5%.

The Eagle was calibrated according to the manufacturer's instructions and Terrapex Standard Operating Procedures before the field investigation.

"Worst-case" soil samples from each borehole were identified on the basis of vapour screening, visual and olfactory evidence of contamination, and sample location in relation to potential point sources of impact (as described in Section 5.3.1).

5.4 GROUNDWATER

5.4.1 Monitoring Well Installation

Monitoring well installation services for this work program were provided by Strata, under contract with Terrapex.

On November 21, 2025, a monitoring well was installed in select boreholes (MW101, MW103 and MW105), as shown on Figure 5B. The monitoring wells were constructed using 50 mm inside

diameter schedule 40 PVC well pipe and #10 slot screen interval. The annulus of each monitoring well was backfilled with washed silica sand to a depth of approximately 0.3 m above the screened interval. A hydrated bentonite seal was placed above the sand pack to prevent infiltration of surface water into the monitoring well. A monument well casing was placed over each monitoring well for protection. Well installation details are provided within the borehole logs in Appendix V.

The depths to the bottom of the screened intervals of the monitoring wells (MW101, MW103, MW105) were located at 4.5 m bgs. The placement of the screened interval was based on the visual observations of saturated conditions at each of the borehole locations. The screened interval depths were established to assess the surface of the groundwater table for the potential on-Site and off-Site sources of contamination.

During groundwater monitoring events conducted on November 23, 2024, and December 2, 2024 (refer to Section 6.2 for additional details), monitoring well MW105 was found to be dry and indicated that in spite of observations during the borehole drilling, the well had apparently not been drilled to an adequate depth to intercept the water table. Monitoring well MW105 was decommissioned and replaced with a new monitoring well (MW105D) drilled adjacent to the former well with the bottom of the screened interval at 6.1 m bgs (as opposed to 4.5 m bgs from MW105).

The decommissioning of monitoring well MW105 was supervised by Terrapex and completed by a licensed driller (Strata) and in accordance Ontario *Wells* regulation (R.R.O. 1990, Regulation 903).

Prior to developing and groundwater sampling, the monitoring wells were monitored for combustible vapours in the well headspace, and depths to water and to the bottom were measured in each well. The estimated volume of water in each well and its annulus were calculated based on the depth measurements, diameter of the well standpipe and annulus, and an assumed annulus porosity of 30%.

The monitoring wells were subsequently developed in accordance with Terrapex's SOPs in order to remove entrained particulate in the well standpipe, well screen and filter pack as well as surrounding formation materials. Development of each monitoring well was conducted with a dedicated inertial sampler comprising low density polyethylene (LDPE) tubing and a LDPE foot-valve.

5.4.2 Field Measurements of Water Quality Parameters

Prior to conducting groundwater sampling activities, vapour levels were measured within the headspace of each monitoring using a PID and/or Eagle. The depth to groundwater and apparent thickness, if any, of any light non-aqueous phase liquids (LNAPL) were then measured using a Solinst interface probe.

Water quality parameters (i.e., temperature, pH, specific conductivity, dissolved oxygen, and oxidation reduction potential) were measured in monitoring wells prior to sampling activities using a flow-through cell and a YSI 556 water quality sensor, in accordance with Terrapex SOPs.

5.4.3 Groundwater Sampling

Between December 11 and 13, 2024, low-flow sampling was conducted in order to minimize drawdown of the water table. After water quality parameters stabilized, groundwater samples from the monitoring wells were collected. Sampling was conducted using “low-flow” methodology using a peristaltic pump and dedicated sample tubing, as per Terrapex SOPs unless otherwise noted. Groundwater samples were collected from monitoring wells MW101, MW103 and MW105D per the SAAP. Additional analysis for VOCs and PHCs was conducted on the groundwater sample collected for MW101 in addition to what was required in the SAAP for additional coverage.

Due to the low recovery encountered in monitoring well MW103 and the volume of the laboratory bottles required to be filled, this required that the groundwater sample collected from monitoring well MW103 be completed over two separate days (December 11 and 12) to allow sufficient recovery. The vials for analysis for PHC F1 and VOCs were filled on December 11, 2024 while the remainder of the parameters were sampled over the two days.

Groundwater samples were collected directly into pre-cleaned, laboratory supplied sampling bottles, packed in a cooler with ice, and shipped under a signed chain of custody to the analytical laboratory for analysis.

5.5 SEDIMENT

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

5.6 ANALYTICAL TESTING

Laboratory analytical services for this work program involving soil and groundwater media were provided by Paracel Laboratories Ltd. (Paracel) at their facility in Ottawa, Ontario, under contract with the City. Paracel’s Ottawa laboratory is accredited by the Canadian Association for Laboratory Accreditation to International Standard ISO/IEC 17025:2017, *General Requirements for the Competence of Testing and Calibration Laboratories* for the parameters included in the analytical program.

Soil and groundwater samples were analysed as per the SAAP (with the additional groundwater parameters at MW101 as outlined above) to address the identified APECs from the Phase One ESA.

5.7 RESIDUE MANAGEMENT

Soil cuttings generated during the work program were contained on-Site in drums for disposal off-Site at a licenced waste disposal facility. Following review of the analytical results the purge water was spread out across the Site. Soil cuttings were transported for offsite disposal under a bill of lading.

5.8 ELEVATION SURVEYING

Terrapex completed a survey of the geodetic elevations of the top of the pipe and ground surface for each monitoring well and borehole location. A Trimble Catalyst DA2 Global Navigation Satellite System (GNSS) Receiver was used to establish geodetic elevations with reference to NAD 1983.

5.9 QUALITY ASSURANCE AND QUALITY CONTROL MEASURES

Quality Assurance and Quality Control (QA/QC) measures were implemented during the Phase Two ESA in accordance with Terrapex Standard Operating Procedures. A summary of these measures follows.

5.9.1 Sample Collection Avoidance of Cross-Contamination

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

During groundwater sampling, dedicated sampling equipment was used at each monitoring well location. Multiple containers (including duplicate samples) were drawn concurrently, not sequentially. To mitigate cross-contamination, the interface probe was washed with a liquid solution of Alconox detergent and rinsed with potable water between each monitoring well. A fresh pair of nitrile gloves was donned at each well location.

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

5.9.2 Field Quality Assurance Sampling

The following type of Quality Assurance (QA) field sampling was conducted by Terrapex during the execution of field programs:

SUMMARY FIELD QA SAMPLING

QA Sample Type	Field QA Sampling
Field Duplicate	A second sample concurrently collected from the same location as another sample and submitted for duplicated analyses.
Field Blank (Soil)	A sample comprising a container pre-charged with methanol preservative into which no soil is placed and subsequently submitted for laboratory analyses
Trip Blank	A sample prepared by the contract laboratory using analyte-free water that accompanies Terrapex during execution of sampling programs but remains unopened.

With the exception of samples prepared by the laboratory, the laboratory was not informed of the nature or number of the field QA/QC samples outlined above.

5.9.3 Laboratory Quality Assurance Sampling

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

TYPICAL LABORATORY QA SAMPLING

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

6.0 REVIEW AND EVALUATION

6.1 GEOLOGY

6.1.1 Background

The Site is located in a physiographic region known as Ottawa Valley Clay Plains. The Ottawa Valley Clay Plains are characterized as fine-textured glaciomarine deposits consisting of silt and clay, minor sand and gravel, massive to well-laminated.

Bedrock geology consists of Lower Ordovician dolostone, sandstone of the Beekmantown Group. Bedrock was not encountered during field investigations completed by Terrapex. Ontario's Geological Survey (OGSEarth), Google Earth map (2006) indicates the depth to bedrock in the vicinity of the Site to be approximately 21 m bgs.

6.1.2 Encountered Stratigraphy

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

SUMMARY OF HYDRO STRATIGRAPHIC UNITS ENCOUNTERED BENEATH THE SITE

Stratigraphic Unit	General Description	Depth Range (m bgs)	Hydrogeological Condition
Fill (Reworked Native)	Moist, brown-grey sand and gravel	0.0 - 2.6	Unsaturated
Native	Moist, brown-olive, or greyish brown, silty clay	0.0 -4.5	Saturated
Native	Moist, brown-grey sand	0.8 -7.6	Saturated

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

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

6.2 GROUNDWATER ELEVATIONS AND FLOW DIRECTION

On November 21, 2024, three groundwater monitoring wells were installed at the Site and screened between 1.5 and 4.5 m bgs. Groundwater monitoring events were conducted on November 23 and December 2, 2024, as described below:

- On November 23 2024, monitoring wells MW101, MW103, and MW105 were monitored and all of the monitoring wells were found to be dry.
- On December 2, 2024, the depth to groundwater was identified between 3.89 m bgs (MW101) and 3.95 m bgs (MW103). Monitoring well MW105 was recorded as dry.

Based on the November 23 and December 2, 2024 monitoring events, it was decided to decommission monitoring well MW105 and install a deeper monitoring well at that location (refer to Section 5.4.1).

On December 11, 2024 (following the installation of MW105D), a monitoring event was conducted which consisted of monitoring wells MW101, MW103 and MW105D. The depth to groundwater was measured between 3.51 m bgs (MW101) and 5.04 m bgs (MW105D).

Interpretations of the groundwater contours from the December 11, 2024 monitoring event indicated that the shallow groundwater flow was towards the southwest. The flow of groundwater towards the MW105D may be influenced towards the storm and sanitary sewer located within the vicinty of monitoring well MW105D.

The groundwater monitoring data is summarised in Table 4 (appended) and the interpreted groundwater elevation contours are shown on Figures 7.

Free-product or non-aqueous phase liquid (NAPL) was not encountered during monitoring, purging, or sampling of the monitoring wells during the Phase Two ESA work programs.

6.3 GROUNDWATER HYDRAULIC GRADIENTS AND CONDUCTIVITY

Based on the relative groundwater elevations on December 11, 2024, the interpreted horizontal gradient was 0.020 (calculated between MW101 and MW105).

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

Based on the coarse textured soil at the Site (see Section 6.4 for further details), the hydraulic conductivity for the unconfined sand aquifer was estimated to range from 10^{-4} to 10^{-5} m/sec (Freeze and Cherry, 1979).

6.4 SOIL TEXTURE

Soil samples were submitted for grain size analysis were submitted from soil samples collected from boreholes MW101 (MW101-3B) and BH102 (BH102-1A). Based on the grain size analysis, the fill material present at the Site (represented by BH102-1A), described as sand with some gravel and trace organics, was determined to be coarse-textured. The native silty clay (represented by MW101-3B) was determined to be medium/fine-textured. Grain size analysis is provided in the laboratory of analysis certificates (Appendix VI).

The QP has determined that coarse-textured to be the appropriate texture for the Site as (per the definitions of O. Reg. 153/04), as more than one-third of the soil (measured by volume) constitutes coarse-textured soil especially considering the presence of the native sand material underlying the native silty clay layer (not analyzed for grain size but visually determined to be coarse-textured).

6.5 SOIL FIELD SCREENING

All soil material exposed to anthropogenic interaction or disturbance may be classified as fill material, including soil that is essentially reworked (or turned-over) native soil. The identification of fill material at the Site does not directly infer potential chemical impairment, unless it is known to have been imported to the Site. In this regard, Terrapex considers the physical composition of a fill material to be a prime indicator of potential chemical impairment, and as such field screening includes a visual inspection for the presence of deleterious components (fragments of wood, brick, ash, asphalt, concrete, and similar materials).

Evidence of heterogeneous fill material was observed at all boreholes (MW101, BH102, MW103, BH104, MW105, and BH106).

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

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

- CV concentrations were less than 5 ppm in all soil samples with the exception of sample BH102-3A that had a CV concentration of 25 ppm.

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

6.6 SOIL QUALITY

Laboratory results for the soil samples submitted for analyses of metals, HFMs, ORPs, PAHs, BTEX, PHCs, VOCs, OCPs and ABNs are summarized in the appended Tables 5 through 10, respectively, with the laboratory Certificates of Analysis enclosed in Appendix VI. As indicated in the tables, all of the soil samples met the applicable Table 3 SCS for the parameters analysed.

Lateral distribution of soil samples for each of parameter group are depicted as plan views presented in Figures 8 through 16.

6.7 GROUNDWATER QUALITY

Laboratory results for the groundwater samples submitted for analyses of metals, HFMs, ORPs, PAHs, BTEX, PHCs, VOCs, and OCPs are summarized in the appended Tables 11 through 14, respectively, with the laboratory Certificates of Analysis enclosed in Appendix VI. As indicated in the tables, all of the groundwater samples met the applicable Table 3 SCS for the parameters analysed.

Lateral distribution of groundwater samples are depicted as plan presented in Figures 17 through 23.

6.8 SEDIMENT QUALITY

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

6.9 QUALITY ASSURANCE AND QUALITY CONTROL RESULTS

Quality assurance samples involving comparisons of actual results to expected results are evaluated on the basis of recovery, or recovery percentage. Note that recovery does not necessarily relate to the ability to provide consistent (similar) quantitations between successive analyses.

Recovery is calculated as follows:

$$Recovery = \frac{reported\ concentration}{actual\ (expected) concentration}\ x\ 100\%$$

Quality assurance samples involving comparisons of 'duplicate' analysis are evaluated on the basis of ***Relative Percent Difference (RPD)***. RPD provides a measure of the ability to provide consistent results on successive analyses, but does not necessarily relate to the ability to provide results that are representative of the actual concentration of the target parameter (e.g., the expected result when comparing against a known standard).

RPD is calculated as follows:

$$RPD\ = \left| \frac{result_1 - result_2}{\frac{1}{2}\ x\ (result_1 + result_2)} \right| x\ 100\%$$

RPD values should not be calculated where one or both results do not yield quantifiable results (i.e., non-detect findings), or where one or both results are less than five times the reported detection limits. RPD values should not be calculated for parameters which are based on calculations using raw data (e.g., sodium adsorption ratio, total xylenes); instead, where

applicable, RPD values should be calculated for the 'raw' data (e.g., the m&p-xylenes, o-xylenes parameters).

Note that the mere absence of a calculated RPD is not considered a quality assurance failure, but simply a situation where alert criteria cannot be quantifiably evaluated. Similarly, the absence of a RPD value is not necessarily considered to be an acceptable field quality assurance result.

6.9.1 Field Quality Control Objectives

A summary of the field quality control objectives for sampling and analysis conducted as part of the Phase Two ESA is provided in the table below.

FIELD QC OBJECTIVES

METRIC	QUALITY CONTROL OBJECTIVE	RESULT
Sample Integrity	Deviation from SOP recorded within field notes	Yes (see below)
	Significant variance in field screening results (if applicable) recorded within field notes between duplicate samples	No
	Laboratory reports average sample temperature at time of receipt greater than 10ºC	No
	Incorrect sampling container employed	No
	Broken or leaking sampling container reported by laboratory	No
	Excessive particulate within received water sample reported by laboratory	Yes (see below)
Sample Identification Integrity	Laboratory reports discrepancy between samples reported on Chain of Custody and those actually received (as per sampling container labels)	No
	Laboratory reports unlabelled sample received (no sample identification apparent)	No
Chain Of Custody Integrity	Laboratory reports missing/damaged custody seal	No
	Laboratory reports missing Chain of Custody form	No
	Date/time of sample recovery not recorded on Chain of Custody form	No
Sample Storage (Hold Time) Integrity	Sample for analysis of VOC / F1 PHCs and/or volatile gases received by laboratory more than 36 hours after recorded sample collection	Yes (see below)
	Sample for analysis other than VOC / F1 PHCs and volatile gases received by laboratory more than 72 hours after recorded sample collection	No

The collection of groundwater sample MW103 over two days due to low recovery is a deviation from the SOPs (as indicated in Section 5.4.3). This deviation is not expected to significantly alter the analytical results for this groundwater sample as the groundwater sample was still submitted to the laboratory within the required laboratory hold time.

A significant amount of particulate sediment was identified in the groundwater sample submitted from monitoring well MW103. The inclusion of sediment in the laboratory sample extraction should be expected to bias the analytical results for PHC F2-F4 high. Given that the sample concentrations were still not detected at the laboratory method detection limit (MDL), the presence of sediment is not expected to affect the interpretation of the analytical results.

The 36-hour goal for submitting for soil and groundwater samples to the laboratory is an internal Terrapex guideline that is to ensure that the laboratory will have sufficient time to extract and analyses the samples within the required laboratory guideline. As all samples were preserved where necessary and analysis was completed within the required hold time this does not affect the interpretation of the analytical data.

6.9.2 Field Quality Assurance Objectives

Analytical concentrations for soil and groundwater field duplicate, blank and spike samples, together with the calculated RPDs are presented in the tables. A summary of the field quality assurance objectives is provided below.

FIELD QA OBJECTIVES

QA Sample Type	Field QA Sampling
Field Duplicate	Acceptable correlation of parameter concentrations between parent field duplicate and its parent sample, expressed as RPD
Trip Blank (groundwater)	All concentrations for parameters analysed should be less than detection.
Methanol blank (soil)	All concentrations for parameters analysed should be less than detection.

The following field QA samples were collected by Terrapex as part of the Phase Two investigation program:

SUMMARY FIELD QA SAMPLING

QA Sample Type	QA Sample ID & (Parent Sample ID)	Sample Date	Scope of Analysis	QA Objectives Satisfied
Soil Duplicates	MW101-1D (MW101-1A)	November 21, 2024	Metals, HFMs, ORPs*, PAHs, OCs, ABNs	Yes
	MW103-3D (MW103-3B)	November 21, 2024	Metals, HFMs, ORPs*, PHCs, BTEX, PAHs, VOCs	Yes
Groundwater Duplicates	MW1005 (MW105D)	December 13, 2024	Metals, HFMs, ORPs*, PAHs, PHCs, BTEX, VOCs	Yes
Trip Blank	Methanol Blank	November 22, 2024	PHC F1, BTEX, VOCs	Yes
Trip Blank	Trip Blank	December 11, 2024	PHC F1, BTEX, VOCs	Yes

6.9.3 Laboratory Quality Assurance Objectives

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

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

LABORATORY QA OBJECTIVES

Laboratory QA Objectives	Objective Satisfied	Remarks
Surrogate Recovery Outside of Quality Control Limits (COA 2448144)	Yes - The data was accepted based on valid recovery of the remaining surrogate.	• Surrogate recovery was outside of control limits. Applicable to samples MW101-1A, BH102-1A and MW101-1D.
Sediment in Groundwater Sample MW103 (COA 2450539)	Yes - Accepted based on analytical results. Accepted based on analytical results (refer to Section 6.9.1.).	• Sediment was present in groundwater sample MW103. Accepted based on analytical results (refer to Section 6.9.1.).
Method Quality Control Spike - Groundwater (Order 2450539)	Yes - Batch was accepted based on other acceptable QC.	• Lead, Molybdenum and Zinc were outside the lower bound of the percent recovery limit of 80%. This was accepted based on other criteria and results for other parameters.

6.9.4 Summary of QA/QC Results

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

6.10 PHASE TWO CONCEPTUAL SITE MODEL

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

The Phase Two CSM comprises the tabulated narrative in Appendix X and the Figures contained in this report.

7.0 CONCLUSIONS

Based on the findings of the Phase Two ESA, the environmental quality of soil and groundwater beneath the Site has been determined to meet the applicable Table 3 SCS; the date of the last sample collected (the certification date, per Sections 17 (3) and (5) of O. Reg. 153/04) being December 13, 2024. Therefore, a RSC may be filed for the Site in accordance with the requirements of O. Reg. 153/04.

7.1 SIGNATURES

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

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

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

This report has been prepared for the sole use of the City of Ottawa. Terrapex accepts no liability for claims arising from the use of this report, or from actions taken or decisions made as a result of this report, by parties other than the City of Ottawa. The objectives and requirements set out in Schedule E of O. Reg. 153/04 have been applied in carrying out this environmental site assessment.

Respectfully submitted,

TERRAPEX ENVIRONMENTAL LTD.

Jeff Murray, CET
Environmental Scientist

Greg Sabourin, PEng, QP_{ESA}
Site Assessor

Keith Brown, PEng, QP_{ESA}
Senior Project Manager

8.0 REFERENCES

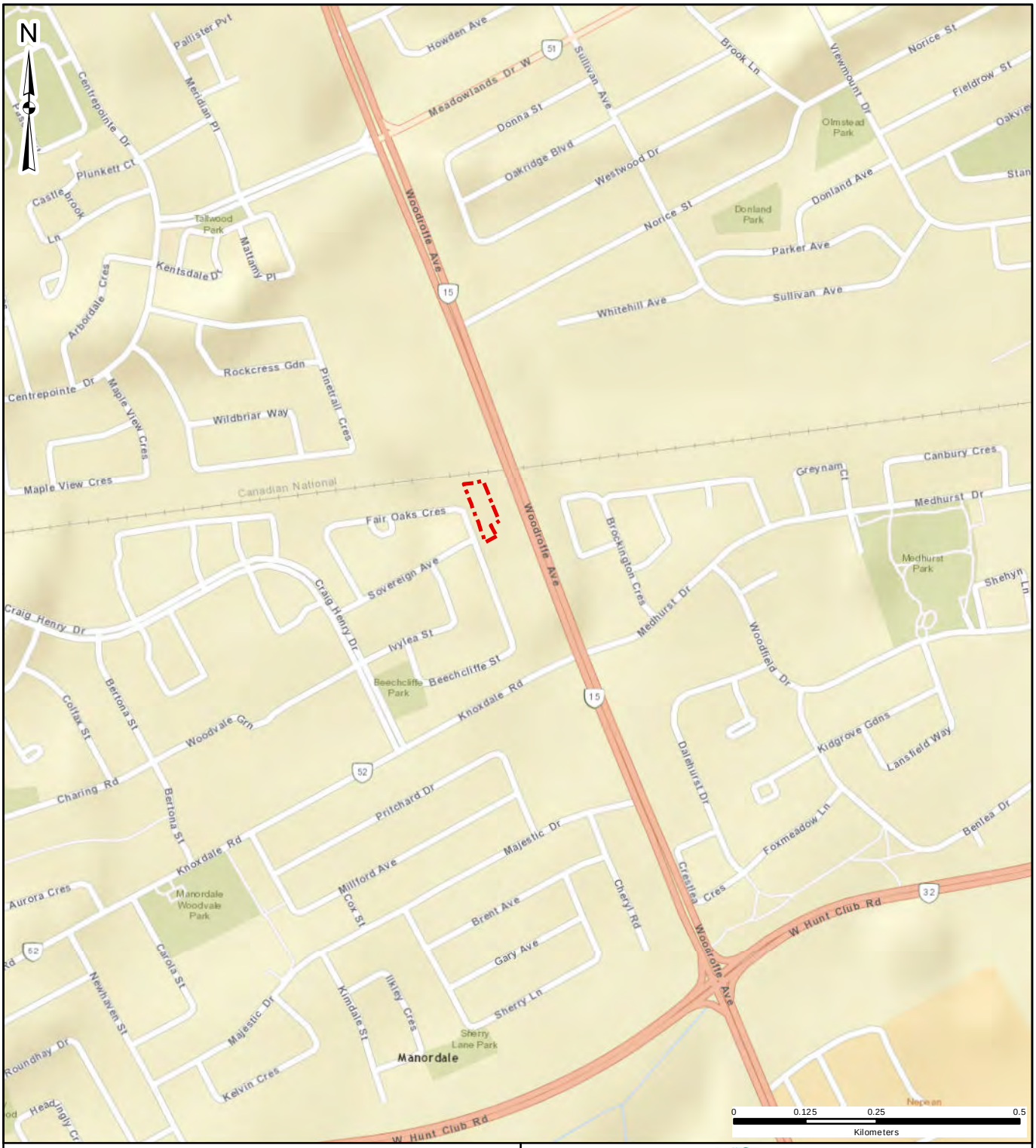
Groundwater. Prentice-Hall Canada Inc., Toronto. Freeze, Allan R. and Cherry, John A., 1979.

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

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

Phase One Environmental Site Assessment, North Portion of 40 Beechcliffe Street, Ottawa, Ontario, prepared for the City of Ottawa by Terrapex Environmental Ltd., dated January 17, 2025.

FIGURES



LEGEND

PHASE TWO PROPERTY BOUNDARY

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

CLIENT: Ottawa

SITE LOCATION:
40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE:
SITE LOCATION

DRAWN BY: SF/JS	PROJECT NO.: CO986.00	CHECKED BY: KB
REVISION: 00	DATE: JANUARY 2025	**FIGURE: 1**

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LEGEND

- PHASE TWO PROPERTY BOUNDARY
- CANADIAN NATIONAL RAILWAY
- BOREHOLE
- MONITORING WELL

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION:
40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE:
SITE FEATURES

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	KB
REVISION: 00	DATE: JANUARY 2025	FIGURE: **2**

C:\Users\jserrou\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO\00\CO986.00 40 Beechliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 2 SITE FEATURES.mxd

LEGEND

- PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA
- CANADIAN NATIONAL RAILWAY

0 50 100 150
Metres

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

CLIENT: Ottawa

SITE LOCATION:
40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE:
CONCEPTUAL SITE MODEL - PHASE ONE STUDY AREA

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS/SF	CO986.00	KB
REVISION: 00	DATE: JANUARY 2025	FIGURE: **3**

C:\Users\jserrouf\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 3 CSM - STUDY AREA.mxd

C:\Users\swilliams\OneDrive - Terrapex Environmental Ltd\5_PROJECTS\Ottawa\CO900\CO986.00 40 Beechliffe St, Ottawa\MXD\Phase ONE ESA NORTHERN PORTION\CO986.00 FIG 4 CSM - PCAs.mxd

LEGEND

- PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA
- CANADIAN NATIONAL RAILWAY

POTENTIALLY CONTAMINATING ACTIVITIES

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

POTENTIALLY CONTAMINATING ACTIVITY TYPES

12. CONCRETE, CEMENT AND LIME MANUFACTURING

27. GARAGES AND MAINTENANCE AND REPAIR OF RAILCARS, MARINE VEHICLES AND AVIATION VEHICLES

28. GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS

30. IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY

46. RAIL YARDS, TRACKS AND SPURS

OT1. OTHER - SPILL

OT2. OTHER - WASTE GENERATION

OT3. OTHER - RECORD OF UNDERGROUND PIPELINE

NOTE:

● PCA ID (PCA TYPE)

REFER TO THE REPORT FOR ADDITIONAL DETAILS.

0 50 100 150
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET OTTAWA, ONTARIO

TERRAPEX

TITLE: **CONCEPTUAL SITE MODEL AND POTENITALLY CONTAMINATING ACTIVITIES**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS/SF	CO986.00	KB
REVISION:	**DATE:**	**FIGURE:**
00	FEBRUARY 2025	**4**

LEGEND

- PHASE ONE PROPERTY BOUNDARY
- CANADIAN NATIONAL RAILWAY

POTENTIALLY CONTAMINATING ACTIVITIES

- ON-SITE PCA LEADING TO APEC
- OFF-SITE PCA LEADING TO APEC

AREA OF POTENTIAL ENVIRONMENTAL CONCERN

- APEC-1 (ENTIRE PROPERTY)
- APEC-2
- APEC-3

UNDERGROUND UTILITES

- STORM SEWER
- SANITARY SEWER
- WATERMAIN

APEC	PCA ID	PCA TYPE	DESCRIPTION
1	1	30	IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY
2	2	12	CONCRETE, CEMENT AND LIME MANUFACTURING
3	3	46	RAIL YARDS, TRACKS AND SPURS

0 10 20 30 40
Metres

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

CLIENT: Ottawa

SITE LOCATION:
40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE:
CONCEPTUAL SITE MODEL - AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS/SF	CO986.00	KB
REVISION: 00	DATE: JANUARY 2025	FIGURE: **5A**

C:\Users\jsemrau\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 5A CSM - APECs.mxd

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- BOREHOLE
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY
- CROSS SECTIONS

POTENTIALLY CONTAMINATING ACTIVITIES

- ON-SITE PCA LEADING TO APEC
- OFF-SITE PCA LEADING TO APEC

AREA OF POTENTIAL ENVIRONMENTAL CONCERN

- APEC-1 (ENTIRE PROPERTY)
- APEC-2
- APEC-3

UNDERGROUND UTILITES

- STORM SEWER
- SANITARY SEWER
- WATERMAIN

APEC	PCA ID	PCA TYPE	DESCRIPTION
1	1	30	IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY
2	2	12	CONCRETE, CEMENT AND LIME MANUFACTURING
3	3	46	RAIL YARDS, TRACKS AND SPURS

0 10 20 30 40
Metres

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

CLIENT: Ottawa

SITE LOCATION:
40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

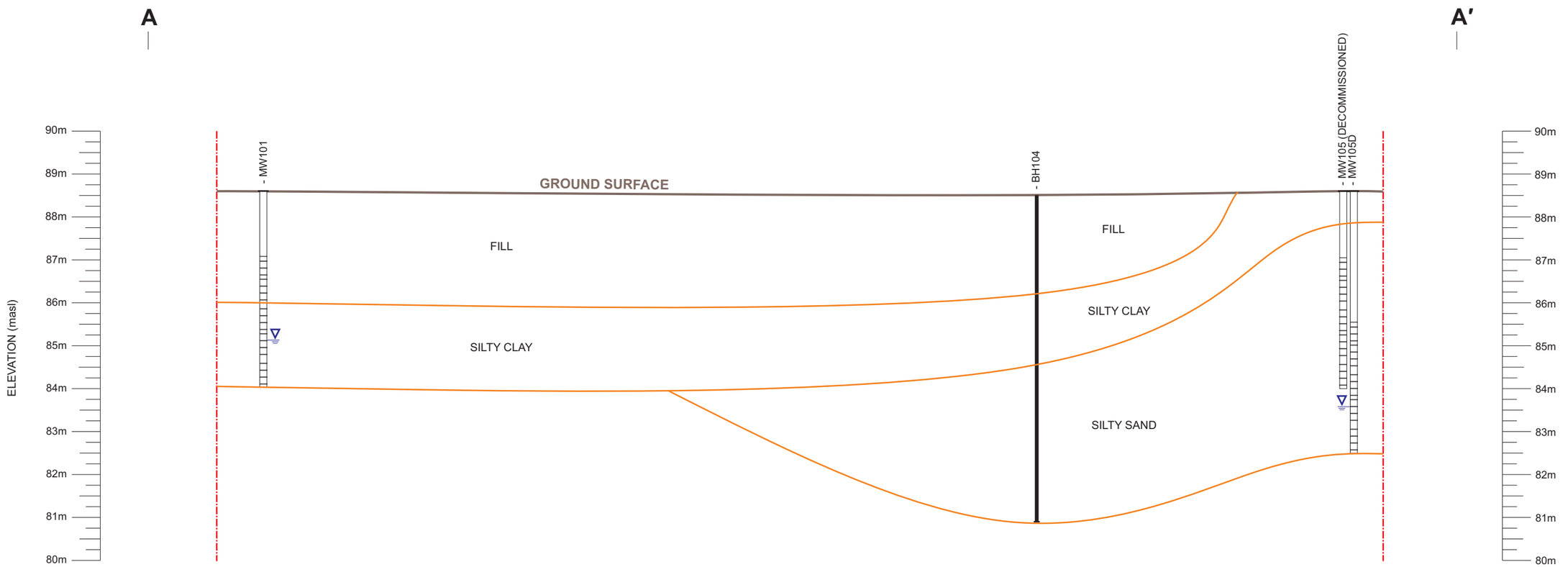
TERRAPEX

TITLE:
CONCEPTUAL SITE MODEL - AREAS OF POTENTIAL ENVIRONMENTAL CONCERN AND SAMPLE LOCATIONS

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS/SF	CO986.00	KB
REVISION: 00	DATE: JANUARY 2025	FIGURE: **5B**

C:\Users\jsemrau\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 5B CSM - APECs_SampleLocations.mxd

LOOKING SOUTH EAST



NOTES:
1. SOIL STRATIGRAPHY BETWEEN LOCATIONS IS INTERPRETED.

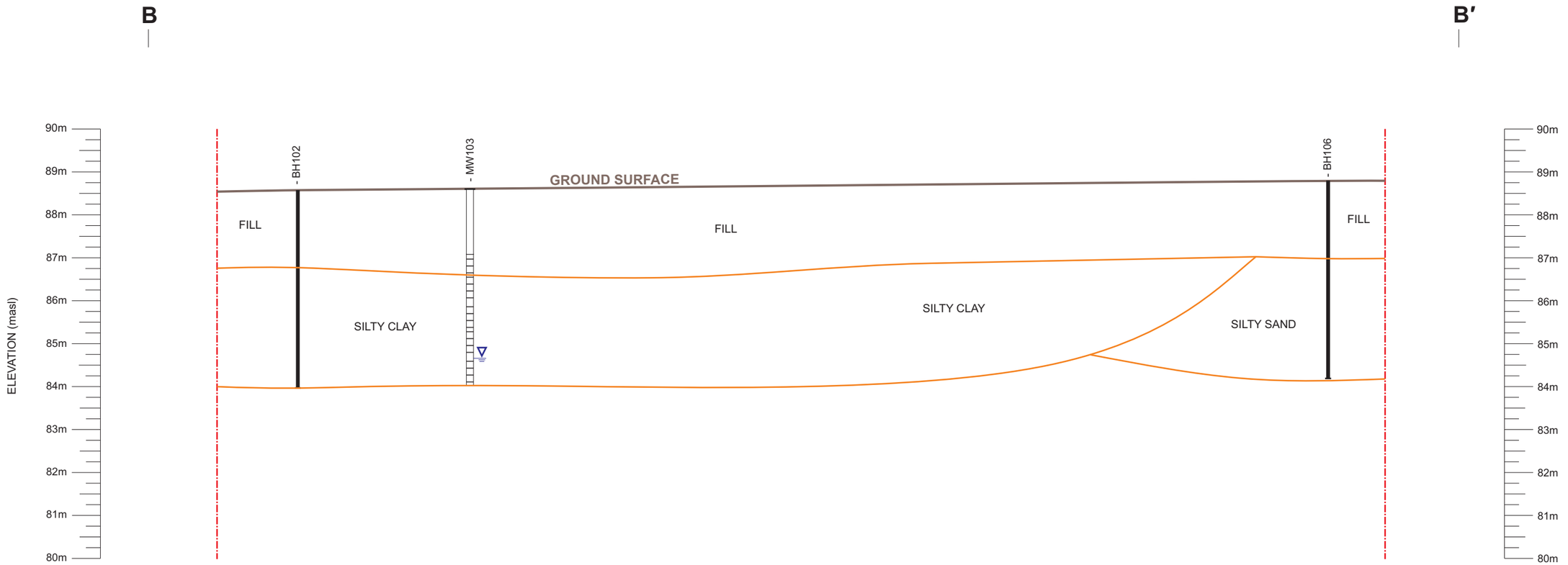
LEGEND

- PHASE TWO PROPERTY BOUNDARY
- STRATIGRAPHIC UNIT
- GROUNDWATER LEVEL (AS OF DECEMBER 9, 2024)
- MONITORING WELL
- SCREENED LEVEL
- BOREHOLE

HORIZONTAL SCALE
0 5m 10m

CLIENT: City of Ottawa		
SITE LOCATION: 40 BEECHCLIFFE STREET OTTAWA, ONTARIO		
TERRAPEX		
TITLE: **CROSS SECTION A-A'**		
DRAWN BY: JS	PROJECT NO.: CO986.00	CHECKED BY: GS
REVISION: 00	DATE: JANUARY 2025	FIGURE: **6A**

LOOKING NORTH EAST



NOTES:
1. SOIL STRATIGRAPHY BETWEEN LOCATIONS IS INTERPRETED.

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- STRATIGRAPHIC UNIT
- GROUNDWATER LEVEL (AS OF DECEMBER 9, 2024)
- MONITORING WELL
  - SCREENED LEVEL
- BOREHOLE

HORIZONTAL SCALE
0 5m 10m

CLIENT: City of Ottawa		
SITE LOCATION: 40 BEECHCLIFFE STREET OTTAWA, ONTARIO		
TERRAPEX		
TITLE: **CROSS SECTION B-B'**		
DRAWN BY: JS	PROJECT NO.: CO986.00	CHECKED BY: GS
REVISION: 00	DATE: JANUARY 2025	FIGURE: **6B**

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- CANADIAN NATIONAL RAILWAY
- MONITORING WELL
- INTERPRETED GROUNDWATER CONTOUR
- INTERPRETED GROUNDWATER FLOW DIRECTION

UNDERGROUND UTILITES

- STORM SEWER
- SANITARY SEWER
- WATERMAIN

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION:
40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE:
INFERRED GROUNDWATER FLOW DIRECTION (AS OF DECEMBER 11, 2024)

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	KB
REVISION:	DATE:	FIGURE:
00	JANUARY 2025	**7**

C:\Users\jsarrouf\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechcliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 7 GW FLOW DIRECTION.mxd

SAMPLE NAME	UNITS	MW101-1A	MW101-1D DUPLICATE OF MW101-1A	MW101-2A	BH102-1A	MW103-1A	MW103-3B	MW103-3D DUPLICATE OF MW103-3B	BH104-1B	BH104-2B	MW105-1B	MW105-3A	BH106-1B
Sample Depth	m bgs	0.0-0.8	0.0-0.8	1.5-2.6	0.0-1.2	0.0-1.2	3.4-4.6	3.4-4.6	0.3-1.5	2.3-3.1	0.8-1.5	3.1-3.4	0.9-1.5
Sampling Date	dd-mmm-yy	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24
Certificate of Analysis No.	-	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- BOREHOLE
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR RESIDENTIAL/PARKLAND/INSTITUTIONAL PROPERTY-USE WITH COARSE TEXTURED SOIL.

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE: **SOIL SAMPLE DISTRIBUTION - METALS**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**8**

C:\Users\jserrou\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechcliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 8 SOIL ANALYTICAL RESULTS_METALS.mxd

SAMPLE NAME	UNITS	MW101-1A	MW101-1D DUPLICATE OF MW101-1A	MW101-2A	BH102-1A	MW103-1A	MW103-3B	MW103-3D DUPLICATE OF MW103-3B	BH104-1B	BH104-2B	MW105-1B	MW105-3A	BH106-1B
Sample Depth	m bgs	0.0-0.8	0.0-0.8	1.5-2.6	0.0-1.2	0.0-1.2	3.4-4.6	3.4-4.6	0.3-1.5	2.3-3.1	0.8-1.5	3.1-3.4	0.9-1.5
Sampling Date	dd-mmm-yy	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24
Certificate of Analysis No.	-	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- BOREHOLE
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR RESIDENTIAL/PARKLAND/INSTITUTIONAL PROPERTY-USE WITH COARSE TEXTURED SOIL.

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE: **SOIL SAMPLE DISTRIBUTION - HYDRIDE FORMING METALS**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**9**

C:\Users\jserrou\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechcliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 9 SOIL ANALYTICAL RESULTS_HF METALS.mxd

SAMPLE NAME	UNITS	MW101-1A	MW101-1D DUPLICATE OF MW101-1A	MW101-2A	BH102-1A	MW103-1A	MW103-3B	MW103-3D DUPLICATE OF MW103-3B	BH104-1B	BH104-2B	MW105-1B	MW105-3A	BH106-1B
Sample Depth	m bgs	0.0-0.8	0.0-0.8	1.5-2.6	0.0-1.2	0.0-1.2	3.4-4.6	3.4-4.6	0.3-1.5	2.3-3.1	0.8-1.5	3.1-3.4	0.9-1.5
Sampling Date	dd-mmm-yy	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24
Certificate of Analysis No.	-	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- BOREHOLE
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR RESIDENTIAL/PARKLAND/INSTITUTIONAL PROPERTY-USE WITH COARSE TEXTURED SOIL.

NOTES

OTHER REGULATED PARMETERS INCLUDE:
BORON (HOT WATER SOLUBLE), CYANIDE, HEXAVALENT CHROMIUM, MERCURY, pH, ELECTRICAL CONDUCTIVITY, SODIUM ADSORPTION RATIO.

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE: **SOIL SAMPLE DISTRIBUTION - OTHER REGULATED PARAMETERS**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**10**

C:\Users\jserrou\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechcliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 10 SOIL ANALYTICAL RESULTS_ORPs.mxd

SAMPLE NAME	UNITS	MW101-1A	MW101-1D DUPLICATE OF MW101-1A	MW101-2A	BH102-1A	MW103-1A	MW103-3B	MW103-3D DUPLICATE OF MW103-3B	BH104-1B	BH104-2B	MW105-1B	MW105-3A	BH106-1B
Sample Depth	m bgs	0.0-0.8	0.0-0.8	1.5-2.6	0.0-1.2	0.0-1.2	3.4-4.6	3.4-4.6	0.3-1.5	2.3-3.1	0.8-1.5	3.1-3.4	0.9-1.5
Sampling Date	dd-mmm-yy	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24
Certificate of Analysis No.	-	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- BOREHOLE
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR RESIDENTIAL/PARKLAND/INSTITUTIONAL PROPERTY-USE WITH COARSE TEXTURED SOIL.

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE: **SOIL SAMPLE DISTRIBUTION - PAHS**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**11**

C:\Users\jserrou\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechcliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 11 SOIL ANALYTICAL RESULTS_PAHs.mxd

SAMPLE NAME	UNITS	MW101-2A	BH102-1A	MW103-1A	MW103-3B	MW103-3D DUPLICATE OF MW103-3B	BH104-1B	BH104-3A	MW105-1B	MW105-3A	BH106-1B
Sample Depth	m bgs	1.5-2.6	0.0-1.2	0.0-1.2	3.4-4.6	3.4-4.6	0.3-1.5	3.1-4.0	0.8-1.5	3.1-3.4	0.9-1.5
Sampling Date	dd-mmm-yy	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24
Certificate of Analysis No.	-	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- BOREHOLE
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR RESIDENTIAL/PARKLAND/INSTITUTIONAL PROPERTY-USE WITH COARSE TEXTURED SOIL.

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE: **SOIL SAMPLE DISTRIBUTION - BTEX**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**12**

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SAMPLE NAME	UNITS	MW101-2A	BH102-1A	MW103-1A	MW103-3B	MW103-3D DUPLICATE OF MW103-3B	BH104-1B	BH104-3A	MW105-1B	MW105-3A	BH106-1B
Sample Depth	m bgs	1.5-2.6	0.0-1.2	0.0-1.2	3.4-4.6	3.4-4.6	0.3-1.5	3.1-4.0	0.8-1.5	3.1-3.4	0.9-1.5
Sampling Date	dd-mmm-yy	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24
Certificate of Analysis No.	-	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144	2448144

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- BOREHOLE
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR RESIDENTIAL/PARKLAND/INSTITUTIONAL PROPERTY-USE WITH COARSE TEXTURED SOIL.

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE: **SOIL SAMPLE DISTRIBUTION - PHCS**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**13**

C:\Users\jserrou\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechcliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 13 SOIL ANALYTICAL RESULTS_PHCs.mxd

SAMPLE NAME	UNITS	MW103-3B	MW103-3D DUPLICATE OF MW103-3B	BH104-3A	MW105-3A
Sample Depth	m bgs	3.4-4.6	3.4-4.6	3.1-4.0	3.1-3.4
Sampling Date	dd-mmm-yy	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24
Certificate of Analysis No.	-	2448144	2448144	2448144	2448144

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- BOREHOLE
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR RESIDENTIAL/PARKLAND/INSTITUTIONAL PROPERTY-USE WITH COARSE TEXTURED SOIL.

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE: **SOIL SAMPLE DISTRIBUTION - VOCS**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**14**

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SAMPLE NAME	UNITS	MW101-1A	MW101-1D DUPLICATE OF MW101-1A	BH102-1A
Sample Depth	m bgs	0.0-0.8	0.0-0.8	0.0-1.2
Sampling Date	dd-mmm-yy	21-Nov-24	21-Nov-24	21-Nov-24
Certificate of Analysis No.	-	2448144	2448144	2448144

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- BOREHOLE
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR RESIDENTIAL/PARKLAND/INSTITUTIONAL PROPERTY-USE WITH COARSE TEXTURED SOIL.

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE: **SOIL SAMPLE DISTRIBUTION - OC PESTICIDES**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**15**

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SAMPLE NAME	UNITS	MW101-1A	MW101-1D DUPLICATE OF MW101-1A	BH102-1A
Sample Depth	m bgs	0.0-0.8	0.0-0.8	0.0-1.2
Sampling Date	dd-mmm-yy	21-Nov-24	21-Nov-24	21-Nov-24
Certificate of Analysis No.	-	2448144	2448144	2448144

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- BOREHOLE
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

MECP TABLE 3: FULL DEPTH GENERIC SCS IN A NON-POTABLE GROUND WATER CONDITION FOR RESIDENTIAL/PARKLAND/INSTITUTIONAL PROPERTY-USE WITH COARSE TEXTURED SOIL.

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE: **SOIL SAMPLE DISTRIBUTION - ABNS**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**16**

C:\Users\jserrou\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechcliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 16 SOIL ANALYTICAL RESULTS_ABNs.mxd

SAMPLE NAME	UNITS	MW103	MW105D	MW1005 DUPLICATE OF MW105D
Screen Interval	m bgs	1.5-4.5	1.5-4.5	1.5-4.5
Sampling Date	dd-mmm-yy	11-Dec-24	13-Dec-24	13-Dec-24
Certificate of Analysis No.	-	2450539	2450539	2450539

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

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

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE: **GROUNDWATER SAMPLE DISTRIBUTION - METALS**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**17**

C:\Users\jserrou\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechcliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 17 GW ANALYTICAL RESULTS_METALS.mxd

SAMPLE NAME	UNITS	MW103	MW105D	MW1005 DUPLICATE OF MW105D
Screen Interval	m bgs	1.5-4.5	1.5-4.5	1.5-4.5
Sampling Date	dd-mmm-yy	11-Dec-24	13-Dec-24	13-Dec-24
Certificate of Analysis No.	-	2450539	2450539	2450539

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THA OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

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

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE: **GROUNDWATER SAMPLE DISTRIBUTION - HYDRIDE FORMING METALS**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**18**

C:\Users\jserrou\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechcliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 18 GW ANALYTICAL RESULTS_HRMETALS.mxd

SAMPLE NAME	UNITS	MW103	MW105D	MW1005 DUPLICATE OF MW105D
Screen Interval	m bgs	1.5-4.5	1.5-4.5	1.5-4.5
Sampling Date	dd-mmm-yy	11-Dec-24	13-Dec-24	13-Dec-24
Certificate of Analysis No.	-	2450539	2450539	2450539

LEGEND

- SITE BOUNDARY
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

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

NOTES

OTHER REGULATED PARAMETERS INCLUDE: CYANIDE, HEXAVALENT CHROMIUM, MERCURY, pH, CHLORIDE, SODIUM.

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE: **GROUNDWATER SAMPLE DISTRIBUTION - OTHER REGULATED PARAMETERS**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**19**

C:\Users\jserrou\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechcliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 19 GW ANALYTICAL RESULTS_ORPs.mxd

SAMPLE NAME	UNITS	MW103	MW105D	MW1005 DUPLICATE OF MW105D
Screen Interval	m bgs	1.5-4.5	1.5-4.5	1.5-4.5
Sampling Date	dd-mmm-yy	11-Dec-24	13-Dec-24	13-Dec-24
Certificate of Analysis No.	-	2450539	2450539	2450539

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

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

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET OTTAWA, ONTARIO

TERRAPEX

TITLE: **GROUNDWATER SAMPLE DISTRIBUTION - PAHS**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**20**

C:\Users\jserrou\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechcliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 20 GW ANALYTICAL RESULTS_PAHs.mxd

SAMPLE NAME	UNITS	MW101	MW103	MW105D	MW1005 DUPLICATE OF MW105D
Screen Interval	m bgs	1.5-4.5	1.5-4.5	1.5-4.5	1.5-4..5
Sampling Date	dd-mmm-yy	11-Dec-24	11-Dec-24	13-Dec-24	13-Dec-24
Certificate of Analysis No.	-	2450539	2450539	2450539	2450539

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

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

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET OTTAWA, ONTARIO

TERRAPEX

TITLE: **GROUNDWATER SAMPLE DISTRIBUTION - BTEX**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**21**

C:\Users\jserrou\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechcliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 21 GW ANALYTICAL RESULTS_BTEX.mxd

SAMPLE NAME	UNITS	MW101	MW103	MW105D	MW1005 DUPLICATE OF MW105D
Screen Interval	m bgs	1.5-4.5	1.5-4.5	1.5-4.5	1.5-4..5
Sampling Date	dd-mmm-yy	11-Dec-24	11-Dec-24	13-Dec-24	13-Dec-24
Certificate of Analysis No.	-	2450539	2450539	2450539	2450539

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

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

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE: **GROUNDWATER SAMPLE DISTRIBUTION - PHCS**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**22**

C:\Users\jserrou\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechcliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 22 GW ANALYTICAL RESULTS_PHCs.mxd

SAMPLE NAME	UNITS	MW101	MW103	MW105D	MW1005 DUPLICATE OF MW105D
Screen Interval	m bgs	1.5-4.5	1.5-4.5	1.5-4.5	1.5-4..5
Sampling Date	dd-mmm-yy	11-Dec-24	11-Dec-24	13-Dec-24	13-Dec-24
Certificate of Analysis No.	-	2450539	2450539	2450539	2450539

LEGEND

- PHASE TWO PROPERTY BOUNDARY
- MONITORING WELL
- CANADIAN NATIONAL RAILWAY

ANALYSIS INFORMATION

- LESS THAN OR EQUAL TO TABLE 3 SCS

STANDARD INFORMATION

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

0 10 20 30
Metres

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

CLIENT: Ottawa

SITE LOCATION: 40 BEECHCLIFFE STREET OTTAWA, ONTARIO

TERRAPEX

TITLE: **GROUNDWATER SAMPLE DISTRIBUTION - VOCS**

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	GS
REVISION:	**DATE:**	**FIGURE:**
00	JANUARY 2025	**23**

C:\Users\jserrou\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechcliffe St, Ottawa\MXD\PHASE TWO ESA\NORTHERN PORTION\CO986.00 FIG 23 GW ANALYTICAL RESULTS_VOCs.mxd

TABLES

TABLE 1: TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

Year	Name of Owner	Description of Property Use	Property Use[1]	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
Pre 1843	Joseph Sauter	Unknown	Agricultural or other use	First registration in Chain of Title
1843 – 1887	Christopher Switzer	Unknown	Agricultural or other use	No available information regarding the use of the property at this timeframe
1887 – 1902	Obadiah Switzer	Unknown	Agricultural or other use	No available information regarding the use of the property at this timeframe
1902	Augustus Switzer	Unknown	Agricultural or other use	No available information regarding the use of the property at this timeframe
1902 - 1908	John Goth	Unknown	Agricultural or other use	No available information regarding the use of the property at this timeframe
1908 – 1917	Albert Parrett	Unknown	Agricultural or other use	No available information regarding the use of the property at this timeframe
1917 - 1917	Margaret A. Conn	Unknown	Agricultural or other use	No available information regarding the use of the property at this timeframe
1917 – 1958	James Henry and Matthew D. Henry	Agricultural Property.	Agricultural or other use	Based on the 1955 aerial photograph the Site appears to be used for agricultural purposes.
1958 – 1975	Carling Realty Company	Used as part of a concrete plant.	Industrial	Based on the 1965 aerial photograph and topographic maps the Site appears to be used as a part of the concrete plant. Sovereign Avenue ROW across the Site is transferred to the City of Nepean in 1975.
1975 – 1984	Carling Realty Company	Used for storage of equipment during neighboring residential development	Industrial	Based on the 1976 aerial photograph the Site appears to be used to store equipment related to the subdivision development.
1984 – 1986	Trendsetter Developments	Used for storage of equipment during neighboring residential development	Industrial	Plan 4M468 and 4M487 registered in 1984 AND 1985 by Trendsetter Developments. Based on the 1985 aerial photograph the Site appears to be used to store equipment related to the subdivision development.
1986 – Present	RMOC (i.e. City of Ottawa)	Vacant landscaped property	Agricultural or other use	Expropriated to the Regional Municipality of Ottawa Carleton in 1986. The Site inspection and aerial photographs indicate the Site is vacant grassed property.

Notes:
1 - for each owner, specify one of the following types of property use (as defined in O. Reg. 153/04) that applies:
Agriculture or other use | Commercial use | Community use | Industrial use | Institutional use | Parkland use | Residential use
2 - when submitting a record of site condition for filing, a copy of this table must be attached

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

PCA[1]	Potentially Contaminating Activity[2]	Address/ Location/ Distance/ Direction	Description	Data Source	Likelihood To Affect the Site / Rationale	Uncertainty	Area(s) of Potential Environmental Concern
PCA 1	30 - Importation of Fill Material of Unknown Quality	The Site	Suspected importation of fill to the Site during redevelopment of the Site and the surrounding area between 1965 and 1991.	Aerial Photographs Historical Topographic Maps (1973)	Possible	High. No information regarding the quality of fill is available if any was imported.	APEC 1 (entire Site)
PCA 2	12 - Concrete, Cement and Lime Manufacturing	The Site	Use of the Site as part of an access road for a concrete plant located to the west of the Site.	HLUI Aerial Photographs Topographic Maps (1961 and 1968)	High. No additional information or operating records for the former concrete plant were available.	Possible, however the extent of storage of material or actual manufacturing of concrete on the Site is unknown.	APEC 2 (western portion of the Site)
PCA 3	46 – Rail Yards, Tracks and Spurs	Located adjacent to the northern boundary of the Site	Presence of a Beachburg Rail Corridor since at least 1958	Aerial Photographs Site Reconnaissance	Likely due to being adjacent to the Site.	Low	APEC 3 (northern portion of the Site)
PCA 4A	27 - Garages and Maintenance and Repair of Railcars, Marine Vehicles	1545 Woodroffe Avenue (166 m southeast)	Presence of a former automotive service garage	HLUI Previous Environmental Reports	Unlikely due to the large intervening distance between the Site and the PCA.	Low	No
PCA 4B	28 - Gasoline and Associated Products Storage in Fixed Tanks		Presence of retail fuel outlet since 1965	Aerial Photographs HLUI Environmental Reports Site Reconnaissance	Unlikely due to the large intervening distance between the Site and the PCA.	Low	No

PCA[1]	Potentially Contaminating Activity[2]	Address/ Location/ Distance/ Direction	Description	Data Source	Likelihood To Affect the Site / Rationale	Uncertainty	Area(s) of Potential Environmental Concern
PCA 5	Other – Spill	88 Pine Trail Crescent (182 m northwest)	Record of a spill of 45 L of hydraulic oil to asphalt in 2020.	ERIS	Not likely due to description of incident and intervening distance between the Site and the PCA in an apparent down-gradient direction	. Low	No
PCA 6	Other – Waste Generation	72G Brockington Avenue (94 m east)	Records of waste generator of paint and pigments light fuels and waste oils and lubricants between 2005 and 2022.	ERIS	Not likely due to description of records and the distance between the Site and the PCA in an apparent cross-gradient direction.	Low	No
PCA 7	N/A	70 m north of the Site	Record of an "*underground pipeline*" running across Woodroffe Avenue	Topographic map (1973)	Not likely due to the intervening distance between the Site and the PCA in an apparent down-gradient direction.	High. No corroborating records and no information for what the pipeline was used for.	No

[1] *As shown on Figure 4.*
[2] *As set out in Table 2 in Schedule D of O. Reg. 153/04.*

TABLE 3: TABLE OF AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

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

Area of Potential Environmental Concern[1]	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity[2]	Location of PCA (On-Site Or Off-Site)	Contaminants Of Potential Concern[3,4]	Media Potentially Impacted (Ground water, Soil, and/or Sediment)
APEC 1	Entirety of the Site	30 - Importation of Fill Material of Unknown Quality	On-Site (PCA 1)	• PHCs • BTEX • PAHs • Metals • B-HWS • EC • As, Sb, Se, • Cr(VI) • CN^- (soil only) • low or high pH	Soil
APEC 2	Western portion of property closest to former concrete plant	12 - Concrete, Cement and Lime Manufacturing	On-Site (PCA 2)	• PHCs • BTEX • VOCs • PAHs • Metals • B-HWS (soil only) • EC (soil) • As, Sb, Se, • Cr(VI) • CN^- • low or high pH (soil only) • Na (groundwater only) • Cl (groundwater only)	• Soil • Groundwater
APEC 3	Northern portion of the Site	46 – Rail Yards, Tracks and Spurs	Off-Site (PCA 3)	• OC • ABNs • PAHs	Soil

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

(a) identification of past or present uses on, in or under the Phase One Property, and

(b) identification of potentially contaminating activity.

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

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

List of Method Groups:

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

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

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

TABLE 4: GROUNDWATER MONITORING DATA
40 BEECHCLIFFE STREET, OTTAWA, ONTARIO

WELL ID	WELL CONSTRUCTION				WELL MONITORING					
	GROUND ELEVATION[1] (m)	T.O.P. ELEVATION[2] (m)	SCREEN LENGTH (m)	BOTTOM OF SCREEN[3] (m)	DATE	CV[4]	DEPTH TO WATER FROM T.O.P. (m)	DEPTH TO WATER FROM GROUND (m)	GROUNDWATER ELEVATION[5] (m)	LNAPL THICKNESS[6] (m)
MW101	88.64	89.72	3.05	84.07	23-Nov-24	-	DRY	-	-	-
MW101	88.64	89.72	3.05	84.07	02-Dec-24	-	4.97	3.89	84.75	None
MW101	88.64	89.72	3.05	84.07	11-Dec-24	<5 ppm	4.59	3.51	85.13	None
MW103	88.61	89.76	3.05	84.04	23-Nov-24	-	DRY	-	-	-
MW103	88.61	89.76	3.05	84.04	02-Dec-24	-	5.10	3.95	84.66	None
MW103	88.61	89.76	3.05	84.04	11-Dec-24	<5 ppm	5.10	3.95	84.66	None
MW105	88.62	89.73	3.05	84.05	23-Nov-24	-	DRY	-	-	-
MW105	88.62	89.73	3.05	84.05	02-Dec-24	-	DRY	-	-	-
MW105D	88.62	89.73	3.05	82.52	11-Dec-24	<5 ppm	6.15	5.04	83.58	None

NOTES

[1] Elevation of ground surface at well location, relative to site benchmark
[2] Elevation of highest point of well pipe ("top of pipe"), relative to site benchmark
[3] Elevation of bottom of well screened interval, relative to site benchmark
[4] Combustible vapour concentration in well headspace in parts per million by volume (ppm) or percent of lower explosive limit (%LEL)
[5] Static water level elevation, relatve to site benchmark
[6] Measured thickness of light, non-aqueous phase liquid, if any

TABLE 5: SUMMARY OF SOIL ANALYTICAL RESULTS - METALS, HFMs AND OTHER REGULATED PARAMETERS
40 BEACHCLIFFE STREET, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 R/P/I coarse	MW101-1A	MW101-1D DUPLICATE OF MW101-1A	RPD	MW101-2A	MW101-3B	BH102-1A	MW103-1A	MW103-3B	MW103-3D DUPLICATE OF MW103-3B	RPD	BH104-1B	BH104-2B	MW105-1B	MW105-3A	BH106-1B
Vapour Reading	see note	-	<5 ppm	-	-	<5 ppm	<5 ppm	<5 ppm	<5 ppm	<5 ppm	-	-	<5 ppm	<5 ppm	<5 ppm	<5 ppm	<5 ppm
Sample Depth	m bgs	-	0.0-0.8	0.0-0.8	-	1.5-2.6	3.4-4.6	0.0-1.2	0.0-1.2	3.4-4.6	3.4-4.6	-	0.3-1.5	2.3-3.1	0.8-1.5	3.1-3.4	0.9-1.5
Sampling Date	dd-mmm-yy	-	21-Nov-24	21-Nov-24	-	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	-	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24
Analysis Date (on or before)	dd-mmm-yy	-	3-Dec-24	3-Dec-24	-	3-Dec-24	3-Dec-24	3-Dec-24	3-Dec-24	3-Dec-24	3-Dec-24	-	3-Dec-24	3-Dec-24	3-Dec-24	3-Dec-24	3-Dec-24
Certificate of Analysis No.	-	-	2448144	2448144	-	2448144	2448144	2448144	2448144	2448144	2448144	-	2448144	2448144	2448144	2448144	2448144
METALS																	
Barium	ug/g	390	115	133	15%	54.0	-	113	149	182	139	27%	38.8	116	130	270	32.4
Beryllium	ug/g	4.0	<0.5	0.5	-	<0.5	-	0.5	0.5	0.6	<0.5	-	<0.5	<0.5	0.5	0.7	<0.5
Boron (Total)	ug/g	120	8.5	9.3	-	<5.0	-	7.0	8.2	5.3	<5.0	-	5.8	<5.0	<5.0	6.3	<5.0
Cadmium	ug/g	1.2	<0.5	<0.5	-	<0.5	-	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium Total	ug/g	160	28.9	30.6	6%	17.2	-	30.1	33.3	50.6	40.1	23%	8.4	39.1	41.0	62.2	11.9
Cobalt	ug/g	22	7.6	9.0	17%	4.8	-	7.9	8.4	11.8	9.8	19%	3.1	8.7	8.6	14.2	3.8
Copper	ug/g	140	18.0	26.1	-	12.7	-	19.5	19.9	25.7	24.1	-	8.2	22.9	21.8	29.7	9.8
Lead	ug/g	120	11.0	12.3	11%	4.6	-	13.2	9.8	4.3	3.4	-	7.5	3.5	4.2	5.1	2.0
Molybdenum	ug/g	6.9	<1.0	<1.0	-	<1.0	-	1.1	<1.0	<1.0	<1.0	-	<1.0	<1.0	<1.0	<1.0	<1.0
Nickel	ug/g	100	17.0	19.0	-	9.5	-	16.8	19.7	28.7	23.3	-	7.4	21.4	21.7	34.2	6.1
Silver	ug/g	20	<0.3	<0.3	-	<0.3	-	<0.3	<0.3	<0.3	<0.3	-	<0.3	<0.3	<0.3	<0.3	<0.3
Thallium	ug/g	1.0	<1.0	<1.0	-	<1.0	-	<1.0	<1.0	<1.0	<1.0	-	<1.0	<1.0	<1.0	<1.0	<1.0
Uranium	ug/g	23	<1.0	<1.0	-	<1.0	-	<1.0	<1.0	1.3	<1.0	-	<1.0	<1.0	<1.0	1.6	<1.0
Vanadium	ug/g	86	34.3	37.7	-	27.1	-	37.4	37.4	54.9	44.2	-	12.9	45.8	47.5	64.6	23.7
Zinc	ug/g	340	51.0	50.7	-	31.1	-	47.1	45.5	61.6	50.7	-	<20.0	57.5	45.7	74.6	<20.0
HYDRIDE-FORMING METALS					-							-					
Antimony	ug/g	7.5	<1.0	<1.0	-	<1.0	-	<1.0	<1.0	<1.0	<1.0	-	<1.0	<1.0	<1.0	<1.0	<1.0
Arsenic	ug/g	18	2.4	3.1	-	1.5	-	2.7	2.7	3.0	2.7	-	1.4	2.5	2.4	3.0	1.5
Selenium	ug/g	2.4	<1.0	<1.0	-	<1.0	-	<1.0	<1.0	<1.0	<1.0	-	<1.0	<1.0	<1.0	<1.0	<1.0
OTHER REGULATED PARAMETERS (ORPs)					-							-					
Boron (Hot Water Soluble)[1]	ug/g	1.5	<0.5	<0.5	-	<0.5	-	<0.5	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5	<0.5
Cyanide (CN-)	ug/g	0.051	<0.03	<0.03	-	<0.03	-	<0.03	<0.03	<0.03	<0.03	-	<0.03	<0.03	<0.03	<0.03	<0.03
Chromium VI	ug/g	8.0	<0.2	<0.2	-	<0.2	-	<0.2	<0.2	<0.2	<0.2	-	<0.2	0.4	0.6	<0.2	<0.2
Mercury	ug/g	0.27	<0.1	<0.1	-	<0.1	-	<0.1	<0.1	<0.1	<0.1	-	<0.1	<0.1	<0.1	<0.1	<0.1
pH	pH Units	5-9* or 5-11**	7.35	7.36	0%	7.54	7.42	7.30	7.50	7.56	7.50	1%	7.74	7.42	7.52	7.47	7.65
Electrical Conductivity	uS/cm	700	193	160	19%	121	-	180	173	227	221	3%	177	172	142	193	162
Sodium Adsorption Ratio	N/A	5.0	0.07	0.07		0.09	-	0.08	0.08	0.22	0.20	10%	0.09	0.26	0.13	0.24	0.13

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

Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition
Residential/Parkland/Institutional Property-Use, Coarse-Textured Soil

-	Parameter not analyzed
m bgs	meters below ground surface
ppm	parts per million by volume
% LEL	percent of the lower explosive limit
NV	No Value; no standard established
NA	Not Applicable; no standard established because a standard is not required
*	Surface soil (<1.5m bgs) acceptable pH range
**	Subsurface soil (>1.5m bgs) acceptable pH range
Value	Exceeds applicable site condition standard
Value	Detection limit exceeds standard
[1]	Hot water soluble boron applies to surface soils (<1.5 m bg).
[2]	Analysis for methyl mercury only applies when mercury standard is exceeded

TABLE 6: SUMMARY OF SOIL ANALYTICAL RESULTS - PAHs
40 BEACHCLIFFE STREET, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 R/P/I coarse	MW101-1A	MW101-1D DUPLICATE OF MW101-1A	RPD	MW101-2A	BH102-1A	MW103-1A	MW103-3B	MW103-3D DUPLICATE OF MW103-3B	RPD	BH104-1B	BH104-2B
Vapour Reading	see note	-	<5 ppm	-	-	<5 ppm	<5 ppm	<5 ppm	<5 ppm	-	-	<5 ppm	<5 ppm
Sample Depth	m bgs	-	0.0-0.8	0.0-0.8	-	1.5-2.6	0.0-1.2	0.0-1.2	3.4-4.6	3.4-4.6	-	0.3-1.5	2.3-3.1
Sampling Date	dd-mmm-yy	-	21-Nov-24	21-Nov-24	-	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	-	21-Nov-24	21-Nov-24
Analysis Date (on or before)	dd-mmm-yy	-	3-Dec-24	3-Dec-24	-	3-Dec-24	3-Dec-24	3-Dec-24	3-Dec-24	3-Dec-24	-	3-Dec-24	3-Dec-24
Certificate of Analysis No.	-	-	2448144	2448144	-	2448144	2448144	2448144	2448144	2448144	-	2448144	2448144
POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)													
Acenaphthene	ug/g	7.9	<0.05	<0.05	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02
Acenaphthylene	ug/g	0.15	<0.05	<0.05	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02
Anthracene	ug/g	0.67	<0.05	<0.05	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02
Benz[a]anthracene	ug/g	0.50	<0.05	<0.05	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02
Benzo[a]pyrene	ug/g	0.30	<0.05	<0.05	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02
Benzo[b]fluoranthene	ug/g	0.78	<0.05	<0.05	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02
Benzo[ghi]perylene	ug/g	6.6	<0.05	0.05	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02
Benzo[k]fluoranthene	ug/g	0.78	<0.05	<0.05	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02
Chrysene	ug/g	7.0	<0.05	0.05	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02
Dibenz[a h]anthracene	ug/g	0.10	<0.10	<0.10	-	<0.02	<0.10	<0.02	<0.02	<0.02	-	<0.02	<0.02
Fluoranthene	ug/g	0.69	<0.05	0.12	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02
Fluorene	ug/g	62	<0.05	<0.05	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02
Indeno[1 2 3-cd]pyrene	ug/g	0.38	<0.05	0.05	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02
Methlynaphthalene, 1-	ug/g	0.99	<0.05	<0.05	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02
Methlynaphthalene, 2-	ug/g	0.99	<0.05	<0.05	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02
Methlynaphthalene, 2-(1-)[1]	ug/g	0.99	<0.05	<0.05	-	<0.04	<0.05	<0.04	<0.04	<0.04	-	<0.04	<0.04
Naphthalene	ug/g	0.60	<0.05	<0.05	-	<0.01	<0.05	<0.01	<0.01	<0.01	-	<0.01	<0.01
Phenanthrene	ug/g	6.2	<0.05	<0.05	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02
Pyrene	ug/g	78	<0.05	0.06	-	<0.02	<0.05	<0.02	<0.02	<0.02	-	<0.02	<0.02

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

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

Residential/Parkland/Institutional Property-Use, Coarse-Textured Soil

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

TABLE 6: SUMMARY OF SOIL ANALYTICAL RESULTS - PAHs
40 BEACHCLIFFE STREET, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 R/P/I coarse	MW105-1B	MW105-3A	BH106-1B
Vapour Reading	see note	-	<5 ppm	<5 ppm	<5 ppm
Sample Depth	m bgs	-	0.8-1.5	3.1-3.4	0.9-1.5
Sampling Date	dd-mmm-yy	-	21-Nov-24	21-Nov-24	21-Nov-24
Analysis Date (on or before)	dd-mmm-yy	-	3-Dec-24	3-Dec-24	3-Dec-24
Certificate of Analysis No.	-	-	2448144	2448144	2448144
POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)					
Acenaphthene	ug/g	7.9	<0.02	<0.02	<0.02
Acenaphthylene	ug/g	0.15	<0.02	<0.02	<0.02
Anthracene	ug/g	0.67	<0.02	<0.02	<0.02
Benz[a]anthracene	ug/g	0.50	<0.02	<0.02	<0.02
Benzo[a]pyrene	ug/g	0.30	<0.02	<0.02	<0.02
Benzo[b]fluoranthene	ug/g	0.78	<0.02	<0.02	<0.02
Benzo[ghi]perylene	ug/g	6.6	<0.02	<0.02	<0.02
Benzo[k]fluoranthene	ug/g	0.78	<0.02	<0.02	<0.02
Chrysene	ug/g	7.0	<0.02	<0.02	<0.02
Dibenz[a h]anthracene	ug/g	0.10	<0.02	<0.02	<0.02
Fluoranthene	ug/g	0.69	<0.02	<0.02	<0.02
Fluorene	ug/g	62	<0.02	<0.02	<0.02
Indeno[1 2 3-cd]pyrene	ug/g	0.38	<0.02	<0.02	<0.02
Methlynaphthalene, 1-	ug/g	0.99	<0.02	<0.02	<0.02
Methlynaphthalene, 2-	ug/g	0.99	<0.02	<0.02	<0.02
Methlynaphthalene, 2-(1-)[1]	ug/g	0.99	<0.04	<0.04	<0.04
Naphthalene	ug/g	0.60	<0.01	<0.01	<0.01
Phenanthrene	ug/g	6.2	<0.02	<0.02	<0.02
Pyrene	ug/g	78	<0.02	<0.02	<0.02

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

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

Residential/Parkland/Institutional Property-Use, Coarse-Textured Soil

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

TABLE 7: SUMMARY OF SOIL ANALYTICAL RESULTS - BTEX AND PHCs
40 BEACHCLIFFE STREET, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 R/P/I coarse	MW101-2A	BH102-1A	MW103-1A	MW103-3B	MW103-3D DUPLICATE OF MW103-3B	RPD	BH104-1B	BH104-3A	MW105-1B	MW105-3A	BH106-1B	Methanol Blank
Vapour Reading	see note	-	<5 ppm	<5 ppm	<5 ppm	<5 ppm	-	-	<5 ppm	<5 ppm	<5 ppm	<5 ppm	<5 ppm	-
Sample Depth	m bgs	-	1.5-2.6	0.0-1.2	0.0-1.2	3.4-4.6	3.4-4.6	-	0.3-1.5	3.1-4.0	0.8-1.5	3.1-3.4	0.9-1.5	-
Sampling Date	dd-mmm-yy	-	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	-	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	21-Nov-24	22-Nov-24
Analysis Date (on or before)	dd-mmm-yy	-	3-Dec-24	3-Dec-24	3-Dec-24	3-Dec-24	3-Dec-24	-	3-Dec-24	3-Dec-24	3-Dec-24	3-Dec-24	3-Dec-24	-
Certificate of Analysis No.	-	-	2448144	2448144	2448144	2448144	2448144	-	2448144	2448144	2448144	2448144	2448144	2448144
BENZENE, TOLUENE, ETHYLBENZENE, XYLENES (BTEX)														
Benzene	ug/g	0.21	<0.02	<0.02	0.08	<0.02	<0.02	-	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	ug/g	2.3	<0.05	<0.05	0.13	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	ug/g	2.0	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
m-Xylene & p-Xylene	ug/g	NA	<0.05	<0.05	0.07	<0.05	<0.05	-	0.07	<0.05	<0.05	<0.05	0.06	<0.05
o-Xylene	ug/g	NA	<0.05	<0.05	<0.05	<0.05	<0.05	-	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	ug/g	3.1	<0.05	<0.05	0.07	<0.05	<0.05	-	0.07	<0.05	<0.05	<0.05	0.06	<0.05
PETROLEUM HYDROCARBONS (PHCs)														
Petroleum Hydrocarbons F1-BTEX	ug/g	55	<7	<7	<7	<7	<7	-	26	<7	<7	<7	<7	<7
Petroleum Hydrocarbons F2	ug/g	98	<4	<4	<4	<4	<4	-	<4	<4	<4	<4	<4	-
Petroleum Hydrocarbons F3	ug/g	300	<8	<8	<8	<8	<8	-	<8	<8	<8	<8	<8	-
Petroleum Hydrocarbons F4	ug/g	2,800	<6	<6	<6	<6	<6	-	70	<6	<6	<6	<6	-

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

Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition
Residential/Parkland/Institutional Property-Use, Coarse-Textured Soil

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

TABLE 8: SUMMARY OF SOIL ANALYTICAL RESULTS - VOCs
40 BEACHCLIFFE STREET, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 R/P/I coarse	MW103-3B	MW103-3D DUPLICATE OF MW103-3B	RPD	BH104-3A	MW105-3A	Methanol Blank
Vapour Reading	see note	-	<5 ppm	-	-	<5 ppm	<5 ppm	-
Sample Depth	m bgs	-	3.4-4.6	3.4-4.6	-	3.1-4.0	3.1-3.4	-
Sampling Date	dd-mmm-yy	-	21-Nov-24	21-Nov-24	-	21-Nov-24	21-Nov-24	22-Nov-24
Analysis Date (on or before)	dd-mmm-yy	-	3-Dec-24	3-Dec-24	-	3-Dec-24	3-Dec-24	-
Certificate of Analysis No.	-	-	2448144	2448144	-	2448144	2448144	2448144
VOLATILE ORGANIC COMPOUNDS (VOCs)								
Acetone	ug/g	16	<0.50	<0.50	-	<0.50	<0.50	<0.50
Bromodichloromethane	ug/g	13	<0.05	<0.05	-	<0.05	<0.05	<0.05
Bromoform	ug/g	0.27	<0.05	<0.05	-	<0.05	<0.05	<0.05
Bromomethane	ug/g	0.050	<0.05	<0.05	-	<0.05	<0.05	<0.05
Carbon Tetrachloride	ug/g	0.050	<0.05	<0.05	-	<0.05	<0.05	<0.05
Chlorobenzene	ug/g	2.4	<0.05	<0.05	-	<0.05	<0.05	<0.05
Chloroform	ug/g	0.050	<0.05	<0.05	-	<0.05	<0.05	<0.05
Dibromochloromethane	ug/g	9.4	<0.05	<0.05	-	<0.05	<0.05	<0.05
Dichlorobenzene, 1,2-	ug/g	3.4	<0.05	<0.05	-	<0.05	<0.05	<0.05
Dichlorobenzene, 1,3-	ug/g	4.8	<0.05	<0.05	-	<0.05	<0.05	<0.05
Dichlorobenzene, 1,4-	ug/g	0.083	<0.05	<0.05	-	<0.05	<0.05	<0.05
Dichlorodifluoromethane	ug/g	16	<0.05	<0.05	-	<0.05	<0.05	<0.05
Dichloroethane, 1,1-	ug/g	3.5	<0.05	<0.05	-	<0.05	<0.05	<0.05
Dichloroethane, 1,2-	ug/g	0.050	<0.05	<0.05	-	<0.05	<0.05	<0.05
Dichloroethylene, 1,1-	ug/g	0.050	<0.05	<0.05	-	<0.05	<0.05	<0.05
Dichloroethylene, 1,2-cis-	ug/g	3.4	<0.05	<0.05	-	<0.05	<0.05	<0.05
Dichloroethylene, 1,2-trans-	ug/g	0.084	<0.05	<0.05	-	<0.05	<0.05	<0.05
Dichloropropane, 1,2-	ug/g	0.050	<0.05	<0.05	-	<0.05	<0.05	<0.05
Dichloropropene,1,3-cis	ug/g	0.050	<0.05	<0.05	-	<0.05	<0.05	<0.05
Dichloropropene,1,3-trans	ug/g	0.050	<0.05	<0.05	-	<0.05	<0.05	<0.05
Dichloropropene,1,3-	ug/g	0.050	<0.05	<0.05	-	<0.05	<0.05	<0.05
Ethylene dibromide	ug/g	0.050	<0.05	<0.05	-	<0.05	<0.05	<0.05
Hexane (n)	ug/g	2.8	<0.05	<0.05	-	<0.05	<0.05	<0.05
Methyl Ethyl Ketone	ug/g	16	<0.50	<0.50	-	<0.50	<0.50	<0.50
Methyl Isobutyl Ketone	ug/g	1.7	<0.50	<0.50	-	<0.50	<0.50	<0.50
Methyl tert-Butyl Ether (MTBE)	ug/g	0.75	<0.05	<0.05	-	<0.05	<0.05	<0.05
Methylene Chloride	ug/g	0.10	<0.05	<0.05	-	<0.05	<0.05	<0.05
Styrene	ug/g	0.70	<0.05	<0.05	-	<0.05	<0.05	<0.05
Tetrachloroethane, 1,1,1,2-	ug/g	0.058	<0.05	<0.05	-	<0.05	<0.05	<0.05
Tetrachloroethane, 1,1,2,2-	ug/g	0.050	<0.05	<0.05	-	<0.05	<0.05	<0.05
Tetrachloroethylene	ug/g	0.28	<0.05	<0.05	-	<0.05	<0.05	<0.05
Trichloroethane, 1,1,1-	ug/g	0.38	<0.05	<0.05	-	<0.05	<0.05	<0.05
Trichloroethane, 1,1,2-	ug/g	0.050	<0.05	<0.05	-	<0.05	<0.05	<0.05
Trichloroethylene	ug/g	0.061	<0.05	<0.05	-	<0.05	<0.05	<0.05
Trichlorofluoromethane	ug/g	4.0	<0.05	<0.05	-	<0.05	<0.05	<0.05
Vinyl Chloride	ug/g	0.020	<0.02	<0.02	-	<0.02	<0.02	<0.02

Standards from Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011 and as amended).
Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition
Residential/Parkland/Institutional Property-Use, Coarse-Textured Soil

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

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TABLE 9: SUMMARY OF SOIL ANALYTICAL RESULTS - OCs
40 BEACHCLIFFE STREET, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 R/P/I coarse	MW101-1A	MW101-1D DUPLICATE OF MW101-1A	RPD	BH102-1A
Vapour Reading	see note	-	<5 ppm	-	-	<5 ppm
Sample Depth	m bgs	-	0.0-0.8	0.0-0.8	-	0.0-1.2
Sampling Date	dd-mmm-yy	-	21-Nov-24	21-Nov-24	-	21-Nov-24
Analysis Date (on or before)	dd-mmm-yy	-	3-Dec-24	3-Dec-24	-	3-Dec-24
Certificate of Analysis No.	-	-	2448144	2448144	-	2448144
ORGANOCHLORINE PESTICIDES (OCs)						
Aldrin	ug/g	0.050	<0.01	<0.01	-	<0.01
Chlordane	ug/g	0.050	<0.01	<0.01	-	<0.01
DDD	ug/g	3.3	<0.02	<0.02	-	<0.02
DDE	ug/g	0.26	<0.01	<0.01	-	<0.01
DDT	ug/g	1.4	<0.01	<0.01	-	<0.01
Dieldrin	ug/g	0.050	<0.02	<0.02	-	<0.02
Endosulfan	ug/g	0.040	<0.02	<0.02	-	<0.02
Endrin	ug/g	0.040	<0.02	<0.02	-	<0.02
Heptachlor	ug/g	0.15	<0.01	<0.01	-	<0.01
Heptachlor Epoxide	ug/g	0.050	<0.01	<0.01	-	<0.01
Hexachlorobenzene	ug/g	0.52	<0.01	<0.01	-	<0.01
Hexachlorobutadiene	ug/g	0.012	<0.01	<0.01	-	<0.01
Hexachlorocyclohexane Gamma-	ug/g	0.056	<0.01	<0.01	-	<0.01
Hexachloroethane	ug/g	0.089	<0.01	<0.01	-	<0.01
Methoxychlor	ug/g	0.13	<0.01	<0.01	-	<0.01

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

Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition
Residential/Parkland/Institutional Property-Use, Coarse-Textured Soil

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

TABLE 10: SUMMARY OF SOIL ANALYTICAL RESULTS - ABNs
40 BEACHCLIFFE STREET, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 R/P/I coarse	MW101-1A	MW101-1D DUPLICATE OF MW101-1A	RPD	BH102-1A
Vapour Reading	see note	-	<5 ppm	-	-	<5 ppm
Sample Depth	m bgs	-	0.0-0.8	0.0-0.8	-	0.0-1.2
Sampling Date	dd-mmm-yy	-	21-Nov-24	21-Nov-24	-	21-Nov-24
Analysis Date (on or before)	dd-mmm-yy	-	3-Dec-24	3-Dec-24	-	3-Dec-24
Certificate of Analysis No.	-	-	2448144	2448144	-	2448144
ACID BASE NEUTRAL COMPOUNDS (ABNs)						
Biphenyl 1,1'-	ug/g	0.31	<0.05	<0.05	-	<0.05
Bis(2-chloroethyl)ether	ug/g	0.50	<0.10	<0.10	-	<0.10
Bis(2-chloroisopropyl)ether	ug/g	0.67	<0.10	<0.10	-	<0.10
Bis(2-ethylhexyl)phthalate	ug/g	5.0	<0.10	<0.10	-	<0.10
Chloroaniline p-	ug/g	0.50	<0.10	<0.10	-	<0.10
Dichlorobenzidine, 3,3'-	ug/g	1.0	<0.10	<0.10	-	<0.10
Diethyl Phthalate	ug/g	0.50	<0.10	<0.10	-	<0.10
Dimethylphenol, 2,4-	ug/g	390	<0.10	<0.10	-	<0.10
Dimethylphthalate	ug/g	0.50	<0.10	<0.10	-	<0.10
Dinitrophenol, 2,4-	ug/g	38	<0.10	<0.10	-	<0.10
Dinitrotoluene, 2,4 & 2,6-	ug/g	0.92	<0.10	<0.10	-	<0.10
Phenol	ug/g	9.4	<0.10	<0.10	-	<0.10
Trichlorobenzene, 1,2,4-	ug/g	0.36	<0.05	<0.05	-	<0.05

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

Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition
Residential/Parkland/Institutional Property-Use, Coarse-Textured Soil

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

TABLE 11: SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - METALS, HFMs AND OTHER REGULATED PARAMETERS
40 BEECHCLIFFE STREET, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 coarse	MW103	MW105D	MW1005 DUPLICATE OF MW105D	RPD
Vapour Reading	see note	-	<5 ppm	<5 ppm	<5 ppm	
Screen Interval	m bgs	-	1.5-4.5	1.5-4.5	1.5-4.5	
Sampling Date	dd-mmm-yy	-	11-Dec-24	13-Dec-24	13-Dec-24	
Analysis Date (on or before)	dd-mmm-yy	-	23-Dec-24	23-Dec-24	23-Dec-24	
Certificate of Analysis No.	-	-	2450539	2450539	2450539	
METALS						
Barium	ug/L	29,000	133	67	66	2%
Beryllium	ug/L	67	<0.5	<0.5	<0.5	-
Boron (Total)	ug/L	45,000	23	21	19	-
Cadmium	ug/L	2.7	<0.1	<0.1	<0.1	-
Chromium Total	ug/L	810	<1	<1	<1	-
Cobalt	ug/L	66	1.0	7.8	7.8	
Copper	ug/L	87	1.3	1.6	1.5	-
Lead	ug/L	25	<0.1	<0.1	<0.1	-
Molybdenum	ug/L	9,200	6.0	4.1	4.3	5%
Nickel	ug/L	490	2	12	13	8%
Silver	ug/L	1.5	<0.1	<0.1	<0.1	-
Thallium	ug/L	510	<0.1	<0.1	<0.1	-
Uranium	ug/L	420	2.5	7.3	7.4	1%
Vanadium	ug/L	250	1.1	<0.5	<0.5	-
Zinc	ug/L	1,100	<5	<5	<5	-
HYDRIDE-FORMING METALS						-
Antimony	ug/L	20,000	<0.5	<0.5	<0.5	-
Arsenic	ug/L	1,900	<1	<1	<1	-
Selenium	ug/L	63	<1	<1	<1	-
OTHER REGULATED PARAMETERS (ORPs)						-
Cyanide (CN-)	ug/L	66	<2	<2	<2	-
Chromium VI	ug/L	140	<10	<10	<10	-
Mercury	ug/L	0.29	<0.1	<0.1	<0.1	-
pH	pH Units	NV	7.4	7.5	7.6	1%
Chloride	mg/L	2,300	5	92	92	
Sodium	ug/L	2,300,000	10900	59900	60600	1%

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

Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition
All Types of Property-Use, Coarse-Textured Soil

-	Parameter not analyzed
m bgs	meters below ground surface
ppm	parts per million by volume
% LEL	percent of the lower explosive limit
NV	No Value; no standard established
NA	Not Applicable; no standard established because a standard is not required
*	Surface soil (<1.5m bgs) acceptable pH range
**	Subsurface soil (>1.5m bgs) acceptable pH range
Value	Exceeds applicable site condition standard
Value	Detection limit exceeds standard
[1]	Hot water soluble boron applies to surface soils (<1.5 m bg).
[2]	Analysis for methyl mercury only applies when mercury standard is exceeded

TABLE 12: SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - PAHs
40 BEECHCLIFFE STREET, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 coarse	MW103	MW105D	MW1005 DUPLICATE OF MW105D	RPD
Vapour Reading	see note	-	<5 ppm	<5 ppm	<5 ppm	-
Screen Interval	m bgs	-	1.5-4.5	1.5-4.5	1.5-4.5	-
Sampling Date	dd-mmm-yy	-	11-Dec-24	13-Dec-24	13-Dec-24	-
Analysis Date (on or before)	dd-mmm-yy	-	23-Dec-24	23-Dec-24	23-Dec-24	-
Certificate of Analysis No.	-	-	2450539	2450539	2450539	-
POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)						
Acenaphthene	ug/L	600	<0.05	<0.05	<0.05	-
Acenaphthylene	ug/L	1.8	<0.05	<0.05	<0.05	-
Anthracene	ug/L	2.4	<0.01	<0.01	<0.01	-
Benz[a]anthracene	ug/L	4.7	<0.01	<0.01	<0.01	-
Benzo[a]pyrene	ug/L	0.81	<0.01	<0.01	<0.01	-
Benzo[b]fluoranthene	ug/L	0.75	<0.05	<0.05	<0.05	-
Benzo[ghi]perylene	ug/L	0.20	<0.05	<0.05	<0.05	-
Benzo[k]fluoranthene	ug/L	0.40	<0.05	<0.05	<0.05	-
Chrysene	ug/L	1.0	<0.05	<0.05	<0.05	-
Dibenz[a h]anthracene	ug/L	0.52	<0.05	<0.05	<0.05	-
Fluoranthene	ug/L	130	<0.01	<0.01	<0.01	-
Fluorene	ug/L	400	<0.05	<0.05	<0.05	-
Indeno[1 2 3-cd]pyrene	ug/L	0.20	<0.05	<0.05	<0.05	-
Methlynaphthalene, 1-	ug/L	1,800	<0.05	<0.05	<0.05	-
Methlynaphthalene, 2-	ug/L	1,800	<0.05	<0.05	<0.05	-
Methlynaphthalene, 2-(1-)[1]	ug/L	1,800	<0.10	<0.10	<0.10	-
Naphthalene	ug/L	1,400	<0.05	<0.05	<0.05	-
Phenanthrene	ug/L	580	<0.05	<0.05	<0.05	-
Pyrene	ug/L	68	<0.01	<0.01	<0.01	-

Standards from Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011 and as amended).
Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition
All Types of Property-Use, Coarse-Textured Soil

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

TABLE 13: SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - BTEX AND PHCs
40 BEECHCLIFFE STREET, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 coarse	MW101	MW103	MW105D	MW1005 DUPLICATE OF MW105D	RPD	TRIP BLANK
Vapour Reading	see note	-	<5 ppm	<5 ppm	<5 ppm	<5 ppm	-	-
Screen Interval	m bgs	-	1.5-4.5	1.5-4.5	1.5-4.5	1.5-4..5	-	-
Sampling Date	dd-mmm-yy	-	11-Dec-24	11-Dec-24	13-Dec-24	13-Dec-24	-	11-Dec-24
Analysis Date (on or before)	dd-mmm-yy	-	23-Dec-24	23-Dec-24	23-Dec-24	23-Dec-24	-	16-Dec-24
Certificate of Analysis No.	-	-	2450539	2450539	2450539	2450539	-	2450540
BENZENE, TOLUENE, ETHYLBENZENE, XYLENES (BTEX)								
Benzene	ug/L	44	<0.5	<0.5	<0.5	<0.5	-	<0.5
Toluene	ug/L	18,000	<0.5	<0.5	<0.5	<0.5	-	<0.5
Ethylbenzene	ug/L	2,300	<0.5	<0.5	<0.5	<0.5	-	<0.5
m-Xylene & p-Xylene	ug/L	NA	<0.5	<0.5	<0.5	<0.5	-	<0.5
o-Xylene	ug/L	NA	<0.5	<0.5	<0.5	<0.5	-	<0.5
Xylenes (Total)	ug/L	4,200	<0.5	<0.5	<0.5	<0.5	-	<0.5
PETROLEUM HYDROCARBONS (PHCs)								
Petroleum Hydrocarbons F1-BTEX	-	750	<25	<25	<25	<25	-	<25
Petroleum Hydrocarbons F2	ug/L	150	<100	<100	<100	<100	-	-
Petroleum Hydrocarbons F3	ug/L	500	<100	<100	<100	<100	-	-
Petroleum Hydrocarbons F4	ug/L	500	<100	<100	<100	<100	-	-

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

Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition
All Types of Property-Use, Coarse-Textured Soil

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

TABLE 14: SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - VOCs
40 BEECHCLIFFE STREET, OTTAWA, ONTARIO

SAMPLE NAME	UNITS	STANDARDS Table 3 coarse	MW101	MW103	MW105D	MW1005 DUPLICATE OF MW105D	RPD	TRIP BLANK
Vapour Reading	see note	-	<5 ppm	<5 ppm	<5 ppm	<5 ppm	-	-
Screen Interval	m bgs	-	1.5-4.5	1.5-4.5	3.1-6.1	3.1-6.1	-	-
Sampling Date	dd-mmm-yy	-	11-Dec-24	11-Dec-24	13-Dec-24	13-Dec-24	-	11-Dec-24
Analysis Date (on or before)	dd-mmm-yy	-	23-Dec-24	23-Dec-24	23-Dec-24	23-Dec-24	-	16-Dec-24
Certificate of Analysis No.	-	-	2450539	2450539	2450539	2450539	-	2450540
VOLATILE ORGANIC COMPOUNDS (VOCs)								
Acetone	ug/L	130,000	<5.0	<5.0	<5.0	<5.0	-	<5.0
Bromodichloromethane	ug/L	85,000	<0.5	<0.5	<0.5	<0.5	-	<0.5
Bromoform	ug/L	380	<0.5	<0.5	<0.5	<0.5	-	<0.5
Bromomethane	ug/L	5.6	<0.5	<0.5	<0.5	<0.5	-	<0.5
Carbon Tetrachloride	ug/L	0.79	<0.2	<0.2	<0.2	<0.2	-	<0.2
Chlorobenzene	ug/L	630	<0.5	<0.5	<0.5	<0.5	-	<0.5
Chloroform	ug/L	2.4	<0.5	<0.5	<0.5	<0.5	-	<0.5
Dibromochloromethane	ug/L	82,000	<0.5	<0.5	<0.5	<0.5	-	<0.5
Dichlorobenzene, 1,2-	ug/L	4,600	<0.5	<0.5	<0.5	<0.5	-	<0.5
Dichlorobenzene, 1,3-	ug/L	9,600	<0.5	<0.5	<0.5	<0.5	-	<0.5
Dichlorobenzene, 1,4-	ug/L	8.0	<0.5	<0.5	<0.5	<0.5	-	<0.5
Dichlorodifluoromethane	ug/L	4,400	<1.0	<1.0	<1.0	<1.0	-	<1.0
Dichloroethane, 1,1-	ug/L	320	<0.5	<0.5	<0.5	<0.5	-	<0.5
Dichloroethane, 1,2-	ug/L	1.6	<0.5	<0.5	<0.5	<0.5	-	<0.5
Dichloroethylene, 1,1-	ug/L	1.6	<0.5	<0.5	<0.5	<0.5	-	<0.5
Dichloroethylene, 1,2-cis-	ug/L	1.6	<0.5	<0.5	<0.5	<0.5	-	<0.5
Dichloroethylene, 1,2-trans-	ug/L	1.6	<0.5	<0.5	<0.5	<0.5	-	<0.5
Dichloropropane, 1,2-	ug/L	16	<0.5	<0.5	<0.5	<0.5	-	<0.5
Dichloropropene,1,3-cis	ug/L	5.2	<0.5	<0.5	<0.5	<0.5	-	<0.5
Dichloropropene,1,3-trans	ug/L	5.2	<0.5	<0.5	<0.5	<0.5	-	<0.5
Dichloropropene,1,3-	ug/L	5.2	<0.5	<0.5	<0.5	<0.5	-	<0.5
Ethylene dibromide	ug/L	0.25	<0.2	<0.2	<0.2	<0.2	-	<0.2
Hexane (n)	ug/L	51	<1.0	<1.0	<1.0	<1.0	-	<1.0
Methyl Ethyl Ketone	ug/L	470,000	<5.0	<5.0	<5.0	<5.0	-	<5.0
Methyl Isobutyl Ketone	ug/L	140,000	<5.0	<5.0	<5.0	<5.0	-	<5.0
Methyl tert-Butyl Ether (MTBE)	ug/L	190	<2.0	<2.0	<2.0	<2.0	-	<2.0
Methylene Chloride	ug/L	610	<5.0	<5.0	<5.0	<5.0	-	<5.0
Styrene	ug/L	1,300	<0.5	<0.5	<0.5	<0.5	-	<0.5
Tetrachloroethane, 1,1,1,2-	ug/L	3.3	<0.5	<0.5	<0.5	<0.5	-	<0.5
Tetrachloroethane, 1,1,2,2-	ug/L	3.2	<0.5	<0.5	<0.5	<0.5	-	<0.5
Tetrachloroethylene	ug/L	1.6	<0.5	<0.5	<0.5	<0.5	-	<0.5
Trichloroethane, 1,1,1-	ug/L	640	<0.5	<0.5	<0.5	<0.5	-	<0.5
Trichloroethane, 1,1,2-	ug/L	4.7	<0.5	<0.5	<0.5	<0.5	-	<0.5
Trichloroethylene	ug/L	1.6	<0.5	<0.5	<0.5	<0.5	-	<0.5
Trichlorofluoromethane	ug/L	2,500	<1.0	<1.0	<1.0	<1.0	-	<1.0
Vinyl Chloride	ug/L	0.50	<0.5	<0.5	<0.5	<0.5	-	<0.5

Standards from Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act (April 15, 2011 and as amended).
Table 3: Full Depth Generic SCS in a Non-Potable Ground Water Condition
All Types of Property-Use, Coarse-Textured Soil

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

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TABLE 15: SUMMARY OF MAXIMUM CONCENTRATIONS - SOIL
40 BEACHCLIFFE STREET, OTTAWA, ONTARIO

CAS / CONTAMINANT IDENTIFIER	PARAMETER	UNITS	STANDARDS Table 3 R/P/I coarse	MAXIMUM CONCENTRATION	MAXIMUM DETECTION LIMIT	SAMPLE IDENTIFICATION	SAMPLE DEPTH (m bgs)
METALS							
7440393	Barium	ug/g	390	270	-	MW105-3A	3.1-3.4
7440417	Beryllium	ug/g	4.0	0.7	0.5	MW105-3A	3.1-3.4
7440428	Boron (Total)	ug/g	120	9.3	5	MW101-1D	0.0-0.8
7440439	Cadmium	ug/g	1.2	<0.5	0.5	ALL SAMPLES	-
16065831	Chromium Total	ug/g	160	62.2	-	MW105-3A	3.1-3.4
7440484	Cobalt	ug/g	22	14.2	-	MW105-3A	3.1-3.4
7440508	Copper	ug/g	140	29.7	-	MW105-3A	3.1-3.4
7439921	Lead	ug/g	120	13.2	-	BH102-1A	0.0-1.2
7439987	Molybdenum	ug/g	6.9	1.1	1	BH102-1A	0.0-1.2
7440020	Nickel	ug/g	100	34.2	-	MW105-3A	3.1-3.4
7440224	Silver	ug/g	20	<0.3	0.3	ALL SAMPLES	-
7440280	Thallium	ug/g	1.0	<1	1	ALL SAMPLES	-
7440611	Uranium	ug/g	23	1.6	1	MW105-3A	3.1-3.4
7440622	Vanadium	ug/g	86	64.6	-	MW105-3A	3.1-3.4
7440666	Zinc	ug/g	340	74.6	20	MW105-3A	3.1-3.4
HYDRIDE-FORMING METALS							
7440360	Antimony	ug/g	7.5	<1	1	ALL SAMPLES	-
7440382	Arsenic	ug/g	18	3.1	-	MW101-1D	0.0-0.8
7782492	Selenium	ug/g	2.4	<1	1	ALL SAMPLES	-
OTHER REGULATED PARAMETERS (ORPs)							
7440428-HWS	Boron (Hot Water Soluble)	ug/g	1.5	<0.5	0.5	ALL SAMPLES	-
57125	Cyanide (CN-)	ug/g	0.051	<0.03	0.03	ALL SAMPLES	-
18540299	Chromium VI	ug/g	8.0	0.6	0.2	MW105-1B	0.8-1.5
7439976	Mercury	ug/g	0.27	<0.1	0.1	ALL SAMPLES	-
pH	pH	pH Units	5-9* or 5-11**	7.74	-	BH104-1B	0.3-1.5
EC	Electrical Conductivity	uS/cm	700	227	-	MW103-3B	3.4-4.6
SAR	Sodium Adsorption Ratio	N/A	5.0	0.26	-	BH104-2B	2.3-3.1
POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)							
83329	Acenaphthene	ug/g	7.9	<0.05	0.05	ALL SAMPLES	-
208968	Acenaphthylene	ug/g	0.15	<0.05	0.05	ALL SAMPLES	-
120127	Anthracene	ug/g	0.67	<0.05	0.05	ALL SAMPLES	-
56553	Benz[a]anthracene	ug/g	0.50	<0.05	0.05	ALL SAMPLES	-
50328	Benzo[a]pyrene	ug/g	0.30	<0.05	0.05	ALL SAMPLES	-
205992	Benzo[b]fluoranthene	ug/g	0.78	<0.05	0.05	ALL SAMPLES	-
191242	Benzo[ghi]perylene	ug/g	6.6	0.05	0.05	MW101-1D	0.0-0.8
207089	Benzo[k]fluoranthene	ug/g	0.78	<0.05	0.05	ALL SAMPLES	-
218019	Chrysene	ug/g	7.0	0.05	0.05	MW101-1D	0.0-0.8
53703	Dibenz[a h]anthracene	ug/g	0.10	<0.1	0.1	ALL SAMPLES	-
206440	Fluoranthene	ug/g	0.69	0.12	0.05	MW101-1D	0.0-0.8
86737	Fluorene	ug/g	62	<0.05	0.05	ALL SAMPLES	-
193395	Indeno[1 2 3-cd]pyrene	ug/g	0.38	0.05	0.05	MW101-1D	0.0-0.8
90120	Methlynaphthalene, 1-	ug/g	0.99	<0.05	0.05	ALL SAMPLES	-
91577	Methlynaphthalene, 2-	ug/g	0.99	<0.05	0.05	ALL SAMPLES	-
91576	Methlynaphthalene, 2-(1-)	ug/g	0.99	<0.05	0.05	ALL SAMPLES	-
91203	Naphthalene	ug/g	0.60	<0.05	0.05	ALL SAMPLES	-
85018	Phenanthrene	ug/g	6.2	<0.05	0.05	ALL SAMPLES	-
129000	Pyrene	ug/g	78	0.06	0.05	MW101-1D	0.0-0.8
BENZENE, TOLUENE, ETHYLBENZENE, XYLENES (BTEX)							
71432	Benzene	ug/g	0.21	0.08	0.02	MW103-1A	0.0-1.2
108883	Toluene	ug/g	2.3	0.13	0.05	MW103-1A	0.0-1.2
100414	Ethylbenzene	ug/g	2.0	<0.05	0.05	ALL SAMPLES	-
108383	m-Xylene & p-Xylene	ug/g	NA	0.07	0.05	MW103-1A	0.0-1.2
95476	o-Xylene	ug/g	NA	<0.05	0.05	ALL SAMPLES	-
1330207	Xylenes (Total)	ug/g	3.1	0.07	0.05	MW103-1A	0.0-1.2
PETROLEUM HYDROCARBONS (PHCs)							
PHCF1-BTEX	Petroleum Hydrocarbons F1-BTEX	ug/g	55	26	7	BH104-1B	0.3-1.5
PHCF2	Petroleum Hydrocarbons F2	ug/g	98	<4	4	ALL SAMPLES	-
PHCF3	Petroleum Hydrocarbons F3	ug/g	300	<8	8	ALL SAMPLES	-
PHCF4-CALC	Petroleum Hydrocarbons F4	ug/g	2,800	70	6	BH104-1B	0.3-1.5
VOLATILE ORGANIC COMPOUNDS (VOCs)							
67641	Acetone	ug/g	16	<0.5	0.5	ALL SAMPLES	-
75274	Bromodichloromethane	ug/g	13	<0.05	0.05	ALL SAMPLES	-
75252	Bromoform	ug/g	0.27	<0.05	0.05	ALL SAMPLES	-
74839	Bromomethane	ug/g	0.050	<0.05	0.05	ALL SAMPLES	-
56235	Carbon Tetrachloride	ug/g	0.050	<0.05	0.05	ALL SAMPLES	-
108907	Chlorobenzene	ug/g	2.4	<0.05	0.05	ALL SAMPLES	-
67663	Chloroform	ug/g	0.050	<0.05	0.05	ALL SAMPLES	-
124481	Dibromochloromethane	ug/g	9.4	<0.05	0.05	ALL SAMPLES	-
95501	Dichlorobenzene, 1,2-	ug/g	3.4	<0.05	0.05	ALL SAMPLES	-
541731	Dichlorobenzene, 1,3-	ug/g	4.8	<0.05	0.05	ALL SAMPLES	-
106467	Dichlorobenzene, 1,4-	ug/g	0.083	<0.05	0.05	ALL SAMPLES	-
75718	Dichlorodifluoromethane	ug/g	16	<0.05	0.05	ALL SAMPLES	-
75343	Dichloroethane, 1,1-	ug/g	3.5	<0.05	0.05	ALL SAMPLES	-
107062	Dichloroethane, 1,2-	ug/g	0.050	<0.05	0.05	ALL SAMPLES	-
75354	Dichloroethylene, 1,1-	ug/g	0.050	<0.05	0.05	ALL SAMPLES	-
156592	Dichloroethylene, 1,2-cis-	ug/g	3.4	<0.05	0.05	ALL SAMPLES	-
156605	Dichloroethylene, 1,2-trans-	ug/g	0.084	<0.05	0.05	ALL SAMPLES	-
78875	Dichloropropane, 1,2-	ug/g	0.050	<0.05	0.05	ALL SAMPLES	-
542011	Dichloropropene,1,3-cis	ug/g	0.050	<0.05	0.05	ALL SAMPLES	-
542012	Dichloropropene,1,3-trans	ug/g	0.050	<0.05	0.05	ALL SAMPLES	-
542756	Dichloropropene,1,3-	ug/g	0.050	<0.05	0.05	ALL SAMPLES	-
106934	Ethylene dibromide	ug/g	0.050	<0.05	0.05	ALL SAMPLES	-
11053	Hexane (n)	ug/g	2.8	<0.05	0.05	ALL SAMPLES	-
78933	Methyl Ethyl Ketone	ug/g	16	<0.5	0.5	ALL SAMPLES	-
108101	Methyl Isobutyl Ketone	ug/g	1.7	<0.5	0.5	ALL SAMPLES	-
1634044	Methyl tert-Butyl Ether (MTBE)	ug/g	0.75	<0.05	0.05	ALL SAMPLES	-
75092	Methylene Chloride	ug/g	0.10	<0.05	0.05	ALL SAMPLES	-
100425	Styrene	ug/g	0.70	<0.05	0.05	ALL SAMPLES	-
630206	Tetrachloroethane, 1,1,1,2-	ug/g	0.058	<0.05	0.05	ALL SAMPLES	-
79345	Tetrachloroethane, 1,1,2,2-	ug/g	0.050	<0.05	0.05	ALL SAMPLES	-
127184	Tetrachloroethylene	ug/g	0.28	<0.05	0.05	ALL SAMPLES	-
71556	Trichloroethane, 1,1,1-	ug/g	0.38	<0.05	0.05	ALL SAMPLES	-
79005	Trichloroethane, 1,1,2-	ug/g	0.050	<0.05	0.05	ALL SAMPLES	-
79016	Trichloroethylene	ug/g	0.061	<0.05	0.05	ALL SAMPLES	-
75694	Trichlorofluoromethane	ug/g	4.0	<0.05	0.05	ALL SAMPLES	-
75014	Vinyl Chloride	ug/g	0.020	<0.02	0.02	ALL SAMPLES	-
ORGANOCHLORINE PESTICIDES (OCs)							
309002	Aldrin	ug/g	0.050	<0.01	0.01	ALL SAMPLES	-
57749	Chlordane	ug/g	0.050	<0.01	0.01	ALL SAMPLES	-
72548	DDD	ug/g	3.3	<0.02	0.02	ALL SAMPLES	-
72559	DDE	ug/g	0.26	<0.01	0.01	ALL SAMPLES	-
50293	DDT	ug/g	1.4	<0.01	0.01	ALL SAMPLES	-
60571	Dieldrin	ug/g	0.050	<0.02	0.02	ALL SAMPLES	-
115297	Endosulfan	ug/g	0.040	<0.02	0.02	ALL SAMPLES	-
72208	Endrin	ug/g	0.040	<0.02	0.02	ALL SAMPLES	-
76448	Heptachlor	ug/g	0.15	<0.01	0.01	ALL SAMPLES	-
1024573	Heptachlor Epoxide	ug/g	0.050	<0.01	0.01	ALL SAMPLES	-
118741	Hexachlorobenzene	ug/g	0.52	<0.01	0.01	ALL SAMPLES	-
87683	Hexachlorobutadiene	ug/g	0.012	<0.01	0.01	ALL SAMPLES	-
58899	Hexachlorocyclohexane Gamma-	ug/g	0.056	<0.01	0.01	ALL SAMPLES	-
67721	Hexachloroethane	ug/g	0.089	<0.01	0.01	ALL SAMPLES	-
72435	Methoxychlor	ug/g	0.13	<0.01	0.01	ALL SAMPLES	-
ACID BASE NEUTRAL COMPOUNDS (ABNs)							
92524	Biphenyl 1,1'-	ug/g	0.31	<0.05	0.05	ALL SAMPLES	-
111444	Bis(2-chloroethyl)ether	ug/g	0.50	<0.1	0.1	ALL SAMPLES	-
108601	Bis(2-chloroisopropyl)ether	ug/g	0.67	<0.1	0.1	ALL SAMPLES	-
117817	Bis(2-ethylhexyl)phthalate	ug/g	5.0	<0.1	0.1	ALL SAMPLES	-
106478	Chloroaniline p-	ug/g	0.50	<0.1	0.1	ALL SAMPLES	-
91941	Dichlorobenzidine, 3,3'-	ug/g	1.0	<0.1	0.1	ALL SAMPLES	-
84662	Diethyl Phthalate	ug/g	0.50	<0.1	0.1	ALL SAMPLES	-
105679	Dimethylphenol, 2,4-	ug/g	390	<0.1	0.1	ALL SAMPLES	-
131113	Dimethylphthalate	ug/g	0.50	<0.1	0.1	ALL SAMPLES	-
51285	Dinitrophenol, 2,4-	ug/g	38	<0.1	0.1	ALL SAMPLES	-
121142	Dinitrotoluene, 2,4 & 2,6-	ug/g	0.92	<0.1	0.1	ALL SAMPLES	-
108952	Phenol	ug/g	9.4	<0.1	0.1	ALL SAMPLES	-
120821	Trichlorobenzene, 1,2,4-	ug/g	0.36	<0.05	0.05	ALL SAMPLES	-
CHLOROPHENOLS (CPs)							
95578	Chlorophenol, 2-	ug/g	1.6	<0.1	0.1	ALL SAMPLES	-
120832	Dichlorophenol, 2,4-	ug/g	2.0	<0.1	0.1	ALL SAMPLES	-
87865	Pentachlorophenol	ug/g	2.0	<0.1	0.1	ALL SAMPLES	-
95954	Trichlorophenol, 2,4,5-	ug/g	2.0	<0.1	0.1	ALL SAMPLES	-
88062	Trichlorophenol, 2,4,6-	ug/g	2.0	<0.1	0.1	ALL SAMPLES	-

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

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

Residential/Parkland/Institutional Property-Use, Coarse-Textured Soil

-	Depths of samples not applicable, all values are non detectable concentrations
m bgs	meters below ground surface
NV	No Value; no standard established
NA	Not Applicable; no standard established because a standard is not required
ALL SAMPLES	All samples analyzed for the corresponding parameter reported non detectable concentrations
Value	Exceeds applicable site condition standard
Value	Detection limit exceeds standard

TABLE 16: SUMMARY OF MAXIMUM CONCENTRATIONS - GROUNDWATER
40 BEECHCLIFFE STREET, OTTAWA, ONTARIO

CAS / CONTAMINANT IDENTIFIER	PARAMETER	UNITS	STANDARDS Table 3 coarse	MAXIMUM CONCENTRATION	MAXIMUM DETECTION LIMIT	SAMPLE IDENTIFICATION	SCREEN INTERVAL (m bgs)
METALS							
7440393	Barium	ug/L	29,000	133	-	MW103	1.5-4.5
7440417	Beryllium	ug/L	67	<0.5	0.5	ALL SAMPLES	-
7440428	Boron (Total)	ug/L	45,000	23	-	MW103	1.5-4.5
7440439	Cadmium	ug/L	2.7	<0.1	0.1	ALL SAMPLES	-
16065831	Chromium Total	ug/L	810	<1	1	ALL SAMPLES	-
7440484	Cobalt	ug/L	66	7.8	-	MW105D	3.1-6.1
7440508	Copper	ug/L	87	1.6	-	MW105D	3.1-6.1
7439921	Lead	ug/L	25	<0.1	0.1	ALL SAMPLES	-
7439987	Molybdenum	ug/L	9,200	6	-	MW103	1.5-4.5
7440020	Nickel	ug/L	490	13	-	MW1005	3.1-6.1
7440224	Silver	ug/L	1.5	<0.1	0.1	ALL SAMPLES	-
7440280	Thallium	ug/L	510	<0.1	0.1	ALL SAMPLES	-
7440611	Uranium	ug/L	420	7.4	-	MW1005	3.1-6.1
7440622	Vanadium	ug/L	250	1.1	0.5	MW103	1.5-4.5
7440666	Zinc	ug/L	1,100	<5	5	ALL SAMPLES	-
HYDRIDE-FORMING METALS							
7440360	Antimony	ug/L	20,000	<0.5	0.5	ALL SAMPLES	-
7440382	Arsenic	ug/L	1,900	<1	1	ALL SAMPLES	-
7782492	Selenium	ug/L	63	<1	1	ALL SAMPLES	-
OTHER REGULATED PARAMETERS (ORPs)							
57125	Cyanide (CN-)	ug/L	66	<2	2	ALL SAMPLES	-
18540299	Chromium VI	ug/L	140	<10	10	ALL SAMPLES	-
7439976	Mercury	ug/L	0.29	<0.1	0.1	ALL SAMPLES	-
pH	pH	pH Units	NV	7.6	-	MW1005	3.1-6.1
16887006	Chloride	mg/L	2,300	92	-	MW105D	3.1-6.1
7440235	Sodium	ug/L	2,300,000	60,600	-	MW1005	3.1-6.1
POLYCYCLIC AROMATIC HYDROCARBONS (PAHs)							
83329	Acenaphthene	ug/L	600	<0.05	0.05	ALL SAMPLES	-
208968	Acenaphthylene	ug/L	1.8	<0.05	0.05	ALL SAMPLES	-
120127	Anthracene	ug/L	2.4	<0.01	0.01	ALL SAMPLES	-
56553	Benz[a]anthracene	ug/L	4.7	<0.01	0.01	ALL SAMPLES	-
50328	Benzo[a]pyrene	ug/L	0.81	<0.01	0.01	ALL SAMPLES	-
205992	Benzo[b]fluoranthene	ug/L	0.75	<0.05	0.05	ALL SAMPLES	-
191242	Benzo[ghi]perylene	ug/L	0.20	<0.05	0.05	ALL SAMPLES	-
207089	Benzo[k]fluoranthene	ug/L	0.40	<0.05	0.05	ALL SAMPLES	-
218019	Chrysene	ug/L	1.0	<0.05	0.05	ALL SAMPLES	-
53703	Dibenz[a h]anthracene	ug/L	0.52	<0.05	0.05	ALL SAMPLES	-
206440	Fluoranthene	ug/L	130	<0.01	0.01	ALL SAMPLES	-
86737	Fluorene	ug/L	400	<0.05	0.05	ALL SAMPLES	-
193395	Indeno[1 2 3-cd]pyrene	ug/L	0.20	<0.05	0.05	ALL SAMPLES	-
90120	Methlynaphthalene, 1-	ug/L	1,800	<0.05	0.05	ALL SAMPLES	-
91577	Methlynaphthalene, 2-	ug/L	1,800	<0.05	0.05	ALL SAMPLES	-
91576	Methlynaphthalene, 2-(1-)	ug/L	1,800	<0.1	0.1	ALL SAMPLES	-
91203	Naphthalene	ug/L	1,400	<0.05	0.05	ALL SAMPLES	-
85018	Phenanthrene	ug/L	580	<0.05	0.05	ALL SAMPLES	-
129000	Pyrene	ug/L	68	<0.01	0.01	ALL SAMPLES	-
BENZENE, TOLUENE, ETHYLBENZENE, XYLENES (BTEX)							
71432	Benzene	ug/L	44	<0.5	0.5	ALL SAMPLES	-
108883	Toluene	ug/L	18,000	<0.5	0.5	ALL SAMPLES	-
100414	Ethylbenzene	ug/L	2,300	<0.5	0.5	ALL SAMPLES	-
108383	m-Xylene & p-Xylene	ug/L	NA	<0.5	0.5	ALL SAMPLES	-
95476	o-Xylene	ug/L	NA	<0.5	0.5	ALL SAMPLES	-
1330207	Xylenes (Total)	ug/L	4,200	<0.5	0.5	ALL SAMPLES	-
PETROLEUM HYDROCARBONS (PHCs)							
PHCF1	Petroleum Hydrocarbons F1	ug/L	750	<25	25	ALL SAMPLES	-
PHCF2	Petroleum Hydrocarbons F2	ug/L	150	<100	100	ALL SAMPLES	-
PHCF3	Petroleum Hydrocarbons F3	ug/L	500	<100	100	ALL SAMPLES	-
PHCF4-CALC	Petroleum Hydrocarbons F4	ug/L	500	<100	100	ALL SAMPLES	-
VOLATILE ORGANIC COMPOUNDS (VOCs)							
67641	Acetone	ug/L	130,000	<5	5	ALL SAMPLES	-
75274	Bromodichloromethane	ug/L	85,000	<0.5	0.5	ALL SAMPLES	-
75252	Bromoform	ug/L	380	<0.5	0.5	ALL SAMPLES	-
74839	Bromomethane	ug/L	5.6	<0.5	0.5	ALL SAMPLES	-
56235	Carbon Tetrachloride	ug/L	0.79	<0.2	0.2	ALL SAMPLES	-
108907	Chlorobenzene	ug/L	630	<0.5	0.5	ALL SAMPLES	-
67663	Chloroform	ug/L	2.4	<0.5	0.5	ALL SAMPLES	-
124481	Dibromochloromethane	ug/L	82,000	<0.5	0.5	ALL SAMPLES	-
95501	Dichlorobenzene, 1,2-	ug/L	4,600	<0.5	0.5	ALL SAMPLES	-
541731	Dichlorobenzene, 1,3-	ug/L	9,600	<0.5	0.5	ALL SAMPLES	-
106467	Dichlorobenzene, 1,4-	ug/L	8.0	<0.5	0.5	ALL SAMPLES	-
75718	Dichlorodifluoromethane	ug/L	4,400	<1	1	ALL SAMPLES	-
75343	Dichloroethane, 1,1-	ug/L	320	<0.5	0.5	ALL SAMPLES	-
107062	Dichloroethane, 1,2-	ug/L	1.6	<0.5	0.5	ALL SAMPLES	-
75354	Dichloroethylene, 1,1-	ug/L	1.6	<0.5	0.5	ALL SAMPLES	-
156592	Dichloroethylene, 1,2-cis-	ug/L	1.6	<0.5	0.5	ALL SAMPLES	-
156605	Dichloroethylene, 1,2-trans-	ug/L	1.6	<0.5	0.5	ALL SAMPLES	-
78875	Dichloropropane, 1,2-	ug/L	16	<0.5	0.5	ALL SAMPLES	-
542011	Dichloropropene,1,3-cis	ug/L	5.2	<0.5	0.5	ALL SAMPLES	-
542012	Dichloropropene,1,3-trans	ug/L	5.2	<0.5	0.5	ALL SAMPLES	-
542756	Dichloropropene,1,3-	ug/L	5.2	<0.5	0.5	ALL SAMPLES	-
106934	Ethylene dibromide	ug/L	0.25	<0.2	0.2	ALL SAMPLES	-
11053	Hexane (n)	ug/L	51	<1	1	ALL SAMPLES	-
78933	Methyl Ethyl Ketone	ug/L	470,000	<5	5	ALL SAMPLES	-
108101	Methyl Isobutyl Ketone	ug/L	140,000	<5	5	ALL SAMPLES	-
1634044	Methyl tert-Butyl Ether (MTBE)	ug/L	190	<2	2	ALL SAMPLES	-
75092	Methylene Chloride	ug/L	610	<5	5	ALL SAMPLES	-
100425	Styrene	ug/L	1,300	<0.5	0.5	ALL SAMPLES	-
630206	Tetrachloroethane, 1,1,1,2-	ug/L	3.3	<0.5	0.5	ALL SAMPLES	-
79345	Tetrachloroethane, 1,1,2,2-	ug/L	3.2	<0.5	0.5	ALL SAMPLES	-
127184	Tetrachloroethylene	ug/L	1.6	<0.5	0.5	ALL SAMPLES	-
71556	Trichloroethane, 1,1,1-	ug/L	640	<0.5	0.5	ALL SAMPLES	-
79005	Trichloroethane, 1,1,2-	ug/L	4.7	<0.5	0.5	ALL SAMPLES	-
79016	Trichloroethylene	ug/L	1.6	<0.5	0.5	ALL SAMPLES	-
75694	Trichlorofluoromethane	ug/L	2,500	<1	1	ALL SAMPLES	-
75014	Vinyl Chloride	ug/L	0.50	<0.5	0.5	ALL SAMPLES	-

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

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

All Types of Property-Use, Coarse-Textured Soil

-	Depths of samples not applicable, all values are non detectable concentrations
m bgs	meters below ground surface
NV	No Value; no standard established
NA	Not Applicable; no standard established because a standard is not required
ALL SAMPLES	All samples analyzed for the corresponding parameter reported non detectable concentrations
Value	Exceeds applicable site condition standard
Value	Detection limit exceeds standard

APPENDIX I
PLAN OF SURVEY

SCHEDULE				
PART	PART/BLOCK	PLAN	PIN	AREA (m²)
1	1	EXPROPRIATION PLAN 4D-70	PART OF 04657-0598	350.9
2	1 & 6			2116
3	1 & 7			88.2
4	2, 3, 8 & 9			402.4
5	45	REGISTERED PLAN 4M-468	ALL OF 04656-0318	288.0

PARTS 1 & 3 - SUBJECT TO EASEMENT INST. LT393652, LT393653 & LT393654
PARTS 4 - SUBJECT TO EASEMENT INST. CR354256, LT393651, LT393652 & LT393653

PLAN 4R-36705

Received and deposited

March 3rd, 2025

Erin Noble

Representative for the Land Registrar for the Land Titles Division of Ottawa-carleton (No.4)

PLAN OF SURVEY OF

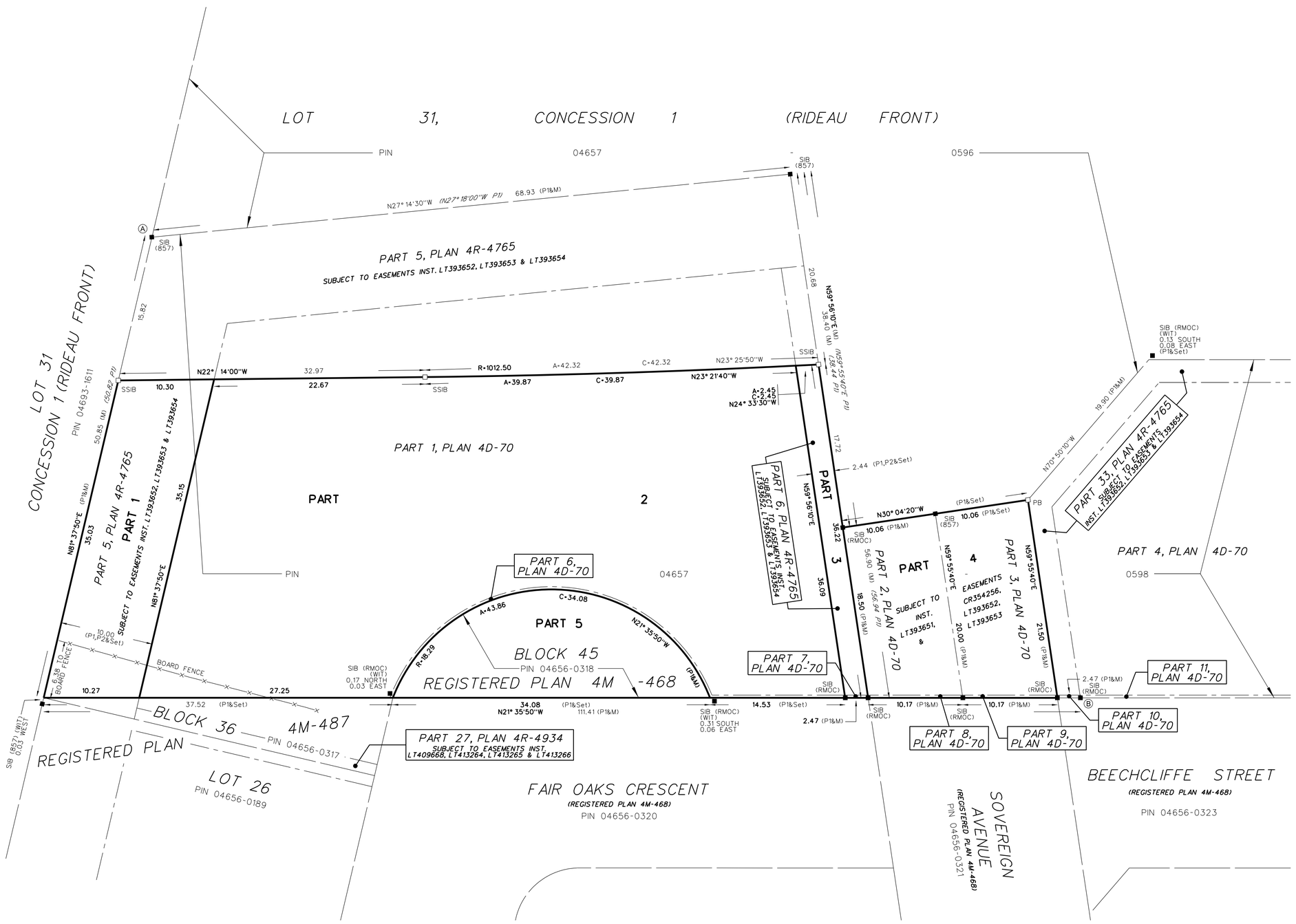
PARTS 2, 3, 6, 7, 8, 9 AND PART OF PART 1 EXPROPRIATION PLAN 4D-70 AND BLOCK 45 REGISTERED PLAN 4M-468 CITY OF OTTAWA

SCALE - 1 : 250

5 0 5 10

(METRES)

THE INTENDED PLOT SIZE OF THIS PLAN IS 762mm IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250



METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET 2016 REAL TIME NETWORK AND ARE REFERENCED TO SPECIFIED CONTROL POINTS 01919680091 AND 01919680005, MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL)

COORDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH O.REG. 216/10.

POINT ID	NORTHING	EASTING
SCP 01919680091	5017606.95	367372.34
SCP 01919680005	5027191.26	361496.76
Ⓐ	5022131.32	363259.32
Ⓑ	5022020.32	363250.03

CAUTION

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NOTES AND LEGEND

BEARINGS ARE GRID, DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET 2016 REAL TIME NETWORK, AND ARE REFERENCED TO SPECIFIED CONTROL POINTS 01919680091 AND 01919680005, MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999934

SET PB AS MONUMENT DUE TO PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11(4) OF O.REG. 525/91.

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
PB	DENOTES PLASTIC BAR
WIT	DENOTES WITNESS
M	DENOTES MEASURED
N	DENOTES NORTH
S	DENOTES SOUTH
E	DENOTES EAST
W	DENOTES WEST
P1	DENOTES EXPROPRIATION PLAN 4D-70
P2	DENOTES PLAN 4R-4765
RMOC	DENOTES REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
857	DENOTES FAIRHALL, MOFFATT & WOODLAND LIMITED

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF FEBRUARY, 2025.

FEBRUARY 25, 2025
DATE

ANDRÉ ROY
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER: V-78404

Ottawa

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT
SURVEYS & MAPPING BRANCH

PROJECT: 40 BEECHCLIFFE STREET	FIELD WORK BY: T.A. / B.B. / C.M. / D.M.
CALC'D BY: R. DE JONG	FILE NO. 24018-A
C.A.D. BY: R DE JONG	MS NO. 24018A-Rplan01.dgn
CHECKED BY: A. ROY	DATE: FEBRUARY 25, 2025

APPENDIX II
CORRESPONDENCE REGARDING NON-POTABLE STANDARDS

January 14, 2025
CO986.00

City of Ottawa
Planning, Infrastructure and Economic Development
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

Attention: Michel Kearney, P. Geo.
Senior Hydrogeologist

Via email: michel.kearney@ottawa.ca

Re: Notification of Environmental Standards
40 Beechcliffe Street, Ottawa, Ontario

Dear Mr. Kearney:

Terrapex Environmental Ltd. (Terrapex) has been retained by the City of Ottawa to conduct a Phase Two Environmental Site Assessment for the property located at 40 Beechcliffe Street, in Ottawa, Ontario (the Site).

After reviewing Ontario Regulation (O. Reg.) 153/04 *Records of Site Condition - Part XV.1 of the Act,* Terrapex has determined that the Site meets the requirements outlined in Section 35 of the regulation. As such, applicable full depth generic site condition standards in a non-potable groundwater condition will be applied to the analytical data obtained from the Site.

On behalf of the owner, and in accordance with the requirements of Section 35 of O. Reg. 153/04, Terrapex is hereby providing written notice to the City of Ottawa of the intention to apply non-potable groundwater site condition standards in preparing a Record of Site Condition for the property at 40 Beechcliffe Street, Ottawa, Ontario.

If you have any questions or concerns regarding this matter, please do not hesitate to contact the undersigned.

Sincerely,
TERRAPEX ENVIRONMENTAL LTD

Greg Sabourin, PEng
Project Manager

13 February 2025

Mr. Greg Sabourin, P.Eng.
Terrapex Environmental Ltd.
20 Gurdwara Road
Ottawa, Ontario
K2E 8B3

Dear Mr. Sabourin,

Re: Record of Site Condition – 40 Beechcliffe Street

As per your letter of January 14, 2025 (attached), requesting to use non-potable standards, this is to advise that the City of Ottawa consents to the use of non-potable groundwater standards for the property identified as 40 Beechcliffe Street, Ottawa, ON, as part of the filing of a Record of Site Condition.

Best Regards,

Michel Kearney, P.Geo.

Senior Hydrogeologist
Geoscience & Source Water Protection
Asset Management
Infrastructure and Water Services Department

Hydrogéologue principal
Géosciences & protection des sources d'eau
Gestion des actifs
Direction générale des services d'infrastructure et d'eau

City of Ottawa | Ville d'Ottawa
Cell: 613-606-5862
ottawa.ca/planning / ottawa.ca/urbanisme

APPENDIX III
PERTINENT PREVIOUS ENVIRONMENTAL REPORTS

APPENDIX IV
SAMPLING AND ANALYSIS PLAN

SAMPLING AND ANALYSIS PLAN
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

Site: 40 Beechcliffe Street, Ottawa, Ontario
Project No: CO986.00
Date: January 7, 2025

OBJECTIVES

On behalf of the City of Ottawa, Terrapex Environmental Ltd. (Terrapex) has prepared this sampling and analysis plan for a Supplemental Phase Two Environmental Site Assessment (ESA) at 40 Beechcliffe Street, Ontario, the "Phase Two Property". The Phase Two ESA is being conducted in accordance with the requirements of Ontario Regulation (O. Reg.) 153/04, *Records of Site Condition - Part XV.1 of the Act.* it is understood that a Record of Site Condition (RSC) is required as there an intended change in land use. The objective of this ESA is to determine the location and concentration of contaminants in the land or water on, in or under the Phase Two Property

The soil sampling completed in November 2024 as part of Phase Two ESA indicated that concentrations of PAH impacted fill was present within the vicinity of borehole MW111. Additional soil samples collected in December 2024 confirmed that fill with concentrations of PAH parameters existed in the vicinity of MW111.

The objective of the current work program is to gain additional information regarding the horizontal extent of the impacted fill layer and its thickness.

SAMPLING PROGRAM

The media to be investigated and the contaminants of concern have been determined based on findings from previous investigations. The rationale for each sampling location, and the proposed laboratory analytical program for each location, is shown on Table 1. The media, contaminants, investigation and sampling methods are summarized on Table 2. Modifications may be made to the program during the course of implementation, based on field observations, and will be documented in the Phase Two ESA report.

STANDARD OPERATING PROCEDURES

The following Terrapex Standard Operating Procedures (SOPs) may be used:

SOP E01.00 – Field Meter Calibration
SOP E02.00 – Test Pitting
SOP E09.00 – Soil Sample Handling
SOP E10.00 – Soil Classification
SOP E11.01 – Measuring and Surveying Using Total Station
SOP E12.00 – Field Program Quality Assurance & Quality Control

DATA QUALITY OBJECTIVES

The investigation will be completed following Terrapex SOP *E12.00 - Field Program Quality Assurance & Quality Control*, which specifies requirements for minimizing cross-contamination, record-keeping, sample storage, sample submission, field QA/QC samples and data quality objectives. If the data quality objectives are not met, the Qualified Person for the project will review the results and determine whether the deviation affects decision-making or the overall objectives of the investigation.

LABORATORY PROGRAM

Project Laboratory: Paracel Laboratories Ltd.

Accreditation: Canadian Association for Laboratory Accreditation Inc. (CALA) in accordance with the International Standard ISO/IEC17025-2005 – *General Requirements for the Competence of Testing and Calibration Laboratories*

Proposed Analytical Program: See Table 3, attached.

Analytical Methods: The laboratory will use the methods specified in the *Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011 (Analytical Protocol).*

Sample Containers and Preservatives: See Table 4, attached.
Paracel's Quality Assurance/Quality Control (QA/QC) program will consist of the analysis of method blanks, laboratory control samples, matrix spikes, sample duplicates, and surrogates, as appropriate for the particular analysis protocol and as specified in the *Analytical Protocol.*

SUB-CONTRACTORS

All sub-contractors used in the test pit program will be approved suppliers according to Terrapex's approval process. The following sub-contractors will be retained for this project:

Private utility locates: Multiview Locates Inc.
Borehole drilling and well installation: Strata Soil Sampling
Laboratory analyses: Paracel Laboratories Ltd.

ATTACHMENTS

Figure 1 – Proposed Sample Locations
Table 1 – Proposed Sampling Plan
Table 2 – Media to be Investigated and Chemicals of Concern
Table 3 – Sample Containers and Preservation Plan

N

BEACHBURG RAIL CORRIDOR

MW101
BH102
MW103
BH106
BH104
FAIR OAKS CRESCENT
FORMER LOCATION OF CONCRETE SILO
MW105
MW105D
BH107
BH108
SOVEREIGN AVENUE
WOODROFFE AVENUE
BROCKINGTON CRESCENT
MW109
MW109D
BEECHCLIFFE STREET
TP-A
TP-B
MW110
MW110D
TP-D
TP-C
TP-K
BH113
MW111
TP-J
BH114
TP-E
TP-I
TP-H
TP-F
BH112
TP-G
IVYLEA STREET
KNOXDALE ROAD
ESSO RETAIL FUEL OUTLET (1545 WOODROFFE AVEUNE)
MEDHURST DRIVE

LEGEND

- SITE BOUNDARY
- BOREHOLE
- MONITORING WELL
- PROPOSED TEST PIT
- CANADIAN NATIONAL RAILWAY

UNDERGROUND UTILITES

- STORM SEWER
- SANITARY SEWER
- WATERMAIN

0 20 40 60
Metres

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

CLIENT: Ottawa

SITE LOCATION:
40 BEECHCLIFFE STREET
OTTAWA, ONTARIO

TERRAPEX

TITLE:
PROPOSED TEST PITS

DRAWN BY:	PROJECT NO.:	CHECKED BY:
JS	CO986.00	KB
REVISION: 00	DATE: JANUARY 2025	FIGURE: **2**

C:\Users\jserrou\OneDrive - Terrapex Environmental Ltd\PROJECTS\Ottawa\CO900\CO986.00 40 Beechliffe St, Ottawa\MXD\PHASE TWO ESA\CO986.00 RG 2 PROPOSED TPs.mxd

TABLE 1 PROPOSED PHASE TWO ESA PROGRAM

40 Beechclife Street, Ottawa, ON

APEC	LOCATION	CONTAMINANTS OF POTENTIAL CONCERN	MEDIA POTENTIALLY IMPACTED	PROPOSED SAMPLING LOCATIONS	Comments
APEC 1	Throughout southern portion of the Site to delienate PAH impacts in fill as	- PAHs	- Soil	TPA, TPB, TPC	Locations of the test pits to be determined in the field based observations. A days worth of test pits are to be completed.

PAHs: polycyclic aromatic hydrocarbons

TABLE 2 MEDIA INVESTIGATED, CONTAMINANTS OF CONCERN AND METHODS

40 Beechclife Street, Ottawa, ON

Media	Contaminants of Concern	Investigation Method	Equipment	Sample Collection Method
Soil	Polycyclic aromatic hydrocarbons	Test pits	Backhoe	Collection of sample from directly from bucket of the backhoe

TABLE 3 SAMPLE CONTAINERS AND PRESERVATION

Media	Analytical Parameter	Field Filtered	Sample Container	Preservation	Holding Time (preserved)
Soil	PAHs	Not applicable	120 mL glass jar, teflon lined lid	5 ± 3 ^{o}C	60 days

BTEX = benzene, toluene, ethylbenzene, xylenes
PHC F1 - F4 = petroleum hydrocarbons F1 to F4 fractions
VOCs = volatile organic compounds
PAHs = polycyclic aromatic hydrocarbons (O. Reg. 153/04)
TCLP = toxicity characterization leachate procedure
HDPE = high density polyethylene
OC = Oragnochlorine pesticides
SVOC = semi volatile organics compounds

APPENDIX V
BOREHOLE LOGS

CLIENT: CITY OF OTTAWA	PROJECT NO.: CO986.00	**RECORD OF: MW101**
ADDRESS: 40 BEECHCLIFFE STREET	STATION:	
CITY/PROVINCE: OTTAWA, ONTARIO	NORTHING (m): 5020621.859	EASTING (m): 440899.93 ELEV. (m) 88.641
CONTRACTOR: STRATA DRILLING GROUP	METHOD: DIRECT PUSH	
BOREHOLE DIAMETER (cm):	WELL DIAMETER (cm): 5	SCREEN SLOT #: 10 SAND TYPE: #2 SEALANT TYPE: BENTONITE

SAMPLE TYPE: AUGER | DRIVEN | CORING | DYNAMIC CONE | SHELBY | SPLIT SPOON | GRAB

GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa) 40 80 120 160 / N-VALUE (Blows/300mm) 20 40 60 80	WATER CONTENT (%) PL W.C. LL 20 40 60 80	SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
		FILL moist, dark brown silty sand and gravel trace organics	0 0.5 1 1.5 2	88.5 88 87.5 87			1A 1B 1C		67	<5 <5 <5	METALS, PAHs, OCPs, ABNs, CPs, DUPLICAT		
		--- oxidation present	2.5	86.5			2A		60	<5	METALS, PAHs, BTEX, PHCs		
		wet, greyish-brown SILTY CLAY	3	86			2B			<5			
		--- saturated	3.5	85.5			3A			<5			
			4	85			3B			<5	pH, Grain size		
		END OF BOREHOLE	4.5	84.5									

TERRAPEX

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CLIENT: CITY OF OTTAWA		PROJECT NO.: CO986.00	**RECORD OF: BH102**
ADDRESS: 40 BEECHCLIFFE STREET		STATION:	
CITY/PROVINCE: OTTAWA, ONTARIO	NORTHING (m): 5020615.535	EASTING (m): 440883.266	ELEV. (m) 88.573
CONTRACTOR: STRATA DRILLING GROUP		METHOD: DIRECT PUSH	
BOREHOLE DIAMETER (cm):	WELL DIAMETER (cm): -	SCREEN SLOT #: -	SAND TYPE: - / SEALANT TYPE: -

SAMPLE TYPE: AUGER | DRIVEN | CORING | DYNAMIC CONE | SHELBY | SPLIT SPOON | GRAB

GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa) 40 80 120 160 / N-VALUE (Blows/300mm) 20 40 60 80	WATER CONTENT (%) PL W.C. LL 20 40 60 80	SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
		FILL moist, dark brown sand some gravel, trace organics	0 0.5 1 1.5	88.5 88 87.5 87			1A 1B 2A		67	<5 <5	METALS, PAHs, BTEX, PHCs, OCPs, ABNs, CPs		
		wet, brown-olive SILTY CLAY	2 2.5	86.5 86			2B		80				
		--- saturated, grey	3 3.5	85.5 85			3A 3B		80	25			
		END OF BOREHOLE	4 4.5	84.5									

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CLIENT: CITY OF OTTAWA		PROJECT NO.: CO986.00	**RECORD OF: MW103**
ADDRESS: 40 BEECHCLIFFE STREET		STATION:	
CITY/PROVINCE: OTTAWA, ONTARIO	NORTHING (m): 5020605.235	EASTING (m): 440884.233	ELEV. (m) 88.608
CONTRACTOR: STRATA DRILLING GROUP		METHOD: DIRECT PUSH	
BOREHOLE DIAMETER (cm):	WELL DIAMETER (cm): 5	SCREEN SLOT #: 10	SAND TYPE: #2 / SEALANT TYPE: BENTONITE

SAMPLE TYPE: AUGER | DRIVEN | CORING | DYNAMIC CONE | SHELBY | SPLIT SPOON | GRAB

GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa) 40 80 120 160 / N-VALUE (Blows/300mm) 20 40 60 80	WATER CONTENT (%) PL W.C. LL 20 40 60 80	SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
		FILL moist, dark brown sand and gravel some clay, silt, trace organics	0 0.5 1 1.5	88.5 88 87.5 87			1A 1B 2A		80	<5 <5 <5	METALS, PAHs, BTEX, PHCs		
		wet, light brown - olive SILTY CLAY --- saturated, grey	2 2.5 3 3.5 4 4.5	86.5 86 85.5 85 84.5			2B 3A 3B		95 100	<5 <5 <5	METALS PAHs, PHCs, VOCs		
		END OF BOREHOLE											

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CLIENT: CITY OF OTTAWA	PROJECT NO.: CO986.00	**RECORD OF: BH104**
ADDRESS: 40 BEECHCLIFFE STREET	STATION:	
CITY/PROVINCE: OTTAWA, ONTARIO	NORTHING (m): 5020569.381	EASTING (m): 440886.262 ELEV. (m) 88.552
CONTRACTOR: STRATA DRILLING GROUP	METHOD: DIRECT PUSH	
BOREHOLE DIAMETER (cm):	WELL DIAMETER (cm): -	SCREEN SLOT #: - SAND TYPE: - SEALANT TYPE: -

SAMPLE TYPE: AUGER | DRIVEN | CORING | DYNAMIC CONE | SHELBY | SPLIT SPOON | GRAB

GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa) 40 80 120 160 / N-VALUE (Blows/300mm) 20 40 60 80	WATER CONTENT (%) PL W.C. LL 20 40 60 80	SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
		FILL moist, dark brown SILTY CLAY some sand, gravel, trace gravel	0	88.5			1A			<5			
		FILL moist, brown/grey sand and gravel some asphalt	0.5 1	88 87.5			1B		35	<5	METALS, PAHs, BTEX, PHCs		
			1.5	87			2A			<5			
		moist to wet, brown-olive SILTY CLAY	2 2.5	86.5 86			2B		45	<5	METALS, PAHs		
			3	85.5									
			3.5	85			3A			<5	BTEX, PHCs, VOCs		
		moist, brown/grey SAND	4	84.5					55				
			4.5	84			3B			<5			
			5	83.5									
			5.5	83			4		35	<5			
			6	82.5									
			6.5	82									
			7	81.5			5						
			7.5	81									
		END OF BOREHOLE											

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CLIENT: CITY OF OTTAWA	PROJECT NO.: CO986.00	**RECORD OF: MW105**
ADDRESS: 40 BEECHCLIFFE STREET	STATION:	
CITY/PROVINCE: OTTAWA, ONTARIO	NORTHING (m): 5020550.284	EASTING (m): 440893.676 ELEV. (m) 88.618
CONTRACTOR: STRATA DRILLING GROUP	METHOD: DIRECT PUSH	
BOREHOLE DIAMETER (cm):	WELL DIAMETER (cm): 5	SCREEN SLOT #: 10 SAND TYPE: #2 SEALANT TYPE: BENTONITE

SAMPLE TYPE: AUGER | DRIVEN | CORING | DYNAMIC CONE | SHELBY | SPLIT SPOON | GRAB

GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa) 40 80 120 160 / N-VALUE (Blows/300mm) 20 40 60 80	WATER CONTENT (%) PL W.C. LL 20 40 60 80	SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
		moist, dark brown SILTY CLAY some sand, trace organics	0	88.5			1A			<5			
			0.5	88					80		METALS, PAHs, BTEX, PHCs,		
		moist, light brown SILTY SAND	1	87.5			1B			<5			
			1.5	87									
			2	86.5			2A			<5			
		--- wet	2.5	86					100				
			3				2B			<5			
				85.5			3A			<5	METALS, PAHS, BTEX, PHCs, VOCs		
		wet to saturated SAND	3.5	85									
			4				3B			<5			
			4.5	84.5									
		END OF BOREHOLE											

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CLIENT: CITY OF OTTAWA		PROJECT NO.: CO986.00	**RECORD OF: BH106**
ADDRESS: 40 BEECHCLIFFE STREET		STATION:	
CITY/PROVINCE: OTTAWA, ONTARIO	NORTHING (m): 5020576.359	EASTING (m): 440910.042	ELEV. (m) 88.791
CONTRACTOR: STRATA DRILLING GROUP		METHOD: DIRECT PUSH	
BOREHOLE DIAMETER (cm):	WELL DIAMETER (cm): -	SCREEN SLOT #: -	SAND TYPE: - / SEALANT TYPE: -

SAMPLE TYPE: AUGER | DRIVEN | CORING | DYNAMIC CONE | SHELBY | SPLIT SPOON | GRAB

GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa) 40 80 120 160 / N-VALUE (Blows/300mm) 20 40 60 80	WATER CONTENT (%) PL W.C. LL 20 40 60 80	SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
		FILL moist, dark brown/grey silty clay	0 0.5	88.5			1A		60	<5			
		FILL moist, brown sand some gravel, asphalt	1 1.5	88 87.5			1B 2A			<5 <5	METALS, PAHs, BTEX, PHCs		
		moist, brown SILTY SAND trace clay	2 2.5 3 3.5 4 4.5	87 86.5 86 85.5 85 84.5			2B 3		55 5	<5 <5			
		END OF BOREHOLE											

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CLIENT: CITY OF OTTAWA		PROJECT NO.: CO986.00	**RECORD OF: MW105D**
ADDRESS: 40 BEECHCLIFFE STREET		STATION:	
CITY/PROVINCE: OTTAWA, ONTARIO	NORTHING (m): 5020550.284	EASTING (m): 440893.676	ELEV. (m) 88.618
CONTRACTOR: STRATA DRILLING GROUP		METHOD: DIRECT PUSH	
BOREHOLE DIAMETER (cm):	WELL DIAMETER (cm): 5	SCREEN SLOT #: 10	SAND TYPE: #2	SEALANT TYPE: BENTONITE

SAMPLE TYPE: AUGER | DRIVEN | CORING | DYNAMIC CONE | SHELBY | SPLIT SPOON | GRAB

GWL (m)	SOIL SYMBOL	SOIL DESCRIPTION	DEPTH (m)	ELEVATION (m)	SHEAR STRENGTH (kPa) 40 80 120 160 / N-VALUE (Blows/300mm) 20 40 60 80	WATER CONTENT (%) PL W.C. LL 20 40 60 80	SAMPLE NO.	SAMPLE TYPE	RECOVERY (%)	CSV/TOV (ppm or %LEL)	LABORATORY TESTING	WELL INSTALLATION	REMARKS
		NO SAMPLES COLLECTED ABOVE 4.5 m bgs	0	88.5									
			0.5	88									
			1	87.5									
			1.5	87									
			2	86.5									
			2.5	86			-						
			3	85.5									
			3.5	85									
			4	84.5									
		saturated, brown SILTY SAND	4.5	84									
			5	83.5			1		70	<5 ppm			
		saturated, brown SILTY SAND	5.5	83			2		90	<5 ppm			
			6										
		END OF BOREHOLE											

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APPENDIX VI
LABORATORY CERTIFICATES OF ANALYSIS

PARACEL LABORATORIES LTD.
TRUSTED. RESPONSIVE. RELIABLE.

300 - 2319 St. Laurent Blvd
Ottawa, ON, K1G 4J8
1-800-749-1947
www.paracellabs.com

Certificate of Analysis

Terrapex Environmental Ltd. (Ottawa)
20 Gurdwara Rd. Unit #1
Ottawa, ON K2E 8B3
Attn: Greg Sabourin

Client PO:
Project: CO986.00/40 Beechcliffe Street
Custody: 77159

Report Date: 18-Dec-2024
Order Date: 13-Dec-2024

Order #: 2450540

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

Paracel ID	Client ID
2450540-01	TRIP BLANK

Approved By:

Mark Foto, M.Sc.
Lab Supervisor

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
PHC F1	CWS Tier 1 - P&T GC-FID	16-Dec-24	17-Dec-24
REG 153: VOCs by P&T GC/MS	EPA 624 - P&T GC-MS	16-Dec-24	17-Dec-24

	Client ID:	TRIP BLANK	-	-	-		
	Sample Date:	26-Nov-24 09:00	-	-	-	-	-
	Sample ID:	2450540-01	-	-	-		
	Matrix:	Water	-	-	-		
	MDL/Units						
Volatiles							
Acetone	5.0 ug/L	<5.0	-	-	-	-	-
Benzene	0.5 ug/L	<0.5	-	-	-	-	-
Bromodichloromethane	0.5 ug/L	<0.5	-	-	-	-	-
Bromoform	0.5 ug/L	<0.5	-	-	-	-	-
Bromomethane	0.5 ug/L	<0.5	-	-	-	-	-
Carbon Tetrachloride	0.2 ug/L	<0.2	-	-	-	-	-
Chlorobenzene	0.5 ug/L	<0.5	-	-	-	-	-
Chloroform	0.5 ug/L	<0.5	-	-	-	-	-
Dibromochloromethane	0.5 ug/L	<0.5	-	-	-	-	-
Dichlorodifluoromethane	1.0 ug/L	<1.0	-	-	-	-	-
1,2-Dichlorobenzene	0.5 ug/L	<0.5	-	-	-	-	-
1,3-Dichlorobenzene	0.5 ug/L	<0.5	-	-	-	-	-
1,4-Dichlorobenzene	0.5 ug/L	<0.5	-	-	-	-	-
1,1-Dichloroethane	0.5 ug/L	<0.5	-	-	-	-	-
1,2-Dichloroethane	0.5 ug/L	<0.5	-	-	-	-	-
1,1-Dichloroethylene	0.5 ug/L	<0.5	-	-	-	-	-
cis-1,2-Dichloroethylene	0.5 ug/L	<0.5	-	-	-	-	-
trans-1,2-Dichloroethylene	0.5 ug/L	<0.5	-	-	-	-	-
1,2-Dichloropropane	0.5 ug/L	<0.5	-	-	-	-	-
cis-1,3-Dichloropropylene	0.5 ug/L	<0.5	-	-	-	-	-
trans-1,3-Dichloropropylene	0.5 ug/L	<0.5	-	-	-	-	-
1,3-Dichloropropene, total	0.5 ug/L	<0.5	-	-	-	-	-
Ethylene dibromide (dibromoethane,	0.2 ug/L	<0.2	-	-	-	-	-
Ethylbenzene	0.5 ug/L	<0.5	-	-	-	-	-
Hexane	1.0 ug/L	<1.0	-	-	-	-	-

	Client ID:	TRIP BLANK	-	-	-		
	Sample Date:	26-Nov-24 09:00	-	-	-	-	-
	Sample ID:	2450540-01	-	-	-		
	Matrix:	Water	-	-	-		
	MDL/Units						
Volatiles							
Methyl Ethyl Ketone (2-Butanone)	5.0 ug/L	<5.0	-	-	-	-	-
Methyl Isobutyl Ketone	5.0 ug/L	<5.0	-	-	-	-	-
Methyl tert-butyl ether	2.0 ug/L	<2.0	-	-	-	-	-
Methylene Chloride	5.0 ug/L	<5.0	-	-	-	-	-
Styrene	0.5 ug/L	<0.5	-	-	-	-	-
1,1,1,2-Tetrachloroethane	0.5 ug/L	<0.5	-	-	-	-	-
1,1,2,2-Tetrachloroethane	0.5 ug/L	<0.5	-	-	-	-	-
Tetrachloroethylene	0.5 ug/L	<0.5	-	-	-	-	-
Toluene	0.5 ug/L	<0.5	-	-	-	-	-
1,1,1-Trichloroethane	0.5 ug/L	<0.5	-	-	-	-	-
1,1,2-Trichloroethane	0.5 ug/L	<0.5	-	-	-	-	-
Trichloroethylene	0.5 ug/L	<0.5	-	-	-	-	-
Trichlorofluoromethane	1.0 ug/L	<1.0	-	-	-	-	-
Vinyl chloride	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	-	-	-	-	-
4-Bromofluorobenzene	Surrogate	91.9%	-	-	-	-	-
Dibromofluoromethane	Surrogate	75.9%	-	-	-	-	-
Toluene-d8	Surrogate	112%	-	-	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	25 ug/L	<25	-	-	-	-	-

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					
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					
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					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
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	*72.6*		*%*	*90.7*	*50-140*			
Surrogate: Dibromofluoromethane	*60.5*		*%*	*75.6*	*50-140*			
Surrogate: Toluene-d8	*83.0*		*%*	*104*	*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									
Acetone	ND	5.0	ug/L	ND			NC	30	
Benzene	ND	0.5	ug/L	ND			NC	30	
Bromodichloromethane	ND	0.5	ug/L	ND			NC	30	
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	ND	0.5	ug/L	ND			NC	30	
Dibromochloromethane	ND	0.5	ug/L	ND			NC	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	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
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	
o-Xylene	ND	0.5	ug/L	ND			NC	30	
Surrogate: 4-Bromofluorobenzene	*74.4*		*%*		*93.1*	*50-140*			
Surrogate: Dibromofluoromethane	*67.8*		*%*		*84.7*	*50-140*			
Surrogate: Toluene-d8	*85.2*		*%*		*106*	*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)	1900	25	ug/L	ND	110	85-115			
Volatiles									
Acetone	77.8	5.0	ug/L	ND	77.8	50-140			
Benzene	36.4	0.5	ug/L	ND	91.1	60-130			
Bromodichloromethane	33.5	0.5	ug/L	ND	83.8	60-130			
Bromoform	35.7	0.5	ug/L	ND	89.2	60-130			
Bromomethane	30.5	0.5	ug/L	ND	76.4	50-140			
Carbon Tetrachloride	32.1	0.2	ug/L	ND	80.2	60-130			
Chlorobenzene	36.4	0.5	ug/L	ND	91.1	60-130			
Chloroform	35.2	0.5	ug/L	ND	88.1	60-130			
Dibromochloromethane	34.6	0.5	ug/L	ND	86.6	60-130			
Dichlorodifluoromethane	33.5	1.0	ug/L	ND	83.6	50-140			
1,2-Dichlorobenzene	38.2	0.5	ug/L	ND	95.4	60-130			
1,3-Dichlorobenzene	37.5	0.5	ug/L	ND	93.7	60-130			
1,4-Dichlorobenzene	38.5	0.5	ug/L	ND	96.2	60-130			
1,1-Dichloroethane	36.1	0.5	ug/L	ND	90.4	60-130			
1,2-Dichloroethane	37.3	0.5	ug/L	ND	93.2	60-130			
1,1-Dichloroethylene	34.4	0.5	ug/L	ND	85.9	60-130			
cis-1,2-Dichloroethylene	34.5	0.5	ug/L	ND	86.3	60-130			
trans-1,2-Dichloroethylene	35.1	0.5	ug/L	ND	87.7	60-130			
1,2-Dichloropropane	34.4	0.5	ug/L	ND	85.9	60-130			
cis-1,3-Dichloropropylene	32.3	0.5	ug/L	ND	80.8	60-130			
trans-1,3-Dichloropropylene	31.3	0.5	ug/L	ND	78.2	60-130			
Ethylbenzene	39.3	0.5	ug/L	ND	98.2	60-130			
Ethylene dibromide (dibromoethane, 1,2-)	31.0	0.2	ug/L	ND	77.6	60-130			
Hexane	34.8	1.0	ug/L	ND	87.0	60-130			
Methyl Ethyl Ketone (2-Butanone)	72.3	5.0	ug/L	ND	72.3	50-140			
Methyl Isobutyl Ketone	67.2	5.0	ug/L	ND	67.2	50-140			
Methyl tert-butyl ether	85.1	2.0	ug/L	ND	85.1	50-140			
Methylene Chloride	34.0	5.0	ug/L	ND	85.0	60-130			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Styrene	36.6	0.5	ug/L	ND	91.6	60-130			
1,1,1,2-Tetrachloroethane	32.5	0.5	ug/L	ND	81.2	60-130			
1,1,2,2-Tetrachloroethane	32.1	0.5	ug/L	ND	80.4	60-130			
Tetrachloroethylene	39.9	0.5	ug/L	ND	99.7	60-130			
Toluene	37.6	0.5	ug/L	ND	94.1	60-130			
1,1,1-Trichloroethane	31.6	0.5	ug/L	ND	79.0	60-130			
1,1,2-Trichloroethane	32.3	0.5	ug/L	ND	80.8	60-130			
Trichloroethylene	35.6	0.5	ug/L	ND	89.0	60-130			
Trichlorofluoromethane	30.0	1.0	ug/L	ND	74.9	60-130			
Vinyl chloride	34.2	0.5	ug/L	ND	85.6	50-140			
m,p-Xylenes	72.5	0.5	ug/L	ND	90.7	60-130			
o-Xylene	33.8	0.5	ug/L	ND	84.4	60-130			
Surrogate: 4-Bromofluorobenzene	*79.9*		*%*		*99.9*	*50-140*			
Surrogate: Dibromofluoromethane	*76.8*		*%*		*96.0*	*50-140*			
Surrogate: Toluene-d8	*83.3*		*%*		*104*	*50-140*			

Certificate of Analysis

Report Date: 18-Dec-2024

Client: **Terrapex Environmental Ltd. (Ottawa)**

Order Date: 13-Dec-2024

Client PO:

Project Description: CO986.00/40 Beechcliffe Street

Qualifier Notes:

Sample Data Revisions:

None

Work Order Revisions / Comments:

The Sample Date for lab provided Trip QC samples is based on the date of preparation at the lab.

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

Paracel ID: 2450540

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Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2450540	№ 77159

Client Name: Terraplex Environmental Ltd

Contact Name: Greg Sabourin

Address: 1-20 Guardsman Rd, Nepean, ON

Telephone: 613 745 6471

Project Ref: C0986.00

Quote #: Q0945.03 | city of ottawa Job

PO #: City of Ottawa

E-mail: g.sabourin@terraplex.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)

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Field Filtered	Sample Taken: Date	Sample Taken: Time	Required Analysis: VOC / BTEX / PHC F1
1	TRIP BLANK BNK 312	✓		1	N	~~11/12/2024~~ Nov 26	~~14:30~~	1
2								
3								
4								
5								
6								
7								
8								
9								
10								

Comments: City of Ottawa Project / Nahid Acosteh 40 Beechcliffe

Method of Delivery: Walk in

Relinquished By (Sign):

Relinquished By (Print): SREE

Date/Time: 13/12/2024 11:30

Received at Depot:

Date/Time:

Temperature: °C

Received at Lab: JM

Date/Time: 12-13-24 1220

Temperature: 4.8 °C

Verified By: SS

Date/Time: 13 Dec 24 14.30

pH Verified: ☐ By:

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Certificate of Analysis

Terrapex Environmental Ltd. (Ottawa)
20 Gurdwara Rd. Unit #1
Ottawa, ON K2E 8B3
Attn: Greg Sabourin

Client PO:
Project: CO986.00/40 Beechcliffe Street
Custody: 77161

Report Date: 24-Dec-2024
Order Date: 13-Dec-2024

Order #: 2450539

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

Paracel ID	Client ID
2450539-01	MW105D
2450539-02	MW101
2450539-03	MW103
2450539-04	MW1005

Approved By:

Dale Robertson, BSc
Laboratory Director

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Anions	EPA 300.1 - IC	16-Dec-24	16-Dec-24
Chromium, hexavalent - water	MOE E3056 - colourimetric	16-Dec-24	16-Dec-24
Cyanide, free	MOE E3015 - Auto Colour	16-Dec-24	16-Dec-24
Mercury by CVAA	EPA 245.2 - Cold Vapour AA	16-Dec-24	16-Dec-24
Metals, ICP-MS	EPA 200.8 - ICP-MS	16-Dec-24	16-Dec-24
pH	EPA 150.1 - pH probe @25 °C	16-Dec-24	16-Dec-24
PHC F1	CWS Tier 1 - P&T GC-FID	16-Dec-24	17-Dec-24
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	19-Dec-24	19-Dec-24
REG 153: PAHs by GC-MS	EPA 625 - GC-MS, extraction	23-Dec-24	23-Dec-24
REG 153: VOCs by P&T GC/MS	EPA 624 - P&T GC-MS	16-Dec-24	17-Dec-24

	Client ID:	MW105D	MW101	MW103	MW1005	-	-
	Sample Date:	13-Dec-24 10:45	11-Dec-24 14:10	11-Dec-24 14:30	13-Dec-24 10:45		
	Sample ID:	2450539-01	2450539-02	2450539-03	2450539-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
General Inorganics							
Cyanide, free	2 ug/L	<2	-	<2	<2	-	-
pH	0.1 pH Units	7.5	-	7.4	7.6	-	-
Anions							
Chloride	1 mg/L	92	-	5	92	-	-
Metals							
Mercury	0.1 ug/L	<0.1	-	<0.1	<0.1	-	-
Antimony	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
Arsenic	1 ug/L	<1	-	<1	<1	-	-
Barium	1 ug/L	67	-	133	66	-	-
Beryllium	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
Boron	10 ug/L	21	-	23	19	-	-
Cadmium	0.1 ug/L	<0.1	-	<0.1	<0.1	-	-
Chromium (VI)	10 ug/L	<10	-	<10	<10	-	-
Chromium	1 ug/L	<1	-	<1	<1	-	-
Cobalt	0.5 ug/L	7.8	-	1.0	7.8	-	-
Copper	0.5 ug/L	1.6	-	1.3	1.5	-	-
Lead	0.1 ug/L	<0.1	-	<0.1	<0.1	-	-
Molybdenum	0.5 ug/L	4.1	-	6.0	4.3	-	-
Nickel	1 ug/L	12	-	2	13	-	-
Selenium	1 ug/L	<1	-	<1	<1	-	-
Silver	0.1 ug/L	<0.1	-	<0.1	<0.1	-	-
Sodium	200 ug/L	59900	-	10900	60600	-	-
Thallium	0.1 ug/L	<0.1	-	<0.1	<0.1	-	-
Uranium	0.1 ug/L	7.3	-	2.5	7.4	-	-
Vanadium	0.5 ug/L	<0.5	-	1.1	<0.5	-	-

	Client ID:	MW105D	MW101	MW103	MW1005	-	-
	Sample Date:	13-Dec-24 10:45	11-Dec-24 14:10	11-Dec-24 14:30	13-Dec-24 10:45		
	Sample ID:	2450539-01	2450539-02	2450539-03	2450539-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Metals							
Zinc	5 ug/L	<5	-	<5	<5	-	-
Volatiles							
Acetone	5.0 ug/L	<5.0	<5.0	<5.0	<5.0	-	-
Benzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Bromodichloromethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Bromoform	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Bromomethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Carbon Tetrachloride	0.2 ug/L	<0.2	<0.2	<0.2	<0.2	-	-
Chlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Chloroform	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Dibromochloromethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Dichlorodifluoromethane	1.0 ug/L	<1.0	<1.0	<1.0	<1.0	-	-
1,2-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,3-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,4-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,1-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,2-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,1-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
cis-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
trans-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,2-Dichloropropane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
cis-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
trans-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,3-Dichloropropene, total	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Ethylbenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-

	Client ID:	MW105D	MW101	MW103	MW1005	-	-
	Sample Date:	13-Dec-24 10:45	11-Dec-24 14:10	11-Dec-24 14:30	13-Dec-24 10:45		
	Sample ID:	2450539-01	2450539-02	2450539-03	2450539-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Volatiles							
Ethylene dibromide (dibromoethane,	0.2 ug/L	<0.2	<0.2	<0.2	<0.2	-	-
Hexane	1.0 ug/L	<1.0	<1.0	<1.0	<1.0	-	-
Methyl Ethyl Ketone (2-Butanone)	5.0 ug/L	<5.0	<5.0	<5.0	<5.0	-	-
Methyl Isobutyl Ketone	5.0 ug/L	<5.0	<5.0	<5.0	<5.0	-	-
Methyl tert-butyl ether	2.0 ug/L	<2.0	<2.0	<2.0	<2.0	-	-
Methylene Chloride	5.0 ug/L	<5.0	<5.0	<5.0	<5.0	-	-
Styrene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,1,1,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,1,2,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Tetrachloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Toluene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,1,1-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,1,2-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Trichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Trichlorofluoromethane	1.0 ug/L	<1.0	<1.0	<1.0	<1.0	-	-
Vinyl chloride	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
m,p-Xylenes	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
o-Xylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Xylenes, total	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
4-Bromofluorobenzene	Surrogate	92.1%	92.3%	93.2%	91.1%	-	-
Dibromofluoromethane	Surrogate	76.3%	76.5%	76.4%	76.0%	-	-
Toluene-d8	Surrogate	112%	111%	112%	112%	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	25 ug/L	<25	<25	<25	<25	-	-
F2 PHCs (C10-C16)	100 ug/L	<100	<100	<100 [3]	<100	-	-

	Client ID:	MW105D	MW101	MW103	MW1005	-	-
	Sample Date:	13-Dec-24 10:45	11-Dec-24 14:10	11-Dec-24 14:30	13-Dec-24 10:45		
	Sample ID:	2450539-01	2450539-02	2450539-03	2450539-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Hydrocarbons							
F3 PHCs (C16-C34)	100 ug/L	<100	<100	<100 [3]	<100	-	-
F4 PHCs (C34-C50)	100 ug/L	<100	<100	<100 [3]	<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	-	-
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	68.4%	-	58.7%	68.2%	-	-
Terphenyl-d14	Surrogate	110%	-	70.0%	102%	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Anions								
Chloride	ND	1	mg/L					
General Inorganics								
Cyanide, free	ND	2	ug/L					
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								
Mercury	ND	0.1	ug/L					
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 (VI)	ND	10	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					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
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					
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	*13.8*		*%*	*69.1*	*50-140*			
Surrogate: Terphenyl-d14	*19.3*		*%*	*96.3*	*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					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
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					
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	*72.6*		*%*	*90.7*	*50-140*			

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Surrogate: Dibromofluoromethane	*60.5*		*%*	*75.6*	*50-140*			
Surrogate: Toluene-d8	*83.0*		*%*	*104*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Anions									
Chloride	4.01	1	mg/L	3.99			0.5	20	
General Inorganics									
Cyanide, free	ND	2	ug/L	ND			NC	20	
pH	8.1	0.1	pH Units	8.1			0.1	3.3	
Hydrocarbons									
F1 PHCs (C6-C10)	ND	25	ug/L	ND			NC	30	
Metals									
Mercury	ND	0.1	ug/L	ND			NC	20	
Antimony	ND	0.5	ug/L	0.66			NC	20	
Arsenic	ND	1	ug/L	ND			NC	20	
Barium	17.9	1	ug/L	17.0			4.8	20	
Beryllium	ND	0.5	ug/L	ND			NC	20	
Boron	16	10	ug/L	15			0.5	20	
Cadmium	ND	0.1	ug/L	ND			NC	20	
Chromium (VI)	ND	10	ug/L	ND			NC	20	
Chromium	ND	1	ug/L	ND			NC	20	
Cobalt	ND	0.5	ug/L	ND			NC	20	
Copper	2.21	0.5	ug/L	2.17			1.7	20	
Lead	ND	0.1	ug/L	ND			NC	20	
Molybdenum	2.66	0.5	ug/L	2.45			8.3	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	16600	200	ug/L	15800			4.5	20	
Thallium	ND	0.1	ug/L	ND			NC	20	
Uranium	ND	0.1	ug/L	ND			NC	20	
Vanadium	ND	0.5	ug/L	ND			NC	20	
Zinc	13	5	ug/L	12			1.0	20	
Volatiles									
Acetone	ND	5.0	ug/L	ND			NC	30	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzene	ND	0.5	ug/L	ND			NC	30	
Bromodichloromethane	ND	0.5	ug/L	ND			NC	30	
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	ND	0.5	ug/L	ND			NC	30	
Dibromochloromethane	ND	0.5	ug/L	ND			NC	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	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
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	
o-Xylene	ND	0.5	ug/L	ND			NC	30	
Surrogate: 4-Bromofluorobenzene	*74.4*		*%*		*93.1*	*50-140*			
Surrogate: Dibromofluoromethane	*67.8*		*%*		*84.7*	*50-140*			
Surrogate: Toluene-d8	*85.2*		*%*		*106*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Anions									
Chloride	13.7	1	mg/L	3.99	96.7	70-124			
General Inorganics									
Cyanide, free	47.5	2	ug/L	ND	94.9	61-139			
Hydrocarbons									
F1 PHCs (C6-C10)	1900	25	ug/L	ND	110	85-115			
F2 PHCs (C10-C16)	1570	100	ug/L	ND	97.9	60-140			
F3 PHCs (C16-C34)	4540	100	ug/L	ND	116	60-140			
F4 PHCs (C34-C50)	2640	100	ug/L	ND	106	60-140			
Metals									
Mercury	3.12	0.1	ug/L	ND	104	70-130			
Arsenic	48.8	1	ug/L	ND	96.8	80-120			
Barium	59.6	1	ug/L	17.0	85.2	80-120			
Beryllium	44.0	0.5	ug/L	ND	88.0	80-120			
Boron	57	10	ug/L	15	82.8	80-120			
Cadmium	41.5	0.1	ug/L	ND	83.1	80-120			
Chromium (VI)	187	10	ug/L	ND	93.5	75-115			
Chromium	47.6	1	ug/L	ND	94.8	80-120			
Cobalt	48.6	0.5	ug/L	ND	97.2	80-120			
Copper	43.9	0.5	ug/L	2.17	83.4	80-120			
Lead	36.4	0.1	ug/L	ND	72.8	80-120			QM-07
Molybdenum	38.5	0.5	ug/L	0.80	75.5	80-120			QM-07
Nickel	44.6	1	ug/L	ND	88.5	80-120			
Selenium	43.2	1	ug/L	ND	86.4	80-120			
Silver	48.3	0.1	ug/L	ND	96.7	80-120			
Sodium	26200	200	ug/L	15800	103	80-120			
Thallium	44.8	0.1	ug/L	ND	89.6	80-120			
Uranium	41.6	0.1	ug/L	ND	83.1	80-120			
Vanadium	47.4	0.5	ug/L	ND	94.6	80-120			
Zinc	52	5	ug/L	12	79.2	80-120			QM-07
Semi-Volatiles									

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Acenaphthene	4.16	0.05	ug/L	ND	83.2	50-140			
Acenaphthylene	4.10	0.05	ug/L	ND	82.0	50-140			
Anthracene	5.13	0.01	ug/L	ND	103	50-140			
Benzo [a] anthracene	3.75	0.01	ug/L	ND	74.9	50-140			
Benzo [a] pyrene	3.63	0.01	ug/L	ND	72.6	50-140			
Benzo [b] fluoranthene	3.94	0.05	ug/L	ND	78.8	50-140			
Benzo [g,h,i] perylene	3.61	0.05	ug/L	ND	72.2	50-140			
Benzo [k] fluoranthene	3.76	0.05	ug/L	ND	75.1	50-140			
Chrysene	4.35	0.05	ug/L	ND	86.9	50-140			
Dibenzo [a,h] anthracene	3.92	0.05	ug/L	ND	78.4	50-140			
Fluoranthene	5.05	0.01	ug/L	ND	101	50-140			
Fluorene	3.64	0.05	ug/L	ND	72.7	50-140			
Indeno [1,2,3-cd] pyrene	3.87	0.05	ug/L	ND	77.5	50-140			
1-Methylnaphthalene	3.62	0.05	ug/L	ND	72.4	50-140			
2-Methylnaphthalene	3.82	0.05	ug/L	ND	76.3	50-140			
Naphthalene	4.06	0.05	ug/L	ND	81.1	50-140			
Phenanthrene	4.78	0.05	ug/L	ND	95.6	50-140			
Pyrene	5.25	0.01	ug/L	ND	105	50-140			
Surrogate: 2-Fluorobiphenyl	*15.1*		*%*		*75.7*	*50-140*			
Surrogate: Terphenyl-d14	*20.5*		*%*		*102*	*50-140*			
Volatiles									
Acetone	77.8	5.0	ug/L	ND	77.8	50-140			
Benzene	36.4	0.5	ug/L	ND	91.1	60-130			
Bromodichloromethane	33.5	0.5	ug/L	ND	83.8	60-130			
Bromoform	35.7	0.5	ug/L	ND	89.2	60-130			
Bromomethane	30.5	0.5	ug/L	ND	76.4	50-140			
Carbon Tetrachloride	32.1	0.2	ug/L	ND	80.2	60-130			
Chlorobenzene	36.4	0.5	ug/L	ND	91.1	60-130			
Chloroform	35.2	0.5	ug/L	ND	88.1	60-130			
Dibromochloromethane	34.6	0.5	ug/L	ND	86.6	60-130			
Dichlorodifluoromethane	33.5	1.0	ug/L	ND	83.6	50-140			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,2-Dichlorobenzene	38.2	0.5	ug/L	ND	95.4	60-130			
1,3-Dichlorobenzene	37.5	0.5	ug/L	ND	93.7	60-130			
1,4-Dichlorobenzene	38.5	0.5	ug/L	ND	96.2	60-130			
1,1-Dichloroethane	36.1	0.5	ug/L	ND	90.4	60-130			
1,2-Dichloroethane	37.3	0.5	ug/L	ND	93.2	60-130			
1,1-Dichloroethylene	34.4	0.5	ug/L	ND	85.9	60-130			
cis-1,2-Dichloroethylene	34.5	0.5	ug/L	ND	86.3	60-130			
trans-1,2-Dichloroethylene	35.1	0.5	ug/L	ND	87.7	60-130			
1,2-Dichloropropane	34.4	0.5	ug/L	ND	85.9	60-130			
cis-1,3-Dichloropropylene	32.3	0.5	ug/L	ND	80.8	60-130			
trans-1,3-Dichloropropylene	31.3	0.5	ug/L	ND	78.2	60-130			
Ethylbenzene	39.3	0.5	ug/L	ND	98.2	60-130			
Ethylene dibromide (dibromoethane, 1,2-)	31.0	0.2	ug/L	ND	77.6	60-130			
Hexane	34.8	1.0	ug/L	ND	87.0	60-130			
Methyl Ethyl Ketone (2-Butanone)	72.3	5.0	ug/L	ND	72.3	50-140			
Methyl Isobutyl Ketone	67.2	5.0	ug/L	ND	67.2	50-140			
Methyl tert-butyl ether	85.1	2.0	ug/L	ND	85.1	50-140			
Methylene Chloride	34.0	5.0	ug/L	ND	85.0	60-130			
Styrene	36.6	0.5	ug/L	ND	91.6	60-130			
1,1,1,2-Tetrachloroethane	32.5	0.5	ug/L	ND	81.2	60-130			
1,1,2,2-Tetrachloroethane	32.1	0.5	ug/L	ND	80.4	60-130			
Tetrachloroethylene	39.9	0.5	ug/L	ND	99.7	60-130			
Toluene	37.6	0.5	ug/L	ND	94.1	60-130			
1,1,1-Trichloroethane	31.6	0.5	ug/L	ND	79.0	60-130			
1,1,2-Trichloroethane	32.3	0.5	ug/L	ND	80.8	60-130			
Trichloroethylene	35.6	0.5	ug/L	ND	89.0	60-130			
Trichlorofluoromethane	30.0	1.0	ug/L	ND	74.9	60-130			
Vinyl chloride	34.2	0.5	ug/L	ND	85.6	50-140			
m,p-Xylenes	72.5	0.5	ug/L	ND	90.7	60-130			
o-Xylene	33.8	0.5	ug/L	ND	84.4	60-130			
Surrogate: 4-Bromofluorobenzene	*79.9*		*%*		*99.9*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Surrogate: Dibromofluoromethane	*76.8*		*%*		*96.0*	*50-140*			
Surrogate: Toluene-d8	*83.3*		*%*		*104*	*50-140*			

Qualifier Notes:

Login Qualifiers :

Sample - Received with >5% sediment, directed by client to perform whole bottle extraction and include sediment

Applies to Samples: MW103

Sample Qualifiers :

3: Water sample included significant amount of sediment which was included in extraction process. The inclusion of sediment in the extraction is expected to reduce accuracy and results may be biased high.

Applies to Samples: MW103

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.

Sample Data Revisions:

None

Certificate of Analysis

Report Date: 24-Dec-2024

Client: **Terrapex Environmental Ltd. (Ottawa)**

Order Date: 13-Dec-2024

Client PO:

Project Description: CO986.00/40 Beechcliffe Street

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: 2450539

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2450539	№ 77161

Client Name: Terraper Environmental	Project Ref: C0986-00
Contact Name: Greg Sabourin	Quote #: 90745-03 / City of Ottawa Job
Address: 1-20 Gurdwara Rd, Nepean, ON	PO #: City of Ottawa
Telephone: 613 745 6471	E-mail: g.sabourin@terraper.com

Page 1 of 1

Turnaround Time

☐ 1 day ☐ 3 day ☐ 2 day ☒ Regular

Date Required:

☐ REG 153/04 ☐ REG 406/19	Other Regulation
☐ Table 1 ☐ Agri/Other ☐ Med/Fine	☐ REG 558 ☐ PWQO
☐ Table 2 ☒ Res/Park ☒ Coarse	☐ CCME ☐ MISA
☒ Table 3 ☐ Ind/Comm	☐ SU - Sani ☐ SU - Storm
☐ Table ___	Mun:
For RSC: ☐ Yes ☐ No	☐ 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	Field Filtered	Sample Taken Date	Sample Taken Time	Required Analysis: VOCs/PHC F1-F4 + BTEX	PAHs	Metals (Inorganics)
1	MW105D	BNK 308	GW		9	Y	13/12/2024	10:45	✓	✓	✓
2	MW101	309	"		3	N	11/12/2024	14:10	✓		
3	MW103	310	"		9	Y	"	14:30	✓	✓	✓
4	MW1005	311	"		9	Y	13/12/2024	10:45	✓	✓	✓
5											
6											
7											
8											
9											
10											

Comments: MW103 has sediments in it; Sample As is.

Method of Delivery: Walk in

Relinquished By (Sign):	Received at Depot:	Received at Lab: JM	Verified By: SS
Relinquished By (Print): SREE	Date/Time:	Date/Time: 14-12-24 1220	Date/Time: 13 Dec 24 1427
Date/Time: 13/12/2024 11:30	Temperature: °C	Temperature: 7.3/°24.8	pH Verified: ☒ By: JM

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Certificate of Analysis

Terrapex Environmental Ltd. (Ottawa)
20 Gurdwara Rd. Unit #1
Ottawa, ON K2E 8B3
Attn: Greg Sabourin

Client PO:
Project: CO986.00/40 Beechcliffe Street
Custody: 145884, 145886

Report Date: 3-Dec-2024
Order Date: 25-Nov-2024

Order #: 2448144

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

Paracel ID	Client ID	Paracel ID	Client ID
2448144-01	MW101-1A		
2448144-02	MW101-3B		
2448144-03	BH102-1A		
2448144-04	MW103-1A		
2448144-05	MW103-3B		
2448144-06	BH104-1B		
2448144-07	BH104-3A		
2448144-08	MW105-1B		
2448144-09	MW105-3A		
2448144-10	BH104-2B		
2448144-11	MW101-2A		
2448144-12	BH106-1B		
2448144-13	MW101-1D		
2448144-14	MW103-3D		
2448144-15	Methanol Blank		

Approved By:

Mark Foto, M.Sc.
Lab Supervisor

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Boron, available	MOE (HWE), EPA 200.8 - ICP-MS	28-Nov-24	28-Nov-24
BTEX by P&T GC-MS	EPA 8260 - P&T GC-MS	29-Nov-24	30-Nov-24
Chromium, hexavalent - soil	MOE E3056 - Extraction, colourimetric	29-Nov-24	2-Dec-24
Conductivity	MOE E3138 - probe @25 °C, water ext	28-Nov-24	28-Nov-24
Cyanide, free	MOE E3015 - Auto Colour, water extraction	28-Nov-24	28-Nov-24
Mercury by CVAA	EPA 7471B - CVAA, digestion	28-Nov-24	28-Nov-24
pH, soil	EPA 150.1 - pH probe @ 25 °C, CaCl buffered ext.	28-Nov-24	28-Nov-24
PHC F1	CWS Tier 1 - P&T GC-FID	29-Nov-24	30-Nov-24
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	27-Nov-24	28-Nov-24
REG 153: ABNs + PAHs, soil	based on SW-846 8270	28-Nov-24	29-Nov-24
REG 153: Metals by ICP/MS, soil	EPA 6020 - Digestion - ICP-MS	28-Nov-24	28-Nov-24
REG 153: PAHs by GC-MS	EPA 8270 - GC-MS, extraction	29-Nov-24	2-Dec-24
REG 153: Pesticides, OC	EPA 8081B - GC-ECD	27-Nov-24	27-Nov-24
REG 153: VOCs by P&T GC/MS	EPA 8260 - P&T GC-MS	29-Nov-24	30-Nov-24
SAR	Calculated	28-Nov-24	28-Nov-24
Solids, %	CWS Tier 1 - Gravimetric	2-Dec-24	3-Dec-24
Texture - Coarse Med/Fine	Based on ASTM D2487	27-Nov-24	29-Nov-24

	Client ID:	MW101-1A	MW101-3B	BH102-1A	MW103-1A	-	-
	Sample Date:	21-Nov-24 08:00	21-Nov-24 09:45	21-Nov-24 09:55	21-Nov-24 10:25		
	Sample ID:	2448144-01	2448144-02	2448144-03	2448144-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	88.9	71.1	89.3	86.3	-	-
>75 um	0.1 %	-	14.2	61.8	-	-	-
<75 um	0.1 %	-	85.8	38.2	-	-	-
Texture	0.1 %	-	Med/Fine	Coarse	-	-	-
General Inorganics							
SAR	0.01 N/A	0.07	-	0.08	0.08	-	-
Conductivity	5 uS/cm	193	-	180	173	-	-
Cyanide, free	0.03 ug/g	<0.03	-	<0.03	<0.03	-	-
pH	0.05 pH Units	7.35	7.42	7.30	7.50	-	-
Metals							
Antimony	1.0 ug/g	<1.0	-	<1.0	<1.0	-	-
Arsenic	1.0 ug/g	2.4	-	2.7	2.7	-	-
Barium	1.0 ug/g	115	-	113	149	-	-
Beryllium	0.5 ug/g	<0.5	-	0.5	0.5	-	-
Boron	5.0 ug/g	8.5	-	7.0	8.2	-	-
Boron, available	0.5 ug/g	<0.5	-	<0.5	<0.5	-	-
Cadmium	0.5 ug/g	<0.5	-	<0.5	<0.5	-	-
Chromium (VI)	0.2 ug/g	<0.2	-	<0.2	<0.2	-	-
Chromium	5.0 ug/g	28.9	-	30.1	33.3	-	-
Cobalt	1.0 ug/g	7.6	-	7.9	8.4	-	-
Copper	5.0 ug/g	18.0	-	19.5	19.9	-	-
Lead	1.0 ug/g	11.0	-	13.2	9.8	-	-
Mercury	0.1 ug/g	<0.1	-	<0.1	<0.1	-	-
Molybdenum	1.0 ug/g	<1.0	-	1.1	<1.0	-	-
Nickel	5.0 ug/g	17.0	-	16.8	19.7	-	-

Certificate of Analysis

Report Date: 03-Dec-2024

Client: **Terrapex Environmental Ltd. (Ottawa)**

Order Date: 25-Nov-2024

Client PO:

Project Description: CO986.00/40 Beechcliffe Street

	Client ID:	MW101-1A	MW101-3B	BH102-1A	MW103-1A	-	-
	Sample Date:	21-Nov-24 08:00	21-Nov-24 09:45	21-Nov-24 09:55	21-Nov-24 10:25		
	Sample ID:	2448144-01	2448144-02	2448144-03	2448144-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Metals							
Selenium	1.0 ug/g	<1.0	-	<1.0	<1.0	-	-
Silver	0.3 ug/g	<0.3	-	<0.3	<0.3	-	-
Thallium	1.0 ug/g	<1.0	-	<1.0	<1.0	-	-
Uranium	1.0 ug/g	<1.0	-	<1.0	<1.0	-	-
Vanadium	10.0 ug/g	34.3	-	37.4	37.4	-	-
Zinc	20.0 ug/g	51.0	-	47.1	45.5	-	-
Volatiles							
Benzene	0.02 ug/g	-	-	<0.02	0.08	-	-
Ethylbenzene	0.05 ug/g	-	-	<0.05	<0.05	-	-
Toluene	0.05 ug/g	-	-	<0.05	0.13	-	-
m,p-Xylenes	0.05 ug/g	-	-	<0.05	0.07	-	-
o-Xylene	0.05 ug/g	-	-	<0.05	<0.05	-	-
Xylenes, total	0.05 ug/g	-	-	<0.05	0.07	-	-
Toluene-d8	Surrogate	-	-	109%	112%	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	-	-	<7	<7	-	-
F2 PHCs (C10-C16)	4 ug/g	-	-	<4	<4	-	-
F3 PHCs (C16-C34)	8 ug/g	-	-	<8	<8	-	-
F4 PHCs (C34-C50)	6 ug/g	-	-	<6	<6	-	-
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	-	-	-	<0.02	-	-
Benzo [a] pyrene	0.02 ug/g	-	-	-	<0.02	-	-

	Client ID:	MW101-1A	MW101-3B	BH102-1A	MW103-1A	-	-
	Sample Date:	21-Nov-24 08:00	21-Nov-24 09:45	21-Nov-24 09:55	21-Nov-24 10:25		
	Sample ID:	2448144-01	2448144-02	2448144-03	2448144-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
Benzo [b] fluoranthene	0.02 ug/g	-	-	-	<0.02	-	-
Benzo [g,h,i] perylene	0.02 ug/g	-	-	-	<0.02	-	-
Benzo [k] fluoranthene	0.02 ug/g	-	-	-	<0.02	-	-
Chrysene	0.02 ug/g	-	-	-	<0.02	-	-
Dibenzo [a,h] anthracene	0.02 ug/g	-	-	-	<0.02	-	-
Fluoranthene	0.02 ug/g	-	-	-	<0.02	-	-
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	-	-	-	<0.02	-	-
Pyrene	0.02 ug/g	-	-	-	<0.02	-	-
2-Fluorobiphenyl	Surrogate	-	-	-	67.9%	-	-
Terphenyl-d14	Surrogate	-	-	-	93.5%	-	-
1,2,4-Trichlorobenzene	0.05 ug/g	<0.05	-	<0.05	-	-	-
1-Methylnaphthalene	0.05 ug/g	<0.05	-	<0.05	-	-	-
2-Methylnaphthalene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Methylnaphthalene (1&2)	0.05 ug/g	<0.05	-	<0.05	-	-	-
2,4-Dinitrotoluene	0.10 ug/g	<0.10	-	<0.10	-	-	-
2,6-Dinitrotoluene	0.10 ug/g	<0.10	-	<0.10	-	-	-
Dinitrotoluene (2,4 & 2,6)	0.20 ug/g	<0.20	-	<0.20	-	-	-
3,3'-Dichlorobenzidine	0.10 ug/g	<0.10	-	<0.10	-	-	-
4-Chloroaniline	0.10 ug/g	<0.10	-	<0.10	-	-	-

	Client ID:	MW101-1A	MW101-3B	BH102-1A	MW103-1A	-	-
	Sample Date:	21-Nov-24 08:00	21-Nov-24 09:45	21-Nov-24 09:55	21-Nov-24 10:25		
	Sample ID:	2448144-01	2448144-02	2448144-03	2448144-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
Acenaphthene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Acenaphthylene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Anthracene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Benzo [a] anthracene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Benzo [a] pyrene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Benzo [b] fluoranthene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Benzo [g,h,i] perylene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Benzo [k] fluoranthene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Biphenyl	0.05 ug/g	<0.05	-	<0.05	-	-	-
Bis(2-chloroethyl)ether	0.10 ug/g	<0.10	-	<0.10	-	-	-
Bis(2-chloroisopropyl)ether	0.10 ug/g	<0.10	-	<0.10	-	-	-
Bis(2-ethylhexyl)phthalate	0.10 ug/g	<0.10	-	<0.10	-	-	-
Chrysene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Diethylphthalate	0.10 ug/g	<0.10	-	<0.10	-	-	-
Dimethylphthalate	0.10 ug/g	<0.10	-	<0.10	-	-	-
Dibenzo [a,h] anthracene	0.10 ug/g	<0.10	-	<0.10	-	-	-
Fluoranthene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Fluorene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Indeno [1,2,3-cd] pyrene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Naphthalene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Phenanthrene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Pyrene	0.05 ug/g	<0.05	-	<0.05	-	-	-
2,4,5-Trichlorophenol	0.10 ug/g	<0.10	-	<0.10	-	-	-
2,4,6-Trichlorophenol	0.10 ug/g	<0.10	-	<0.10	-	-	-
2,4-Dichlorophenol	0.10 ug/g	<0.10	-	<0.10	-	-	-

	Client ID:	MW101-1A	MW101-3B	BH102-1A	MW103-1A	-	-
	Sample Date:	21-Nov-24 08:00	21-Nov-24 09:45	21-Nov-24 09:55	21-Nov-24 10:25		
	Sample ID:	2448144-01	2448144-02	2448144-03	2448144-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
2,4-Dimethylphenol	0.10 ug/g	<0.10	-	<0.10	-	-	-
2,4-Dinitrophenol	0.10 ug/g	<0.10	-	<0.10	-	-	-
2-Chlorophenol	0.10 ug/g	<0.10	-	<0.10	-	-	-
Pentachlorophenol	0.10 ug/g	<0.10	-	<0.10	-	-	-
Phenol	0.10 ug/g	<0.10	-	<0.10	-	-	-
2-Fluorobiphenyl	Surrogate	73.9%	-	64.7%	-	-	-
Nitrobenzene-d5	Surrogate	83.9%	-	63.5%	-	-	-
Terphenyl-d14	Surrogate	66.1%	-	63.0%	-	-	-
2,4,6-Tribromophenol	Surrogate	63.2%	-	64.4%	-	-	-
2-Fluorophenol	Surrogate	34.6% [3]	-	24.0% [3]	-	-	-
Phenol-d6	Surrogate	61.7%	-	54.3%	-	-	-
Pesticides, OC							
Aldrin	0.01 ug/g	<0.01	-	<0.01	-	-	-
gamma-BHC (Lindane)	0.01 ug/g	<0.01	-	<0.01	-	-	-
alpha-Chlordane	0.01 ug/g	<0.01	-	<0.01	-	-	-
gamma-Chlordane	0.01 ug/g	<0.01	-	<0.01	-	-	-
Chlordane	0.01 ug/g	<0.01	-	<0.01	-	-	-
o,p'-DDD	0.01 ug/g	<0.01	-	<0.01	-	-	-
p,p'-DDD	0.02 ug/g	<0.02	-	<0.02	-	-	-
DDD	0.02 ug/g	<0.02	-	<0.02	-	-	-
o,p'-DDE	0.01 ug/g	<0.01	-	<0.01	-	-	-
p,p'-DDE	0.01 ug/g	<0.01	-	<0.01	-	-	-
DDE	0.01 ug/g	<0.01	-	<0.01	-	-	-
o,p'-DDT	0.01 ug/g	<0.01	-	<0.01	-	-	-
p,p'-DDT	0.01 ug/g	<0.01	-	<0.01	-	-	-

Certificate of Analysis

Report Date: 03-Dec-2024

Client: **Terrapex Environmental Ltd. (Ottawa)**

Order Date: 25-Nov-2024

Client PO:

Project Description: CO986.00/40 Beechcliffe Street

	Client ID:	MW101-1A	MW101-3B	BH102-1A	MW103-1A	-	-
	Sample Date:	21-Nov-24 08:00	21-Nov-24 09:45	21-Nov-24 09:55	21-Nov-24 10:25		
	Sample ID:	2448144-01	2448144-02	2448144-03	2448144-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Pesticides, OC							
DDT	0.01 ug/g	<0.01	-	<0.01	-	-	-
Dieldrin	0.02 ug/g	<0.02	-	<0.02	-	-	-
Endrin	0.02 ug/g	<0.02	-	<0.02	-	-	-
Endosulfan I	0.01 ug/g	<0.01	-	<0.01	-	-	-
Endosulfan II	0.02 ug/g	<0.02	-	<0.02	-	-	-
Endosulfan I/II	0.02 ug/g	<0.02	-	<0.02	-	-	-
Heptachlor	0.01 ug/g	<0.01	-	<0.01	-	-	-
Heptachlor epoxide	0.01 ug/g	<0.01	-	<0.01	-	-	-
Hexachlorobenzene	0.01 ug/g	<0.01	-	<0.01	-	-	-
Hexachlorobutadiene	0.01 ug/g	<0.01	-	<0.01	-	-	-
Hexachloroethane	0.01 ug/g	<0.01	-	<0.01	-	-	-
Methoxychlor	0.01 ug/g	<0.01	-	<0.01	-	-	-
Decachlorobiphenyl	Surrogate	58.5%	-	70.7%	-	-	-

	Client ID:	MW103-3B	BH104-1B	BH104-3A	MW105-1B	-	-
	Sample Date:	21-Nov-24 11:45	21-Nov-24 12:00	21-Nov-24 12:25	21-Nov-24 12:40		
	Sample ID:	2448144-05	2448144-06	2448144-07	2448144-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	74.6	93.6	74.4	81.1	-	-
>75 um	0.1 %	-	-	-	66.1	-	-
<75 um	0.1 %	-	-	-	33.9	-	-
Texture	0.1 %	-	-	-	Coarse	-	-
General Inorganics							
SAR	0.01 N/A	0.22	0.09	-	0.13	-	-
Conductivity	5 uS/cm	227	177	-	142	-	-
Cyanide, free	0.03 ug/g	<0.03	<0.03	-	<0.03	-	-
pH	0.05 pH Units	7.56	7.74	-	7.52	-	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	-	<1.0	-	-
Arsenic	1.0 ug/g	3.0	1.4	-	2.4	-	-
Barium	1.0 ug/g	182	38.8	-	130	-	-
Beryllium	0.5 ug/g	0.6	<0.5	-	0.5	-	-
Boron, available	0.5 ug/g	<0.5	<0.5	-	<0.5	-	-
Boron	5.0 ug/g	5.3	5.8	-	<5.0	-	-
Cadmium	0.5 ug/g	<0.5	<0.5	-	<0.5	-	-
Chromium	5.0 ug/g	50.6	8.4	-	41.0	-	-
Chromium (VI)	0.2 ug/g	<0.2	<0.2	-	0.6	-	-
Cobalt	1.0 ug/g	11.8	3.1	-	8.6	-	-
Copper	5.0 ug/g	25.7	8.2	-	21.8	-	-
Lead	1.0 ug/g	4.3	7.5	-	4.2	-	-
Mercury	0.1 ug/g	<0.1	<0.1	-	<0.1	-	-
Molybdenum	1.0 ug/g	<1.0	<1.0	-	<1.0	-	-
Nickel	5.0 ug/g	28.7	7.4	-	21.7	-	-

	Client ID:	MW103-3B	BH104-1B	BH104-3A	MW105-1B	-	-
	Sample Date:	21-Nov-24 11:45	21-Nov-24 12:00	21-Nov-24 12:25	21-Nov-24 12:40		
	Sample ID:	2448144-05	2448144-06	2448144-07	2448144-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Metals							
Selenium	1.0 ug/g	<1.0	<1.0	-	<1.0	-	-
Silver	0.3 ug/g	<0.3	<0.3	-	<0.3	-	-
Thallium	1.0 ug/g	<1.0	<1.0	-	<1.0	-	-
Uranium	1.0 ug/g	1.3	<1.0	-	<1.0	-	-
Vanadium	10.0 ug/g	54.9	12.9	-	47.5	-	-
Zinc	20.0 ug/g	61.6	<20.0	-	45.7	-	-
Volatiles							
Acetone	0.50 ug/g	<0.50	-	<0.50	-	-	-
Benzene	0.02 ug/g	<0.02	-	<0.02	-	-	-
Bromodichloromethane	0.05 ug/g	<0.05	-	<0.05	-	-	-
Bromoform	0.05 ug/g	<0.05	-	<0.05	-	-	-
Bromomethane	0.05 ug/g	<0.05	-	<0.05	-	-	-
Carbon Tetrachloride	0.05 ug/g	<0.05	-	<0.05	-	-	-
Chlorobenzene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Chloroform	0.05 ug/g	<0.05	-	<0.05	-	-	-
Dibromochloromethane	0.05 ug/g	<0.05	-	<0.05	-	-	-
Dichlorodifluoromethane	0.05 ug/g	<0.05	-	<0.05	-	-	-
1,2-Dichlorobenzene	0.05 ug/g	<0.05	-	<0.05	-	-	-
1,3-Dichlorobenzene	0.05 ug/g	<0.05	-	<0.05	-	-	-
1,4-Dichlorobenzene	0.05 ug/g	<0.05	-	<0.05	-	-	-
1,1-Dichloroethane	0.05 ug/g	<0.05	-	<0.05	-	-	-
1,2-Dichloroethane	0.05 ug/g	<0.05	-	<0.05	-	-	-
1,1-Dichloroethylene	0.05 ug/g	<0.05	-	<0.05	-	-	-
cis-1,2-Dichloroethylene	0.05 ug/g	<0.05	-	<0.05	-	-	-
trans-1,2-Dichloroethylene	0.05 ug/g	<0.05	-	<0.05	-	-	-

	Client ID:	MW103-3B	BH104-1B	BH104-3A	MW105-1B	-	-
	Sample Date:	21-Nov-24 11:45	21-Nov-24 12:00	21-Nov-24 12:25	21-Nov-24 12:40		
	Sample ID:	2448144-05	2448144-06	2448144-07	2448144-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
1,2-Dichloropropane	0.05 ug/g	<0.05	-	<0.05	-	-	-
cis-1,3-Dichloropropylene	0.05 ug/g	<0.05	-	<0.05	-	-	-
trans-1,3-Dichloropropylene	0.05 ug/g	<0.05	-	<0.05	-	-	-
1,3-Dichloropropene, total	0.05 ug/g	<0.05	-	<0.05	-	-	-
Ethylene dibromide (dibromoethane,	0.05 ug/g	<0.05	-	<0.05	-	-	-
Ethylbenzene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Hexane	0.05 ug/g	<0.05	-	<0.05	-	-	-
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g	<0.50	-	<0.50	-	-	-
Methyl Isobutyl Ketone	0.50 ug/g	<0.50	-	<0.50	-	-	-
Methyl tert-butyl ether	0.05 ug/g	<0.05	-	<0.05	-	-	-
Methylene Chloride	0.05 ug/g	<0.05	-	<0.05	-	-	-
Styrene	0.05 ug/g	<0.05	-	<0.05	-	-	-
1,1,1,2-Tetrachloroethane	0.05 ug/g	<0.05	-	<0.05	-	-	-
1,1,2,2-Tetrachloroethane	0.05 ug/g	<0.05	-	<0.05	-	-	-
Tetrachloroethylene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Toluene	0.05 ug/g	<0.05	-	<0.05	-	-	-
1,1,1-Trichloroethane	0.05 ug/g	<0.05	-	<0.05	-	-	-
1,1,2-Trichloroethane	0.05 ug/g	<0.05	-	<0.05	-	-	-
Trichloroethylene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Trichlorofluoromethane	0.05 ug/g	<0.05	-	<0.05	-	-	-
Vinyl chloride	0.02 ug/g	<0.02	-	<0.02	-	-	-
m,p-Xylenes	0.05 ug/g	<0.05	-	<0.05	-	-	-
o-Xylene	0.05 ug/g	<0.05	-	<0.05	-	-	-
Xylenes, total	0.05 ug/g	<0.05	-	<0.05	-	-	-
Toluene-d8	Surrogate	117%	-	119%	-	-	-

	Client ID:	MW103-3B	BH104-1B	BH104-3A	MW105-1B	-	-
	Sample Date:	21-Nov-24 11:45	21-Nov-24 12:00	21-Nov-24 12:25	21-Nov-24 12:40		
	Sample ID:	2448144-05	2448144-06	2448144-07	2448144-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Dibromofluoromethane	Surrogate	103%	-	104%	-	-	-
4-Bromofluorobenzene	Surrogate	113%	-	116%	-	-	-
Benzene	0.02 ug/g	-	<0.02	-	<0.02	-	-
Ethylbenzene	0.05 ug/g	-	<0.05	-	<0.05	-	-
Toluene	0.05 ug/g	-	<0.05	-	<0.05	-	-
m,p-Xylenes	0.05 ug/g	-	0.07	-	<0.05	-	-
o-Xylene	0.05 ug/g	-	<0.05	-	<0.05	-	-
Xylenes, total	0.05 ug/g	-	0.07	-	<0.05	-	-
Toluene-d8	Surrogate	-	105%	-	113%	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	<7	26	<7	<7	-	-
F2 PHCs (C10-C16)	4 ug/g	<4	<4	<4	<4	-	-
F3 PHCs (C16-C34)	8 ug/g	<8	<8	<8	<8	-	-
F4 PHCs (C34-C50)	6 ug/g	<6	70	<6	<6	-	-
Semi-Volatiles							
Acenaphthene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Acenaphthylene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Anthracene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Benzo [a] anthracene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Benzo [a] pyrene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Benzo [b] fluoranthene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Benzo [g,h,i] perylene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Benzo [k] fluoranthene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Chrysene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Dibenzo [a,h] anthracene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-

	Client ID:	MW103-3B	BH104-1B	BH104-3A	MW105-1B	-	-
	Sample Date:	21-Nov-24 11:45	21-Nov-24 12:00	21-Nov-24 12:25	21-Nov-24 12:40		
	Sample ID:	2448144-05	2448144-06	2448144-07	2448144-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
Fluoranthene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Fluorene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
1-Methylnaphthalene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
2-Methylnaphthalene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Methylnaphthalene (1&2)	0.04 ug/g	<0.04	<0.04	-	<0.04	-	-
Naphthalene	0.01 ug/g	<0.01	<0.01	-	<0.01	-	-
Phenanthrene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Pyrene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
2-Fluorobiphenyl	Surrogate	51.8%	64.9%	-	76.8%	-	-
Terphenyl-d14	Surrogate	74.1%	89.6%	-	94.5%	-	-

	Client ID:	MW105-3A	BH104-2B	MW101-2A	BH106-1B	-	-
	Sample Date:	21-Nov-24 13:15	21-Nov-24 12:20	21-Nov-24 09:15	21-Nov-24 13:40		
	Sample ID:	2448144-09	2448144-10	2448144-11	2448144-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	72.7	70.5	92.3	91.6	-	-
General Inorganics							
SAR	0.01 N/A	0.24	0.26	0.09	0.13	-	-
Conductivity	5 uS/cm	193	172	121	162	-	-
Cyanide, free	0.03 ug/g	<0.03	<0.03	<0.03	<0.03	-	-
pH	0.05 pH Units	7.47	7.42	7.54	7.65	-	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	-	-
Arsenic	1.0 ug/g	3.0	2.5	1.5	1.5	-	-
Barium	1.0 ug/g	270	116	54.0	32.4	-	-
Beryllium	0.5 ug/g	0.7	<0.5	<0.5	<0.5	-	-
Boron	5.0 ug/g	6.3	<5.0	<5.0	<5.0	-	-
Boron, available	0.5 ug/g	<0.5	<0.5	<0.5	<0.5	-	-
Cadmium	0.5 ug/g	<0.5	<0.5	<0.5	<0.5	-	-
Chromium (VI)	0.2 ug/g	<0.2	0.4	<0.2	<0.2	-	-
Chromium	5.0 ug/g	62.2	39.1	17.2	11.9	-	-
Cobalt	1.0 ug/g	14.2	8.7	4.8	3.8	-	-
Copper	5.0 ug/g	29.7	22.9	12.7	9.8	-	-
Lead	1.0 ug/g	5.1	3.5	4.6	2.0	-	-
Mercury	0.1 ug/g	<0.1	<0.1	<0.1	<0.1	-	-
Molybdenum	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	-	-
Nickel	5.0 ug/g	34.2	21.4	9.5	6.1	-	-
Selenium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	-	-
Silver	0.3 ug/g	<0.3	<0.3	<0.3	<0.3	-	-
Thallium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	-	-

	Client ID:	MW105-3A	BH104-2B	MW101-2A	BH106-1B	-	-
	Sample Date:	21-Nov-24 13:15	21-Nov-24 12:20	21-Nov-24 09:15	21-Nov-24 13:40		
	Sample ID:	2448144-09	2448144-10	2448144-11	2448144-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Metals							
Uranium	1.0 ug/g	1.6	<1.0	<1.0	<1.0	-	-
Vanadium	10.0 ug/g	64.6	45.8	27.1	23.7	-	-
Zinc	20.0 ug/g	74.6	57.5	31.1	<20.0	-	-
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	-	-	-	-	-
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	-	-	-	-	-

	Client ID:	MW105-3A	BH104-2B	MW101-2A	BH106-1B	-	-
	Sample Date:	21-Nov-24 13:15	21-Nov-24 12:20	21-Nov-24 09:15	21-Nov-24 13:40		
	Sample ID:	2448144-09	2448144-10	2448144-11	2448144-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
1,3-Dichloropropene, total	0.05 ug/g	<0.05	-	-	-	-	-
Ethylene dibromide (dibromoethane,	0.05 ug/g	<0.05	-	-	-	-	-
Ethylbenzene	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	-	-	-	-	-
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	-	-	-	-	-
Toluene-d8	Surrogate	119%	-	-	-	-	-
4-Bromofluorobenzene	Surrogate	116%	-	-	-	-	-
Dibromofluoromethane	Surrogate	106%	-	-	-	-	-
Benzene	0.02 ug/g	-	-	<0.02	<0.02	-	-

	Client ID:	MW105-3A	BH104-2B	MW101-2A	BH106-1B	-	-
	Sample Date:	21-Nov-24 13:15	21-Nov-24 12:20	21-Nov-24 09:15	21-Nov-24 13:40		
	Sample ID:	2448144-09	2448144-10	2448144-11	2448144-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Ethylbenzene	0.05 ug/g	-	-	<0.05	<0.05	-	-
Toluene	0.05 ug/g	-	-	<0.05	<0.05	-	-
m,p-Xylenes	0.05 ug/g	-	-	<0.05	0.06	-	-
o-Xylene	0.05 ug/g	-	-	<0.05	<0.05	-	-
Xylenes, total	0.05 ug/g	-	-	<0.05	0.06	-	-
Toluene-d8	Surrogate	-	-	107%	106%	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	<7	-	<7	<7	-	-
F2 PHCs (C10-C16)	4 ug/g	<4	-	<4	<4	-	-
F3 PHCs (C16-C34)	8 ug/g	<8	-	<8	<8	-	-
F4 PHCs (C34-C50)	6 ug/g	<6	-	<6	<6	-	-
Semi-Volatiles							
Acenaphthene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Acenaphthylene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Anthracene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Benzo [a] anthracene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Benzo [a] pyrene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Benzo [b] fluoranthene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Benzo [g,h,i] perylene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Benzo [k] fluoranthene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Chrysene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Dibenzo [a,h] anthracene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Fluoranthene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Fluorene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-

	Client ID:	MW105-3A	BH104-2B	MW101-2A	BH106-1B	-	-
	Sample Date:	21-Nov-24 13:15	21-Nov-24 12:20	21-Nov-24 09:15	21-Nov-24 13:40		
	Sample ID:	2448144-09	2448144-10	2448144-11	2448144-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
1-Methylnaphthalene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
2-Methylnaphthalene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Methylnaphthalene (1&2)	0.04 ug/g	<0.04	<0.04	<0.04	<0.04	-	-
Naphthalene	0.01 ug/g	<0.01	<0.01	<0.01	<0.01	-	-
Phenanthrene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
Pyrene	0.02 ug/g	<0.02	<0.02	<0.02	<0.02	-	-
2-Fluorobiphenyl	Surrogate	50.9%	54.0%	51.3%	61.3%	-	-
Terphenyl-d14	Surrogate	70.0%	56.9%	71.6%	79.8%	-	-

	Client ID:	MW101-1D	MW103-3D	Methanol Blank		-	-
	Sample Date:	21-Nov-24 08:00	21-Nov-24 11:45	22-Nov-24 18:30			
	Sample ID:	2448144-13	2448144-14	2448144-15			
	Matrix:	Soil	Soil	Soil			
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	87.1	70.5	100	-	-	-
General Inorganics							
SAR	0.01 N/A	0.07	0.20	-	-	-	-
Conductivity	5 uS/cm	160	221	-	-	-	-
Cyanide, free	0.03 ug/g	<0.03	<0.03	-	-	-	-
pH	0.05 pH Units	7.36	7.50	-	-	-	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	-	-	-	-
Arsenic	1.0 ug/g	3.1	2.7	-	-	-	-
Barium	1.0 ug/g	133	139	-	-	-	-
Beryllium	0.5 ug/g	0.5	<0.5	-	-	-	-
Boron	5.0 ug/g	9.3	<5.0	-	-	-	-
Boron, available	0.5 ug/g	<0.5	<0.5	-	-	-	-
Cadmium	0.5 ug/g	<0.5	<0.5	-	-	-	-
Chromium (VI)	0.2 ug/g	<0.2	<0.2	-	-	-	-
Chromium	5.0 ug/g	30.6	40.1	-	-	-	-
Cobalt	1.0 ug/g	9.0	9.8	-	-	-	-
Copper	5.0 ug/g	26.1	24.1	-	-	-	-
Lead	1.0 ug/g	12.3	3.4	-	-	-	-
Mercury	0.1 ug/g	<0.1	<0.1	-	-	-	-
Molybdenum	1.0 ug/g	<1.0	<1.0	-	-	-	-
Nickel	5.0 ug/g	19.0	23.3	-	-	-	-
Selenium	1.0 ug/g	<1.0	<1.0	-	-	-	-
Silver	0.3 ug/g	<0.3	<0.3	-	-	-	-
Thallium	1.0 ug/g	<1.0	<1.0	-	-	-	-

Certificate of Analysis

Report Date: 03-Dec-2024

Client: **Terrapex Environmental Ltd. (Ottawa)**

Order Date: 25-Nov-2024

Client PO:

Project Description: CO986.00/40 Beechcliffe Street

	Client ID:	MW101-1D	MW103-3D	Methanol Blank		-	-
	Sample Date:	21-Nov-24 08:00	21-Nov-24 11:45	22-Nov-24 18:30			
	Sample ID:	2448144-13	2448144-14	2448144-15			
	Matrix:	Soil	Soil	Soil			
	MDL/Units						
Metals							
Uranium	1.0 ug/g	<1.0	<1.0	-	-	-	-
Vanadium	10.0 ug/g	37.7	44.2	-	-	-	-
Zinc	20.0 ug/g	50.7	50.7	-	-	-	-
Volatiles							
Acetone	0.50 ug/g	-	<0.50	<0.50	-	-	-
Benzene	0.02 ug/g	-	<0.02	<0.02	-	-	-
Bromodichloromethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
Bromoform	0.05 ug/g	-	<0.05	<0.05	-	-	-
Bromomethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
Carbon Tetrachloride	0.05 ug/g	-	<0.05	<0.05	-	-	-
Chlorobenzene	0.05 ug/g	-	<0.05	<0.05	-	-	-
Chloroform	0.05 ug/g	-	<0.05	<0.05	-	-	-
Dibromochloromethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
Dichlorodifluoromethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,2-Dichlorobenzene	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,3-Dichlorobenzene	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,4-Dichlorobenzene	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,1-Dichloroethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,2-Dichloroethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,1-Dichloroethylene	0.05 ug/g	-	<0.05	<0.05	-	-	-
cis-1,2-Dichloroethylene	0.05 ug/g	-	<0.05	<0.05	-	-	-
trans-1,2-Dichloroethylene	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,2-Dichloropropane	0.05 ug/g	-	<0.05	<0.05	-	-	-
cis-1,3-Dichloropropylene	0.05 ug/g	-	<0.05	<0.05	-	-	-
trans-1,3-Dichloropropylene	0.05 ug/g	-	<0.05	<0.05	-	-	-

Certificate of Analysis

Report Date: 03-Dec-2024

Client: **Terrapex Environmental Ltd. (Ottawa)**

Order Date: 25-Nov-2024

Client PO:

Project Description: CO986.00/40 Beechcliffe Street

	Client ID:	MW101-1D	MW103-3D	Methanol Blank		-	-
	Sample Date:	21-Nov-24 08:00	21-Nov-24 11:45	22-Nov-24 18:30			
	Sample ID:	2448144-13	2448144-14	2448144-15			
	Matrix:	Soil	Soil	Soil			
	MDL/Units						
Volatiles							
1,3-Dichloropropene, total	0.05 ug/g	-	<0.05	<0.05	-	-	-
Ethylbenzene	0.05 ug/g	-	<0.05	<0.05	-	-	-
Ethylene dibromide (dibromoethane,	0.05 ug/g	-	<0.05	<0.05	-	-	-
Hexane	0.05 ug/g	-	<0.05	<0.05	-	-	-
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g	-	<0.50	<0.50	-	-	-
Methyl Isobutyl Ketone	0.50 ug/g	-	<0.50	<0.50	-	-	-
Methyl tert-butyl ether	0.05 ug/g	-	<0.05	<0.05	-	-	-
Methylene Chloride	0.05 ug/g	-	<0.05	<0.05	-	-	-
Styrene	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,1,1,2-Tetrachloroethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,1,2,2-Tetrachloroethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
Tetrachloroethylene	0.05 ug/g	-	<0.05	<0.05	-	-	-
Toluene	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,1,1-Trichloroethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,1,2-Trichloroethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
Trichloroethylene	0.05 ug/g	-	<0.05	<0.05	-	-	-
Trichlorofluoromethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
Vinyl chloride	0.02 ug/g	-	<0.02	<0.02	-	-	-
m,p-Xylenes	0.05 ug/g	-	<0.05	<0.05	-	-	-
o-Xylene	0.05 ug/g	-	<0.05	<0.05	-	-	-
Xylenes, total	0.05 ug/g	-	<0.05	<0.05	-	-	-
Toluene-d8	Surrogate	-	118%	102%	-	-	-
4-Bromofluorobenzene	Surrogate	-	114%	98.8%	-	-	-
Dibromofluoromethane	Surrogate	-	108%	91.3%	-	-	-
Hydrocarbons							

Certificate of Analysis

Report Date: 03-Dec-2024

Client: **Terrapex Environmental Ltd. (Ottawa)**

Order Date: 25-Nov-2024

Client PO:

Project Description: CO986.00/40 Beechcliffe Street

	Client ID:	MW101-1D	MW103-3D	Methanol Blank		-	-
	Sample Date:	21-Nov-24 08:00	21-Nov-24 11:45	22-Nov-24 18:30			
	Sample ID:	2448144-13	2448144-14	2448144-15			
	Matrix:	Soil	Soil	Soil			
	MDL/Units						
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	-	<7	<7	-	-	-
F2 PHCs (C10-C16)	4 ug/g	-	<4	-	-	-	-
F3 PHCs (C16-C34)	8 ug/g	-	<8	-	-	-	-
F4 PHCs (C34-C50)	6 ug/g	-	<6	-	-	-	-
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	-	<0.02	-	-	-	-
Benzo [a] pyrene	0.02 ug/g	-	<0.02	-	-	-	-
Benzo [b] fluoranthene	0.02 ug/g	-	<0.02	-	-	-	-
Benzo [g,h,i] perylene	0.02 ug/g	-	<0.02	-	-	-	-
Benzo [k] fluoranthene	0.02 ug/g	-	<0.02	-	-	-	-
Chrysene	0.02 ug/g	-	<0.02	-	-	-	-
Dibenzo [a,h] anthracene	0.02 ug/g	-	<0.02	-	-	-	-
Fluoranthene	0.02 ug/g	-	<0.02	-	-	-	-
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	-	<0.02	-	-	-	-
Pyrene	0.02 ug/g	-	<0.02	-	-	-	-
2-Fluorobiphenyl	Surrogate	-	58.5%	-	-	-	-

	Client ID:	MW101-1D	MW103-3D	Methanol Blank		-	-
	Sample Date:	21-Nov-24 08:00	21-Nov-24 11:45	22-Nov-24 18:30			
	Sample ID:	2448144-13	2448144-14	2448144-15			
	Matrix:	Soil	Soil	Soil			
	MDL/Units						
Semi-Volatiles							
Terphenyl-d14	Surrogate	-	82.6%	-	-	-	-
1,2,4-Trichlorobenzene	0.05 ug/g	<0.05	-	-	-	-	-
1-Methylnaphthalene	0.05 ug/g	<0.05	-	-	-	-	-
2-Methylnaphthalene	0.05 ug/g	<0.05	-	-	-	-	-
Methylnaphthalene (1&2)	0.05 ug/g	<0.05	-	-	-	-	-
2,4-Dinitrotoluene	0.10 ug/g	<0.10	-	-	-	-	-
2,6-Dinitrotoluene	0.10 ug/g	<0.10	-	-	-	-	-
Dinitrotoluene (2,4 & 2,6)	0.20 ug/g	<0.20	-	-	-	-	-
3,3'-Dichlorobenzidine	0.10 ug/g	<0.10	-	-	-	-	-
4-Chloroaniline	0.10 ug/g	<0.10	-	-	-	-	-
Acenaphthene	0.05 ug/g	<0.05	-	-	-	-	-
Acenaphthylene	0.05 ug/g	<0.05	-	-	-	-	-
Anthracene	0.05 ug/g	<0.05	-	-	-	-	-
Benzo [a] anthracene	0.05 ug/g	<0.05	-	-	-	-	-
Benzo [a] pyrene	0.05 ug/g	<0.05	-	-	-	-	-
Benzo [b] fluoranthene	0.05 ug/g	<0.05	-	-	-	-	-
Benzo [g,h,i] perylene	0.05 ug/g	0.05	-	-	-	-	-
Benzo [k] fluoranthene	0.05 ug/g	<0.05	-	-	-	-	-
Biphenyl	0.05 ug/g	<0.05	-	-	-	-	-
Bis(2-chloroethyl)ether	0.10 ug/g	<0.10	-	-	-	-	-
Bis(2-chloroisopropyl)ether	0.10 ug/g	<0.10	-	-	-	-	-
Bis(2-ethylhexyl)phthalate	0.10 ug/g	<0.10	-	-	-	-	-
Chrysene	0.05 ug/g	0.05	-	-	-	-	-
Diethylphthalate	0.10 ug/g	<0.10	-	-	-	-	-
Dimethylphthalate	0.10 ug/g	<0.10	-	-	-	-	-

	Client ID:	MW101-1D	MW103-3D	Methanol Blank		-	-
	Sample Date:	21-Nov-24 08:00	21-Nov-24 11:45	22-Nov-24 18:30			
	Sample ID:	2448144-13	2448144-14	2448144-15			
	Matrix:	Soil	Soil	Soil			
	MDL/Units						
Semi-Volatiles							
Dibenzo [a,h] anthracene	0.10 ug/g	<0.10	-	-	-	-	-
Fluoranthene	0.05 ug/g	0.12	-	-	-	-	-
Fluorene	0.05 ug/g	<0.05	-	-	-	-	-
Indeno [1,2,3-cd] pyrene	0.05 ug/g	0.05	-	-	-	-	-
Naphthalene	0.05 ug/g	<0.05	-	-	-	-	-
Phenanthrene	0.05 ug/g	<0.05	-	-	-	-	-
Pyrene	0.05 ug/g	0.06	-	-	-	-	-
2,4,5-Trichlorophenol	0.10 ug/g	<0.10	-	-	-	-	-
2,4,6-Trichlorophenol	0.10 ug/g	<0.10	-	-	-	-	-
2,4-Dichlorophenol	0.10 ug/g	<0.10	-	-	-	-	-
2,4-Dimethylphenol	0.10 ug/g	<0.10	-	-	-	-	-
2,4-Dinitrophenol	0.10 ug/g	<0.10	-	-	-	-	-
2-Chlorophenol	0.10 ug/g	<0.10	-	-	-	-	-
Pentachlorophenol	0.10 ug/g	<0.10	-	-	-	-	-
Phenol	0.10 ug/g	<0.10	-	-	-	-	-
2-Fluorobiphenyl	Surrogate	67.9%	-	-	-	-	-
Nitrobenzene-d5	Surrogate	76.5%	-	-	-	-	-
Terphenyl-d14	Surrogate	60.0%	-	-	-	-	-
2,4,6-Tribromophenol	Surrogate	60.1%	-	-	-	-	-
2-Fluorophenol	Surrogate	32.5% [3]	-	-	-	-	-
Phenol-d6	Surrogate	64.7%	-	-	-	-	-
Pesticides, OC							
Aldrin	0.01 ug/g	<0.01	-	-	-	-	-
gamma-BHC (Lindane)	0.01 ug/g	<0.01	-	-	-	-	-
alpha-Chlordane	0.01 ug/g	<0.01	-	-	-	-	-

	Client ID:	MW101-1D	MW103-3D	Methanol Blank		-	-
	Sample Date:	21-Nov-24 08:00	21-Nov-24 11:45	22-Nov-24 18:30			
	Sample ID:	2448144-13	2448144-14	2448144-15			
	Matrix:	Soil	Soil	Soil			
	MDL/Units						
Pesticides, OC							
gamma-Chlordane	0.01 ug/g	<0.01	-	-	-	-	-
Chlordane	0.01 ug/g	<0.01	-	-	-	-	-
o,p'-DDD	0.01 ug/g	<0.01	-	-	-	-	-
p,p'-DDD	0.02 ug/g	<0.02	-	-	-	-	-
DDD	0.02 ug/g	<0.02	-	-	-	-	-
o,p'-DDE	0.01 ug/g	<0.01	-	-	-	-	-
p,p'-DDE	0.01 ug/g	<0.01	-	-	-	-	-
DDE	0.01 ug/g	<0.01	-	-	-	-	-
o,p'-DDT	0.01 ug/g	<0.01	-	-	-	-	-
p,p'-DDT	0.01 ug/g	<0.01	-	-	-	-	-
DDT	0.01 ug/g	<0.01	-	-	-	-	-
Dieldrin	0.02 ug/g	<0.02	-	-	-	-	-
Endrin	0.02 ug/g	<0.02	-	-	-	-	-
Endosulfan I	0.01 ug/g	<0.01	-	-	-	-	-
Endosulfan II	0.02 ug/g	<0.02	-	-	-	-	-
Endosulfan I/II	0.02 ug/g	<0.02	-	-	-	-	-
Heptachlor	0.01 ug/g	<0.01	-	-	-	-	-
Heptachlor epoxide	0.01 ug/g	<0.01	-	-	-	-	-
Hexachlorobenzene	0.01 ug/g	<0.01	-	-	-	-	-
Hexachlorobutadiene	0.01 ug/g	<0.01	-	-	-	-	-
Hexachloroethane	0.01 ug/g	<0.01	-	-	-	-	-
Methoxychlor	0.01 ug/g	<0.01	-	-	-	-	-
Decachlorobiphenyl	Surrogate	72.5%	-	-	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics								
Conductivity	ND	5	uS/cm					
Cyanide, free	ND	0.03	ug/g					
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, available	ND	0.5	ug/g					
Boron	ND	5.0	ug/g					
Cadmium	ND	0.5	ug/g					
Chromium (VI)	ND	0.2	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					
Mercury	ND	0.1	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					
Pesticides, OC								
Aldrin	ND	0.01	ug/g					
gamma-BHC (Lindane)	ND	0.01	ug/g					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
alpha-Chlordane	ND	0.01	ug/g					
gamma-Chlordane	ND	0.01	ug/g					
Chlordane	ND	0.01	ug/g					
o,p'-DDD	ND	0.01	ug/g					
p,p'-DDD	ND	0.02	ug/g					
DDD	ND	0.02	ug/g					
o,p'-DDE	ND	0.01	ug/g					
p,p'-DDE	ND	0.01	ug/g					
DDE	ND	0.01	ug/g					
o,p'-DDT	ND	0.01	ug/g					
p,p'-DDT	ND	0.01	ug/g					
DDT	ND	0.01	ug/g					
Dieldrin	ND	0.02	ug/g					
Endrin	ND	0.02	ug/g					
Endosulfan I	ND	0.01	ug/g					
Endosulfan II	ND	0.02	ug/g					
Endosulfan I/II	ND	0.02	ug/g					
Heptachlor	ND	0.01	ug/g					
Heptachlor epoxide	ND	0.01	ug/g					
Hexachlorobenzene	ND	0.01	ug/g					
Hexachlorobutadiene	ND	0.01	ug/g					
Hexachloroethane	ND	0.01	ug/g					
Methoxychlor	ND	0.01	ug/g					
Surrogate: Decachlorobiphenyl	*0.0921*		*%*	*92.1*	*50-140*			
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					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [k] fluoranthene	ND	0.02	ug/g					
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	*0.889*		*%*	*66.7*	*50-140*			
Surrogate: Terphenyl-d14	*1.24*		*%*	*92.6*	*50-140*			
1,2,4-Trichlorobenzene	ND	0.05	ug/g					
1-Methylnaphthalene	ND	0.05	ug/g					
2-Methylnaphthalene	ND	0.05	ug/g					
Methylnaphthalene (1&2)	ND	0.05	ug/g					
2,4-Dinitrotoluene	ND	0.10	ug/g					
2,6-Dinitrotoluene	ND	0.10	ug/g					
Dinitrotoluene (2,4 & 2,6)	ND	0.20	ug/g					
3,3'-Dichlorobenzidine	ND	0.10	ug/g					
4-Chloroaniline	ND	0.10	ug/g					
Acenaphthene	ND	0.05	ug/g					
Acenaphthylene	ND	0.05	ug/g					
Anthracene	ND	0.05	ug/g					
Benzo [a] anthracene	ND	0.05	ug/g					
Benzo [a] pyrene	ND	0.05	ug/g					
Benzo [b] fluoranthene	ND	0.05	ug/g					
Benzo [g,h,i] perylene	ND	0.05	ug/g					
Benzo [k] fluoranthene	ND	0.05	ug/g					
Biphenyl	ND	0.05	ug/g					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Bis(2-chloroethyl)ether	ND	0.10	ug/g					
Bis(2-chloroisopropyl)ether	ND	0.10	ug/g					
Bis(2-ethylhexyl)phthalate	ND	0.10	ug/g					
Chrysene	ND	0.05	ug/g					
Diethylphthalate	ND	0.10	ug/g					
Dimethylphthalate	ND	0.10	ug/g					
Dibenzo [a,h] anthracene	ND	0.10	ug/g					
Fluoranthene	ND	0.05	ug/g					
Fluorene	ND	0.05	ug/g					
Indeno [1,2,3-cd] pyrene	ND	0.05	ug/g					
Naphthalene	ND	0.05	ug/g					
Phenanthrene	ND	0.05	ug/g					
Pyrene	ND	0.05	ug/g					
2,4,5-Trichlorophenol	ND	0.10	ug/g					
2,4,6-Trichlorophenol	ND	0.10	ug/g					
2,4-Dichlorophenol	ND	0.10	ug/g					
2,4-Dimethylphenol	ND	0.10	ug/g					
2,4-Dinitrophenol	ND	0.10	ug/g					
2-Chlorophenol	ND	0.10	ug/g					
Pentachlorophenol	ND	0.10	ug/g					
Phenol	ND	0.10	ug/g					
Surrogate: 2-Fluorobiphenyl	*0.535*		*%*	*80.3*	*50-140*			
Surrogate: Nitrobenzene-d5	*0.605*		*%*	*90.8*	*50-140*			
Surrogate: Terphenyl-d14	*0.463*		*%*	*69.5*	*50-140*			
Surrogate: 2,4,6-Tribromophenol	*0.967*		*%*	*72.5*	*50-140*			
Surrogate: 2-Fluorophenol	*0.547*		*%*	*41.0*	*50-140*			S-GC
Surrogate: Phenol-d6	*1.06*		*%*	*79.4*	*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					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
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					
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					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
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	*8.00*		*%*	*100*	*50-140*			
Surrogate: Dibromofluoromethane	*7.05*		*%*	*88.1*	*50-140*			
Surrogate: Toluene-d8	*8.42*		*%*	*105*	*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					
Xylenes, total	ND	0.05	ug/g					
Surrogate: Toluene-d8	*8.42*		*%*	*105*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics									
SAR	ND	0.01	N/A	0.07			NC	30	
Conductivity	196	5	uS/cm	193			1.2	5	
Cyanide, free	ND	0.03	ug/g	ND			NC	35	
pH	7.39	0.05	pH Units	7.35			0.5	2.3	
Hydrocarbons									
F1 PHCs (C6-C10)	ND	7	ug/g	ND			NC	40	
F2 PHCs (C10-C16)	ND	4	ug/g	ND			NC	30	
F3 PHCs (C16-C34)	12	8	ug/g	ND			NC	30	
F4 PHCs (C34-C50)	19	6	ug/g	ND			NC	30	
Metals									
Antimony	ND	1.0	ug/g	ND			NC	30	
Arsenic	2.3	1.0	ug/g	2.7			18.5	30	
Barium	102	1.0	ug/g	113			10.8	30	
Beryllium	ND	0.5	ug/g	0.5			NC	30	
Boron, available	ND	0.5	ug/g	ND			NC	35	
Boron	5.7	5.0	ug/g	7.0			19.5	30	
Cadmium	ND	0.5	ug/g	ND			NC	30	
Chromium (VI)	ND	0.2	ug/g	ND			NC	35	
Chromium	26.6	5.0	ug/g	30.1			12.4	30	
Cobalt	6.9	1.0	ug/g	7.9			12.5	30	
Copper	18.1	5.0	ug/g	19.5			7.3	30	
Lead	12.1	1.0	ug/g	13.2			8.7	30	
Mercury	ND	0.1	ug/g	ND			NC	30	
Molybdenum	ND	1.0	ug/g	1.1			NC	30	
Nickel	15.3	5.0	ug/g	16.8			9.3	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	33.7	10.0	ug/g	37.4			10.5	30	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Zinc	42.6	20.0	ug/g	47.1			10.0	30	
Pesticides, OC									
Aldrin	ND	0.01	ug/g	ND			NC	40	
gamma-BHC (Lindane)	ND	0.01	ug/g	ND			NC	40	
alpha-Chlordane	ND	0.01	ug/g	ND			NC	40	
gamma-Chlordane	ND	0.01	ug/g	ND			NC	40	
o,p'-DDD	ND	0.01	ug/g	ND			NC	40	
p,p'-DDD	ND	0.02	ug/g	ND			NC	40	
o,p'-DDE	ND	0.01	ug/g	ND			NC	40	
p,p'-DDE	ND	0.01	ug/g	ND			NC	40	
o,p'-DDT	ND	0.01	ug/g	ND			NC	40	
p,p'-DDT	ND	0.01	ug/g	ND			NC	40	
Dieldrin	ND	0.02	ug/g	ND			NC	40	
Endrin	ND	0.02	ug/g	ND			NC	40	
Endosulfan I	ND	0.01	ug/g	ND			NC	40	
Endosulfan II	ND	0.02	ug/g	ND			NC	40	
Heptachlor	ND	0.01	ug/g	ND			NC	40	
Heptachlor epoxide	ND	0.01	ug/g	ND			NC	40	
Hexachlorobenzene	ND	0.01	ug/g	ND			NC	40	
Hexachlorobutadiene	ND	0.01	ug/g	ND			NC	40	
Hexachloroethane	ND	0.01	ug/g	ND			NC	40	
Methoxychlor	ND	0.01	ug/g	ND			NC	40	
Surrogate: Decachlorobiphenyl	*0.125*		*%*		*97.5*	*50-140*			
Physical Characteristics									
% Solids	78.1	0.1	% by Wt.	77.9			0.3	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	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [b] fluoranthene	ND	0.02	ug/g	ND			NC	40	
Benzo [g,h,i] perylene	ND	0.02	ug/g	ND			NC	40	
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	*0.918*		*%*		*59.9*	*50-140*			
Surrogate: Terphenyl-d14	*1.32*		*%*		*86.1*	*50-140*			
1,2,4-Trichlorobenzene	ND	0.05	ug/g	ND			NC	40	
1-Methylnaphthalene	ND	0.05	ug/g	ND			NC	40	
2-Methylnaphthalene	ND	0.05	ug/g	ND			NC	40	
2,4-Dinitrotoluene	ND	0.10	ug/g	ND			NC	40	
2,6-Dinitrotoluene	ND	0.10	ug/g	ND			NC	40	
3,3'-Dichlorobenzidine	ND	0.10	ug/g	ND			NC	40	
4-Chloroaniline	ND	0.10	ug/g	ND			NC	40	
Acenaphthene	ND	0.05	ug/g	ND			NC	40	
Acenaphthylene	ND	0.05	ug/g	ND			NC	40	
Anthracene	ND	0.05	ug/g	ND			NC	40	
Benzo [a] anthracene	ND	0.05	ug/g	ND			NC	40	
Benzo [a] pyrene	ND	0.05	ug/g	ND			NC	40	
Benzo [b] fluoranthene	ND	0.05	ug/g	ND			NC	40	
Benzo [g,h,i] perylene	ND	0.05	ug/g	ND			NC	40	
Benzo [k] fluoranthene	ND	0.05	ug/g	ND			NC	40	
Biphenyl	ND	0.05	ug/g	ND			NC	40	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Bis(2-chloroethyl)ether	ND	0.10	ug/g	ND			NC	40	
Bis(2-chloroisopropyl)ether	ND	0.10	ug/g	ND			NC	40	
Bis(2-ethylhexyl)phthalate	ND	0.10	ug/g	ND			NC	40	
Chrysene	ND	0.05	ug/g	ND			NC	40	
Diethylphthalate	ND	0.10	ug/g	ND			NC	40	
Dimethylphthalate	ND	0.10	ug/g	ND			NC	40	
Dibenzo [a,h] anthracene	ND	0.10	ug/g	ND			NC	40	
Fluoranthene	ND	0.05	ug/g	ND			NC	40	
Fluorene	ND	0.05	ug/g	ND			NC	40	
Indeno [1,2,3-cd] pyrene	ND	0.05	ug/g	ND			NC	40	
Naphthalene	ND	0.05	ug/g	ND			NC	40	
Phenanthrene	ND	0.05	ug/g	ND			NC	40	
Pyrene	ND	0.05	ug/g	ND			NC	40	
2,4,5-Trichlorophenol	ND	0.10	ug/g	ND			NC	40	
2,4,6-Trichlorophenol	ND	0.10	ug/g	ND			NC	40	
2,4-Dichlorophenol	ND	0.10	ug/g	ND			NC	40	
2,4-Dimethylphenol	ND	0.10	ug/g	ND			NC	40	
2,4-Dinitrophenol	ND	0.10	ug/g	ND			NC	40	
2-Chlorophenol	ND	0.10	ug/g	ND			NC	40	
Pentachlorophenol	ND	0.10	ug/g	ND			NC	40	
Phenol	ND	0.10	ug/g	ND			NC	40	
Surrogate: 2-Fluorobiphenyl	*0.488*		*%*		*71.7*	*50-140*			
Surrogate: Nitrobenzene-d5	*0.549*		*%*		*80.6*	*50-140*			
Surrogate: Terphenyl-d14	*0.438*		*%*		*64.4*	*50-140*			
Surrogate: 2,4,6-Tribromophenol	*0.858*		*%*		*63.0*	*50-140*			
Surrogate: 2-Fluorophenol	*0.493*		*%*		*36.2*	*50-140*			*S-GC*
Surrogate: Phenol-d6	*0.942*		*%*		*69.2*	*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	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
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	
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	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
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	*9.07*		*%*		*104*	*50-140*			
Surrogate: Dibromofluoromethane	*8.44*		*%*		*96.4*	*50-140*			
Surrogate: Toluene-d8	*9.38*		*%*		*107*	*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	
Surrogate: Toluene-d8	*9.38*		*%*		*107*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics									
Cyanide, free	0.294	0.03	ug/g	ND	76.6	50-150			
Hydrocarbons									
F1 PHCs (C6-C10)	195	7	ug/g	ND	97.4	85-115			
F2 PHCs (C10-C16)	98	4	ug/g	ND	110	60-140			
F3 PHCs (C16-C34)	266	8	ug/g	ND	121	60-140			
F4 PHCs (C34-C50)	174	6	ug/g	ND	125	60-140			
Metals									
Antimony	35.7	1.0	ug/g	ND	71.3	70-130			
Arsenic	47.9	1.0	ug/g	1.1	93.6	70-130			
Barium	86.0	1.0	ug/g	45.3	81.4	70-130			
Beryllium	48.4	0.5	ug/g	ND	96.5	70-130			
Boron, available	3.72	0.5	ug/g	ND	74.4	70-122			
Boron	47.2	5.0	ug/g	ND	88.8	70-130			
Cadmium	44.3	0.5	ug/g	ND	88.4	70-130			
Chromium (VI)	0.1	0.2	ug/g	ND	74.0	48-112			
Chromium	58.5	5.0	ug/g	12.0	93.0	70-130			
Cobalt	51.1	1.0	ug/g	3.1	96.0	70-130			
Copper	53.5	5.0	ug/g	7.8	91.3	70-130			
Lead	48.7	1.0	ug/g	5.3	86.9	70-130			
Mercury	1.48	0.1	ug/g	ND	98.4	70-130			
Molybdenum	45.0	1.0	ug/g	ND	89.2	70-130			
Nickel	53.2	5.0	ug/g	6.7	93.1	70-130			
Selenium	45.1	1.0	ug/g	ND	89.8	70-130			
Silver	43.7	0.3	ug/g	ND	87.3	70-130			
Thallium	45.0	1.0	ug/g	ND	89.9	70-130			
Uranium	47.2	1.0	ug/g	ND	93.7	70-130			
Vanadium	60.7	10.0	ug/g	15.0	91.4	70-130			
Zinc	61.4	20.0	ug/g	ND	85.1	70-130			
Pesticides, OC									
Aldrin	0.30	0.01	ug/g	ND	119	50-140			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
gamma-BHC (Lindane)	0.27	0.01	ug/g	ND	107	50-140			
alpha-Chlordane	0.30	0.01	ug/g	ND	116	50-140			
gamma-Chlordane	0.28	0.01	ug/g	ND	110	50-140			
o,p'-DDD	0.22	0.01	ug/g	ND	84.7	50-140			
p,p'-DDD	0.32	0.02	ug/g	ND	125	50-140			
o,p'-DDE	0.20	0.01	ug/g	ND	78.1	50-140			
p,p'-DDE	0.27	0.01	ug/g	ND	107	50-140			
o,p'-DDT	0.20	0.01	ug/g	ND	79.5	50-140			
p,p'-DDT	0.29	0.01	ug/g	ND	112	50-140			
Dieldrin	0.30	0.02	ug/g	ND	119	50-140			
Endrin	0.20	0.02	ug/g	ND	78.6	50-140			
Endosulfan I	0.32	0.01	ug/g	ND	124	50-140			
Endosulfan II	0.29	0.02	ug/g	ND	113	50-140			
Heptachlor	0.31	0.01	ug/g	ND	121	50-140			
Heptachlor epoxide	0.31	0.01	ug/g	ND	119	50-140			
Hexachlorobenzene	0.27	0.01	ug/g	ND	104	50-140			
Hexachlorobutadiene	0.28	0.01	ug/g	ND	109	50-140			
Hexachloroethane	0.25	0.01	ug/g	ND	98.9	50-140			
Methoxychlor	0.26	0.01	ug/g	ND	103	50-140			
Surrogate: Decachlorobiphenyl	*0.0879*		*%*		*68.7*	*50-140*			
Semi-Volatiles									
Acenaphthene	0.125	0.02	ug/g	ND	74.9	50-140			
Acenaphthylene	0.126	0.02	ug/g	ND	75.7	50-140			
Anthracene	0.122	0.02	ug/g	ND	73.1	50-140			
Benzo [a] anthracene	0.084	0.02	ug/g	ND	50.6	50-140			
Benzo [a] pyrene	0.091	0.02	ug/g	ND	54.7	50-140			
Benzo [b] fluoranthene	0.086	0.02	ug/g	ND	51.6	50-140			
Benzo [g,h,i] perylene	0.093	0.02	ug/g	ND	55.6	50-140			
Benzo [k] fluoranthene	0.085	0.02	ug/g	ND	50.8	50-140			
Chrysene	0.100	0.02	ug/g	ND	59.7	50-140			
Dibenzo [a,h] anthracene	0.086	0.02	ug/g	ND	51.4	50-140			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Fluoranthene	0.119	0.02	ug/g	ND	71.2	50-140			
Fluorene	0.122	0.02	ug/g	ND	73.0	50-140			
Indeno [1,2,3-cd] pyrene	0.093	0.02	ug/g	ND	55.9	50-140			
1-Methylnaphthalene	0.107	0.02	ug/g	ND	64.2	50-140			
2-Methylnaphthalene	0.113	0.02	ug/g	ND	67.6	50-140			
Naphthalene	0.127	0.01	ug/g	ND	76.5	50-140			
Phenanthrene	0.132	0.02	ug/g	ND	79.4	50-140			
Pyrene	0.118	0.02	ug/g	ND	71.0	50-140			
Surrogate: 2-Fluorobiphenyl	*1.26*		*%*		*82.2*	*50-140*			
Surrogate: Terphenyl-d14	*1.88*		*%*		*122*	*50-140*			
1,2,4-Trichlorobenzene	0.30	0.05	ug/g	ND	89.1	50-140			
1-Methylnaphthalene	0.29	0.05	ug/g	ND	85.8	50-140			
2-Methylnaphthalene	0.29	0.05	ug/g	ND	84.6	50-140			
2,4-Dinitrotoluene	0.31	0.10	ug/g	ND	90.5	50-140			
2,6-Dinitrotoluene	0.30	0.10	ug/g	ND	88.9	50-140			
3,3'-Dichlorobenzidine	0.17	0.10	ug/g	ND	102	50-140			
4-Chloroaniline	0.18	0.10	ug/g	ND	52.5	30-130			
Acenaphthene	0.31	0.05	ug/g	ND	89.6	50-140			
Acenaphthylene	0.30	0.05	ug/g	ND	88.0	50-140			
Anthracene	0.29	0.05	ug/g	ND	84.8	50-140			
Benzo [a] anthracene	0.31	0.05	ug/g	ND	89.6	50-140			
Benzo [a] pyrene	0.28	0.05	ug/g	ND	82.0	50-140			
Benzo [b] fluoranthene	0.35	0.05	ug/g	ND	102	50-140			
Benzo [g,h,i] perylene	0.33	0.05	ug/g	ND	96.3	50-140			
Benzo [k] fluoranthene	0.35	0.05	ug/g	ND	103	50-140			
Biphenyl	0.17	0.05	ug/g	ND	98.2	50-140			
Bis(2-chloroethyl)ether	0.33	0.10	ug/g	ND	97.8	50-140			
Bis(2-chloroisopropyl)ether	0.36	0.10	ug/g	ND	105	50-140			
Bis(2-ethylhexyl)phthalate	0.26	0.10	ug/g	ND	77.0	50-140			
Chrysene	0.33	0.05	ug/g	ND	95.5	50-140			
Diethylphthalate	0.34	0.10	ug/g	ND	101	50-140			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Dimethylphthalate	0.32	0.10	ug/g	ND	94.6	50-140			
Dibenzo [a,h] anthracene	0.34	0.10	ug/g	ND	100	50-140			
Fluoranthene	0.36	0.05	ug/g	ND	107	50-140			
Fluorene	0.33	0.05	ug/g	ND	95.9	50-140			
Indeno [1,2,3-cd] pyrene	0.31	0.05	ug/g	ND	90.6	50-140			
Naphthalene	0.30	0.05	ug/g	ND	87.1	50-140			
Phenanthrene	0.31	0.05	ug/g	ND	91.6	50-140			
Pyrene	0.25	0.05	ug/g	ND	72.9	50-140			
2,4,5-Trichlorophenol	0.30	0.10	ug/g	ND	88.2	50-140			
2,4,6-Trichlorophenol	0.28	0.10	ug/g	ND	82.1	50-140			
2,4-Dichlorophenol	0.31	0.10	ug/g	ND	91.4	50-140			
2,4-Dimethylphenol	0.29	0.10	ug/g	ND	85.2	30-130			
2,4-Dinitrophenol	0.17	0.10	ug/g	ND	51.0	50-140			
2-Chlorophenol	0.28	0.10	ug/g	ND	81.6	50-140			
Pentachlorophenol	0.18	0.10	ug/g	ND	54.0	50-140			
Phenol	0.31	0.10	ug/g	ND	92.1	30-130			
Surrogate: 2-Fluorobiphenyl	*0.474*		*%*		*69.6*	*50-140*			
Surrogate: Nitrobenzene-d5	*0.555*		*%*		*81.5*	*50-140*			
Surrogate: Terphenyl-d14	*0.429*		*%*		*63.1*	*50-140*			
Surrogate: 2,4,6-Tribromophenol	*0.874*		*%*		*64.2*	*50-140*			
Surrogate: 2-Fluorophenol	*0.478*		*%*		*35.1*	*50-140*			*S-GC*
Surrogate: Phenol-d6	*0.911*		*%*		*66.9*	*50-140*			
Volatiles									
Acetone	8.98	0.50	ug/g	ND	89.8	50-140			
Benzene	4.07	0.02	ug/g	ND	102	60-130			
Bromodichloromethane	3.60	0.05	ug/g	ND	90.0	60-130			
Bromoform	3.22	0.05	ug/g	ND	80.5	60-130			
Bromomethane	4.46	0.05	ug/g	ND	111	50-140			
Carbon Tetrachloride	3.56	0.05	ug/g	ND	89.1	60-130			
Chlorobenzene	3.20	0.05	ug/g	ND	80.0	60-130			
Chloroform	3.73	0.05	ug/g	ND	93.3	60-130			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Dibromochloromethane	3.76	0.05	ug/g	ND	94.0	60-130			
Dichlorodifluoromethane	4.03	0.05	ug/g	ND	101	50-140			
1,2-Dichlorobenzene	3.46	0.05	ug/g	ND	86.5	60-130			
1,3-Dichlorobenzene	3.45	0.05	ug/g	ND	86.2	60-130			
1,4-Dichlorobenzene	3.32	0.05	ug/g	ND	83.0	60-130			
1,1-Dichloroethane	3.18	0.05	ug/g	ND	79.5	60-130			
1,2-Dichloroethane	3.97	0.05	ug/g	ND	99.2	60-130			
1,1-Dichloroethylene	3.54	0.05	ug/g	ND	88.6	60-130			
cis-1,2-Dichloroethylene	3.73	0.05	ug/g	ND	93.3	60-130			
trans-1,2-Dichloroethylene	3.59	0.05	ug/g	ND	89.8	60-130			
1,2-Dichloropropane	3.92	0.05	ug/g	ND	98.0	60-130			
cis-1,3-Dichloropropylene	3.64	0.05	ug/g	ND	91.0	60-130			
trans-1,3-Dichloropropylene	3.76	0.05	ug/g	ND	94.1	60-130			
Ethylbenzene	3.49	0.05	ug/g	ND	87.4	60-130			
Ethylene dibromide (dibromoethane, 1,2-)	3.45	0.05	ug/g	ND	86.1	60-130			
Hexane	4.17	0.05	ug/g	ND	104	60-130			
Methyl Ethyl Ketone (2-Butanone)	10.2	0.50	ug/g	ND	102	50-140			
Methyl Isobutyl Ketone	10.7	0.50	ug/g	ND	107	50-140			
Methyl tert-butyl ether	10.7	0.05	ug/g	ND	107	50-140			
Methylene Chloride	3.75	0.05	ug/g	ND	93.7	60-130			
Styrene	3.19	0.05	ug/g	ND	79.8	60-130			
1,1,1,2-Tetrachloroethane	3.24	0.05	ug/g	ND	80.9	60-130			
1,1,2,2-Tetrachloroethane	3.09	0.05	ug/g	ND	77.3	60-130			
Tetrachloroethylene	3.13	0.05	ug/g	ND	78.4	60-130			
Toluene	3.36	0.05	ug/g	ND	83.9	60-130			
1,1,1-Trichloroethane	3.62	0.05	ug/g	ND	90.6	60-130			
1,1,2-Trichloroethane	3.81	0.05	ug/g	ND	95.2	60-130			
Trichloroethylene	3.98	0.05	ug/g	ND	99.5	60-130			
Trichlorofluoromethane	4.39	0.05	ug/g	ND	110	50-140			
Vinyl chloride	4.22	0.02	ug/g	ND	105	50-140			
m,p-Xylenes	6.87	0.05	ug/g	ND	85.9	60-130			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
o-Xylene	3.50	0.05	ug/g	ND	87.6	60-130			
Surrogate: 4-Bromofluorobenzene	*7.89*		*%*		*98.6*	*50-140*			
Surrogate: Dibromofluoromethane	*6.92*		*%*		*86.5*	*50-140*			
Surrogate: Toluene-d8	*8.00*		*%*		*100*	*50-140*			
Benzene	4.07	0.02	ug/g	ND	102	60-130			
Ethylbenzene	3.49	0.05	ug/g	ND	87.4	60-130			
Toluene	3.36	0.05	ug/g	ND	83.9	60-130			
m,p-Xylenes	6.87	0.05	ug/g	ND	85.9	60-130			
o-Xylene	3.50	0.05	ug/g	ND	87.6	60-130			
Surrogate: Toluene-d8	*8.00*		*%*		*100*	*50-140*			

Qualifier Notes:

Sample Qualifiers :

3: Surrogate recovery outside of control limits. The data was accepted based on valid recovery of the remaining surrogate.

Applies to Samples: MW101-1A, BH102-1A, MW101-1D

QC Qualifiers:

S-GC Surrogate recovery outside of control limits. The data was accepted based on valid recovery of the remaining surrogate.

Sample Data Revisions:

None

Certificate of Analysis

Report Date: 03-Dec-2024

Client: **Terrapex Environmental Ltd. (Ottawa)**

Order Date: 25-Nov-2024

Client PO:

Project Description: CO986.00/40 Beechcliffe Street

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.

Benzo[b]fluoranthene results may be biased high due to co-elution with Benzo[j]fluoranthene

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: 2448144

Paracel Order Number (Lab Use Only)	Chain of Custody (Lab Use Only)
2448144	№ 145884

Page 1 of 2

Client Name: Terraprox Environmental Ltd
Contact Name: Greg Sabourin
Address: 1-20 Gurdwara Rd. Ottawa ON
Telephone: 613 745 6471

Project Ref: C0986-W
Quote #: Q0945.03 / City of Ottawa
PO #: City of Ottawa
E-mail: g.sabourin@terraprox.com

Turnaround Time
☐ 1 day ☐ 3 day
☐ 2 day ☒ Regular
Date Required: _____

☐ REG 153/04 ☐ REG 406/19

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

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

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	Sample Taken Date	Sample Taken Time	PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CrVI	B (HWS)	ABNs	OCPs	ORegs 153 Mtl	pH	t/r 75 µm.
1	MW101-1A	BNK 206	S	-	2	21 NOV 24	8:00			X					X	X	X		
2	MW101-3B	207	S	-	1	21 NOV 24	9:45.											X	X
3	BH102-1A	208	S	-	4	21 NOV 24	9:55	X		X					X	X	X	X	X
4	MW103-1A	209	S	-	3	21 NOV 24	10:25	X		X							X		
5	MW103-3B	210	S	-	3	21 NOV 24	11:45.	X	X	X							X		
6	BH104-1B	211	S	-	2	21 NOV 24	12:00	X		X					[illegible]	[illegible]	X		
7	BH104-3A	212	S	-	2	21 NOV 24	12:25	X	X	[illegible]							[illegible]		
8	MW105-1B	213	S	-	4	21 NOV 24	12:40	X	[illegible]	X							X	X	X
9	MW105-3A	214	S	-	3	21 NOV 24	13:15	X	X	X							X		
10	BH104-2B	215	S	-	1	21 NOV 24	12:20			X							X		

Comments: ~~Analyze BH104-3A for Org 153/Mtl ONLY~~

City of Ottawa Project. City Project Manager Nahid Afrostek

Method of Delivery: Walk in

Relinquished By (Sign):	Received at Depot:	Received at Lab: SS	Verified By: Jm
Relinquished By (Print): Jeff Murray	Date/Time:	Date/Time: 25 Nov 24 1615	Date/Time: 11-26-24 10:54
Date/Time: 25 NOV 24 16.15.	Temperature: °C	Temperature: 3.8 4.2 °C	pH Verified: ☐ By:

Chain of Custody (Env) xlsx

PARACEL LABORATORIES LTD.

Paracel ID: 2448144

Paracel Order Number (Lab Use Only)

Chain of Custody (Lab Use Only)
№ 145886

Page 2 of 2

Client Name: Terraprax Environmental Ltd	Project Ref: C0986.40
Contact Name: Greg Sabourin	Quote #: Q0945.03/City of Ottawa Job
Address: 1-20 Gurdwara Rd Ottawa ON K2E 8B3	PO #: City of Ottawa
Telephone: (613 745 6471	E-mail: g.sabourin@terraprax.com

Turnaround Time
☐ 1 day ☐ 3 day
☐ 2 day ☒ Regular
Date Required: _____

☐ 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)

Required Analysis

	Sample ID/Location Name		Matrix	Air Volume	# of Containers	Sample Taken: Date	Sample Taken: Time	PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CrVI	B (HWS)	O.Reg 153 metals	OCPs	ABNs	VOCs PHC F1
1	MW101-2A	BNK216	5	-	2	21 Nov 24	9:15	X		X					X			
2	BH106-1B	217	5	-	3	21 Nov 24	13:40	X		X					X			
3	MW101-1B	218	5	-	1	21 Nov 24	E:W			X					X	X	X	
4	MW103-3D	219	5	-	3	21 Nov 24	11:45	X	X	X					X			
5	methanol Blank	220	5	-	1	22-Nov-24	18:30											X
6																		
7																		
8																		
9																		
10																		

Comments: City of Ottawa, City of Ottawa Project Manager Vahid Afasteh

Method of Delivery: Walk in

Relinquished By (Sign):	Received at Depot:	Received at Lab: SS	Verified By: JM
Relinquished By (Print): Jeff Miron	Date/Time:	Date/Time: 25 Nov 24 1615	Date/Time: 11-26-24 10:59
Date/Time: 25 Nov 24 16:15	Temperature: °C	Temperature: 3.8 4.2 °C	pH Verified: ☐ By:

APPENDIX VII
PHASE TWO CONCEPTUAL SITE MODEL

PHASE TWO CONCEPTUAL SITE MODEL
NORTHERN PORTION OF 40 BEECHCLIFFE STREET IN OTTAWA, ONTARIO

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

The Phase Two CSM narrative is provided below, illustrated and supported by Figures 1 through 23 (attached).

Requisite Component	Description & Assessment
Section 1. A description and assessment of,	
i. Areas where potentially contaminating activity (PCA) has occurred,	A total of two on-Site and one off-Site PCAs are deemed to have affected the property, as summarized in Table 2, appended. The locations of all PCAs within the Phase One Study Area are shown in Figure 4.
ii. areas of potential environmental concern (APECs),	A total of three APECs have been identified associated with the aforementioned on-Site and off-Site PCAs, as summarised in the appended Table 3 and on Figure 5A.
iii. any subsurface structures and utilities on, in or under the Phase Two Property that may affect contaminant distribution and transport.	During the Phase Two ESA work program, local utility companies were contacted in order to obtain stake outs and clearance with respect to buried services under the Phase Two Property. A private locating company (Multiview Locates Inc.) was also retained to provide clearance with respect to buried services in the drill areas. Underground utilities at the Phase Two Property include storm and sanitary sewer lines, natural gas, electrical and telephone. These utilities are typically at depths ranging from 0.3 to 3.0 m below ground surface (bgs). Based on the presence of the sanitary and storm sewer at the Site it may affect the groundwater flow direction and thus may affect contaminant distribution. The depth of groundwater was measured to be at least 3.5 m bgs and the results of the Phase Two ESA indicate that the groundwater conditions at the Phase Two Property meet the applicable Table 3 SCS. Underground utilities and structures are shown in the drawings and cross sections where applicable.
Section 2. Provide a narrative description of and, as appropriate, figures illustrating, the physical setting of the Phase Two Property and any areas under it including,	The Phase Two Property measures3,245.5 m^2, with an average ground surface elevation of 89 m above sea level (asl). Pertinent current and former site features are summarized in Figure 2. The Phase One Study Area (“surrounding area”) covers land uses within a 250 m radius of the Phase Two Property, as shown in Figure 3. There are no water bodies, permanent streams, rivers or similar watercourses, ponds, or areas of natural significance on the Phase Two Property or within the 250 m Phase One Study Area, as shown in Figure 3.
i. stratigraphy from ground surface to the deepest aquifer or aquitard investigated,	Fill material generally extended to depths of 2.6 m bgs throughout the Phase Two Property, associated. The fill layer generally comprised brown and/or grey sand, gravel, and sandy to clayey silt, with occasional asphalt. The fill was underlain by native strata of silty clay to depths of 4.0 m bgs overlying sand to a depth of 7.6 m bgs (the maximum depth of investigation). Bedrock was not encountered during the investigation. Please refer to Cross-Sections A-A’, and B-B’, presented as Figures 6A, and 6B, respectively. The locations of the Cross-Sections are shown on Figure 5B.

Requisite Component	Description & Assessment
ii. hydrogeological characteristics, including aquifers, aquitards and, in each hydrostratigraphic unit where one or more contaminants is present at concentrations above the applicable site condition standards, lateral and vertical gradients,	Chemical impacts to soil and groundwater were not identified. There is a single hydrostratigraphic unit at the Phase Two Property, which extends to at least 7.6 m bgs. Groundwater monitoring wells completed for the investigation of chemical impacts to groundwater were installed to intersect groundwater strikes revealed during borehole drilling. The shallow groundwater was generally encountered within the silty clay to sand stratum at depths ranging between 3.5 and 5.0 m bgs. A lateral gradient of 0.020 was calculated with a flow direction towards the southwest. The QP determined that the soil at the Site is classified as coarse-textured (per the definitions of O. Reg. 153/04), as more than one-third of the soil (measured by volume) constitutes coarse-textured soil especially considering the presence of the native sand material underlying the native silty clay layer.
iii. approximate depth to bedrock,	Lower Ordovician dolostone, sandstone of the Beekmantown Group at is estimated at approximately 21 m bgs. Bedrock was not encountered during the subsurface investigations, which reached the maximum depth of 7.6 m bgs.
iv. approximate depth to water table,	Based on observations during borehole drilling and water level measurements, the shallow water table generally resides in the silty sand to sand stratum at depths ranging between 3.5 and 5.0 m bgs. Please refer to Figure 7.
v. any respect in which section 35, 41 or 43.1 of the regulation applies to the property,	**Section 35 is not applicable.** Ministry of Environment, Conservation and Parks (MECP) Well Records Dataset and ERIS Water Well Information System database report 17 well records on properties wholly or partially within 250 m radius of the Phase Two Property (Figure 3), two of which were identified for use for potable water supply. Based on date of installation of the wells and the redevelopment in the area it is not believed that these supply wells are still be in use. The Phase Two Property is not located in an area designated in the municipal official plan as a well-head protection area or other designation identified by the municipality for the protection of groundwater (IPZ 8.1). All properties within 250 m radius of the Phase Two Property boundaries are deemed to be supplied by a municipal drinking water system. The City of Ottawa has provided written confirmation (February 13, 2025) that it does not object to the application of non-potable groundwater site condition standards in relation to environmental assessment of the Phase Two Property. **Section 41 is not applicable**. No Areas of Natural Significance were identified on the Phase Two Property, or in the Phase One Study Area. A total of 13 samples (including two duplicates) of surface and subsurface soil were collected from the Phase Two Property at various depths (including “surface” and “subsurface” samples) and analyzed for pH. The pH for surface and subsurface soils ranges between 7.30 and 7.74 (surface soil), and between 7.42 and 7.56 (subsurface soil), and are within acceptable limits. **Section 43.1 is not applicable.** The Phase Two Property is not considered to be a shallow soil property. The Phase Two Property does not include, nor is located within, 30 m of a water body.
vi. areas on, in or under the Phase Two Property where excess soil is finally placed, and	Although fill materials exist at the Phase Two Property, no soil has been imported to the Phase Two Property from another property during or subsequent to this Phase Two ESA.
vii. approximate locations, if known, of any proposed buildings and other structures.	It is proposed that new residential townhouses be constructed at the Site.

Requisite Component	Description & Assessment
Section 3. Provide where a contaminant is present, in or under the Phase Two Property at a concentration greater than the applicable site condition standard, identification of,	The evaluation of impacts in soil and groundwater is based upon analytical data obtained during this Phase Two ESA.
i. each area where a contaminant is present on, in or under the Phase Two Property at a concentration greater than the applicable site condition standard,	Figures 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23 illustrate sampling locations with respect to the APECs for soil and groundwater for the various parameter groups. Contaminant exceedances were not identified on the Phase Two Property.
ii. the contaminants associated with each of the areas referred to in subparagraph A,	• N/A
iii. each medium in which a contaminant associated with an area referred to in subparagraph is present,	• N/A
iv. a description and assessment of what is known about each of the areas referred to in subparagraph A,	• N/A
v. the distribution, in each of the areas referred to in subparagraph A, of each contaminant present in the area at a concentration greater than the applicable site condition standard, for each medium in which the contaminant is present, together with figures showing the distribution,	• N/A
vi. Anything known about the reason for the discharge of the contaminants present on, in or under the Phase Two Property at a concentration greater than the applicable site condition standard into the natural environment,	• N/A
vii. Anything known about migration of the contaminants present on, in or under the Phase Two Property at a concentration greater than the applicable site condition standard away from any area of potential environmental concern, including the	• N/A

Requisite Component	Description & Assessment
identification of any preferential pathways,	
viii. Climatic or meteorological conditions that may have influenced distribution and migration of the contaminants, such as temporal fluctuations in groundwater levels, and	N/A
ix. If applicable, information concerning soil vapour intrusion of the contaminants into building including, (A) relevant construction features of a building, such as a basement or crawl space, (B) building heating, ventilation and air conditioning design and operation, (C) subsurface utilities.	N/A
Section 4. Provide, where contaminants on, in or under the phase two property are present at concentrations greater than the applicable site condition standard, two or more cross-sections showing, by parameter group as defined in the Analytical Protocol for which a contaminant has been analysed, i. the lateral and vertical distribution of each contaminant in each area where the contaminant is present at a concentration greater than the applicable site condition standard in soil, ground water and sediment, ii. approximate depth to water table in each area referred to in subparagraph i, iii. stratigraphy from ground surface to the deepest aquifer or aquitard investigated, and iv. any subsurface structures and utilities that may affect contaminant distribution and transport in each area referred to in subparagraph i.	**Impacts to Soil** Not Applicable as all of the soil samples met the applicable Table 3 SCS. **Impacts to Groundwater** Not Applicable as all of the groundwater samples met the applicable Table 3 SCS.
Section 5. Provide, for each area where a contaminant is present on, in or under the property at a concentration greater than the applicable site condition standard	N/A

Requisite Component	Description & Assessment
for the contaminant, a diagram identifying, with narrative explanatory notes, i. the release mechanisms, ii. contaminant transport pathway, iii. the human and ecological receptors located on, in or under the phase two property, iv. receptor exposure points, and v. routes of exposure.	
Section 6. If a non-standard delineation was conducted in accordance with section 7.1 of this Schedule as part of preparing the phase two environmental site assessment report, provide a narrative description of how the non-standard delineation satisfies the requirements in that section.	Not Applicable – A risk assessment has not been conducted for the Phase Two Property.
Section 7. If the exemption set out in paragraph 1, 1.1 or 2 of section 49.1 of the regulation is being relied upon, provide a statement as to the reliance upon the exemption and a narrative description of the rationale for relying upon the exemption, which may be based on information gathered during the site investigation.	Section 49.1 provides exemption if applicable site conditions standards are exceeded on the basis that: (1.) substances applied to surfaces for safety of vehicular or pedestrian traffic under conditions of snow or ice or both. (1.1) excess soil deposited at the Phase Two Property for final placement meets the soil quality standards that apply to the Phase Two Property as determined in accordance with the Excess Soil Standards (2.) due to a discharge of drinking water within the meaning of the Safe Drinking Water Act, 2002 **Paragraph 1. of Section 49.1 is not being relied upon.** **Paragraphs 1.1 and 2 of section 49.1 are not being relied upon.**
Section 8. If the exemption set out in paragraph 3 of section 49.1 of the regulation is being relied upon, provide, i. a statement as to the reliance upon the exemption, ii. a narrative description of the rationale for relying upon the exemption, which may be based on information gathered during the site investigation, and iii. one or more cross-sections and one or more figures in plan view of the phase two property that demonstrate, through identification of sample locations, sample depths and contaminant concentrations, the distribution of the contaminant in question	Paragraph 3 of section 49.1 provides exemption if applicable site conditions standards are exceeded on the basis that the concentration of the contaminant does not exceed naturally occurring range of concentrations of that contaminant typically found within the area in which the Phase Two Property is located. **Paragraph 3 of section 49.1 is not being relied upon.**

Requisite Component	Description & Assessment
laterally and vertically and the range of concentrations of that contaminant on, in or under the phase two property.	

The Phase Two CSM is based on the following Phase Two ESA summary information:

Terrapex was retained by the City of Ottawa (the City) to conduct a Phase Two Environmental Site Assessment (ESA) of the property located at 40 Beechcliffe Street, Ottawa, Ontario (the Phase Two Property, hereinafter also referred to as the Site).

It is understood that the City is proposing to develop the Site with a housing development. The Site was last occupied as part of a concrete plant in the 1960s. The Site was used for storage during the residential development in the 1970s and 1980s. The Site has been vacant since 1991. The proposed change from a former concrete plant to residential development will require the filing of a Record of Site Condition (RSC), per Ontario Regulation 153/04 (O. Reg. 153/04) under the Environmental Protection Act *(Records of Site Condition – Part XV.1 of the Act).*

The date the last work on all of the planning of the site investigation, conducting the site investigation and reviewing and evaluating the information gathered through the site investigation required for the Phase Two ESA (per Section 35.5 (1) (a) of O. Reg. 153/04) is January 20, 2025, the date the Qualified Person reviewed the final laboratory results pertaining to samples recovered from the Phase Two Property.

The Certification Date (per Section 17 (3) of O. Reg. 153/04) is December 13, 2024, the last day on which sampling was done that confirmed the property meets the applicable Site Condition Standard, or any standard specified in a risk assessment, in relation to a contaminant.

A Phase One ESA was completed by Terrapex in January 2025 in accordance with the requirements of O. Reg. 153/04; the date of last work being January 27, 2025. The Phase One ESA identified three areas of potential environmental concern (APECs) at the Site, resulting from past commercial and light industrial uses of the Site and off-Site properties. As a result, a Phase Two ESA was required to investigate soil and groundwater quality at the Site prior to the filing of the mandatory RSC.

The Phase Two ESA was subsequently conducted by Terrapex to investigate the environmental quality of soil and groundwater at and in the vicinity of the APECs identified at the Site. The Phase Two ESA consisted of the completion of seven boreholes to a maximum depth of 7.6 m bgs, installation of four groundwater monitoring wells (including replacement monitoring well MW105D), and the collection of soil and groundwater samples for laboratory analysis to augment

previous sampling and analysis of contaminants of potential concern (COPCs) identified for the Site.

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

SUMMARY OF SAMPLING LOCATIONS

APEC	MEDIA POTENTIALLY IMPACTED	CONTAMINANTS OF POTENTIAL CONCERN	SAMPLING LOCATIONS	
			SOIL	GROUNDWATER
APEC 1	Soil (Fill material)	Metals & Inorganics	MW101-2A, BH102-1A, MW103-1A, , BH104-1B, MW105-1B, and BH106-1B	
		PAHs	MW101-2A, BH102-1A, MW103-1A, , BH104-1B, MW105-1B, and BH106-1B	
		PHCs F1-F4	MW101-2A, BH102-1A, MW103-1A, , BH104-1B, MW105-1B, and BH106-1B	
		BTEX	MW101-2A, BH102-1A, MW103-1A, , BH104-1B, MW105-1B, and BH106-1B	
APEC 2	Soil & Groundwater	Metals & Inorganics	MW103-3B, BH104-2B, and MW105-3A	MW103 and MW105D
		PAHs	MW103-3B, BH104-2B, and MW105-3A	MW103 and MW105D
		PHCs F1-F4	MW103-3B, BH104-3A, and MW105-3A	MW103 and MW105D
		BTEX	MW103-3B, BH104-3A, and MW105-3A	MW103 and MW105D
		VOCs	MW103-3B, BH104-3A, and MW105-3A	MW103 and MW105D
APEC 3	Soil (surface or near surface material)	Organochlorine pesticides	MW101-1A and BH102-1A	
		ABNs	MW101-1A and BH102-1A	
		PAHs	MW101-1A and BH102-1A	
Supplemental Analysis*	Groundwater	VOCs		MW101
		PHCs F1-F4		MW101

BTEX: *Benzene, toluene, ethylbenzene, xylene*
PHCs: *Petroleum hydrocarbons (fractions F1 to F4)*
PAHs: *Polycyclic aromatic hydrocarbons*
VOCs: *Volatile Organic Compounds*
ABNs: *Acids, Bases and Neutrals*

Due to the proposed development of the Site for residential property use, the generic full-depth Ministry of the Environment, Conservation and Parks (MECP) SCS applicable to residential property use in a non-potable groundwater condition with coarse-textured soil (Table 3 SCS) was selected to evaluate soil and groundwater quality at the Site.

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

- The soil stratigraphy encountered in the boreholes drilled at the Site generally consisted of a fill material consisting of sand containing varying gravel fractions ranging from some gravel to gravelly, trace silt, organics and/or construction debris. The fill materials were underlain by a deposit of native brownish olive silty clay, grey sand soil. The colour of the native sand becomes brownish grey or grey at depths between 3 and 4 m bgs, and the boreholes were terminated within the sand deposit at depths between 4.5 to 7.6 m bgs, which represents the maximum depth of investigation.
- In December 2024, monitoring wells MW101, MW103, and MW105D were monitored. During the December 2024 monitoring event, the depth to groundwater was identified between 3.51 m bgs (MW101) and 5.04 m bgs (MW105D).
- The findings of the December 11, 2024 monitoring event indicated that the groundwater flow is towards the southwest. The groundwater flow direction is likely influenced by the presence of nearby storm and sanitary sewer which transverse the Site. The groundwater monitoring data is summarised in Table 4 (appended) and the interpreted groundwater elevation contours are shown on Figures 7.
- No evidence of non aqueous phase liquids (i.e., NAPL) or free-product was encountered during monitoring, purging, or sampling of the monitoring wells.
- Comparison of the laboratory results to the Table 3 SCS did not identify any soil or groundwater contaminants at the Site.

Based on the findings of the Phase Two ESA, the environmental quality of soil and groundwater beneath the Site has been determined to meet the applicable Table 3 SCS. Therefore, a RSC may be filed for the Site in accordance with the requirements of O. Reg. 153/04.

APPENDIX VIII
QUALIFICATIONS OF ASSESSORS

KEITH BROWN, P.Eng., QP_{ESA}

Position: Senior Project Manager, Ottawa Office

Qualifications: B.Sc. (Eng) Environmental

Experience:

Terrapex Environmental Ltd.	2003 to present
Terrapex Environnement Ltée.	2000 to 2003
Regional Municipality of Ottawa – Carleton	May to Sep. 1999

Mr. Brown is a senior project manager responsible for supervising site assessments, and remediations for various residential, commercial and petroleum clients. Mr. Brown has conducted numerous Phase I/One Environmental Site Assessments (ESA), including historical research, site inspection and report preparation. Mr. Brown has extensive experience in Phase II/Two ESAs, small- and large-scale site remediations (both in-situ and ex-situ), environmental monitoring programs for sites impacted with petroleum, VOCs, PAHs and/or heavy metals, air sampling, peer reviews, and data interpretation. Mr. Brown is registered with the Ontario Ministry of the Environment, Conservation and Parks (MECP) as a Qualified Person (QP) for undertaking Environmental Site Assessment activities and certifying Records of Site Condition (RSC). He also provides senior technical review on all reports/correspondence issued for his projects. More recently, Mr. Brown has assumed a supervisor role responsible for personnel management, and quality control. His major clients have included Parkland Corp., Valero Energy Inc., Canadian Tire, Tim Hortons, and Minto Properties Inc.

Representative projects include the following:

Parkland Corp. Account Manager and Senior Technical Reviewer. Since 2013, Mr. Brown has been responsible for assigning work requests in Ontario. This includes managing projects (administering budgets, allocating technical resources, arranging subcontractors, and adhering to schedules), regular client updates; conducting data review/analysis; preparing ESA and remediation workplans and budget estimates; data interpretation, overall QA/QC of correspondence and reports, reviewing invoices and liaising with the public and regulatory agencies if required.

Valero Energy Inc. Account Manager and Senior Technical Reviewer. Since 2019, responsible for overseeing compliance sampling, site assessments and site investigations, overall QA/QC of correspondence and reports, and liaising with regulatory agencies if required.

Project Manager, Senior Technical Reviewer and QP for a project to complete a risk assessment and obtain a Record of Site Condition (RSC) of a petroleum hydrocarbon impacted site in Ottawa. This project included a data gap analyses, completion of a Phase One and Two ESA, supplemental investigations to assess soil vapour and sub-slab soil vapour conditions, development of a conceptual site model, preparation of a human health and ecological risk assessment, liaison with the MECP and other stakeholders.

Project Manager, Senior Technical Reviewer and QP for the completion of a multi-stage Phase Two ESA as part of the proposed development of a bulk fuel. Mr. Brown reviewed the previously completed Phase One ESA to identify any data gaps, developed the sampling and analysis plan to assess all the areas of potential environmental concern (APECs) for the identified contaminants of concern (COCs), directed the assessment work, reviewed the analytical results, developed the conceptual site model (CSM) and had overall responsibility for the Phase Two ESA in accordance with the requirements of O. Reg. 153/04.

Project Manager, Senior Technical Reviewer for a remediation project that included the excavation around the perimeter of two adjacent residences to expose the foundation and to allow for removal of a waterproofing membrane previously applied by others that was linked to chemical odours in the residences. It was further determined that during application the waterproofing product had been diluted with a xylene-based solved. The former waterproofing membrane was removed and necessary remediation was conducted, including excavation beneath the footing of one of the residences to excavate contaminated soil. In total 412.12 tonnes of soil and 3,620 L of water was pumped from the excavation as part of the remediation. Terrapex also assist with monitoring vapour concentrations inside the residences over the course of the project (indoor air sampling was conducted by another consultant).

GREGORY SABOURIN, P.Eng.

Education:	B.Eng. Environmental Engineering	2010	Carleton University, Ottawa
Professional Associations:	Professional Engineers of Ontario (PEO) – Membership Number: 100165530		

EXPERIENCE 2010 to present – Terrapex Environmental Ltd., Ottawa, Ontario

Mr Sabourin is project manager responsible for supervising environmental site assessments for various municipal residential, commercial and developer clients. Mr. Sabourin has a wide variety of field experience including but not limited to borehole drilling, groundwater sampling, soil and sub-slab vapor sampling, and remedial supervision. Mr. Sabourin Mr. Sabourin is registered with the Ontario Ministry of the Environment, Conservation and Parks (MECP) as a Qualified Person (QP) for undertaking Environmental Site Assessment activities and certifying Records of Site Condition (RSC) and has experience filing in the registry.

PROJECT EXPERIENCE

Municipal client: Completed several Phase I environmental site assessments (ESA) at properties owned by a municipality compliant with CSA standards. The work completed included site inspections to identify visible signs and/or potential sources of contamination possible, contaminant transport pathways, and potential receptors. Conducted interviews with relevant people who had a connection to the site. Conducted research and reviewed available documents including requesting information from public and private entities; interpreting aerial photographs; reviewing city directories, and previous environmental reports and acquired information; drafting of site plans; and, report composition. Additional responsibilities included client and tenant liaison. All Phase I ESAs were finalized with a recommendation for either no further work or the design and completion of a Phase II ESA.

Commercial Client: Was an integral part of a team that completed a Phase One ESA and a subsequent Phase Two ESA at a former industrial Site in Ottawa ON. The ESAs were completed so the Site could be re-developed into childcare facility. Since the Site was to be redeveloped into a more sensitive land use this necessitated the filing of a RSC with the Ministry of Environment, Conservation and Parks (MECP). Responsibilities included developing the conceptual site model (CSM), liaison with the clients and property owner for the supporting documentation needed for the RSC filing, filling out the electronic RSC form and addressing MECP comments during the initial review.

Petroleum Client: Conducted field and reporting tasks for a soil remediation project at a former gas station and commercial property, in Ottawa, Ontario. The area excavated was based on results of a previous Phase II ESA and observations of the soil conditions during the excavation. The total soil excavated and disposed of offsite was 4,700 metric tonnes. Responsibilities included supervision and direction n of all excavation activities, collection of confirmatory soil samples, interpretation of laboratory analytical data, drafting of site plans and analytical results figures, and report composition.

Technology Client: Conducted field and office activities for Human Health and Ecological Risk Assessment (HHERA) for site located in eastern Ontario that was contaminated by historic use and storage of chlorinated solvents. Responsibilities included management of sub-contractors, liaison with client and land owners, health and safety, groundwater monitoring and sampling, sub-slab vapour and ambient air sampling, drafting of site plans, review of historic reports, completion of data gap analysis, and annual report composition. In order to support the HHERA, Mr. Sabourin conducted a building floor and subgrade investigation consisting of the installation and sampling of sub-slab vapour probes and conducting preliminary pilot sub-slab communicative testing for the eventual design and installation of a sub-slab depressurization system.

Government Client: Provided multi-year environmental consulting services to a government campus in Ottawa, Ontario with respect to due diligence monitoring of the facilities sanitary effluent flow. Responsibilities included reviewing sanitary sewer plans and selecting sample locations, completion of a health and safety plan, supervising and training Terrapex staff in collection of sanitary effluent samples using manual and automatic sampling methodologies, and writing reports comparing the analytical results to the Ottawa's sewer-use bylaw. The sanitary effluent sampling program has since expanded to include additional buildings and facilities.

OLIVIA E. CLAXTON, BES., DIPL.

Education:	Bachelor of Environmental Studies, majored in Geography and Environmental Management	2014	University of Waterloo
	Dipl. Environmental Management and Assessment (Post Graduate)	2018	Niagara College
Professional Associations:	Eco Canada Environmental Professional (In Training) – Site Assessment and Reclamation		
Safety Training:	Standard First Aid and CPR Petroleum Oriented Safety Training (POST) Utility Infrastructure Awareness Workplace Hazardous Materials Information System (WHMIS) Working At Heights 40-hour OSHA Training Course for Hazardous Waste Operations		

EXPERIENCE

May 2018 to present – Terrapex Environmental Ltd., Hamilton, Ontario

Environmental Scientist

Duties and responsibilities include:

- Phase I/One Environmental Site Assessments (ESA) following O.Reg 153/04 regulation, or CSA and ASTM guidelines, including record reviews, interviews, site inspections, client liason, and report preparation
- Phase II/Two ESAs including coordination and supervision of drilling, test pitting, soil documentation and sampling, as well supervising the installation of monitoring wells in accordance with O.Reg 903
- Supervising and coordinating environmental remedial programs including excavation profiling, soil documentation and sampling, contaminated soil removal and excess soils under O.Reg 406/19.
- Cooridnating and providing deliverables for environmental contamination management (Contaminate Management Programs)
- Writing and compiling quotes, proposals, reports and technical correspondence
- Overseeing and coordinating multi-dispilinary projects that include geotechnical, hydrologeological, ecological and property assessments, including proposals, costing/quoting, coordination of contractors, vendors and field staff, client liason and report preparation

January 2018 to April 2018 – Toronto and Region Conservation Authority, Concord, Ontario

Intern – Environmental Assessment Planner

Duties and responsibilities include:

- Review of minor Planning Act Applications (site plans, minor variances)
- Assist with review of Environmental Assessment applications
- Reviewing permitting requirements under Ontario Regulation 166/06
- Review of construction drawings and engineering plans
- Participate in site visits and consultation meetings
- Screening of infrastructure project sites using ArcGIS Viewer for Flex
- Drafting correspondence to municipal partners and notices for technical staff
- General file management/project management

SELECTED PROJECT EXPERIENCE

Phase I/One Environmental Site Assessments

Petroleum Clients: Completion of a Phase One ESA at retail gas outlets, cardlock sites, automotive service centers, adhesive manufacturers, foam insulation manufacturing facility, and other light industrial facilities in support of filing a Record of Site Conditions under O.Reg153//04, or in support of municipal planning requirements; including records review, interviews, site inspection, identification of Areas of Potential Environmental Concern, development of a Conceptual Site Model, and writing of the final report.

International Clients: Completion of Phase I ESAs following both CSA Z-768 and ASTM guidelines for international clients in support of sale of commercial and/or industrial businesses and/or company acquisition; including records review, interviews, site inspection, client liaison and writing of the final report.

Phase II/Two Environmental Site Assessments

Petroleum Clients: Completion of a Phase Two ESA excavation in support of filing a Record of Site Conditions at a former retail fuel outlet; including coordination of site activities with subcontractors, development of a Sampling and Analysis Plan (as per Ontario Regulation 153/04), logging of soil stratigraphy and soil vapours, collection of soil and groundwater samples for laboratory analysis of Contaminants of Concern, interpretation of laboratory results, development of a Conceptual Site Model, and report preparation.

Petroleum Clients: Supervised soil and ground water assessments at multiple bulk plants, retail fuel outlets, and cardlock facilities across Ontario, including various soil and rock drilling techniques, test pitting, and sampling on municipal roadways.

Petroleum Clients: Supervised the decommissioning of underground storage tanks, infrastructure upgrades, and/or the removal of contaminated soil at multiple retail fuel outlets across Ontario; including excavation profiling, soil documentation, and collecting confirmatory soil samples for laboratory analysis.

Petroleum Client: Conducted and coordinated a field investigation program. Work conducted included borehole drilling, monitoring well installation, groundwater monitoring and sampling and a topographic survey.

Groundwater Monitoring and Sampling

Petroleum Clients: Weekly, monthly and quarterly groundwater and vapour monitoring events following Contaminant Management Programs set out by TSSA Standards at over 100 sites in Southern Ontario.

Site Remediation

Petroleum Clients: Conducting remedial excavations in support of filing Records of Site Conditions at former retail fuel outlets, automotive service centres, and cardlock sites; including supervision of the remedial excavation activities, collecting confirmatory soil samples for laboratory analysis of Contaminants of Concern from the completed excavation, evaluation of the laboratory results, and report preparation documenting the remediation observations, findings, and results.

Petroleum Clients: Maintained and monitored groundwater observation wells at several operating petroleum retail outlets.

Pipeline Client: Emergency spill response, conducted spill response action plan to collect soil samples and identify source of leak.

Ecological Services

Pipeline Client: Natural heritage assessment including flora and fauna assessments, species at risk surveillance.

APPENDIX IX
RESIDUE MANAGEMENT

BADGER DAYLIGHTING™
613-831-9763

31581

Date: 24/01/2025 Time in: 8:00 am Time out: 9:00 Job #: C0986.00

Address: 40 BEECHCLIF Truck #/ Area: PICK up 4 PO #:

Customer: TERRAPEX

Dumped at: ☐ 2355 McGee Side Road ☑ Other Drop at TOMLINSON

DESCRIPTION OF WORK

- COLLECT DRUM OF Soil cuttings

YPE OF MATERIAL: Non Regulated Waste ☐ Liquid ☐ Sludge ☐ Both ☐

Sand ☐ Soil ☑ UFill ☐ Granular ☐ Smell / Foul Odor ☐ Organics ☐

COLOURATION OF MATERIAL ☐ SUSPECTED CONTAMINATION: Yes ☑ No ☐ (If yes, contact your area manager)

es:

r:

ate Volume: 1 BARREL

Phil Schofield
Driver's Signature

Phil Schofield
Print Name

Customer's Signature

Print Name