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**Phase Two Environmental Site Assessment
1052, 1060, and 1064 St . Laurent Boulevard
Ottawa, Ontario**

GEMTEC Project: 103499.002

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Submitted to:

Stan Bernard Automotive Limited
1469 Youville Drive
Orleans, Ontario
K1C 4R1

**Phase Two Environmental Site Assessment
1052, 1060, and 1064 St . Laurent Boulevard
Ottawa, Ontario**

December 19, 2025
GEMTEC Project: 103499.002

GEMTEC Consulting Engineers and Scientists Limited
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December 19, 2025

File: 103499.002

Stan Bernard Automotive Limited
1469 Youville Drive
Orleans, Ontario
K1C 4R1

Attention: Mr. John McEwan

**Re: Phase Two Environmental Site Assessment
1052, 1060, and 1064 St. Laurent Boulevard (St. Laurent Properties)
Ottawa, Ontario**

Enclosed is GEMTEC Consulting Engineers and Scientists Limited's Phase Two Environmental Site Assessment (ESA) report for the above-noted project. The Phase Two ESA and reporting are based on the scope of work presented in our proposal dated October 1, 2025. This report was prepared by Mohit Bhargav, M.Sc.E, P.Eng.; and reviewed by Daniel Elliot, B.Sc., P.Geo., QP_{ESA}.

We trust this information is sufficient for your current needs. If you have any questions or require further information, please contact the undersigned.



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1.0 EXECUTIVE SUMMARY

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by Stan Bernard Automotive Limited to carry out a Phase Two Environmental Site Assessment (ESA) for the properties located at 1052, 1060, and 1064 St. Laurent Boulevard (collectively referred to as the Site) in Ottawa, Ontario. It is understood that this Phase Two ESA is required to support an Official Plan and Rezoning Amendment with the City of Ottawa.

GEMTEC previously completed a Phase One ESA for the Site, the results of which were documented in the report titled “Phase One Environmental Site Assessment, 1052, 1060, and 1064 St. Laurent Boulevard (St. Laurent Properties), Ottawa, Ontario”, dated August 2025. Based on the findings of the Phase One ESA, GEMTEC completed this Phase Two ESA investigation. At this time, no further assessment is recommended. GEMTEC understands that any exceedances will be addressed at the time of redevelopment of the land parcel, if necessary.

The fieldwork for this Phase Two ESA was carried out under 2 separate phases in conjunction with a Geotechnical Investigation. The initial investigation was carried out on July 22, 2024. At that time, three boreholes (BH/MW24-1, BH/MW24-2, and BH24-3) were advanced as part of a due diligence environmental investigation for the land parcel of 1060 St. Laurent Boulevard. A second round of investigation was carried out between October 3, 2025, and October 10, 2025, at which time eight additional boreholes (BH25-01 to BH25 08) were advanced at the Site. The boreholes were advanced to depths ranging between 2.44 metres (m) below ground surface (bgs) and 9.35 m bgs.

In 2024, exterior boreholes BH/MW24-1, BH/MW24-2, and BH24-3 were advanced. In 2025, exterior boreholes BH/MW25-01, BH/MW25-05, BH/MW25-06, BH25-07, and BH25-08 and interior boreholes BH/MW25-02, BH/MW25-03, and BH/MW25-04 were advanced. In these boreholes, soil samples were recovered using direct push sampling equipment from single use dedicated liners or 50-millimetre diameter split spoons.

Soil and groundwater results were compared to MECP Table 3 Residential/Parkland/Institutional (RPI) Site Condition Standards (SCS) as the eventual intended use of the site is mixed commercial/residential or residential.

All soil samples met Table 3 RPI SCS with the exception of cadmium and selenium in sample BH19-3-4. Concentrations of cadmium and selenium were 1.7 µg/g and 3.1 µg/g compared to Table 3 RPI SCS of 1.2 µg/g and 2.4 µg/g, respectively. Based on the current commercial land use, however, these parameters do not exceed site condition standards. Exceedances of electrical conductivity (EC) and sodium adsorption ratio (SAR) were also identified. However, these exceedances were associated with the salting activities (during winter months) in proximity of the sampling location (in the parking lot area) at the Site for pedestrian and vehicular safety. The EC and SAR exceedance is not considered to be contamination for soil remaining at the Site based on Section 49.1 of Ontario Regulation 153/04 – Records of Site Condition (O.Reg. 153/04).

All groundwater samples met Table 3 SCS with the exception of BH/MW25-06 that had exceedance of chloride. However, this exceedance was likely associated with the salting activities (during winter months) in proximity of the sampling location (in the parking lot area) at the Site for pedestrian and vehicular safety. The EC and SAR exceedance is not considered to be contamination for soil remaining at the Site based on Section 49.1 of O.Reg. 153/04.

The Phase Two ESA investigated the APECs identified in Phase One ESA (GEMTEC, 2025). Based on the results of the soil and groundwater samples submitted as part of this Phase Two ESA and, considering commercial/industrial (current) land uses, no exceedances were identified. Considering the eventual intended use of the Site to be either mixed commercial/residential or residential, soil and groundwater samples were also evaluated compared to Residential criteria, and only exceedances of select metals in fill materials buried greater than 1.2 metres below ground surface were identified compared to the applicable SCS. No exceedances were noted for the groundwater.

Given the current property use is not intending to change, the elevated metals concentrations meet the site condition standards for the current land uses. For the future land use, examination of exposure pathways was undertaken. Due to the depth of the soil found to be exceeding residential standards, it is GEMTEC's opinion that the most relevant exposure pathways would be to a sub-surface construction worker. Given this exposure pathway, the relevant component values associated with this receptor are greater than the concentrations present in the soil sample. As such, the reported exceedances pose a very low risk to human health or ecological receptors.

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2.0 INTRODUCTION

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by Stan Bernard Automotive Limited to carry out a Phase Two Environmental Site Assessment (ESA) for the properties located at 1052, 1060, and 1064 St. Laurent Boulevard (collectively referred to as the Site) in Ottawa, Ontario. It is understood that this Phase Two ESA is required to support an Official Plan and Rezoning Amendment with the City of Ottawa.

GEMTEC previously completed a Phase One ESA for the Site, the results of which were documented in the report titled *“Phase One Environmental Site Assessment, 1052, 1060, and 1064 St. Laurent Boulevard (St. Laurent Properties), Ottawa, Ontario”*, dated August 2025. Based on the findings of the Phase One ESA, GEMTEC completed this Phase Two ESA investigation. This Phase Two ESA was completed in accordance with the requirements for Phase Two ESAs as defined in Part VII and Schedule E of Ontario Regulation 153/04 (O.Reg. 153/04).

The Site is shown on Figure A.1, Appendix A.

2.1 Site Description

The Site consists of three land parcels of 1052, 1060, and 1064 St. Laurent Boulevard in Ottawa, Ontario. The Site consists of an irregularly shaped land parcel with an approximate area of 0.88 acres (4,050 square metres (m²)).

The legal descriptions and the property identification numbers (PINs) for the Site are:

- 1052 St. Laurent Boulevard
 - Pt Lt 1, PI 79, As in OT74832 Except OT78524; Ottawa/Gloucester
 - PIN: 04253-0270 (LT)
- 1060 St. Laurent Boulevard
 - Pt Lts 1 & 2, PI 79, As on OT63102; Ottawa/Gloucester
 - PIN: 04253-0271 (LT)
- 1064 St. Laurent Boulevard
 - Pt Lts 2, 3 & 4, PI 79, As in NS57788 Except Pt 1, 5R11050; Ottawa/Gloucester
 - PIN: 04253-0272 (LT)

The Site fronts along St. Laurent Boulevard. The surrounding land use is primarily commercial to the north, the east, and the south along St. Laurent Boulevard, and residential to the west. The Site location and Site features are shown on Figure A.1 and Figure A.2, Appendix A.

2.2 Property Ownership

Details of the Site ownership are provided in the following table:

Table 2.1: Site Information

Site Information	
Site Owner	Stan Bernard Automotive Limited
Site Contact	Andrew Bernard and John McEwan
Company	Stan Bernard Automotive Limited
Address	1469 Youville Drive, Orleans, Ontario K1C 4R1
Telephone	613-913-7845
Email	JMcEwan@performancemazda.com

2.3 Current and Proposed Future Uses

Currently the Site is used for commercial purposes which are listed below:

- 1052 St. Laurent Boulevard – This parcel is currently occupied by a two-storey building with a basement. The first level and basement are used by a pawn shop, while the second level is occupied by a computer shop and community centre;
- 1060 St. Laurent Boulevard – This parcel contains a one-storey building with a basement, which is currently occupied by a restaurant; and,
- 1064 St. Laurent Boulevard – This parcel is occupied by a one-storey building housing an automotive shop/garage.

The proposed future use is anticipated to be mixed use residential and commercial.

2.4 Applicable Site Condition Standards

Site Condition Standards (SCS) were selected for the Site in accordance with the requirements of O. Reg. 153/04, Record of Site Condition – Part XV.1 of the Environmental Protection Act (O. Reg. 153/04, Ministry of Environment and Climate Change (MECP), October 31, 2011), as amended. The selection of applicable SCS for comparison to analytical data was based on a review of various Site characteristics which will need to be considered for the current property use and also to provide a preliminary indication of on-Site soil quality for due diligence purposes.

The relevant Site characteristics were considered in the selection of the applicable regulatory criteria are as follows:

- Land Use: The Site is currently used for commercial purposes. The proposed future land use is expected to be residential and commercial.
- Soil Texture: Based on visual observations made during the field program and the grain size analysis, the predominant soil type was silty sand which is inferred to be fine textured.

A grain size determination completed on soils from location BH25-01 SA2 and BH25-01 SA5 indicated the soil to be fine textured. Fine textured soil is defined by Section 42(1) of O. Reg.153/04 as “soil that contains 50 percent or more by mass of particles that are smaller than 75 micrometres in mean diameter”.

- Soil Thickness and Proximity to Water Body: For the purposes of selection of the appropriate provincial standard, Section 43.1 of O. Reg.153/04 identifies specific SCS be applied if any of the following circumstances exist:
 - (a) The property is a shallow soil property (i.e., at least 1/3 or more of the property area contains less than 2 metres depth of overburden); or
 - (b) The property includes all or part of a water body or is adjacent to a water body or includes land that is within 30 metres of a water body.

Based on results obtained from the soil quality program and the previous environmental investigations, the overburden thickness is greater than 2 metres on more than 2/3 of the property and there are no water bodies within 30 metres of the Site. Therefore, the Site is not considered a shallow soil property or a property within 30 metres of a waterbody.

- Groundwater Use: Potable water in the area of the Site is supplied by the City of Ottawa. There are no potable water wells within 250 m of the Site.
- Environmentally Sensitive Site: Environmental sensitivity is considered in the selection of appropriate provincial standards for comparison. Section 41 of O.Reg.153/04 states that a property is to be considered environmentally sensitive if any of the following are applicable:
 - (1) the property is,
 - (i) within an area of natural significance;
 - (ii) includes or is adjacent to an area of natural significance or part of such an area; or
 - (iii) includes land that is within 30 metres of an area of natural significance or part of such an area;
 - (2) the soil at the property has a pH value as follows:
 - (i) for surface soil, less than 5 or greater than 9;
 - (ii) for sub surface soil, less than 5 or greater than 11; or
 - (3) a qualified person is of the opinion that, given the characteristics of the property and the certifications the qualified person would be required to make in a record of site condition in relation to the property as specified in Schedule A, it is appropriate to apply this section to the property.

The Site is not considered to be environmentally sensitive. Analytical results from soil samples collected were all within the MECP acceptable pH range. Furthermore, the Site is not within, adjacent or include, in part, an Area of Natural of Scientific Interest (ANSI).

Based on the review of Site characteristics and findings from previous investigations, the following provincial standards were considered to be applicable to the analytical results obtained during the environmental investigation:

- MECP, 2011. Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 3: Full Depth Generic Site Condition Standards (SCS) in a Non-Potable Ground Water Condition, Residential land use with fine soil texture.

3.0 BACKGROUND INFORMATION

This section presents the background conditions of the Site including a description of the physical setting and a summary of past investigations conducted.

3.1 Physical Setting

The Site has a relatively flat topography and is at an elevation of approximately 70 m above sea level (asl). Surrounding local topography appears to follow the topography of the area and is at grade to properties located adjacent to the Site. Based on a review of published geology maps, the Site is likely composed of fine textured glaciomarine deposits of silt and clay, minor sand and gravel. Bedrock mapping indicates that these surficial deposits are underlain by shale, limestone, dolostone, siltstone of Georgian Bay Formation, Blue Mountain Formation, Billings Formation of Collingwood Member and Eastview Member. The bedrock surface is expected at depths ranging between 3 and 10 metres (m) below ground surface (bgs).

Based on the previous investigations, summarized in Section 3.2, conducted at the Site by LRL Associates (2019) and GEMTEC (2024), the overburden was characterized by silty sand/silt and sand. No bedrock was encountered in either of the investigations. However, BH19-4 had inferred bedrock refusal at 1.73 m bgs as per Phase I and Phase II ESA (LRL Associates, 2019).

Groundwater flow often reflects topographic features and typically flows towards nearby lakes, rivers, and wetland areas. Based on the topography and hydrogeological features, it was anticipated that local and regional groundwater flow direction were towards the west/northwest as the Rideau River is located approximately 2.2 kilometres (km) west of the Site. No provincially significant wetlands (PSWs) or areas of natural and scientific interest (ANSIs) were identified on the Site or within the Phase One Study Area

Potable water for the Site and surrounding area was supplied through the City of Ottawa municipal drinking water system which runs along the east of the Site along St. Laurent Boulevard.

3.2 Past Investigations

Seven historical reports were available to GEMTEC for review.

3.2.1 Phase I Environmental Site Assessment. Pinchin dated November 2015.

Phase I Environmental Site Assessment, 1052 St. Laurent Boulevard, Ottawa, Ontario, by Pinchin Limited dated November 2015. Report Number: 110335.

The Phase I ESA was completed in accordance with Canadian Standards Association (CSA) Z768-01 (R2012). No environmental concerns were identified at the land parcel. The report indicated that the building was heated by an oil-fired forced air furnace. Two pipes (likely former vent pipe and former fill pipe) were identified in the basement which were likely associated with a former Aboveground Storage Tank (AST) in the basement of the building.

3.2.2 Phase I and Phase II Environmental Site Assessment. LRL Associates dated September 2019.

Phase I and Phase II Environmental Site Assessment, 1060 St. Laurent Boulevard, Ottawa, Ontario, by LRL Associates Limited dated September 2019. Project Number: 190493.

LRL Associates Limited (LRL) conducted a Phase I ESA followed by a Phase II ESA. Four boreholes (with three monitoring wells) were advanced at the Site at strategic locations based on identified areas of concern (as part of the Phase I ESA). The soil and groundwater samples were submitted for Volatile Organic Compounds (VOCs), Petroleum Hydrocarbons F1-F4 (PHCs), Metals, and Polychlorinated Biphenyls (PCBs). The results of the soil samples were below MECP Table 3 SCS with the exceptions of PHC F4 and lead at BH19-4 (1.2 to 1.4 m bgs), detected at concentrations of 5,410 µg/g and 223 µg/g, above the applicable SCS of 3,300 µg/g and 120 µg/g, respectively. The source of the exceedance was unknown. GEMTEC noted that the LRL Phase II ESA conclusion section specifies that the PHC F4 and lead exceedances were located at BH19.2. Based on the laboratory chain of custody and LRL analytical tables, it appears that the exceedances were located at BH19-4. The results of the groundwater samples were below MECP Table 3 SCS and the groundwater flow direction was towards the north.

3.2.3 Phase I Environmental Site Assessment. McIntosh Perry dated April 2021.

Phase I Environmental Site Assessment, 1052 St. Laurent Boulevard, Ottawa, Ontario, by McIntosh Perry Consulting Engineers Limited dated April 2021. Project Number: CCO-22-0162.

The Phase I ESA was completed in accordance with CSA Z768-01 (R2016), and no environmental concerns were identified for the Site. The report also discussed the two pipes in the basement which were likely to be former vent and fill pipes from a former AST (Pinchin, November 2015). The report also discussed the exceedances for lead and PHC F4 at 1060 St. Laurent Boulevard but were not considered a concern because of the relatively low mobility of lead and PHC F4 in soil, and the lack of any PHC F4 exceedances in groundwater.

3.2.4 Phase I Environmental Site Assessment. GEMTEC dated August 2024.

Phase I Environmental Site Assessment, 1052 St. Laurent Boulevard, Ottawa, Ontario, by GEMTEC Consulting Engineering and Scientists Ltd. dated August 2024. Project Number: 103499.001.

The Phase I ESA was completed in accordance with CSA Group Z768-01 (R2022), and no environmental concerns were noted for the land parcel.

3.2.5 Phase I Environmental Site Assessment. GEMTEC dated September 2024.

Phase I Environmental Site Assessment, 1064 St. Laurent Boulevard, Ottawa, Ontario, GEMTEC Consulting Engineering and Scientists Ltd. dated September 2024. Project Number: 103499.001.

The Phase I ESA was completed in accordance with CSA Group Z768-01 (R2022). Site reconnaissance identified the presence of ASTs (including work bench automotive tanks) along with floor drains and an oil-water separator in the automotive shop/garage. A Phase II ESA was recommended for the land parcel.

3.2.6 Supplemental Phase II Environmental Site Assessment. GEMTEC dated October 2024.

Supplemental Phase II Environmental Site Assessment, 1060 St. Laurent Boulevard, Ottawa, Ontario, by GEMTEC Consulting Engineering and Scientists Ltd. dated October 2024. Project Number: 103499.001.

This Supplemental Phase II ESA is completed in general accordance with CSA Z769-00 (R2023). It was conducted for due diligence purposes to delineate the impacts that were identified as part of the Phase I and Phase II ESA (LRL, 2019). A total of three boreholes (BH/MW24-1, BH/MW24-2 and BH24-3) were advanced at the Site with BH/MW24-1 and BH/MW24-2 as groundwater monitoring wells. The reported concentrations of the soil and groundwater samples submitted for analysis of a combination of PHCs, Polycyclic Aromatic Hydrocarbons (PAHs), Benzene, Toluene, Ethylbenzene, and Xylene (BTEX) and/or Metals satisfied MECP Table 3 SCS. GEMTEC concluded that the impacted soil was isolated in the vicinity of BH19-4 and should be addressed at the time of redevelopment of the land parcel.

3.2.7 Phase One Environmental Site Assessment. GEMTEC dated August 2025.

Phase One Environmental Site Assessment, 1052, 1060, and 1064 St. Laurent Boulevard (St. Laurent Properties), Ottawa, Ontario, by GEMTEC Consulting Engineering and Scientists Ltd. dated August 2025. GEMTEC Project 103499.002.

GEMTEC conducted a Phase One ESA to assess the likelihood of soil and/or groundwater contamination resulting from historical or present activities at the Site and surrounding area. This included a review of available historical information on the Site and surrounding area, interviews with persons familiar with the Site and a Site reconnaissance. Based on this review, several

potentially contaminating activities (PCAs) were identified resulting in seven areas of potential environmental concern (APECs) at the Site. Figure A.3, Appendix A indicates the location of the PCAs and Figure A.4, Appendix A indicates the location of the APECs. The APECs identified in the Phase One ESA (GEMTEC, 2025) are summarized in the Table 3.1.

Table 3.1: Summary of Areas of Potential Environmental Concern

APEC #	APEC	Location of APEC	PCA	Location of PCA	COPCs	Media Potentially Impacted
1	Presence of a former AST	Northwest corner of structure at 1052 St. Laurent Boulevard	28	On-Site	PHCs, BTEX	Soil and Groundwater
2	Area of known soil contamination	Southeast corner of 1060 St. Laurent Boulevard	OT1	On-Site	Metals (Lead), PHCs	Soil
3	Automotive Shop with ASTs and Oil Water Separator	Land parcel of 1064 St. Laurent Boulevard	27	On-Site	PHCs, VOCs, Metals, ORP, PAHs	Soil and Groundwater
4	Presence of former retail fuel outlets and garages (off-Site and upgradient)	Southern and eastern portion of 1064 St. Laurent Boulevard	27 28	Off-Site	PHCs, VOCs, Metals, ORP, PAHs	Soil and Groundwater
5	Likely present of fill material related to structures	Localized areas on 1052 St. Laurent Boulevard and 1064 St. Laurent Boulevard within the former building footprints.	30	On-Site	PHCs, PAHs, BTEX, Metals, ORP	Soil
6	Road salting activities during the winter months on-Site	Exterior area of the Site. Includes asphalt graded parking lots.	OT3	On-Site	EC, SAR	Soil
7	Road salting activities during the winter months along St. Laurent Boulevard	Along the eastern Site boundary	OT3	Off-Site	EC, SAR	Soil

Notes:

COPCs – Contaminants of Potential Concern

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
OT1 – Area of Known Soil Contamination
OT3 – Salt application for de-icing activities relating to vehicular traffic and pedestrian safety on-Site.
Metals – Metals parameters as per O. Reg. 153/04 including hydride forming metals (Antimony, Arsenic, Selenium)
ORP - Other Regulated Parameters including Electrical Conductivity (EC), Sodium Adsorption Ratio (SAR), pH, Hot Water Soluble Boron (B-HWS), Cyanide (CN-), Hexavalent Chromium (CrVI) and Mercury (Hg)
PHCs – Petroleum Hydrocarbon F1-F4
BTEX - Benzene, Toluene, Ethylbenzene, and Xylenes
VOCs – Volatile Organic Compounds
PAHs – Polycyclic Aromatic Hydrocarbons
EC – Electrical Conductivity
SAR – Sodium Adsorption Ratio

This report was prepared by the Qualified Person (QP) and will be relied upon for the Phase Two investigation.

4.0 SCOPE OF THE INVESTIGATION

4.1 Overview of the Site Investigation

The objectives of the Phase Two ESA were to obtain information about environmental conditions in the soil and groundwater on, in or under the Site, and to develop the information necessary to complete an Official Plan and Rezoning Amendment (with the City of Ottawa) for the Site. The objectives of this Phase Two ESA were achieved by:

- Developing an understanding of the geological and hydrogeological conditions at the Site; and,
- Conducting field sampling for all COPCs associated with the APECs identified in the Phase One ESA.

The Phase Two ESA investigation activities was carried out in two separate phases. The initial investigation was carried out on July 22, 2024, as part of a due diligence environmental investigation for the land parcel of 1060 St. Laurent Boulevard. A second round of investigation was carried out between October 3, 2025, and October 10, 2024. The Phase Two ESA included the following tasks:

- **Health and Safety Plan:** Preparation of a Health and Safety Plan for internal and subcontractor use prior to initiating any field work at the Site.
- **Utility Clearances:** Coordination of utility clearances with local utility companies along with retaining the services of a private locator to assess for possible services in the areas of the proposed borehole locations.
- **Sampling and Analysis Plan (SAP):** Preparation of an SAP to document the purpose, rationale, number and location of samples to be recovered as part of the Phase Two ESA investigation. A copy of the SAP is provided in Appendix B.

- **Borehole Advancement and Monitoring Well Installation:** The Phase Two ESA investigation activities included the drilling of eleven boreholes.
 - Three boreholes (BH/MW24-1, BH/MW24-2, and BH24-3) were advanced in 2024. BH/MW24-1 and BH/MW24-2 were installed with monitoring wells.
 - Eight (BH25-01 to BH25-08) were advanced in 2025. BH/MW25-02, BH/MW25-03, BH/MW25-04, BH/MW25-05, and BH/MW25-06 were installed with monitoring wells.
 - The rationale for the selected location of the boreholes is provided in the SAP provided in Appendix B. The locations of the boreholes and monitoring wells are provided in Figure A.5, Appendix A. The monitoring well construction details are presented in Table A.1, Appendix A.
- **Soil Sampling:** Soil samples were collected on July 22, 2024, October 3, 2025, October 6, 2025, and October 10, 2025, from the boreholes. Selected soil samples were submitted for chemical analysis of one or more of the following:
 - Metals – Metals parameters as per O. Reg. 153/04 including hydride forming metals (Antimony, Arsenic, Selenium);
 - ORP - Other Regulated Parameters including Electrical Conductivity (EC), Sodium Adsorption Ratio (SAR), pH, Hot Water Soluble Boron (B-HWS), Cyanide (CN⁻), Hexavalent Chromium (Cr-VI) and Mercury (Hg);
 - PHCs – Petroleum Hydrocarbon F1-F4;
 - BTEX - Benzene, Toluene, Ethylbenzene, and Xylenes;
 - VOCs – Volatile Organic Compounds; and/or
 - PAHs – Polycyclic Aromatic Hydrocarbons.
- **Groundwater Monitoring and Sampling:** Groundwater samples were collected from the on-Site groundwater monitoring wells on July 29, 2024, and October 27, 2025. Groundwater samples were submitted for analysis of one or more of the following:
 - Metals (including hydride-forming metals) and other regulated parameters (ORP) including EC, CN, Cr-VI, Hg and pH;
 - PHCs;
 - BTEX;
 - VOCs; and/or,
 - PAHs.
- **Surveying:** An elevation survey for boreholes and monitoring wells was completed.
- **Reporting:** GEMTEC compiled and assessed the field and laboratory results from the above noted activities into this report.

The Phase Two investigation was carried out in general accordance with GEMTEC's standard operating procedures, which conform to the requirements of O. Reg. 153/04. The data from the Phase Two ESA investigation completed by GEMTEC at the Site were incorporated into a Phase Two ESA report following the report format required by O. Reg. 153/04.

4.2 Media Investigated

To address the potential environmental issues identified in the Phase One ESA, the Phase Two ESA field program included sampling of surface and subsurface soil and groundwater from boreholes and monitoring wells installed within the overburden at the Site. No sediment was present at the Site and, therefore, no sediment sampling was completed. The SAP outlines the rationale for the field investigation activities carried out at the Site and the associated methodologies used to meet the objectives of this Phase Two ESA.

4.3 Phase One ESA Conceptual Site Model

The following key features (as required by O. Reg. 153/04) are presented in Figures A.1, A.2, A.3 and A.4 in Appendix A:

- Existing buildings and structures;
- Water bodies and ANSIs located in the Phase One Study Area;
- Drinking water wells on the Site;
- Roads (including names) within the Phase One Study Area;
- Uses of properties adjacent to the Site; and,
- Location of identified PCAs in the Phase One Study Area (including any storage tanks).

The following describes the Phase One ESA Conceptual Site Model (CSM) based on the information obtained and reviewed as part of this Phase One ESA:

- The Site is developed with three structures, covers an approximate area of 0.88 acres and fronts along St. Laurent Boulevard;
- The Site reconnaissance was conducted by a GEMTEC Site assessor, accompanied by the Site contact, Property Manager, and an independent contractor (Modern Niagara). The purpose included evaluating potential evidence of former oil tanks for heating at the Site.
 - 1052 St. Laurent Boulevard was developed with a two-storey building including a basement. The ground floor and basement were occupied by a pawn shop, while the second floor was occupied by a computer shop and community centre. The structure was constructed sometime in 1960s. During the inspection, two pipes (interpreted as likely vent and fill pipes) were observed in the basement, suggesting the historical presence of an AST (in the basement) used for heating purposes. Although the AST had since been removed, the exact date of removal was unknown. The structure was fully serviced by municipal water, sewer, hydro, and natural gas.
 - 1060 St. Laurent Boulevard was developed with a one-storey building with a basement and currently operates as a restaurant. The structure was constructed sometime in 1960s and was fully serviced by municipal water, sewer, hydro, and

natural gas. No evidence of current and/or former ASTs or USTs was observed during the Site reconnaissance.

- 1064 St. Laurent Boulevard was developed with a one-storey automotive shop/garage. This structure was built in 1980s. This structure had concrete slab on grade with no basement. The concrete slab had floor drains that discharged into an oil water separator. Several ASTs and workbench storage tanks for engine oil were present along the northern and the western building line of this structure. No evidence for a former AST or UST was observed for 1064 St. Laurent Boulevard.
- The exterior area is primarily asphalt graded driveway and parking area. The surrounding properties within the Phase One Study Area included commercial along St. Laurent Boulevard and primarily residential to the west of the Site.
- Historically, the Site was vacant and undeveloped until approximately 1933. Based on the 1945 aerial photograph, the Site appears to be a part of a larger land parcel with a structure to the south of the southern Site boundary with a driveway (on-Site) from St. Laurent Boulevard. The former structures at 1052, 1060, and 1064 St. Laurent Boulevard were replaced with structures (in 1960s, 1960s, and 1980s respectively) that matched the current footprint of the existing structure (in 2025);
- The Site was serviced with municipal water, natural gas, hydro and municipal sewer. Based on the MECP Water Well Records, four wells were identified at the land parcel of 1060 St. Laurent Boulevard and were associated with investigations completed by LRL (2019);
- The Site is at an elevation of between approximately 70 m asl as per Toporama. Based on previous investigations completed at the Site, the Site is at an elevation ranging between 64 m asl and 74 m asl. The Site is relatively flat and generally at grade with St. Laurent Boulevard;
- Surficial soil conditions are primarily characterized by fine textured glaciomarine deposits of silt and clay, minor sand and gravel. As per previous intrusive investigations at the Site, the overburden consists of silty sand/silt and sand with gravel underlain by clayey sand/sandy clay over till;
- Bedrock geology consists of shale, limestone, dolostone, siltstone of Georgian Bay Formation, Blue Mountain Formation, Billings Formation of Collingwood Member and Eastview Member. Bedrock was not identified as part of previous intrusive investigations at the Site and is expected to be approximately 6 m bgs based on the ERIS Report. As per Ontario Geologic Survey, the depth to bedrock is expected to be 3 to 10 m bgs;
- The depth to groundwater is expected to be approximately 1.74 to 2.83 m bgs based on review of on-Site wells from MECP Water Well Records, GEMTEC (2024), and LRL (2019).
- The inferred direction of both local and regional groundwater flow is expected to be west/northwest as the Rideau River is located approximately 2.2 km west of the Site. As

per intrusive investigation at the Site, the groundwater flow direction was reported to the north as per Phase I and Phase II Environmental Site Assessment (LRL, 2019);

- No ANSIs were identified on the Site or within the Phase One Study Area;
- The closest surface water body was the Rideau River located approximately 2.2 km west of the Site;
- Based on available information, buried services are likely associated with hydro, municipal water, municipal sewer, and natural gas. Given their location and likely depth, these buried services are not anticipated to influence the distribution of contamination, if any, at the Site.
- Based on the Phase One ESA findings, PCAs were identified resulting in the following APECs:
 - APEC 1 – Presence of a former AST located in the northwest corner of structure at 1052 St. Laurent Boulevard. COPCs include PHCs and BTEX with potential for impacts in soil and groundwater;
 - APEC 2 – Area of known soil contamination in southeast corner of 1060 St. Laurent Boulevard. COPCs include Metals (Lead), and PHCs in soil;
 - APEC 3 – Automotive Shop with ASTs and Oil Water Separator at 1064 St. Laurent Boulevard. COPCs include PHCs, VOCs, Metals (and Hydride Forming Metals), ORP, PAHs in soil and groundwater;
 - APEC 4 – Presence of former retail fuel outlets and garages (off-Site and upgradient) in the southern and the eastern portion of 1064 St. Laurent Boulevard. COPCs include PHCs, VOCs, Metals (and Hydride Forming Metals), ORP, and PAHs in soil and groundwater;
 - APEC 5 – Likely present of fill material related to structures at localized areas on 1052 St. Laurent Boulevard and 1064 St. Laurent Boulevard within the former building footprints. COPCs include PHCs, PAHs, BTEX, Metals (and Hydride Forming Metals), and ORP in soil;
 - APEC 6 – Road salting activities during the winter months on-Site. COPCs include Electrical Conductivity (EC) and Sodium Adsorption Ratio (SAR) in soil; and,
 - APEC 7 – Road salting activities during the winter months along St. Laurent Boulevard. COPCs include EC and SAR in soil.

4.4 Deviations from Sampling and Analysis Plan

An SAP is provided in Appendix B. The SAP outlines the rationale for the field investigation activities carried out at the Site and the associated methodologies used to meet the objectives of this Phase Two ESA. The SAP covers the activities undertaken during the Phase Two ESA. The procedures described in the SAP were followed with no modifications.

4.5 Impediments

No physical impediments to the Phase Two ESA investigation were encountered. Access to the Site was not denied or restricted.

5.0 INVESTIGATION METHOD

5.1 General

The following sections describe the field investigation methodology employed during the Phase Two ESA.

Prior to initiating the field work, GEMTEC developed and implemented Site-specific protocols to protect the health and safety of its employees and subcontractors through the preparation of a Site-specific Health and Safety Plan. Additionally, prior to the drilling program, GEMTEC completed public and private utility clearances.

5.2 Borehole Drilling

The fieldwork for this Phase Two ESA was carried out under two separate phases. The initial investigation was carried out on July 22, 2024. At that time, three boreholes (BH/MW24-1, BH/MW24-2, and BH24-3) were advanced as part of a due diligence environmental investigation for the land parcel of 1060 St. Laurent Boulevard. A second round of investigation was carried out between October 3, 2025, and October 10, 2025, at which time eight additional boreholes (BH25-01 to BH25-08) were advanced at the Site. The boreholes were advanced to depths ranging between 2.44 m bgs and 9.35 m bgs. The borehole locations are provided in Figure A.4 and Figure A.5, Appendix A. A description of the quality assurance/quality control measures taken to minimize the potential for cross-contamination between sampling locations is provided in Section 5.12.

The drilling equipment were supplied and operated by Strata Drilling Group of Ottawa, Ontario. In 2024, exterior boreholes BH/MW24-1, BH/MW24-2, and BH24-3 were advanced using Geoprobe 7822DT drilling equipment. In 2025, exterior boreholes BH/MW25-06, BH25-07, and BH25-08 were advanced using Massenza Mi3 drilling equipment and interior boreholes BH/MW25-02, BH/MW25-03, and BH/MW25-04 were advanced using Geoprobe 420M drilling equipment. In these boreholes, soil samples were recovered using direct push sampling equipment from single use dedicated liners. Two additional exterior boreholes (BH/MW25-01 and BH/MW25-05) were advanced for geotechnical investigations using Massenza Mi3 drilling equipment. Standard penetration tests were carried out in these boreholes and samples of the soils encountered in these boreholes were recovered using a 50-millimetre diameter split spoon sampler.

5.3 Soil Sampling

Soil samples collected from the boreholes were split in the field into two components. One component was placed into laboratory-prepared container with minimal headspace and stored in

a cooler for potential laboratory analysis. The second component was placed inside a sealable plastic bag for headspace vapour field screening, soil description, and logging the presence of any staining, odour and/or debris. A gas detector (RKI Eagle 2) calibrated to 100 parts per million (ppm) isobutylene and hexane was used to measure the total organic vapour and combustible gas concentrations in the headspace in the sealed plastic bag.

As per the SAP, soil samples at each sampling location were selected for laboratory analysis based on the field headspace screening measurements, visual observations (e.g., staining, discoloration and/or free product, if any), and olfactory observations (if any). Soil samples were submitted to the analytical laboratory under chain-of-custody procedures. A summary of the soil samples submitted for analysis is provided in Table A.3.

Geologic descriptions, visual and olfactory observations, and results of field headspace measurements are presented on the Record of Borehole Logs in Appendix C.

5.4 Soil Field Screening

Field measurements of sample headspace concentration were made RKI Eagle 2 details of which are available in Table 5.1.

Table 5.1: Details for RKI Eagle 2

Equipment	Parameters Detected	Detection Limit	Precision	Accuracy	Calibration Standard
RKI Eagle 2	Combustible gas	0-50,000 ppm	NA	±5%	Hexane (1650 ppm)
	Total organic vapour	0-2,000 ppm	NA	±5%	Isobutylene (100 ppm)

The RKI Eagle 2 was calibrated daily prior to field use with isobutylene and hexane standards using factory methods. The results of soil headspace screening measurements are provided in the Record of Borehole Logs in Appendix C.

One ‘worst case’ soil sample was selected for analytical submission based on the measurements of headspace vapour for a given borehole. Other soil samples (at that borehole location) were selected based on target depths, soil characteristics, and/or general coverage for a given APEC.

5.5 Groundwater Monitoring Well Installation

Groundwater monitoring wells (BH/MW24-1, BH/MW24-2, BH/MW25-02, BH/MW25-03, BH/MW25-04, BH/MW25-05, and BH/MW24-06) were installed at the Site by an MECP licensed well contractor i.e., Strata Drilling Group of Ottawa, Ontario. Groundwater monitoring wells were installed using schedule 40, polyvinyl chloride (PVC) well screens and riser pipe, which were brought to the Site in sealed plastic bags. The diameter of the wells varied across the Site and

was between 25.4 mm to 51 mm in diameter. The annular space was filled with silica filter sand to at least 0.3 m above the well screen. The monitoring wells were sealed with bentonite from the top of the sand pack and completed with a flush-mounted protective well casing. The riser pipes were sealed with a J-plug.

Following drilling, the monitoring wells were developed on October 20, 2025, by removing up to three standing well pipe and filter pack volumes using dedicated 15.9 mm low density polyethylene (LDPE) tubing with Waterra® inertia pumps (foot valves), until the well did not produce any more water, or until water quality parameters stabilize. During monitoring well development, qualitative observations were made of water colour, clarity, and the presence or absence of any hydrocarbon sheen or odours.

A description of the quality assurance/quality control (QA/QC) measures taken to minimize the potential for cross-contamination between sampling locations is provided in Section 5.12.

5.6 Groundwater Field Measurements for Water Quality Parameters

Groundwater indicator parameters including temperature, pH and conductivity were measured prior to sampling to ensure adequate well development and purging. A Horiba U52 Multiparameter meter installed in a flow-through cell was used to measure groundwater quality during monitoring well development and groundwater sampling. This instrument was calibrated by Maxim Environmental and/or using factory supplied standard solutions for electrical conductivity (1413 micro Siemens per centimetre ($\mu\text{S}/\text{cm}$)) and pH (4.01 pH and 7.01 pH) parameters. Specifications for the Horiba U52 Multiparameter meter are available in Table 5.2.

Table 5.2: Details for Horiba Multi parameter meter

Parameter	Measurement Range	Precision	Accuracy
pH	0.00 to 14.00 pH	0.01 pH	± 0.2 pH
Conductivity	0.00 to 200 mS/cm	0.01 mS/cm	$\pm 0.5\%$
Temperature	-5 to 45 °C	0.1 °C	± 0.15 °C

The outflow of the sampling pump was attached to the flow through cell and groundwater was circulated through to allow the collection of field parameter measurements.

5.7 Groundwater: Sampling

Depth to water measurements and non-aqueous phase liquid (NAPL) thickness, if any, were measured using an Solinst Model 122 oil-water interface probe. The interface probe was cleaned with an Alconox™ solution and rinsed thoroughly with distilled water between monitoring wells.

The monitoring wells were purged prior to sample collection using a GeoPump peristaltic pump and Horiba U52 multiparameter meter. An oil-water interface probe was used to ensure the pump rate did not reduce the static water level of the monitoring well more than 10%. Samples were collected upon stabilization of field parameters pH, temperature, conductivity, dissolved oxygen (DO) and oxidative reductive potential (ORP). For field parameters to be considered stable the average of the last three measurements of a given parameter were calculated and compared to the last three measurements. If the last three measurements were within 3% of the average, the parameter was considered stable. A measurement was recorded every three minutes. During purging and sampling, qualitative observations were made of water colour, clarity, and the presence of hydrocarbon sheen or odour.

Groundwater samples were placed in laboratory-prepared containers and stored on ice in a cooler until delivery to the analytical laboratory under chain-of-custody procedures. A summary of the groundwater samples submitted for analysis is presented in Table A.4.

5.8 Sediment Sampling

No sediment samples were collected as part of this investigation because no surface water bodies were identified at the Site.

5.9 Laboratory Analytical Program

The contact information for the analytical laboratory is as follows:

- AGAT Laboratories (AGAT), 5835 Coopers Avenue, Mississauga, Ontario L4Z 1Y2.

The analytical laboratory is accredited in accordance with the International Standard ISO/IEC 17025 (General Requirement for the Competence of Testing and Calibration Laboratories, May 5, 2005, as amended) and the standards for proficiency testing developed by the Standards Council of Canada (SCC) in association with the Canadian Association for Laboratory Accreditation (CALA) and accepted by the MECP.

5.10 Residue Management Procedures

All residues produced during the investigation (e.g., soil cuttings from drilling, groundwater from well development purging, and wash water from equipment decontamination) were placed in sealed drums and stored at the Site for disposal by the owner.

5.11 Surveying

The locations and ground surface elevations of the boreholes and monitoring wells were determined using a Trimble R10 high precision GPS survey instrumentation.

5.12 Quality Assurance / Quality Control Program

GEMTEC's quality assurance program for the environmental investigation was implemented to ensure that analytical data obtained by the investigation were valid, representative, and reliable. The quality assurance program included the following measures:

- The use of standard operating procedures for all field investigation activities.
- All monitoring wells were developed following installation to remove fine particles from the filter pack and any fluids introduced during drilling.
- Monitoring wells were appropriately purged prior to groundwater sample collection to remove stagnant water from the well bore and improve sample representativeness, minimizing sample agitation and aeration to the extent practicable.
- The collection of field duplicate samples at a minimum frequency of one duplicate for every ten samples.
- The collection of a trip blank and field blank for groundwater sampling event and the associated analysis for PHC F1 and BTEX.
- Initial calibration of field equipment was performed at the start of each field day, with a daily check of calibration, as needed, using a standard of known concentration.
- Soil and groundwater samples were handled and stored in accordance with the sample collection and preservation requirement of the MECP *"Protocol for Analytical Methods Used in the Assessment of Properties Under Part XV.1 of the Environmental Protection Act"*, July 1, 2011. Samples were collected directly into pre-cleaned, laboratory-supplied sample containers with the appropriate preservative for the analyte group. Upon collection, samples were placed in insulated coolers with ice for storage and transport to the analytical laboratory under chain-of-custody.
- Dedicated sampling equipment (tubing and footvalves) and clean disposable Nitrile™ gloves were used at each sampling location to prevent cross-contamination. All non-dedicated sampling equipment (e.g., water level meters, split spoons) were decontaminated between sampling locations. Sampling equipment in contact with soil, groundwater, or sediment was cleaned by mechanical means; washed with a phosphate-free, laboratory-grade detergent (e.g., Alconox powder); and thoroughly rinsed with analyte-free water.
- Detailed field records documenting the methods and circumstances of collection for each field sample were prepared at the time of sample collection. Each sample was assigned a unique sample identification number recorded in the field notes, along with the date and time of sample collection, the sample matrix, and the requested analyses.
- The submission of samples to the analytical laboratory in accordance with standard chain of custody procedures.

Table 5.3 contains details for the parent and duplicate samples.

Table 5.3: Details for the parent and duplicate samples

Date	Media	Sample ID	Duplicate ID	Field Blank and Trip Blank
October 3, 2025	Soil	BH25-06 SA5	BH25-106 SA5	-
October 3, 2025	Soil	BH25-08 SA3	BH25-108 SA3	-
October 27, 2025	Groundwater	MW25-03	MW25-103	PHC F1 and BTEX (dated October 27, 2025, and October 24, 2025)

6.0 REVIEW AND EVALUATION

This section of the report presents a review and evaluation of the results of the drilling, monitoring, and sampling activities conducted as part of the Phase Two ESA.

6.1 Geology

The soil conditions encountered during the borehole drilling program are presented in the Record of Borehole Logs provided in Appendix C, as well as on cross section figures provided in Figure A.8, Figure A.9, Figure A.11, and Figure A.12, Appendix A.

In general, the subsurface soil conditions encountered in the exterior boreholes (BH25-01, BH25-05, BH25-06, BH25-07, BH25-08, BH24-01, BH24-02, and BH24-03) generally consisted of asphaltic concrete underlain by granular base/subbase with varying thickness which ranged between 0.03 and 0.61 m bgs. This unit was underlain by fill material comprising of silty sand/sand and gravel with thickness varying between 0.29 and 3.05 m bgs. Native sandy silt and glacial till were identified at all exterior borehole locations at depths ranging between 2.29 and 5.91 m bgs. Bedrock was encountered at BH25-05 at a depth of 5.91 m bgs. Refusal (inferred bedrock) was also encountered at BH25-03 at 5.56 m bgs and at BH25-04 at 5.64 m bgs. Bedrock surface elevations were ranging between 64.19 m asl and 64.62 m asl.

In general, the subsurface soil conditions encountered in the interior boreholes (BH25-02, BH25-03, and BH25-04) generally consisted of concrete underlain by engineered fill described as silty sand followed by sandy silt.

All overburden monitoring wells were installed so that the screen straddled the groundwater table to determine if PCAs which potentially generated COPCs including light non-aqueous phase liquids (LNAPL) were present on, in or under the Site.

6.2 Groundwater: Elevations and Flow Direction

The groundwater monitoring wells installed as part of the Phase Two ESA field program, were used in the interpretation of shallow groundwater contours and shallow groundwater flow

direction. Any temporary fluctuation in water levels at the Site is not anticipated to affect the conclusions of the Phase Two ESA.

The location and depth of the screens for the overburden monitoring wells were selected based on the APECs being investigated and were installed to straddle the anticipated water table based on conditions observed during drilling. The well screens were located within sandy silt unit and glacial till unit. A summary of the monitoring well construction details are presented in Table A.1, Appendix A. Water levels measured in the monitoring wells ranged from 0.43 m bgs to 2.16 m bgs on October 27, 2025. The water level of 0.43 m bgs was encountered in the borehole (BH25-02) advanced in the basement of 1052 St. Laurent Boulevard. The ground surface and top of casing at each well location was surveyed using a high precision GPS survey instrumentation. Water level measured and elevations are summarized in Table A.2, Appendix A.

Groundwater elevations ranged from 66.67 m to 68.84 m above sea level (asl) on November 5, 2025. Based on the interpreted groundwater elevation contours presented in Figure A.6, Appendix A, the inferred direction of shallow groundwater flow is generally to the east.

Seasonal fluctuation in water levels on the Site should be expected. Considering only one monitoring event was conducted, seasonal trends could not be identified; however, shallow groundwater water levels are typically highest following the spring recharge and decline throughout the summer and fall months into the winter. At the time of groundwater sample collection on October 27, 2025, the measured water levels at all the monitoring wells intersected the well screen with the exception of the water levels noted at BH/MW25-02, BH/MW25-03, and BH/MW25-04. The water wells at these wells were slightly above the respective well screen intervals.

The Site is serviced by municipal water, municipal sewer, hydro and natural gas for heating. The only overhead/aboveground public service is hydro. However, private gas lines, sewer, and private water lines are present above the water table at the Site. Based on this, buried services do not have a potential to facilitate the migration of contaminants (if any) at the Site.

6.3 Groundwater: Hydraulic Gradients

The inferred groundwater contours are presented in Figure A.6, Appendix A. The average horizontal hydraulic gradient was 0.015286 m/m and was calculated based on water levels measured on November 5, 2025. Hydraulic gradients between monitoring well sets are available in Table 6.1. The groundwater flow direction was calculated without incorporating the groundwater elevation from monitoring well BH/MW25-02, as this well was installed in the basement of 1052 St. Laurent Boulevard and appeared to provide an anomalous reading.

Table 6.1: Hydraulic gradients between monitoring well sets

MW ID	MW ID	Distance between MWs (m)	Difference in GW elevation (m)	Horizontal Hydraulic Gradient (m/m)
BH.MW25-03	BH/MW25-04	13	0.04	0.003076
BH/MW25-04	BH/MW25-05	46	0.21	0.004565
BH/MW25-05	BH/MW25-06	30	0.95	0.031667
BH/MW25-06	BH/MW24-01	21	0.28	0.013334
BH/MW24-01	BH/MW24-02	10	0.01	0.001000
BH/MW24-02	BH/MW25-03	26	0.99	0.038076

Vertical hydraulic gradient for shallow groundwater conditions was not calculated as nested monitoring wells were not installed at the Site.

6.4 Soil Texture

Based on soil conditions encountered in the boreholes and a grain size analysis of soil at BH25-01 SA2 and BH25-01 SA5, the predominant soil grain size at the Site is considered fine textured. Grain size analyses are provided in Certificate of Analysis and available in Appendix D.

6.5 Soil: Field Screening

Headspace vapour measurements were conducted on the soil samples collected from each of the boreholes advanced at the Site. Soil vapour and combustible gas readings were generally low across the Site. Combustible gas readings were observed to be between 0 and 220 parts per million (ppm). Soil vapour gas readings were observed to be between 0 and 25 ppm. Low soil vapour and combustible gas readings indicated a general absence of volatile compounds. The results of headspace vapour measurements are available on the Record of Borehole Logs in Appendix C.

6.6 Soil: Quality

Table A.3, Appendix A provides a summary of the soil samples submitted for analysis and the associated test parameters. The analytical results of soil samples are presented in Tables A.5 and A.6, Appendix A. Figures A.7, Appendix A illustrates the soil sample results by location. The laboratory Certificates of Analysis for the soil samples are included in Appendix D.

Soil sampling at the Site was completed during borehole advancement on July 22, 2024, October 3, 2025, October 6, 2025, and October 10, 2025. The soil samples were submitted to AGAT for analysis of one or more of the following parameters: Metals, ORP (EC, SAR, HWS boron, CN,

Cr-VI, and Hg), pH, PHCs, BTEX, VOCs and/or PAHs. A summary of the number of soil samples analyzed and the number of soil samples exceeding the Table 3 SCS is provided in Table 6.2.

Table 6.2: Soil exceedances compared to Table 3 SCS

Parameter	Number of soil samples analyzed (including duplicates)	Number of soil samples exceeding Table 3 <u>RPI</u> SCS	Number of soil samples exceeding Table 3 <u>ICC</u> SCS
Metals (including hydride forming metals)	23 (21 plus two duplicates)	3 Cadmium and Selenium at BH19-3-4; Lead at BH19-4-13	1 Lead at BH19-4-13
EC, SAR, pH, Cyanide	13 (12 plus one duplicate)	EC – 7; SAR – 4, Cyanide – 0; pH – within acceptable range	EC – 7; SAR – 3, Cyanide – 0; pH – within acceptable range
PHC F1 to F4	25 (23 plus two duplicates)	0	0
VOCs	15 (14 plus one duplicate)	0	0
BTEX	10 (9 plus one duplicate)	0	0
PAHs	12 (11 plus one duplicate)	0	0

Notes:

1. The pH of surface soil at the Site is between 5 and 9 and the pH of subsurface soil at the Site is between 5 and 11.
2. GEMTEC also compared results to Table 3 Industrial/Commercial/Community (ICC) Property Use SCS for current land use of the Site.

6.6.1 Metals and hydride forming metals

No exceedances for soil analytical results for metals and hydride forming metals were identified at the Site with the exception of cadmium and selenium at BH19-3-4. GEMTEC understands that these exceedances will be addressed at the time of redevelopment of the land parcel.

Lead exceedance was identified at BH19-4-13 at a concentration of 223 µg/g. GEMTEC’s Phase II ESA (2024) was carried out to average and/or delineate identified exceedances at BH19-4-13 by advancing three boreholes i.e., BH/MW24-01, BH/MW24-02, and BH24-03. BH/MW24-01 and BH/MW24-02 were advanced to delineate the extent of the exceedance, while BH24-03 was advanced within 2 m of BH19-4-13 to obtain additional samples for the average down approach, in accordance with Section 48 of O. Reg. 153/04, as amended. Based on the average down approach of results from BH19-4-13 (223 µg/g) and BH24-03 (6 µg/g), lead concentration was determined to be below the Table 3 SCS of 120 µg/g, therefore, deemed to meet.

6.6.2 Other Regulated Parameters (EC, SAR, pH, and Cyanide)

No exceedances for soil analytical results for cyanide were identified at the Site. The pH of surface soil at the Site is between 5 and 9 and the pH of subsurface soil at the Site is between 5 and 11. Exceedances for EC and SAR was noted at several locations at the Site which was a result of the salting activities during winter months in proximity of the sampling location (in the parking lot area) at the Site for pedestrian and vehicular safety. The EC and SAR exceedance is not considered to be contamination for soil remaining at the Site based on Section 49.1 of Ontario Regulation 153/04 – Records of Site Condition (O.Reg. 153/04).

6.6.3 Petroleum Hydrocarbon F1-F4

No exceedances for soil analytical results for PHCs were identified at the Site.

6.6.4 Volatile Organic Compounds (including BTEX)

No exceedances for soil analytical results for VOCs (including BTEX) were identified at the Site.

6.6.5 Polycyclic Aromatic Hydrocarbons

No exceedances for soil analytical results for PAHs were identified at the Site.

6.7 Groundwater: Quality

Monitoring well construction details are summarized in Table A.1, Appendix A and a summary of groundwater samples submitted for laboratory analysis is provided in Table A.4, Appendix A. The analytical results for groundwater samples are summarized in Tables A.8 and A.9, Appendix A. Figures A.10, Appendix A illustrates the groundwater sample results by location. Laboratory certificates of analysis for groundwater are provided in Appendix D.

Groundwater sampling at the Site was completed on October 27, 2025. The groundwater samples were submitted to AGAT for analysis of one or more of the following parameters: Metals, ORP (EC, Chloride, and CN⁻), pH, PHCs, BTEX, VOCs and/or PAHs. A summary of the number of groundwater samples analyzed and number of samples exceeding the Table 3 SCS is provided in Table 6.3.

Table 6.3: Groundwater exceedances compared to Table 3 SCS

Parameter	Number of groundwater samples analyzed (including duplicate sample)	Number of groundwater samples exceeding Table 3 SCS
Metals and hydride forming metals	8 (7 plus one duplicate)	0
EC, pH, Cyanide, Chloride	5 (4 plus one duplicate)	Chloride – 1
PAHs	7 (6 plus one duplicate)	0

Parameter	Number of groundwater samples analyzed (including duplicate sample)	Number of groundwater samples exceeding Table 3 SCS
PHC F1 to F4	11 (10 plus one duplicate)	0
VOCs	8 (7 plus one duplicate)	0
BTEX	3 (3 plus zero duplicate)	0

6.7.1 Metals and hydride forming metals

No exceedances for groundwater analytical results for metals and hydride forming metals were identified at the Site.

6.7.2 Other Regulated Parameters (EC, pH, Cyanide, Chloride)

No exceedances for groundwater analytical results for ORP were identified at the Site with the exception of chloride at MW25-06. Exceedance of chloride was a result of the salting activities (during winter months) in proximity of the sampling location (in the parking lot area) at the Site for pedestrian and vehicular safety. The chloride exceedance is not considered to be contamination at the Site based on Section 49.1 of Ontario Regulation 153/04 – Records of Site Condition (O.Reg. 153/04).

6.7.3 Petroleum Hydrocarbon F1-F4

No exceedances for groundwater analytical results for PHCs were identified at the Site.

6.7.4 Volatile Organic Compounds (including BTEX)

No exceedances for soil analytical results for VOCs (including BTEX) were identified at the Site.

6.7.5 Polycyclic Aromatic Hydrocarbons

No exceedances for groundwater analytical results for PAHs were identified at the Site.

6.8 Sediment: Quality

No sediment samples were collected as part of this investigation.

6.9 Quality Assurance and Quality Control Results

The quality assurance assessment of the field duplicate sample results was conducted according to the MECP document “Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act”, March 9, 2004 (amended in July 2009 and effective as of July 1, 2011) (“Analytical Protocol”).

To determine the precision of the analytical methods and field sampling procedures, blind duplicate samples were collected during soil and groundwater sampling. Precision is determined

by the relative percent difference (“RPD”) between the duplicate and original samples and was calculated as follows:

$$RPD = \frac{|x_1 - x_2|}{x_m}$$

Where

- x_1 initial sample results
- x_2 duplicate sample results
- x_m mean of x_1 , x_2

The analytical results of the primary and duplicate soil and groundwater samples indicated a satisfactory correlation between the primary and duplicate samples and were within the recommended control limit in the Analytical Protocol.

It is noted that the field blank and trip blank samples were found to have no detectable concentrations during groundwater sampling event. The quality of the analytical results is further supported by analytical laboratory’s internal quality assurance program that includes laboratory blanks, spikes, surrogates and duplicate samples.

All certificates of analysis or analytical reports received pursuant to clause 47 (2) (b) of the regulation comply with subsection 47(3). A certificate of analysis or analytical report has been received for each sample submitted for analysis and is provided in Appendix D.

Accordingly, the analytical data generated during the investigation are valid and representative and may be used in this Phase Two ESA without further qualification.

7.0 PHASE TWO CONCEPTUAL SITE MODEL

The Phase Two ESA conceptual site model (CSM) is presented in the following sections.

The Phase Two CSM was prepared in accordance with Schedule E, Part V, Table 1, Section 6, Sub-heading (x) of Ontario Regulation 153/04 (O. Reg. 153/04) and is described in the text below and in the following figures:

- Figure A.1 Site and Phase One Study Area
- Figure A.2 Site Features
- Figure A.3 Potentially Contaminating Activities
- Figure A.4 Areas of Potential Environmental Concern
- Figure A.5 Borehole and Monitoring Well Locations
- Figure A.6 Groundwater Elevations – November 5, 2025
- Figure A.7 Soil Analytical Results

Figure A.8 Cross Section A-A' – Soil Exceedances

Figure A.9 Cross Section B-B' – Groundwater Exceedances

Figure A.10 Groundwater Analytical Results

Figure A.11 Cross Section A-A' – Groundwater Exceedances

Figure A.12 Cross Section B-B' – Groundwater Exceedances

7.1 Property Description and History

The Site consists of three land parcels (1052 St. Laurent Boulevard, 1060 St. Laurent Boulevard, and 1064 St. Laurent Boulevard) with an approximate area of 0.88 acres.

At the time of the Site visit, the Site was occupied by three structures. Details are available below:

- 1052 St. Laurent Boulevard was developed with a two-storey building including a basement. The ground floor and basement were occupied by a pawn shop, while the second floor was occupied by a computer shop and community centre. The structure was constructed sometime in 1960s. During the inspection, two pipes (interpreted as likely vent and fill pipes) were observed in the basement, suggesting the historical presence of an AST (in the basement) used for heating purposes. Although the AST had since been removed, the exact date of removal was unknown. The structure was fully serviced by municipal water, sewer, hydro, and natural gas.
- 1060 St. Laurent Boulevard was developed with a one-storey building with a basement and currently operates as a restaurant. The structure was constructed sometime in 1960s and was fully serviced by municipal water, sewer, hydro, and natural gas. No evidence of current and/or former ASTs or USTs was observed during the Site reconnaissance. LRL Associates (2019) completed a Phase I and II ESA for 1060 St. Laurent Boulevard which identified exceedances in the eastern portion of the land parcel. GEMTEC completed a Phase II ESA in 2024 to address the identified exceedances.
- 1064 St. Laurent Boulevard was developed with a one-storey automotive shop/garage. This structure was built in 1980s. This structure had concrete slab on grade with no basement. The concrete slab had floor drains that discharged into an oil water separator. Several ASTs and workbench storage tanks for engine oil were present along the northern and the western building line of this structure. No evidence for a former AST or UST was observed for 1064 St. Laurent Boulevard.

Based on the review of available aerial photographs, the Site was vacant and undeveloped until approximately 1933. Based on the 1945 aerial photograph, the Site appears to be a part of a larger land parcel with a structure to the south of the southern Site boundary with a driveway (on-Site) from St. Laurent Boulevard. The former structures at 1052, 1060, and 1064 St. Laurent

Boulevard were replaced with structures (in 1960s, 1960s, and 1980s respectively) that matched the current footprint of the existing structure (in 2025).

The exterior area is primarily asphalt graded driveway and parking area. The surrounding properties within the Phase One Study Area included commercial along St. Laurent Boulevard and primarily residential to the west of the Site. The Site is serviced with municipal water, natural gas, hydro and municipal sewer. The surrounding properties within the Phase One Study Area included commercial along St. Laurent Boulevard and primarily residential to the west of the Site.

The historical development (former structures) at the Site, an area of known contamination at 1060 St. Laurent Boulevard, presence of former AST in the basement of 1052 St. Laurent Boulevard, presence of an automotive shop with oil water separator and ASTs (at 1064 St. Laurent Boulevard), presence of former retail fuel outlets and garages off-Site, and road salting activities during the winter months at the Site have the potential to result in the presence of COPCs in soil or groundwater at the Site and are therefore considered APECs.

The Site and the associated Phase One Study Area are shown on Figure A.1, Appendix A and Site features are shown on Figure A.2, Appendix A. Pertinent identification information for the Site is provided in Table 7.1.

Table 7.1: Site Information

Site Information	
Legal Description	1052 St. Laurent Boulevard: Pt Lt 1, PI 79, As in OT74832 Except OT78524; Ottawa//Gloucester
	1060 St. Laurent Boulevard: Pt Lts 1 & 2, PI 79, As on OT63102; Ottawa/Gloucester
	1064 St. Laurent Boulevard: Pt Lts 2, 3 & 4, PI 79, As in NS57788 Except Pt 1, 5R11050; Ottawa/Gloucester
PIN	04253-0270 (LT), 04253-0271 (LT), and 04253-0272 (LT)
Site Owner	Stan Bernard Automotive Limited
Site Contact	Andrew Bernard and John McEwan

A summary of the current and past uses, based on the information reviewed as part of the Phase One ESA (GEMTEC, 2025), is provided in Table 7.2 to Table 7.4.

Table 7.2: Current and Past Uses – 1052 St. Laurent Boulevard

Year	Owner	Property Use	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
Before June 26, 1846	Crown	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
June 26, 1846 to October 7, 1875	John Sharpe	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
October 7, 1875 to April 12, 1877	Frederick Sparks, Charles Wolff	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
April 12, 1877 to March 23, 1922	Esther S. Wolff	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
March 23, 1922 to March 23, 1922	James C.S. Wolff	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
March 23, 1922 to March 23, 1931	Charles A. Seguin	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
March 23, 1931 to October 5, 1937	Julien Lanthier	Agricultural or Other Uses	Undeveloped / agricultural	This land parcel was undeveloped and appeared to be part of a larger land parcel.
October 5, 1937 to June 25, 1945	Leopold CYR	Agricultural or Other Uses	Undeveloped / agricultural	This land parcel remained undeveloped.
June 25, 1945 to September 12, 1945	Noel Brault	Agricultural or Other Uses	Undeveloped / agricultural	This land parcel remained undeveloped.
September 12, 1945 to June 27, 1947	Louis Barthelette	Agricultural or Other Uses	Undeveloped / agricultural	This land parcel remained undeveloped. No aerial photograph or other records available between 1946 and 1947.
June 27, 1947 to September 30, 1964	James H. Carson	Residential	Residential	A structure was constructed at this land parcel and appeared to be a residential dwelling

Year	Owner	Property Use	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
				based on aerial photograph from 1958.
September 30, 1964 to April 15, 1967	Hain Holdings Limited	Residential	Residential	No changes noted compared to the aerial photograph from 1965.
April 15, 1967 to June 22, 1997	Manuel De Sousa	Commercial	Commercial	The former structure was replaced with a structure that matched the current footprint of the existing structure (in 2025). Based on earliest available insurance report (1989), this land parcel was used for commercial purposes.
June 22, 1997 to November 8, 1999	Manuel De Sousa, Beatriz De Sousa	Commercial	Commercial	No significant changes were noted at this land parcel.
November 8, 1999 to May 12, 2016	Federal Superannuates National Association	Commercial	Commercial	No significant changes were noted at this land parcel.
May 12, 2016 to May 17, 2016	National Association of Federal Retirees (Name Change from Federal Superannuates National Association)	Commercial	Commercial	No significant changes were noted at this land parcel.
May 17, 2016 to May 31, 2021	2505531 Ontario Limited	Commercial	Commercial	No significant changes were noted at this land parcel.
May 31, 2021 to present	Stan Barnard Automotive Limited	Commercial	Commercial	No significant changes were noted at this land parcel.

Table 7.3: Current and Past Uses – 1060 St. Laurent Boulevard

Year	Owner	Property Use	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
Before June 26, 1846	Crown	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
June 26, 1846 to October 7, 1875	John Sharpe	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
October 7, 1875 to April 12, 1877	Frederick Sparks, Charles Wolff	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
April 12, 1877 to March 23, 1922	Esther S. Wolff	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
March 23, 1922 to March 23, 1922	James C.S. Wolff	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
March 23, 1922 to March 23, 1931	Charles A. Seguin	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
March 23, 1931 to October 5, 1937	Julien Lanthier	Agricultural or Other Uses	Undeveloped / agricultural	This land parcel was undeveloped and appeared to be part of a larger land parcel.
October 5, 1937 to June 25, 1945	Leopold CYR	Agricultural or Other Uses	Undeveloped / agricultural	This land parcel remained undeveloped.
June 25, 1945 to September 12, 1945	Noel Brault	Agricultural or Other Uses	Undeveloped / agricultural	This land parcel remained undeveloped.
September 12, 1945 to April 9, 1946	Louis Barthelette Jr.	Agricultural or Other Uses	Undeveloped / agricultural	This land parcel remained undeveloped. No aerial photograph or other records available for 1946.
April 9, 1946 to August 27, 1947	Louis Barthelette Sr.	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photograph or other records available between 1946 and 1947.

Year	Owner	Property Use	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
August 27, 1947 to October 29, 1964	Raoul Leroux, Aurora Leroux	Residential	Residential	A structure was constructed at this land parcel and appeared to be a residential dwelling based on aerial photograph from 1958.
October 29, 1964 to October 19, 2004	Donald Eng, Gam Eng, Gam Eng – Estate	Commercial	Commercial	The former structure was replaced with a structure that matched the current footprint of the existing structure (in 2025). Based on earliest available records (City Directories), this land parcel was used as a Moon Palace Tavern Restaurant (1966 to 1987).
October 19, 2004 to October 29, 2004	Donald Eng	Commercial	Commercial	No significant changes were noted at this land parcel.
October 29, 2004 to November 15, 2019	2053943 Ontario Inc.	Commercial	Commercial	No significant changes were noted at this land parcel.
November 15, 2019 to October 18, 2021	2644545 Ontario Inc.	Commercial	Commercial	No significant changes were noted at this land parcel.
October 18, 2021 to present	Stan Barnard Automotive Limited	Commercial	Commercial	No significant changes were noted at this land parcel.

Table 7.4: Current and Past Uses – 1064 St. Laurent Boulevard

Year	Owner – 1064 St. Laurent Boulevard	Property Use	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
Before June 26, 1846	Crown	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.

Year	Owner – 1064 St. Laurent Boulevard	Property Use	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
June 26, 1846 to October 7, 1875	John Sharpe	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
October 7, 1875 to April 12, 1877	Frederick Sparks, Charles Wolff	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
April 12, 1877 to March 23, 1922	Esther S. Wolff	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
March 23, 1922 to March 23, 1922	James C.S. Wolff	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
March 23, 1922 to March 23, 1931	Charles A. Seguin	Agricultural or Other Uses	Assumed undeveloped / agricultural	No aerial photographs were available prior to 1933.
March 23, 1931 to October 5, 1937	Julien Lanthier	Agricultural or Other Uses	Undeveloped / agricultural	This land parcel was undeveloped and appeared to be part of a larger land parcel.
October 5, 1937 to June 25, 1945	Leopold CYR	Residential	Residential	This land parcel appeared to be developed (with a driveway from St. Laurent Boulevard) as part of the land parcel to the south of this land parcel.
June 25, 1945 to September 12, 1945	Noel Brault	Residential	Residential	The Site appeared to be developed (with a driveway from St. Laurent Boulevard) as part of the land parcel to the south of this land parcel.
September 12, 1945 to April 9, 1946	Louis Barthelette Jr.	Residential	Residential	No aerial photograph or other records available between 1945 and 1946.

Year	Owner – 1064 St. Laurent Boulevard	Property Use	Description of Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
April 9, 1946 to November 7, 1946	Louis Barthelette Sr.	Residential	Residential	No aerial photograph or other records available for 1946.
November 7, 1946 to September 25, 1958	Alfred Barthelette	Residential	Residential	This land parcel was an open area for the structure located to the south of the southern boundary of the Site.
September 25, 1958 to September 14, 1964	Georgette Salkaly	Residential	Residential	This land parcel was an open area for the structure located to the south of the southern boundary of the Site.
September 14, 1964 to September 6, 1966	Ronald Taylor, Doanld Maclaurin	Residential	Residential	This land parcel was developed with a structure (centrally located with some ground disturbance seen to the south of the structure.
September 6, 1966 to June 29, 1979	A&W Drive-in of Canada Ltd.	Commercial	Commercial	An addition to the structure was visible fronting along St. Laurent Boulevard. It is likely that the land parcels of 1064 St. Laurent Boulevard and 1076 St. Laurent Boulevard were severed sometime between 1965 and 1976 considering the layout of the land parcels.
June 29, 1979 to present	Stan Barnard Automotive Limited	Commercial	Commercial	The former structure was replaced with a structure that matched the current footprint of the existing structure (in 2025). Cars were parked in the parking area to the east and the south of this structure. No changes to this land parcel since 1979.

As noted above, the Site is currently owned by Stan Barnard Automotive Limited.

7.2 Previous Investigation

The following lists the previous reports available for the Site. The Phase One ESA (GEMTEC, 2025) formed the basis for completing this Phase Two ESA.

- Phase I Environmental Site Assessment, 1052 St. Laurent Boulevard, Ottawa, Ontario, by Pinchin Limited dated November 2015. Report Number: 110335.
- Phase I and Phase II Environmental Site Assessment, 1060 St. Laurent Boulevard, Ottawa, Ontario, by LRL Associates Limited dated September 2019. Project Number: 190493.
- Phase I Environmental Site Assessment, 1052 St. Laurent Boulevard, Ottawa, Ontario, by McIntosh Perry Consulting Engineers Limited dated April 2021. Project Number: CCO-22-0162.
- Phase I Environmental Site Assessment, 1052 St. Laurent Boulevard, Ottawa, Ontario, by GEMTEC Consulting Engineering and Scientists Ltd. dated August 2024. Project Number: 103499.001.
- Phase I Environmental Site Assessment, 1064 St. Laurent Boulevard, Ottawa, Ontario, GEMTEC Consulting Engineering and Scientists Ltd. dated September 2024. Project Number: 103499.001.
- Supplemental Phase II Environmental Site Assessment, 1060 St. Laurent Boulevard, Ottawa, Ontario, by GEMTEC Consulting Engineering and Scientists Ltd. dated October 2024. Project Number: 103499.001.
- Phase One Environmental Site Assessment, 1052, 1060, and 1064 St. Laurent Boulevard (St. Laurent Properties), Ottawa, Ontario, by GEMTEC Consulting Engineering and Scientists Ltd. dated August 2025. GEMTEC Project 103499.002.

7.3 Potentially Contaminating Activities

The potentially contaminating activities (PCAs) identified as part of Phase One ESA (GEMTEC, 2025) are summarized in Table 7.5. Figure A.3, Appendix A indicates the location of the PCAs.

Table 7.5: Summary of Potentially Contaminating Activities

PCA Reference # on Figure A.3	Address/ Location	PCA ID	Distance from Site	Description	APEC Rationale
27-1	1064 St. Laurent Boulevard	#27. Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	On-Site	Presence of an automotive shop/garage since at least 1980s.	Yes On-Site PCA creates an APEC as per O.Reg. 153/04.
28-1	1052 St. Laurent Boulevard	#28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	During the Site reconnaissance, two pipes (interpreted as likely vent and fill pipes) were observed in the basement, suggesting the historical presence of an AST (in the basement) used for heating purposes. Same findings were reported by GEMTEC (2024), McIntosh Perry (2021), and Pinchin (2015).	Yes On-Site PCA creates an APEC as per O.Reg. 153/04.
28-2	1064 St. Laurent Boulevard	#28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site	AST and work bench storage tanks for engine oils were present along the northern and the western building line of the structure.	Yes On-Site PCA creates an APEC as per O.Reg. 153/04.
30-1	1052 St. Laurent Boulevard	#30. Importation of Fill Material of Unknown Quality	On-Site	In the absence of documentation regarding any backfilling activities that may have taken place following demolition of former structures at the Site, there is a possibility that fill material maybe present at the Site.	Yes On-Site PCA creates an APEC as per O.Reg. 153/04.
30-2	1064 St. Laurent Boulevard	#30. Importation of Fill Material of Unknown Quality	On-Site	In the absence of documentation regarding any backfilling activities that may have taken place following demolition of former structures at the Site, there is a possibility that fill material maybe present at the Site.	Yes On-Site PCA creates an APEC as per O.Reg. 153/04.
OT1-1	1060 St. Laurent Boulevard	OT1. Area of Known Soil Contamination	On-Site	LRL completed a Phase I ESA and Phase II ESA (2019) for 1060 St. Laurent Boulevard. Exceedances of lead and PHC F4 were identified compared to MECP Table 3 SCS. GEMTEC (2024) advanced three boreholes installed with two monitoring wells. No soil and groundwater exceedances were identified indicating that the contaminated soil was localized in a small area (fronting along St. Laurent Boulevard).	Yes On-Site PCA creates an APEC as per O.Reg. 153/04.
27-2	1076 St. Laurent Boulevard	#27. Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	South adjacent	Based on review of the HLUI, a garage was present at 1076 St. Laurent Boulevard and 1064 St. Laurent Boulevard.	Yes Based on the distance from the Site and the groundwater flow direction (LRL Associates, 2019).
28-3	Not available	#28. Gasoline and Associated Products Storage in Fixed Tanks	50 m east across St. Laurent Boulevard	One retail fuel outlet was located across St. Laurent Boulevard equipped with three USTs.	No Based on the previous environmental investigation completed at 1060 St. Laurent Boulevard by LRL Associates (2019).
27-3	1091 St. Laurent Boulevard	#27. Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	50 m southeast across St. Laurent Boulevard	As per City Directories and HLUI, a service station was identified at this land parcel.	Yes Based on the distance from the Site, local topography (cross gradient), and groundwater flow direction (LRL Associates, 2019).

PCA Reference # on Figure A.3	Address/ Location	PCA ID	Distance from Site	Description	APEC Rationale
28-4	1091 St. Laurent Boulevard	#28. Gasoline and Associated Products Storage in Fixed Tanks	50 m southeast across St. Laurent Boulevard	One retail fuel outlet was located across St. Laurent Boulevard equipped with three USTs.	Yes Based on the distance from the Site, local topography (cross gradient), and groundwater flow direction (LRL Associates, 2019).
28-5	1099 St. Laurent Boulevard	#28. Gasoline and Associated Products Storage in Fixed Tanks	80 m southeast across St. Laurent Boulevard	One retail fuel outlet was located across St. Laurent Boulevard equipped with USTs as per HLUI.	Yes Based on the distance from the Site, local topography (cross gradient), and groundwater flow direction (LRL Associates, 2019).
27-4	1116 St. Laurent Boulevard	#27. Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	60 m south	Listed for garage/service station, UST and several spills (in 1991 and 2012).	Yes Based on the distance from the Site, local topography (up gradient), and groundwater flow direction (LRL Associates, 2019).
28-6	1116 St. Laurent Boulevard	#28. Gasoline and Associated Products Storage in Fixed Tanks	60 m south	Listed for garage/service station, UST and several spills (in 1991 and 2012).	Yes Based on the distance from the Site, local topography (up gradient), and groundwater flow direction (LRL Associates, 2019).
OT3-1	1052 St. Laurent Boulevard, 1060 St. Laurent Boulevard, and 1064 St. Laurent Boulevard	OT3. Salt application for de-icing activities relating to vehicular traffic and pedestrian safety on-Site.	On-Site	Road salting is carried out during the winter both on-site and along St. Laurent Boulevard to ensure the safety of vehicular traffic and pedestrians.	Yes On-Site PCA creates an APEC as per O.Reg. 153/04.
OT3-2	St. Laurent Boulevard	OT3. Salt application for de-icing activities relating to vehicular traffic and pedestrian safety on-Site.	Site adjacent along St. Laurent Boulevard	Road salting is carried out during the winter both on-site and along St. Laurent Boulevard to ensure the safety of vehicular traffic and pedestrians.	Yes Based on the distance from the Site.
OT2-1	1116 St. Laurent Boulevard	OT2. Listed for PCB Storage.	60 m south	Listed for PCB Storage.	No Based on the mobility of contaminants (PCBs) in soil.
28-7	1018 St. Laurent Boulevard	#28. Gasoline and Associated Products Storage in Fixed Tanks	150 m southeast	Listed as a retail fuel outlet with several USTs.	No Based on the distance from the Site.
37-1	1021 St. Laurent Boulevard	#37. Operation of Dry Cleaning Equipment (where chemicals are used)	75 m north	Listed as a historical dry cleaner as per HLUI.	No Based on the distance from the Site, local topography (down gradient), and groundwater flow direction (LRL Associates, 2019).
27-5	1045 St. Laurent Boulevard	#27. Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	140 m east	Listed a historical service station with tanks as per HLUI.	No Based on the distance from the Site, local topography (down gradient), and

PCA Reference # on Figure A.3	Address/ Location	PCA ID	Distance from Site	Description	APEC Rationale
					groundwater flow direction (LRL Associates, 2019).
28-8	1045 St. Laurent Boulevard	#28. Gasoline and Associated Products Storage in Fixed Tanks	140 m east	Listed a historical service station with tanks as per HLUI.	No Based on the distance from the Site, local topography (down gradient), and groundwater flow direction (LRL Associates, 2019).
37-2	1045 St. Laurent Boulevard (also listed as 1021 St. Laurent Boulevard)	#37. Operation of Dry Cleaning Equipment (where chemicals are used)	140 m east	Listed as a historical dry cleaner as per City Directories and HLUI.	No Based on the distance from the Site, local topography (down gradient), and groundwater flow direction (LRL Associates, 2019).
28-9	1007 St. Laurent Boulevard	#28. Gasoline and Associated Products Storage in Fixed Tanks	130 m north	Listed as a retail fuel outlet as per ERIS, HLUI, and City Directories.	No Based on the distance from the Site, local topography (down gradient), and groundwater flow direction (LRL Associates, 2019).
28-10	997 St. Laurent Boulevard	#28. Gasoline and Associated Products Storage in Fixed Tanks	130 m north	Listed as a retail fuel outlet as per ERIS, HLUI, and City Directories.	No Based on the distance from the Site, local topography (down gradient), and groundwater flow direction (LRL Associates, 2019).
28-11	557 Queen Mary Street	#28. Gasoline and Associated Products Storage in Fixed Tanks	90 m west	Listed for fuel oil UST in 1959 as per HLUI.	No Based on the distance from the Site, local topography (down gradient), and groundwater flow direction (LRL Associates, 2019).

7.4 Areas of Potential Environmental Concern

The areas of potential environmental concern (APECs) identified based on the PCAs and as set out in the Phase One ESA (GEMTEC, 2025) are summarized in Table 7.6. Figure A.4, Appendix A indicates the location of the APECs.

Table 7.6: Summary of Areas of Potential Environmental Concern

APEC #	APEC	Location of APEC	PCA	Location of PCA	COPCs	Media Potentially Impacted
1	Presence of a former AST	Northwest corner of structure at 1052 St. Laurent Boulevard	28	On-Site	PHCs, BTEX	Soil and Groundwater
2	Area of known soil contamination	Southeast corner of 1060 St. Laurent Boulevard	OT1	On-Site	Metals (Lead), PHCs	Soil
3	Automotive Shop with ASTs and Oil Water Separator	Land parcel of 1064 St. Laurent Boulevard	27	On-Site	PHCs, VOCs, Metals, ORP, PAHs	Soil and Groundwater
4	Presence of former retail fuel outlets and garages (off-Site and upgradient)	Southern and eastern portion of 1064 St. Laurent Boulevard	27 28	Off-Site	PHCs, VOCs, Metals, ORP, PAHs	Soil and Groundwater
5	Likely present of fill material related to structures	Localized areas on 1052 St. Laurent Boulevard and 1064 St. Laurent Boulevard within the former building footprints.	30	On-Site	PHCs, PAHs, BTEX, Metals, ORP	Soil
6	Road salting activities during the winter months on-Site	Exterior area of the Site. Includes asphalt graded parking lots.	OT3	On-Site	EC, SAR	Soil
7	Road salting activities during the winter months along St. Laurent Boulevard	Along the eastern Site boundary	OT3	Off-Site	EC, SAR	Soil

Notes:

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

OT1 – Area of Known Soil Contamination

OT3 – Salt application for de-icing activities relating to vehicular traffic and pedestrian safety on-Site.

7.4.1 APEC 1 – Presence of a former AST

During Site reconnaissance, two pipes (interpreted as likely vent and fill pipes) were observed in the basement of 1052 St. Laurent Boulevard, suggesting the historical presence of a former AST (in the basement) used for heating purposes. This tank was present in the basement (northwestern corner) of 1052 St. Laurent Boulevard. The COPCs are PHCs and BTEX in soil and groundwater.

This APEC was investigated as part of this Phase Two ESA via the advancement of a borehole which was completed as a monitoring well (BH/MW25-02). The borehole/monitoring well was located in the basement of 1052 St. Laurent Boulevard. The borehole was advanced to a depth of 2.44 m bgs (from the ground surface of the basement level). BH/MW25-02 was completed with a 0.91 m long screen within the sandy silt overburden. During drilling and sampling, there was no evidence of staining or odour. Combustible gas readings were observed to be between 0 and 55 ppm. Soil vapour gas readings were observed to be between 0 and 3 ppm.

Groundwater was measured at a depth of 0.53 m bgs (at the basement level) on November 5, 2025. The measured water level was outside the screened interval. The depth of the screen was determined at the time of installation based on field observation of the interpreted water level. Following well installation, the water level is inferred to have risen above the screen interval due to hydrostatic pressure. The soil and groundwater analytical data met Table 3 SCS for all the samples and the results are available in Table A.5 to A.10, Appendix A.

7.4.2 APEC 2 – Area of known soil contamination in southeast corner of 1060 St. Laurent Boulevard

Through the review of previous reporting (LRL, 2019), exceedance of PHC F4 and lead was identified at BH19-4 creating an area of soil contamination in southeast corner of 1060 St. Laurent Boulevard. The COPCs are Metals (Lead) and PHCs in soil.

This APEC was investigated via the advancement of five boreholes (BH/MW24-01, BH/MW24-02, BH24-03, BH25-07, and BH25-08) of which two (BH/MW24-01 and BH/MW24-02) were completed as monitoring wells. The boreholes/monitoring wells were located in the southeast corner of 1060 St. Laurent Boulevard. The boreholes were advanced to a depth ranging between 3.05 m bgs and 4.57 m bgs while targeting the depth of original exceedance. BH/MW24-01 and BH/MW24-02 were completed with a 1.52 m long screen within the sandy silt overburden. During drilling and sampling, there was no evidence of staining or odour. Combustible gas readings were observed to be between 0 and 65 ppm. Soil vapour gas readings were observed to be between 0 and 1 ppm.

Groundwater (BH/MW24-01 and BH/MW24-02) was measured at a depth ranging between 1.92 m bgs and 2.16 m bgs on November 5, 2025. Considering no exceedances were identified as part of the Phase II ESA (GEMTEC, 2024), this location was not sampled in 2025. The depth of the screen was determined at the time of installation based on field observation of the interpreted water level. The measured water level was within the screened interval. The soil and groundwater analytical data met Table 3 SCS for all the samples and the results are available in Table A.5 to A.10, Appendix A.

7.4.3 APEC 3 – Automotive Shop with ASTs and Oil Water Separator at 1064 St. Laurent Boulevard

Through the information obtained during Site reconnaissance, an automotive shop with ASTs and an oil water separator was present at 1064 St. Laurent Boulevard. The COPCs are PHCs, VOCs, Metals (and Hydride Forming Metals), ORP, PAHs in soil and groundwater.

This APEC was investigated as part of this Phase Two ESA via the advancement of two boreholes (BH/MW25-03, and BH/MW25-04), both of which were completed as a monitoring wells (BH/MW25-03, and BH/MW25-04). The boreholes/monitoring wells were located within the building footprint of the automotive shop at 1064 St. Laurent Boulevard. These monitoring wells were installed within the sandy silt overburden. During drilling and sampling, there was no evidence of staining or odour. Combustible gas readings were observed to be between 0 and 220 ppm. Soil vapour gas readings were observed to be between 0 and 3 ppm.

Groundwater (BH/MW25-03 and BH/MW25-04) was measured at a depth ranging between 1.56 m bgs and 1.59 m bgs on November 5, 2025. The measured water level (at BH/MW25-03 and BH.MW25-04) was above the screen interval. The depth of the screen was determined at the time of installation based on field observation of the interpreted water level. Following well installation, the water level is inferred to have risen above the screen interval due to hydrostatic pressure. The soil and groundwater analytical data met Table 3 SCS for all the samples and the results are available in Table A.5 to A.10, Appendix A.

7.4.4 APEC 4 – Presence of former retail fuel outlets and garages (off-Site and upgradient) in the southern and the eastern portion of 1064 St. Laurent Boulevard

During the ERIS, HLUI, FIPs, and City Directories, GEMTEC identified several retail fuel outlets and garages (off-Site and upgradient) to 1064 St. Laurent Boulevard. The COPCs are PHCs, VOCs, Metals (and Hydride Forming Metals), ORP, and PAHs in soil and groundwater.

This APEC was investigated as part of this Phase Two ESA via the advancement of three boreholes (BH/MW25-05, BH/MW25-06, and BH25-7) of which two were completed as a monitoring wells (BH/MW25-05, and BH/MW25-06). The boreholes/monitoring wells were located along the southern and the eastern property line of 1064 St. Laurent Boulevard. These monitoring wells were installed within the sandy silt overburden. During drilling and sampling, there was no

evidence of staining or odour. Combustible gas readings were observed to be between 0 and 65 ppm. Soil vapour gas readings were observed to be between 0 and 25 ppm.

Groundwater (BH/MW25-05 and BH/MW25-06) was measured at a depth ranging between 1.26 m bgs and 1.88 m bgs on November 5, 2025. The depth of the screen was determined at the time of installation based on field observation of the interpreted water level. The measured water level was within the screened interval. The soil and groundwater analytical data met Table 3 SCS for all the samples and the results are available in Table A.5 to A.10, Appendix A.

7.4.5 APEC 5 – Likely present of fill material related to structures at localized areas on 1052 St. Laurent Boulevard and 1064 St. Laurent Boulevard within the former building footprints

Through the review of aerial photographs, former structures were present at 1052 St. Laurent Boulevard and 1064 St. Laurent Boulevard. These structures were demolished and then replaced with present day structures. First former structure was located in the northern portion of the Site (within the current land parcel of 1052 St. Laurent Boulevard) and second former structure was located centrally at 1064 St. Laurent Boulevard. The COPCs are PHCs, PAHs, BTEX, Metals (and Hydride Forming Metals), and ORP in soil.

This APEC was investigated as part of this Phase Two ESA via the advancement of three boreholes (BH25-01, BH/MW25-04, and BH/MW25-06) of which two were completed as a monitoring wells (BH/MW25-04, and BH/MW25-06). The boreholes/monitoring wells were located in the northn portion of the Site and the central area of 1064 St. Laurent Boulevard. These monitoring wells were installed within the sandy silt overburden. During drilling and sampling, there was no evidence of staining or odour. Combustible gas readings were observed to be between 0 and 150 ppm. Soil vapour gas readings were observed to be between 0 and 3 ppm.

Groundwater (BH/MW25-04 and BH/MW25-06) was measured at a depth ranging between 1.56 m bgs and 1.88 m bgs on November 5, 2025. The measured water level (at BH/MW25-06) was within the screened interval. However, the water level was above the screen interval for BH/MW25-04. The depth of the screen was determined at the time of installation based on field observation of the interpreted water level. Following well installation, the water level is inferred to have risen above the screen interval due to hydrostatic pressure. The soil and groundwater analytical data met Table 3 SCS for all the samples and the results are available in Table A.5 to A.10, Appendix A.

7.4.6 APEC 6 – Road salting activities during the winter months on-Site

During the Site reconnaissance, GEMTEC understood that road salting activities are carried out during winter months for pedestrian and vehicular safety. The COPCs are EC and SAR in soil.

This APEC was investigated as part of this Phase Two ESA and exceedances of EC and SAR were identified at BH25-01, BH/MW25-03, BH/MW25-04, and BH/MW25-06. However, the EC

and SAR exceedance is not considered to be contamination for soil remaining at the Site based on Section 49.1 of Ontario Regulation 153/04 – Records of Site Condition (O.Reg. 153/04).

Groundwater (BH/MW25-06) was measured at a depth of 1.88 m bgs on November 5, 2025. The measured water level (at BH/MW25-06) was within the screened interval. The depth of the screen was determined at the time of installation based on field observation of the interpreted water level. An exceedance of chloride was a result of the salting activities (during winter months) in proximity of the sampling location (in the parking lot area) at the Site for pedestrian and vehicular safety. The chloride exceedance is not considered to be contamination at the Site based on Section 49.1 of Ontario Regulation 153/04 – Records of Site Condition (O.Reg. 153/04). The soil and groundwater analytical data met Table 3 SCS for all the samples and the results are available in Table A.5 to A.10, Appendix A.

7.4.7 APEC 7 – Road salting activities during the winter months along St. Laurent Boulevard

During the Site reconnaissance, GEMTEC understood that road salting activities are carried out during winter months for pedestrian and vehicular safety. The COPCs are EC and SAR in soil.

This APEC was investigated as part of this Phase Two ESA and exceedances of EC and SAR were identified at BH/MW25-06. However, the EC and SAR exceedance is not considered to be contamination for soil remaining at the Site based on Section 49.1 of Ontario Regulation 153/04 – Records of Site Condition (O.Reg. 153/04).

Groundwater (BH/MW25-06) was measured at a depth of 1.88 m bgs on November 5, 2025. The measured water level (at BH/MW25-06) was within the screened interval. The depth of the screen was determined at the time of installation based on field observation of the interpreted water level. An exceedance of chloride was a result of the salting activities (during winter months) in proximity of the sampling location (in the parking lot area) at the Site for pedestrian and vehicular safety. The chloride exceedance is not considered to be contamination at the Site based on Section 49.1 of Ontario Regulation 153/04 – Records of Site Condition (O.Reg. 153/04). The soil and groundwater analytical data met Table 3 SCS for all the samples and the results are available in Table A.5 to A.10, Appendix A.

7.5 Subsurface Structures and Utilities

Utility locates completed prior to the drilling program to locate services. The Site is serviced by municipal water, municipal sewer, hydro and natural gas for heating. No underground utility drawings were provided for review. The only overhead/aboveground public service is hydro. However, private gas lines, sewer, and private water lines are present above the water table at the Site. Based on this, buried services do not have a potential to facilitate the migration of contaminants (if any) at the Site.

7.6 Physical Setting

Topography

The Site has a relatively flat topography and is at an elevation of approximately 70 m above sea level (asl). Surrounding local topography appears to follow the topography of the area and is at grade to properties located adjacent to the Site. The Rideau River is located approximately 2.2 km west of the Site.

Stratigraphy – Boreholes

In general, the subsurface soil conditions encountered in the exterior boreholes (BH25-01, BH25-05, BH25-06, BH25-07, BH25-08, BH24-01, BH24-02, and BH24-03) generally consisted of asphaltic concrete underlain by granular base/subbase with varying thickness which ranged between 0.03 and 0.61 m bgs. This unit was underlain by fill material comprising for silty sand/sand and gravel with thickness varying between 0.29 and 3.05 m bgs. Native sandy silt and glacial till were identified at all exterior borehole locations at depths ranging between 2.29 and 5.91 m bgs.

In general, the subsurface soil conditions encountered in the interior boreholes (BH25-02, BH25-03, and BH25-04) generally consisted of concrete underlain by engineered fill described as silty sand followed by sandy silt.

Depth to Bedrock

Bedrock was encountered at BH25-05 at a depth of 5.91 m bgs. Refusal (inferred bedrock) was also encountered at BH25-03 at 5.56 m bgs and at BH25-04 at 5.64 m bgs. Bedrock surface elevations were ranging between 64.19 m asl and 64.62 m asl.

Hydrogeological Characteristics

Based on the topography, it is expected that the local shallow groundwater flow will trend west/northwest towards Rideau River. Based on the interpreted groundwater elevation contours for water level measured on November 5, 2025, the inferred direction of shallow groundwater flow is generally to the east.

The average horizontal hydraulic gradient was 0.015286 m/m and was calculated based on water levels measured on November 5, 2025. The groundwater flow direction was calculated without incorporating the groundwater elevation from monitoring well BH/MW25-02, as this well was installed in the basement of 1052 St. Laurent Boulevard and appeared to provide an anomalous reading. The vertical hydraulic gradient for shallow groundwater conditions was not calculated as nested monitoring wells were not installed at the Site.

Depth to Groundwater

Water levels measured in the monitoring wells ranged from 0.53 m bgs to 2.21 m bgs on November 5, 2025. The water level of 0.53 m bgs was noted at BH/MW25-02 which was installed in the basement of 1052 St. Laurent Boulevard. Groundwater elevations (excluding BH/MW25-02) ranged from 67.60 m above sea level (asl) to 68.84 m asl.

Environmentally Sensitive Areas

No areas of natural significance were identified on the Site or within the Phase One Study Area.

Shallow Soil Property or Water Body

Overburden soil at the Site extended deeper than 1.5 m bgs at all boreholes locations. The closest surface water body is Rideau River which is located approximately 2.2 km to the west of the Site. Therefore, Section 43.1(a) and 43.1(b) of the Regulation does not apply to the Site.

Area On, In or Under the Phase Two ESA Where Excess Soil is Finally Placed

No excess soil was brought to the Site as part of this investigation.

7.7 Site Condition Standards

Site Condition Standards (SCS) were selected for the Site in accordance with the requirements of O. Reg. 153/04, Record of Site Condition – Part XV.1 of the Environmental Protection Act (O. Reg. 153/04, Ministry of Environment and Climate Change (MECP), October 31, 2011), as amended. The selection of applicable SCS for comparison to analytical data was based on a review of various Site characteristics which will need to be considered for the current property use and also to provide a preliminary indication of on-Site soil quality for due diligence purposes.

The relevant Site characteristics were considered in the selection of the applicable regulatory criteria are as follows:

- **Land Use:** The Site is currently used for commercial purposes. The proposed future land use is expected to be residential and commercial.
- **Soil Texture:** Based on visual observations made during the field program and the grain size analysis, the predominant soil type was silty sand which is inferred to be fine textured. A grain size determination completed on soils from location BH25-01 SA2 and BH25-01 SA5 indicated the soil to be fine textured. Fine textured soil is defined by Section 42(1) of O. Reg.153/04 as “soil that contains 50 percent or more by mass of particles that are smaller than 75 micrometres in mean diameter”.
- **Soil Thickness and Proximity to Water Body:** For the purposes of selection of the appropriate provincial standard, Section 43.1 of O. Reg.153/04 identifies specific SCS be applied if any of the following circumstances exist:

- (a) The property is a shallow soil property (i.e., at least 1/3 or more of the property area contains less than 2 metres depth of overburden); or
- (b) The property includes all or part of a water body or is adjacent to a water body or includes land that is within 30 metres of a water body.

Based on results obtained from the soil quality program and the previous environmental investigations, the overburden thickness is greater than 2 metres on more than 2/3 of the property and there are no water bodies within 30 metres of the Site. Therefore, the Site is not considered a shallow soil property or a property within 30 metres of a waterbody.

- Groundwater Use: Potable water in the area of the Site is supplied by the City of Ottawa. There are no potable water wells within 250 m of the Site.
- Environmentally Sensitive Site: Environmental sensitivity is considered in the selection of appropriate provincial standards for comparison. Section 41 of O.Reg.153/04 states that a property is to be considered environmentally sensitive if any of the following are applicable:
 - (1) the property is,
 - (i) within an area of natural significance;
 - (ii) includes or is adjacent to an area of natural significance or part of such an area; or
 - (iii) includes land that is within 30 metres of an area of natural significance or part of such an area;
 - (2) the soil at the property has a pH value as follows:
 - (i) for surface soil, less than 5 or greater than 9;
 - (ii) for sub surface soil, less than 5 or greater than 11; or
 - (3) a qualified person is of the opinion that, given the characteristics of the property and the certifications the qualified person would be required to make in a record of site condition in relation to the property as specified in Schedule A, it is appropriate to apply this section to the property.

The Site is not considered to be environmentally sensitive. Analytical results from soil samples collected were all within the MECP acceptable pH range. Furthermore, the Site is not within, adjacent or include, in part, an Area of Natural of Scientific Interest (ANSI).

Based on the review of Site characteristics and findings from previous investigations, the following provincial standards were considered to be applicable to the analytical results obtained during the environmental investigation:

- MECP, 2011. Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 3: Generic Site Condition Standards (SCS) in a Non-Potable Ground Water Condition, Residential land use with fine soil texture.

7.8 Contaminated Media

The Phase Two ESA identified soil contamination at location BH19-3-4 at depths ranging between 1.20 m bgs and 1.65 m bgs.

7.9 Contaminants Exceeding Applicable Standards at the Site

Exceedances of Cadmium and Selenium were identified at BH19-3-4. Concentrations of cadmium and selenium were 1.7 µg/g and 3.1 µg/g compared to Table 3 RPI SCS of 1.2 µg/g and 2.4 µg/g respectively.

7.10 Description of Areas of Contamination on the Site

The area of exceedance is located in the northeast corner of 1060 St. Laurent Boulevard, within the asphalt graded driveway and parking area.

7.11 Potential Influence of Utilities on Contaminant Migration

Underground utilities are inferred to be present in the general vicinity of the on-Site building associated with the private water line, sewer and natural gas for heating. Subsurface utilities are installed above the saturated zone and are unlikely to be facilitate contaminant migration.

7.12 Contaminant Migration

Based on the findings of this Phase Two ESA, soil contaminated was identified. The soil contaminated was identified in the asphalt graded driveway/parking area of 1060 St. Laurent Boulevard. The asphalt paved surface, along with the depth of exceedance, limits the likelihood of contaminant migration through surface pathways. Additionally, metals in soil exhibit low mobility and this exceedance is above the water table noted on November 5, 2025, minimizing the potential for contaminant migration from this location. No groundwater contamination was identified.

7.13 Meteorological and Climatic Considerations

Seasonal fluctuation in water levels on the Site should be expected. Considering a limited number of groundwater monitoring events were completed, seasonal trends could not be identified; however, shallow groundwater water levels are typically highest following the spring recharge and decline throughout the summer and fall months into the winter.

7.14 Cross Sections – Lateral and Vertical Distribution of Contaminants

Representative cross-sections are presented in Figures A.8, Figure A.9, Figure A.11, and Figure A.12, Appendix A. Exceedances of metals (cadmium and selenium) were identified based on the soil analytical results. No exceedances were identified based on the groundwater analytical results.

7.15 Potential Exposure Pathways and Receptors

Based on the depth of impacted soil between 1.2 and 1.6 m bgs, the most relevant exposure pathways would be to the sub-surface construction worker, to plants and soil organisms as this interval spans the active area, and for leaching to the groundwater table.

Given these exposure pathways, the relevant component values associated with these receptors are greater than the concentrations present in the soil sample. As such, the reported exceedances pose a very low risk to human health or ecological receptors.

8.0 CONCLUSIONS

The Phase Two ESA investigated the APECs identified in Phase One ESA (GEMTEC, 2025). Based on the results of the soil and groundwater samples submitted as part of this Phase Two ESA and, considering commercial/industrial (current) land uses, no exceedances were identified. Considering the eventual intended use of the Site to be either mixed commercial/residential or residential, soil and groundwater samples were also evaluated compared to Residential criteria, and only exceedances of select metals in fill materials buried greater than 1.2 metres below ground surface were identified compared to the applicable SCS. No exceedances were noted for the groundwater.

Given the current property use is not intending to change, the elevated metals concentrations meet the site condition standards for the current land uses. For the future land use, examination of exposure pathways was undertaken. Due to the depth of the soil found to be exceeding residential standards, it is GEMTEC's opinion that the most relevant exposure pathways would be to a sub-surface construction worker. Given this exposure pathway, all parameters meet the component values provided in the Rationale for the Development of Soil and Ground Water Standards for use at Contaminated Sites in Ontario (MOE, 2011b).

At this time, no further assessment is recommended. GEMTEC understands that any exceedances will be addressed at the time of redevelopment of the land parcel, if necessary.

9.0 REFERENCES

Ontario Ministry of the Environment (MOE). Soil, Groundwater and Sediment Standards for use under Part XV.1 of the Environmental Protection Act. April 15, 2011a.

Ontario Ministry of the Environment (MOE). Rationale for the Development of Soil and Ground Water Standards for use at Contaminated Sites in Ontario. April 15, 2011b.

Ontario Regulation 153/04: Records of Site Condition

Phase I Environmental Site Assessment, 1052 St. Laurent Boulevard, Ottawa, Ontario, by Pinchin Limited dated November 2015. Report Number: 110335.

Phase I and Phase II Environmental Site Assessment, 1060 St. Laurent Boulevard, Ottawa, Ontario, by LRL Associates Limited dated September 2019. Project Number: 190493.

Phase I Environmental Site Assessment, 1052 St. Laurent Boulevard, Ottawa, Ontario, by McIntosh Perry Consulting Engineers Limited dated April 2021. Project Number: CCO-22-0162.

Phase I Environmental Site Assessment, 1052 St. Laurent Boulevard, Ottawa, Ontario, by GEMTEC Consulting Engineering and Scientists Ltd. dated August 2024. Project Number: 103499.001.

Phase I Environmental Site Assessment, 1064 St. Laurent Boulevard, Ottawa, Ontario, GEMTEC Consulting Engineering and Scientists Ltd. dated September 2024. Project Number: 103499.001.

Supplemental Phase II Environmental Site Assessment, 1060 St. Laurent Boulevard, Ottawa, Ontario, by GEMTEC Consulting Engineering and Scientists Ltd. dated October 2024. Project Number: 103499.001.

Phase One Environmental Site Assessment, 1052, 1060, and 1064 St. Laurent Boulevard (St. Laurent Properties), Ottawa, Ontario, by GEMTEC Consulting Engineering and Scientists Ltd. dated August 2025. GEMTEC Project 103499.002.

10.0 LIMITATION OF LIABILITY

This report was prepared for the exclusive use of Stan Bernard Automotive Limited. This report may not be relied upon by any other person or entity without the express written consent of GEMTEC and Stan Bernard Automotive Limited. Nothing in this report is intended to provide a legal opinion. Any use which a third party makes of this report, or any reliance on, or decisions to be made based on it, are the responsibilities of such third parties. GEMTEC accepts no responsibility for damages, if any, suffered by any third party (other than as noted above) as a result of decisions made or actions based on this report.

The investigation undertaken by GEMTEC with respect to this report and any conclusions or recommendations made in this report reflect the best judgements of GEMTEC based on the site conditions observed during the investigations undertaken at the date(s) identified in the report and on the information available at the time the report was prepared. This report has been prepared for the application noted and it is based, in part, on visual observations made at the site, subsurface investigations at discrete locations and depths and laboratory analyses of specific chemical parameters and material during a specific time interval, all as described in the report. Unless otherwise stated, the findings contained in this report cannot be extrapolated or extended to previous or future site conditions, portions of the site that were unavailable for direct investigation, subsurface locations on the site that were not investigated directly, or chemical parameters, materials or analysis which were not addressed. Chemical parameters other than those addressed by the investigation described in this report may exist in soil and groundwater elsewhere on the site.

This report provides a professional opinion and therefore no warranty is expressed, implied, or made as to the conclusions, advice and recommendations offered in this report. This report does not provide a legal opinion regarding compliance with applicable laws. With respect to regulatory compliance issues, it should be noted that regulatory statutes and the interpretation of regulatory statutes are subject to change.

Should new information become available during future work, including excavations, borings or other studies, GEMTEC should be requested to review the information and, if necessary, re-assess the conclusions presented herein.

The monitoring wells installed as part of this project have been constructed using licensed drilling/well contractors employing licensed well technicians. It is owner's responsibility to have a licensed well technician properly abandon all monitoring wells, if required.

11.0 CLOSURE

The undersigned Qualified Person confirms that he/she was responsible for conducting and/or supervising this Phase Two ESA and the associated findings and conclusions.

We trust this report provides sufficient information for your present purposes. If you have any questions concerning this report, please do not hesitate to contact our office.

Regards,



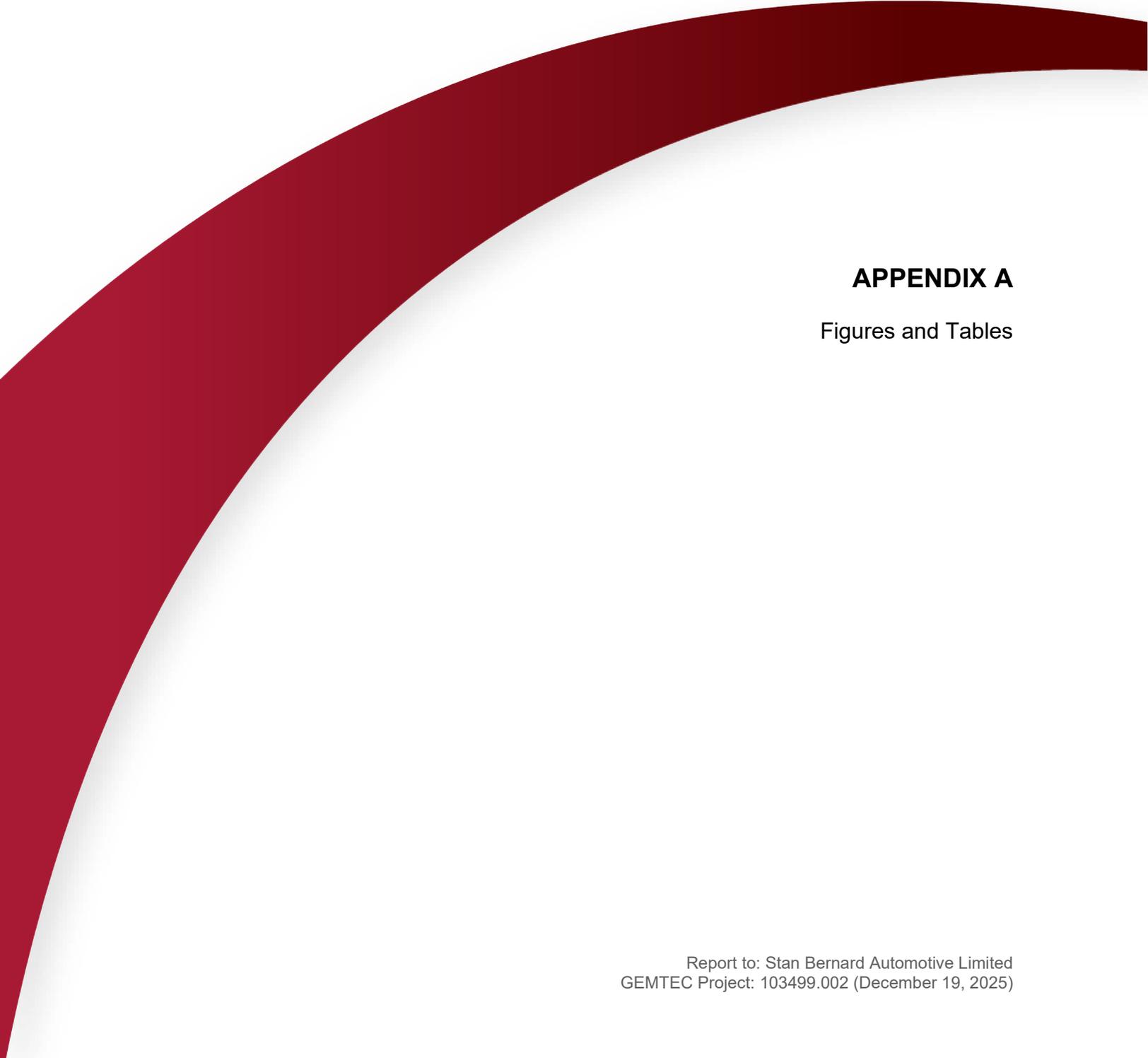
Mohit Bhargav, M.Sc.E., P.Eng.
Environmental Engineer
MB/DE



Daniel Elliot, B.Sc., P.Geo., QP_{ESA}
Senior Environmental Geoscientist



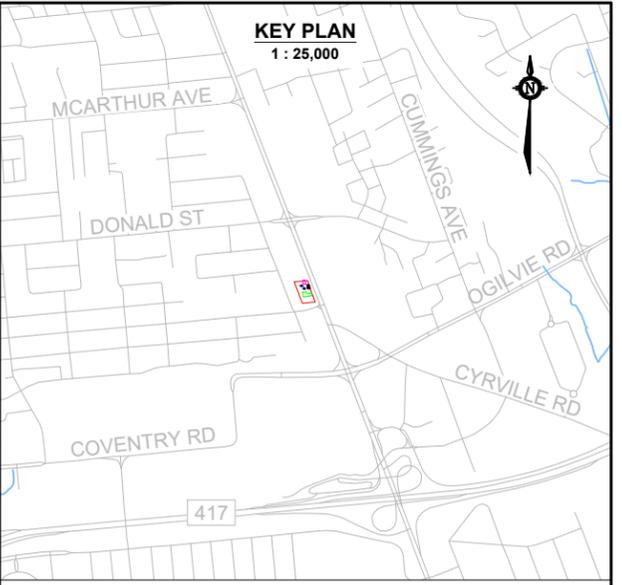
December 19, 2025



APPENDIX A

Figures and Tables

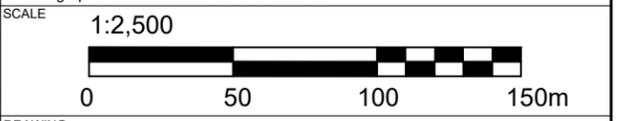
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LEGEND

- MECP PUBLIC WELL RECORD
- PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA (250 m RADIUS AROUND PHASE ONE PROPERTY BOUNDARY)
- GROUND SURFACE CONTOUR

- DATA SOURCES AND REFERENCES**
1. Coordinate system: CSRS.UTM-18N
 2. Distances, elevations, and coordinates are shown in metres unless denoted otherwise
 3. This drawing is a schematic representation and should not be taken as a substitute for a legal survey.
 4. Image ©2025 Google Maps, CNES / Airbus, First Base Solutions, Maxar Technologies
 5. Contains information licensed under the Open Government Licence – Ontario
 6. Geographic dataset source: Ontario GeoHub



DRAWING **SITE AND PHASE ONE STUDY AREA**

CLIENT **STAN BERNARD AUTOMOTIVE**

PROJECT **PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1052, 1060, AND 1064 ST. LAURENT BOULEVARD
OTTAWA, ONTARIO**

DRAWN BY **SL / MY** CHECKED BY **MB / DE**

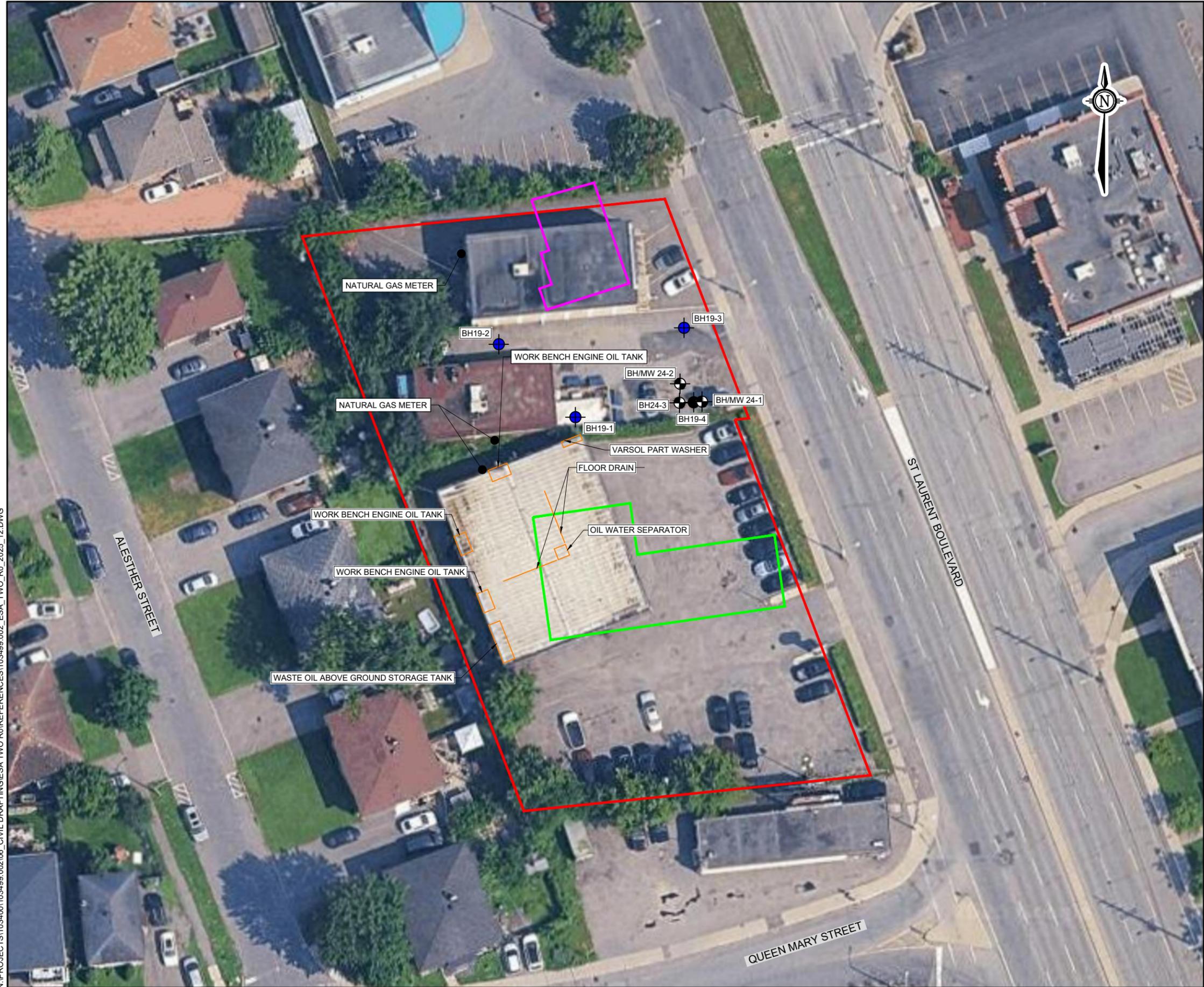
PROJECT NO. **103499.002** REVISION NO. **0**

DATE **AUGUST 2025** FIGURE NO. **FIGURE A.1**

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LEGEND

- PHASE ONE PROPERTY BOUNDARY
- FORMER BUILDING STRUCTURE (1965)
- FORMER BUILDING STRUCTURE (1976)
- BOREHOLE LOCATION (Previous Investigation by GEMTEC, 2024)
- BOREHOLE LOCATION (Previous Investigation by LRL Associates, 2019)
- BOREHOLE LOCATION (Previous Investigation by LRL Associates, 2019)

DATA SOURCES AND REFERENCES

- Coordinate system: CSRS.UTM-18N
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- Geographic dataset source: Ontario GeoHub

SCALE: 1:2,500

DRAWING: **SITE FEATURES**

CLIENT: **STAN BERNARD AUTOMOTIVE**

PROJECT: **PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1052, 1060, AND 1064 ST. LAURENT BOULEVARD
OTTAWA, ONTARIO**

DRAWN BY: SL / MY	CHECKED BY: MB / DE
PROJECT NO.: 103499.002	REVISION NO.: 0
DATE: AUGUST 2025	FIGURE NO.: FIGURE A.2

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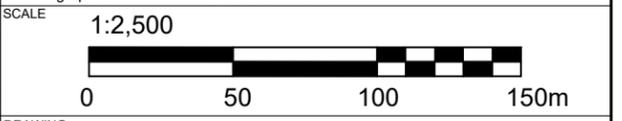
LEGEND

- PCA# PCA CONTRIBUTING TO AN APEC
- PCA# PCA NOT CONTRIBUTING TO AN APEC
- PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA (250 m RADIUS AROUND PHASE ONE PROPERTY BOUNDARY)

PCA ID	Description
PCA # 27	Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
PCA # 28	Gasoline and Associated Products Storage in Fixed Tanks
PCA # 30	Importation of Fill Material of Unknown Quality
PCA # 37	Operation of Dry Cleaning Equipment (where chemicals are used)
OT1	Area of known soil contamination
OT2	Listed for PCB Storage
OT3	Road salting activities during winter months

DATA SOURCES AND REFERENCES

- Coordinate system: CSRS.UTM-18N
- Distances, elevations, and coordinates are shown in metres unless denoted otherwise
- This drawing is a schematic representation and should not be taken as a substitute for a legal survey.
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- Geographic dataset source: Ontario GeoHub



DRAWING POTENTIALLY CONTAMINATING ACTIVITIES

CLIENT		STAN BERNARD AUTOMOTIVE	
PROJECT			
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT 1052, 1060, AND 1064 ST. LAURENT BOULEVARD OTTAWA, ONTARIO			
DRAWN BY	SL / MY	CHECKED BY	MB / DE
PROJECT NO.	103499.002	REVISION NO.	0
DATE	AUGUST 2025	FIGURE NO.	FIGURE A.3

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LEGEND	
	PHASE ONE PROPERTY BOUNDARY
APEC #1	AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
APEC 1	Presence of a former AST
APEC 2	Area of known soil contamination
APEC 3	Automotive Shop with ASTs and Oil Water Separator
APEC 4	Presence of former retail fuel outlets and garages (off-site and upgradient)
APEC 5	Likely presence of fill material related to former structures.
APEC 6	Road salting activities during the winter months on-Site.
APEC 7	Road salting activities during the winter months along St. Laurent Boulevard.

DATA SOURCES AND REFERENCES

- Coordinate system: CSRS.UTM-18N
- Distances, elevations, and coordinates are shown in metres unless denoted otherwise
- This drawing is a schematic representation and should not be taken as a substitute for a legal survey.
- Image ©2025 Google Maps, CNES / Airbus, First Base Solutions, Maxar Technologies
- Contains information licensed under the Open Government Licence – Ontario
- Geographic dataset source: Ontario GeoHub

SCALE 1:2,500

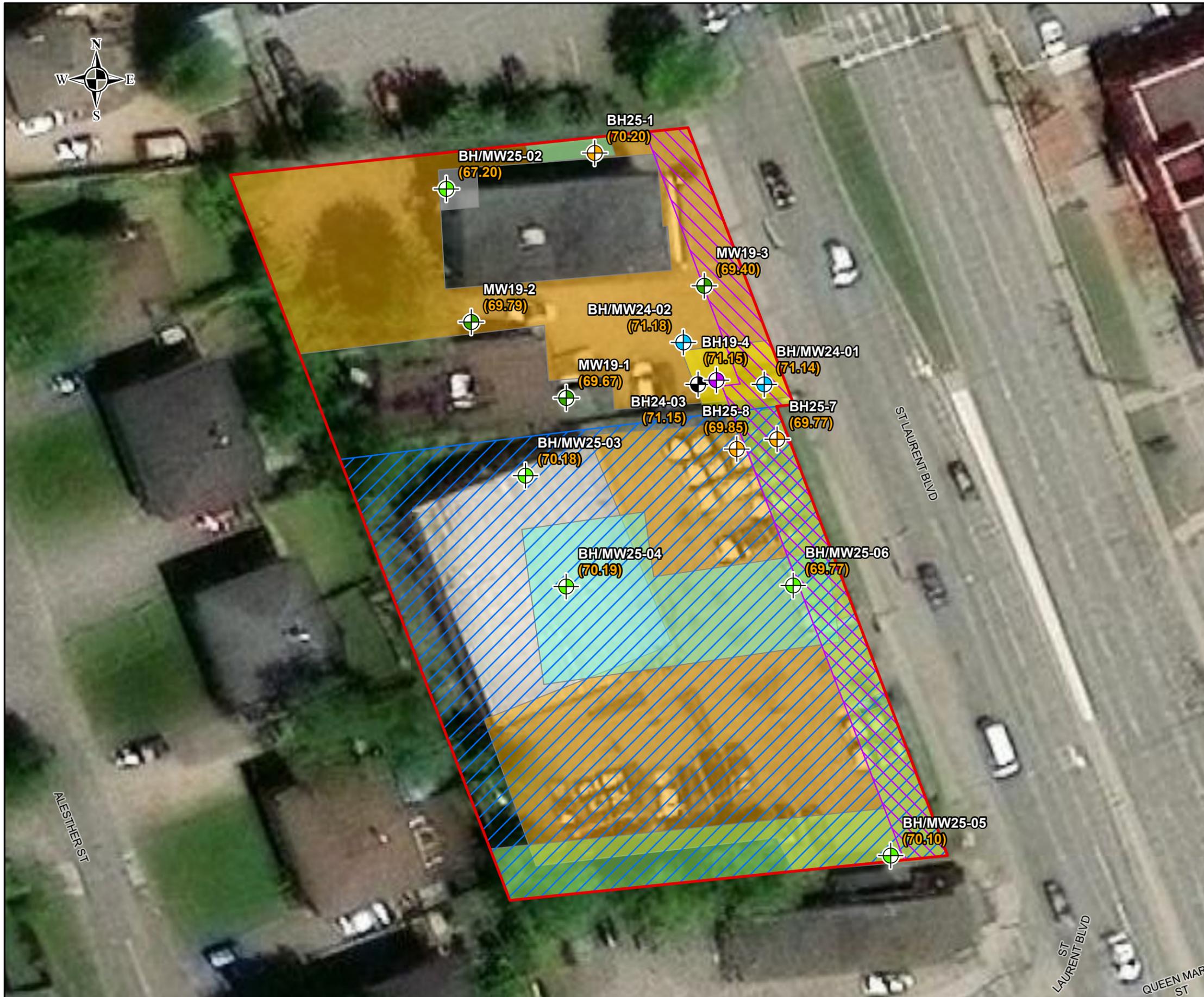
DRAWING
AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

CLIENT
STAN BERNARD AUTOMOTIVE

PROJECT
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1052, 1060, AND 1064 ST. LAURENT BOULEVARD
OTTAWA, ONTARIO

DRAWN BY SL / MY / SJ	CHECKED BY MB / DE
PROJECT NO. 103499.002	REVISION NO. 0
DATE AUGUST 2025	FIGURE NO. FIGURE A.4

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	CONSULTING ENGINEERS AND SCIENTISTS	





Legend

BH # BOREHOLE ID
 XX.XX GROUNDWATER ELEVATIONS, (m amsl)
 (NOVEMBER 5, 2025)

BOREHOLE LOCATION (GEMTEC, 2024)

MONITORING WELL LOCATION (GEMTEC, 2024)

BOREHOLE LOCATION (GEMTEC, 2025)

MONITORING WELL LOCATION (GEMTEC, 2025)

BOREHOLE LOCATION (LRL ASSOCIATES, 2019)

MONITORING WELL LOCATION (LRL ASSOCIATES, 2019)

CROSS SECTION

INFERRED GROUNDWATER CONTOUR (m amsl)

INFERRED FLOW DIRECTION

FORMER BUILDING STRUCTURE (1965)

FORMER BUILDING STRUCTURE (1976)

PHASE TWO PROPERTY BOUNDARY

NOTES:

- All locations approximate.
- Coordinate system: NAD 1983 UTM Zone 18N.
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 World Imagery: Microsoft, Vantor.

Scale:
 1:400

0 5 10 20 30 Meters

Drawing: GROUNDWATER ELEVATIONS (NOVEMBER 5, 2025)

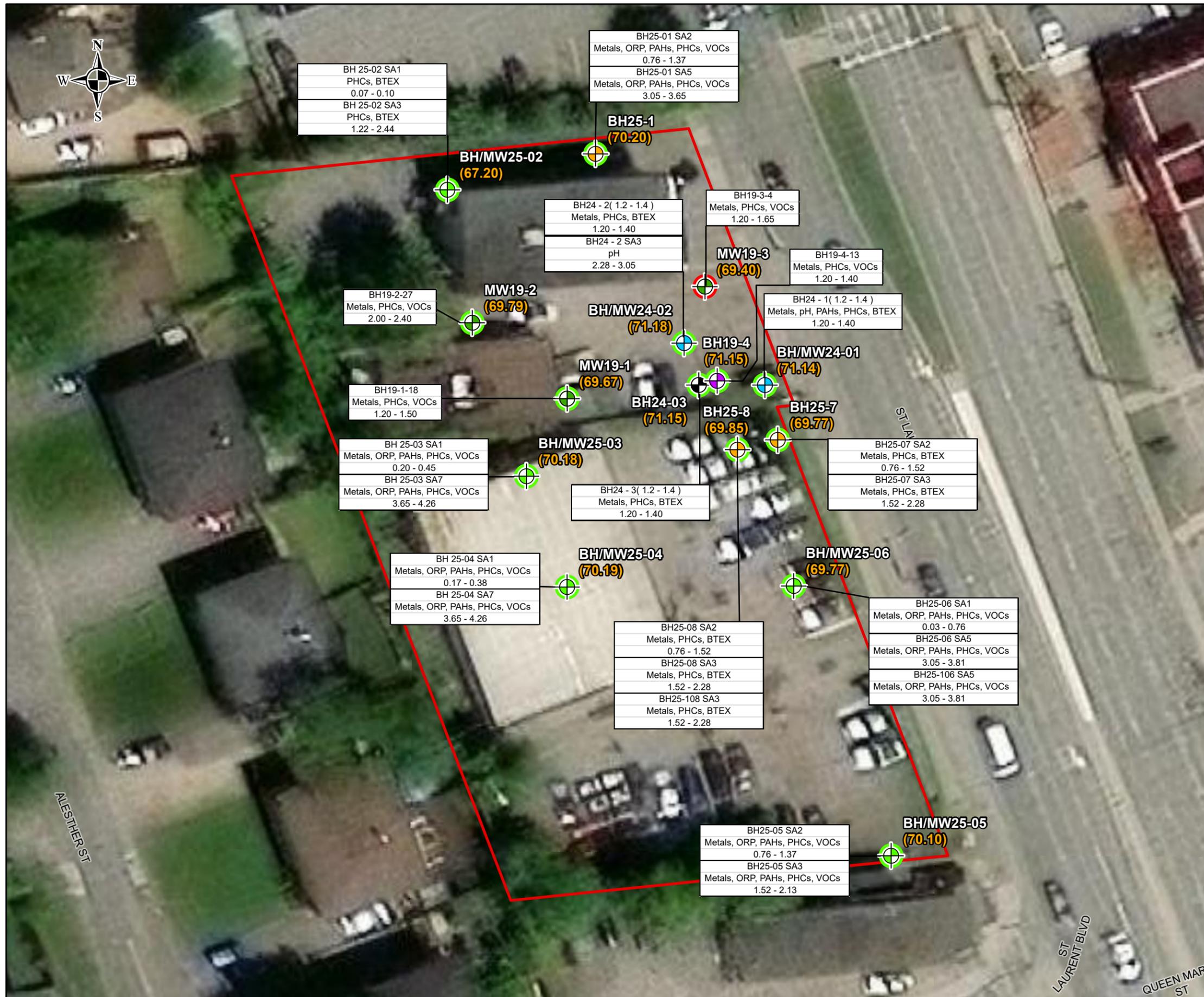
Client: STAN BERNARD AUTOMOTIVE

Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT 1052, 1060, AND 1064 ST. LAURENT BOULEVARD OTTAWA, ONTARIO

Drwn By: S.L. / M.Y. / S.J.	Chkd By: M.B. / D.E.
Project No. 103499.002	Revision No. 0
Date: DECEMBER 2025	FIGURE A.6

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Legend

BH/ MW # BOREHOLE / MONITORING WELL ID
 XX.XX GROUND SURFACE ELEVATIONS, (m amsl)

- BOREHOLE LOCATION (GEMTEC, 2024)
- MONITORING WELL LOCATION (GEMTEC, 2024)
- BOREHOLE LOCATION (GEMTEC, 2025)
- MONITORING WELL LOCATION (GEMTEC, 2025)
- BOREHOLE LOCATION (LRL ASSOCIATES, 2019)
- MONITORING WELL LOCATION (LRL ASSOCIATES, 2019)

PHASE TWO PROPERTY BOUNDARY

- MEETS TABLE 3 RPI SCS
- EXCEEDS TABLE 3 RPI SCS

NOTES:

- All locations approximate.
- Coordinate system: NAD 1983 UTM Zone 18N.
- Geographic dataset source: Ontario GeoHub.
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- m amsl = metres above mean sea level.
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Scale:
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Drawing: SOIL ANALYTICAL RESULTS

Client: STAN BERNARD AUTOMOTIVE

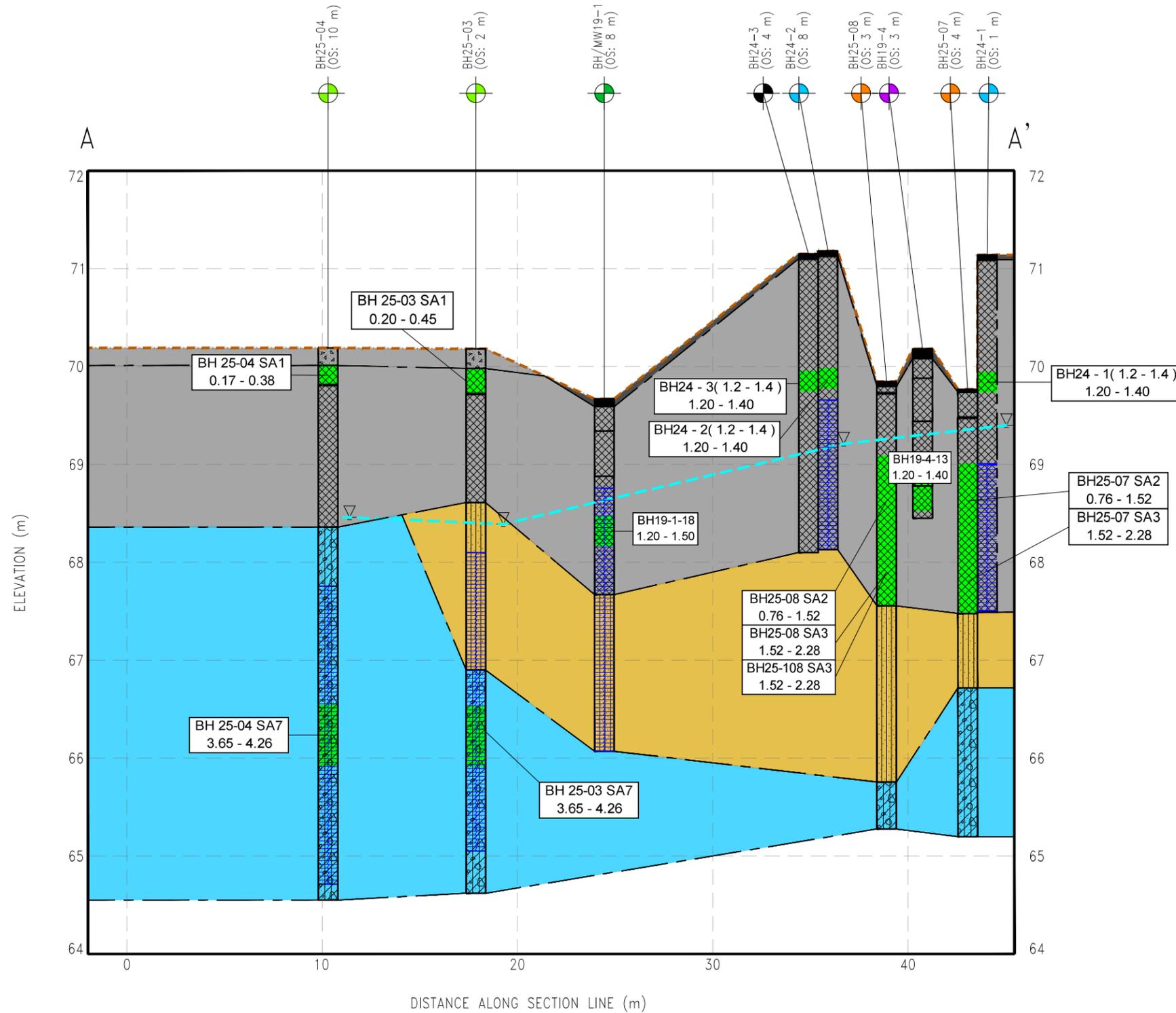
Project: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
 1052, 1060, AND 1064 ST. LAURENT BOULEVARD
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Project No.	103499.002	Revision No.	0
Date	DECEMBER 2025	FIGURE A.7	

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LEGEND

- BH #** ← BOREHOLE ID
- OS** ← OFFSET FROM SECTION LINE
- BOREHOLE LOCATION (GEMTEC, 2024)
- MONITORING WELL LOCATION (GEMTEC, 2024)
- BOREHOLE LOCATION (GEMTEC, 2025)
- MONITORING WELL LOCATION (GEMTEC, 2025)
- BOREHOLE LOCATION (LRL ASSOCIATES, 2019)
- MONITORING WELL LOCATION (LRL ASSOCIATES, 2019)
- GROUNDWATER LEVEL (OCTOBER 27, 2025)
- INFERRED GROUND SURFACE
- INFERRED GEOLOGIC CONTACT
- INFERRED PIEZOMETER SURFACE
- PROPERTY BOUNDARY
- MEETS TABLE 3 RPI SCS
- EXCEEDS TABLE 3 RPI SCS
- MONITORING WELL SCREEN

STRATIGRAPHY

- ASPHALTIC CONCRETE
- CONCRETE
- FILL MATERIAL
- SANDY SILT
- SILTY SAND AND GRAVEL
- Shale BEDROCK

HORIZONTAL SCALE

1:250



VERTICAL SCALE

5X VERTICAL EXAGGERATION

DRAWING

CROSS SECTION A - A'
SOIL EXCEEDANCES

CLIENT

STAN BERNARD AUTOMOTIVE

PROJECT

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1052, 1060, AND 1064 ST. LAURENT BOULEVARD
OTTAWA, ONTARIO

DRAWN BY

M.Y./S.L.

CHECKED BY

M.B. / D.E.

PROJECT NO.

103499.002

REVISION NO.

0

DATE

DECEMBER 2025

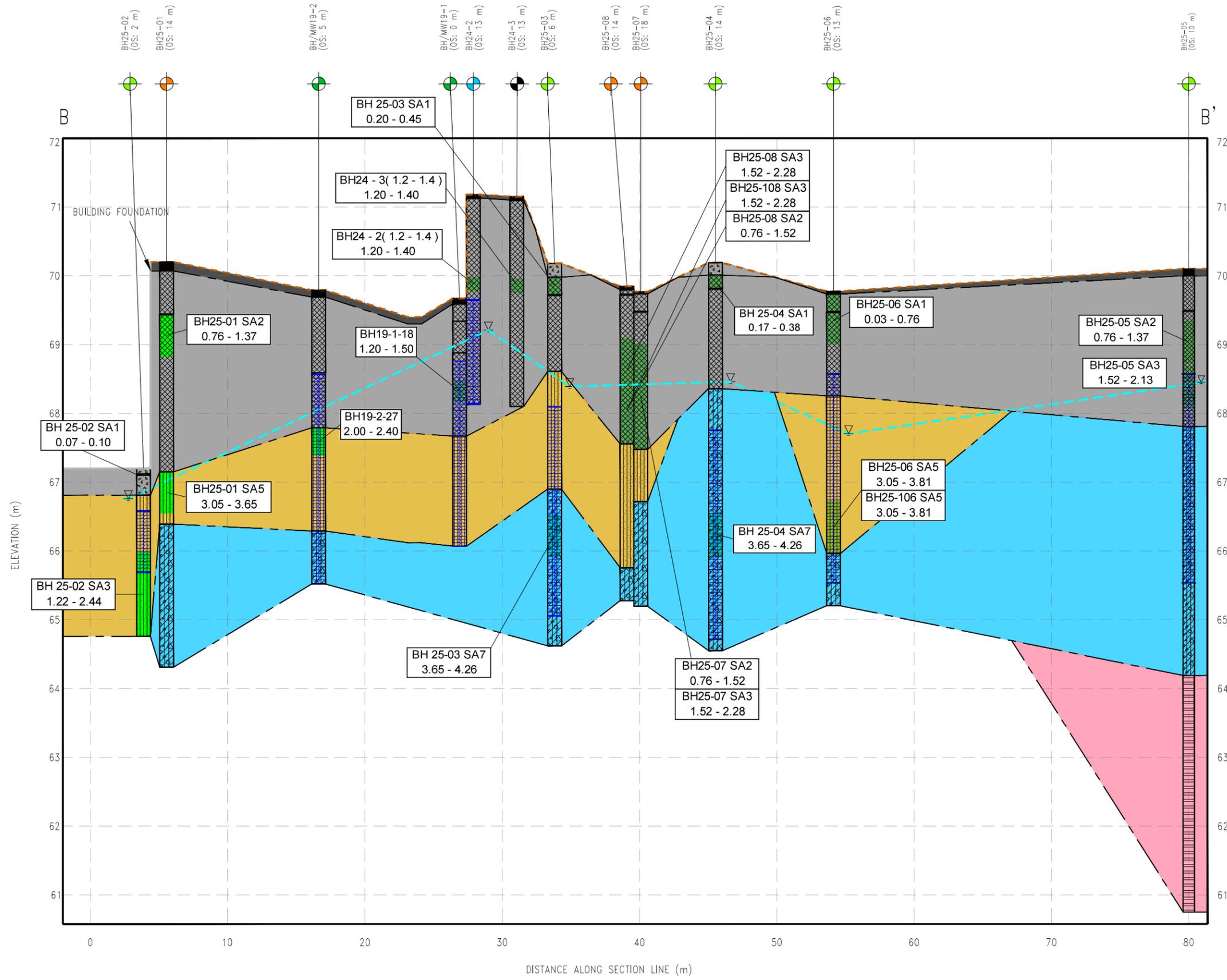
FIGURE NO.

FIGURE A8



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LEGEND

BH # ← BOREHOLE ID

- OS OFFSET FROM SECTION LINE
- BOREHOLE LOCATION (GEMTEC, 2024)
- MONITORING WELL LOCATION (GEMTEC, 2024)
- BOREHOLE LOCATION (GEMTEC, 2025)
- MONITORING WELL LOCATION (GEMTEC, 2025)
- BOREHOLE LOCATION (LRL ASSOCIATES, 2019)
- MONITORING WELL LOCATION (LRL ASSOCIATES, 2019)
- GROUNDWATER LEVEL (OCTOBER 27, 2025)
- INFERRED GROUND SURFACE
- INFERRED GEOLOGIC CONTACT
- INFERRED PIEZOMETER SURFACE
- PROPERTY BOUNDARY
- MEETS TABLE 3 RPI SCS
- EXCEEDS TABLE 3 RPI SCS
- MONITORING WELL SCREEN

STRATIGRAPHY

- ASPHALTIC CONCRETE
- CONCRETE
- FILL MATERIAL
- SANDY SILT
- SILTY SAND AND GRAVEL
- Shale BEDROCK

HORIZONTAL SCALE
1:300

VERTICAL SCALE
5X VERTICAL EXAGGERATION

DRAWING CROSS SECTION B - B' SOIL EXCEEDANCES	
CLIENT STAN BERNARD AUTOMOTIVE	
PROJECT PHASE TWO ENVIRONMENTAL SITE ASSESSMENT 1052, 1060, AND 1064 ST. LAURENT BOULEVARD OTTAWA, ONTARIO	
DRAWN BY M.Y./S.L.	CHECKED BY M.B. / D.E.
PROJECT NO. 103499.002	REVISION NO. 0
DATE DECEMBER 2025	FIGURE NO. FIGURE A.9

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Legend

BH # BOREHOLE ID
 XX.XX GROUNDWATER ELEVATIONS, (m amsl)
 (NOVEMBER 5, 2025)

- BOREHOLE LOCATION (GEMTEC, 2024)
- MONITORING WELL LOCATION (GEMTEC, 2024)
- BOREHOLE LOCATION (GEMTEC, 2025)
- MONITORING WELL LOCATION (GEMTEC, 2025)
- BOREHOLE LOCATION (LRL ASSOCIATES, 2019)
- MONITORING WELL LOCATION (LRL ASSOCIATES, 2019)

— PHASE TWO PROPERTY BOUNDARY

- MEETS TABLE 3 SCS
- EXCEEDS TABLE 3 SCS

NOTES:

- All locations approximate.
- Coordinate system: NAD 1983 UTM Zone 18N.
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 World Imagery: Microsoft, Vantor.

Scale:
 1:400
 0 5 10 20 30 Meters

Drawing: GROUNDWATER ANALYTICAL RESULTS

Client: STAN BERNARD AUTOMOTIVE

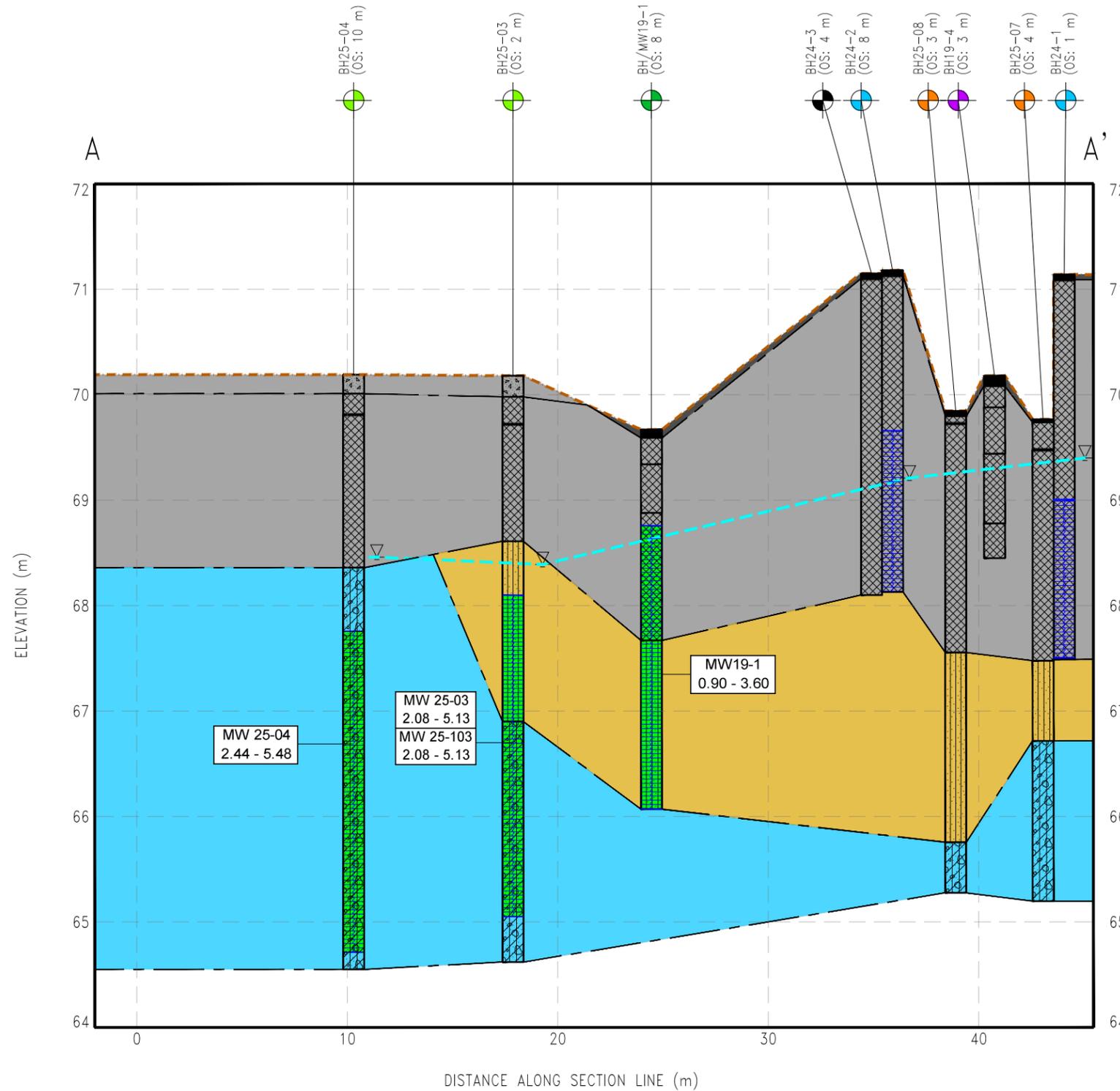
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 1052, 1060, AND 1064 ST. LAURENT BOULEVARD
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Project No.	103499.002	Revision No.	0
Date	DECEMBER 2025	FIGURE A.10	

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LEGEND

- BH #** ← BOREHOLE ID
- OS** ← OFFSET FROM SECTION LINE
- BOREHOLE LOCATION (GEMTEC, 2024)
- MONITORING WELL LOCATION (GEMTEC, 2024)
- BOREHOLE LOCATION (GEMTEC, 2025)
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- EXCEEDS TABLE 3 RPI SCS
- MONITORING WELL SCREEN

STRATIGRAPHY

- ASPHALTIC CONCRETE
- CONCRETE
- FILL MATERIAL
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- SILTY SAND AND GRAVEL
- Shale BEDROCK

HORIZONTAL SCALE

1:250



VERTICAL SCALE

5X VERTICAL EXAGGERATION

DRAWING

CROSS SECTION A - A'
GROUNDWATER EXCEEDANCES

CLIENT

STAN BERNARD AUTOMOTIVE

PROJECT

PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1052, 1060, AND 1064 ST. LAURENT BOULEVARD
OTTAWA, ONTARIO

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PROJECT NO.

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DATE

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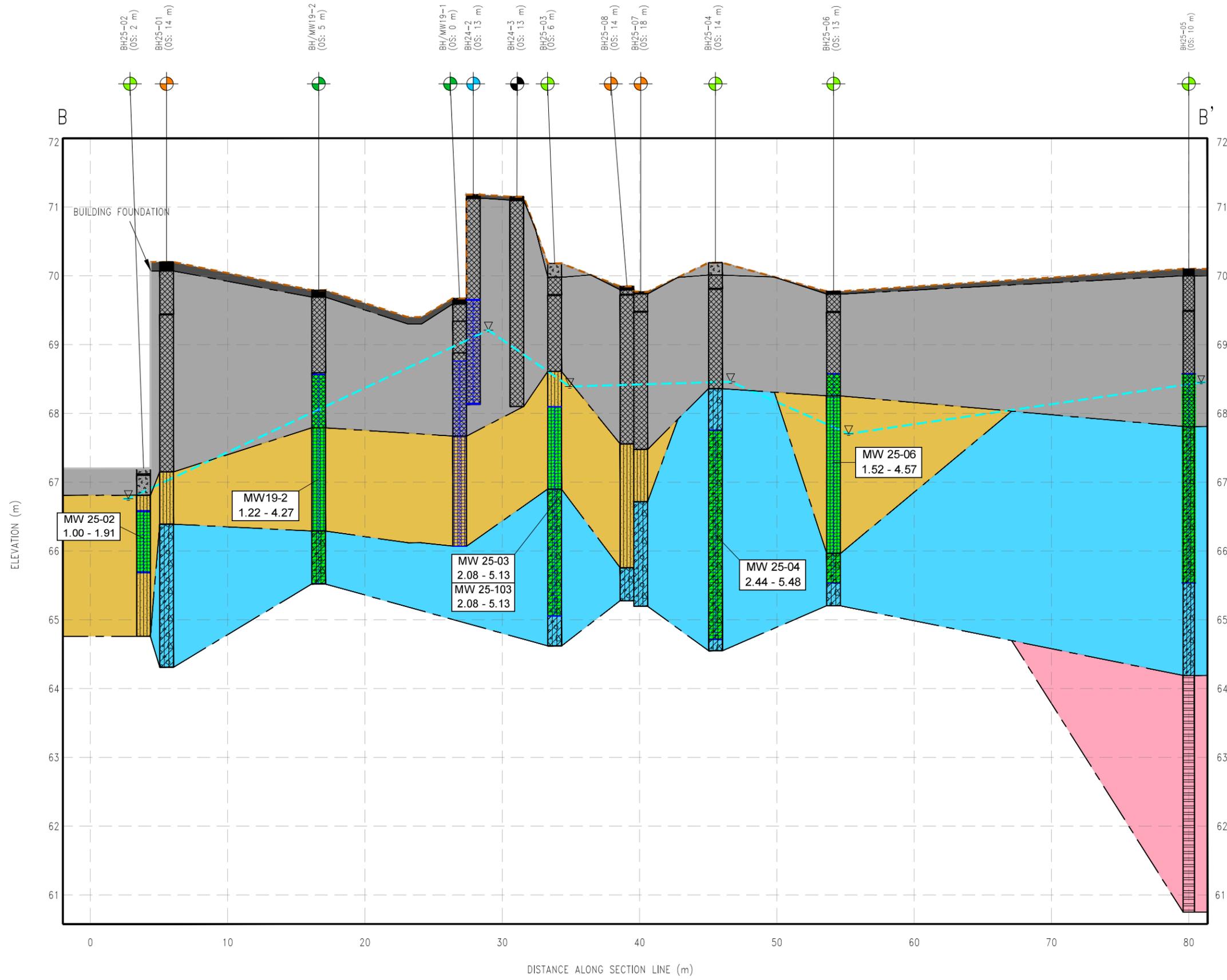
FIGURE NO.

FIGURE A.11



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LEGEND

BH # ← BOREHOLE ID

- OS OFFSET FROM SECTION LINE
- BOREHOLE LOCATION (GEMTEC, 2024)
- MONITORING WELL LOCATION (GEMTEC, 2024)
- BOREHOLE LOCATION (GEMTEC, 2025)
- MONITORING WELL LOCATION (GEMTEC, 2025)
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- PROPERTY BOUNDARY
- MEETS TABLE 3 RPI SCS
- EXCEEDS TABLE 3 RPI SCS
- MONITORING WELL SCREEN

STRATIGRAPHY

- ASPHALTIC CONCRETE
- CONCRETE
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- SILTY SAND AND GRAVEL
- Shale BEDROCK

HORIZONTAL SCALE
1:300

VERTICAL SCALE
5X VERTICAL EXAGGERATION

DRAWING
CROSS SECTION B - B'
GROUNDWATER EXCEEDANCES

CLIENT
STAN BERNARD AUTOMOTIVE

PROJECT
PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
1052, 1060, AND 1064 ST. LAURENT BOULEVARD
OTTAWA, ONTARIO

DRAWN BY M.Y./S.L.	CHECKED BY M.B. / D.E.
PROJECT NO. 103499.002	REVISION NO. 0
DATE DECEMBER 2025	FIGURE NO. FIGURE A.12

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**TABLE A.1
SUMMARY OF MONITORING WELL CONSTRUCTION DETAILS
1052, 1060 and 1064 St. Laurent Boulevard, Ottawa, Ontario**

Location ID	Installation Date	Installed by	Borehole Depth (m bgs)	Monitoring Well Depth (m bgs)	Well Diameter (mm)	Screen Length (m)	Top of Screen (m bgs)	Bottom of Screen (m bgs)	Lithology at Screen Interval
BH/MW25-02	October 10, 2025	Strata Drilling Group	2.44	1.91	31.75	0.91	1.00	1.91	Sandy Silt
BH/MW25-03	October 10, 2025	Strata Drilling Group	5.56	5.13	31.75	3.05	2.08	5.13	Sandy Silt/Silty Sand
BH/MW25-04	October 10, 2025	Strata Drilling Group	5.64	5.47	25.4	3.05	2.42	5.47	Sandy Silt
BH/MW25-05	October 6, 2025	Strata Drilling Group	9.35	4.21	51	3.05	1.16	4.21	Sandy Silt
BH/MW25-06	October 3, 2025	Strata Drilling Group	4.57	4.57	51	3.05	1.52	4.57	Sandy Silt
BH/MW24-01	July 22, 2024	Strata Drilling Group	3.65	3.65	38.1	1.52	2.13	3.65	Silty sand/Sandy Silt
BH/MW24-02	July 22, 2024	Strata Drilling Group	3.05	3.05	38.1	1.52	1.53	3.05	Silty sand/Sandy Silt

Notes

mm = millimetres

m - metres

m bgs = metres below ground surface

TABLE A.2
WATER LEVEL MEASUREMENTS AND ELEVATIONS
1052, 1060, and 1064 St. Laurent Boulevard, Ottawa, Ontario

Location ID	Construction	Groundsurface Elevation (m asl)	Top of Casing Elevation (m asl)	Date of Monitoring	Depth to Water (m below top of casing)	Depth to Groundwater (m bgs)	Groundwater Elevation (m rld)
BH/MW25-02	Flushmount	67.20	67.10	November 5, 2025	0.43	0.53	66.67
BH/MW25-03	Flushmount	70.18	70.07	November 5, 2025	1.48	1.59	68.59
BH/MW25-04	Flushmount	70.19	70.10	November 5, 2025	1.47	1.56	68.63
BH/MW25-05	Flushmount	70.10	70.00	November 5, 2025	1.16	1.26	68.84
BH/MW25-06	Flushmount	69.77	69.66	November 5, 2025	1.77	1.88	67.89
BH/MW24-01	Flushmount	69.60	69.53	November 5, 2025	1.92	1.99	67.61
BH/MW24-02	Flushmount	69.81	69.76	November 5, 2025	2.16	2.21	67.60

Notes:

m asl = metre above sea level

m bgs = metres below ground surface

BH/MW24-01 and BH/MW24-02 were sampled in 2024.

TABLE A.3
SUMMARY OF SOIL SAMPLES SUBMITTED FOR ANALYSIS
1052, 1060, and 1064 St. Laurent Boulevard, Ottawa, Ontario

Location ID	Sample ID	Date	Sample Depth (m bgs)	Headspace Screening Result (HEX / IBL, ppm)	Soil Description	Analyses Completed
BH19-1	BH19-1-18	September 23, 2019	1.20 - 1.50	NA	Clayey sand	PHCs, VOCs, Metals, and PCBs
BH19-2	BH19-2-27	September 23, 2019	1.20 - 1.40	NA	Sandy clay	PHCs, VOCs, Metals, and PCBs
BH19-3	BH19-3-4	September 23, 2019	1.20 - 1.50	NA	Sand and gravel	PHCs, VOCs, Metals, and PCBs
BH19-4	BH19-4-13	September 23, 2019	2.00 - 2.40	NA	Sand and gravel	PHCs, VOCs, Metals, and PCBs
BH/MW24-01	BH24-1 (1.20 - 1.40)	July 22, 2024	1.20 - 1.40	0 / 0	Silty sand with gravel	Metals, ORP, PAHs, PHCs, BTEX
BH/MW24-02	BH24-2 (1.20 - 1.40)	July 22, 2024	1.20 - 1.40	0 / 0	Silty sand with gravel	Metals, ORP, PHCs, BTEX
BH24-03	BH24-3 (1.20 - 1.40)	July 22, 2024	1.20 - 1.40	0 / 0	Silty sand with gravel	Metals, ORP, PHCs, BTEX
BH25-01	BH25-01 SA2	October 6, 2025	0.76 - 1.37	5 / 2	Silty sand with trace gravel	Metals, ORP, PAHs, PHCs, VOCs
	BH25-01 SA5	October 6, 2025	3.05 - 3.65	0 / 1	Sandy silt	Metals, ORP, PAHs, PHCs, VOCs
BH/MW25-02	BH25-02 SA1	October 10, 2025	0.07 - 0.10	45 / 2	Sand with gravel	PHCs, BTEX
	BH25-02 SA3	October 10, 2025	1.22 - 2.44	55 / 3	Sandy silt	PHCs, BTEX
BH/MW25-03	BH25-03 SA1	October 10, 2025	0.20 - 0.45	30 / 1	Sand with gravel	Metals, ORP, PAHs, PHCs, VOCs
	BH25-03 SA7	October 10, 2025	3.65 - 4.26	85 / 0	Silty sand and gravel	Metals, ORP, PAHs, PHCs, VOCs
BH/MW25-04	BH25-04 SA1	October 10, 2025	0.17 - 0.38	35 / 2	Sand with gravel	Metals, ORP, PAHs, PHCs, VOCs
	BH25-04 SA7	October 10, 2025	3.65 - 4.26	50 / 2	Sandy silt	Metals, ORP, PAHs, PHCs, VOCs
BH/MW25-05	BH25-05 SA2	October 6, 2025	0.76 - 1.37	35 / 3	Silty sand with gravel	Metals, ORP, PAHs, PHCs, VOCs
	BH25-05 SA3	October 6, 2025	1.52 - 2.13	150 / 3	Silty sand with gravel	Metals, ORP, PAHs, PHCs, VOCs
BH/MW25-06	BH25-06 SA1	October 3, 2025	0.03 - 0.76	10 / 1	Sand with gravel	Metals, ORP, PAHs, PHCs, VOCs
	BH25-06 SA5	October 3, 2025	3.05 - 3.81	65 / 0	Sandy silt with gravel	Metals, ORP, PAHs, PHCs, VOCs
	BH25-106 SA5	October 3, 2025	3.05 - 3.81	65 / 0	Sandy silt with gravel	Metals, ORP, PAHs, PHCs, VOCs
BH25-07	BH25-07 SA2	October 3, 2025	0.76 - 1.52	5 / 1	Sand with gravel	Metals, PHCs, BTEX
	BH25-07 SA3	October 3, 2025	1.52 - 2.28	5 / 0	Sand with gravel	Metals, PHCs, BTEX
BH25-08	BH25-08 SA2	October 3, 2025	0.76 - 1.52	10 / 0	Sand with gravel	Metals, PHCs, BTEX
	BH25-08 SA3	October 3, 2025	1.52 - 2.28	15 / 0	Sand with gravel	Metals, PHCs, BTEX
	BH25-108 SA3	October 3, 2025	1.52 - 2.28	15 / 0	Sand with gravel	Metals, PHCs, BTEX

Notes:

m bgs metres below ground surface
PHCs Petroleum Hydrocarbons F1-F4
VOCs Volatile Organic Compounds
PCBs Polychlorinated Biphenyls
ORP Other Regulated Parameters
PAHs Polycyclic Aromatic Hydrocarbons
BTEX Benzene, Toluene, Ethylbenzene, and Xylene
ppm Parts Per Million

TABLE A.4
SUMMARY OF GROUNDWATER SAMPLES SUBMITTED FOR ANALYSIS
1052, 1060, and 1064 St. Laurent Boulevard, Ottawa, Ontario

Location ID	Sample ID	Sampling Date	Well Depth (mbgs)	Screen Interval (m bgs)	Groundwater Sampling Field Measurements				Analyses Completed	
					Temperature (deg cel.)	pH	Conductivity (mS/cm)	Dissolved Oxygen (%)		
BH/MW25-02	MW25-02	October 27, 2025	1.91	0.39	1.91	16.48	7.27	7.87	3.9	PHCs, BTEX
BH/MW25-03	MW25-03	October 27, 2025	5.00	1.95	5.00	16.87	7.00	0.704	2.42	Metals, PAHs, PHCs, VOCs
	MW25-103	October 27, 2025	5.00	1.95	5.00	16.87	7.00	0.704	2.42	Metals, PAHs, PHCs, VOCs
BH/MW25-04	MW25-04	October 27, 2025	5.47	2.42	5.47	16.23	7.33	3.53	0.25	Metals, PAHs, PHCs, VOCs
BH/MW25-05	MW25-05	October 27, 2025	5.91	2.86	5.91	14.63	7.40	1.24	2.54	Metals, PAHs, PHCs, VOCs
BH/MW25-06	MW25-06	October 27, 2025	4.57	1.52	4.57	17.04	6.64	7.27	1.81	Metals, PAHs, PHCs, VOCs
Trip Blank	Trip Blank	October 27, 2025	--	--	--	--	--	--	--	PHC F1, BTEX
Field Blank	Field Blank	October 24, 2025	--	--	--	--	--	--	--	PHC F1, BTEX

Notes:

m bgs metres below ground surface
PHCs Petroleum Hydrocarbons F1-F4

Table A.5: Summary of Soil Analytical Results
Metals, Inorganics, and Polycyclic Aromatic Hydrocarbons
Phase Two Environmental Site Assessment
1052, 1060, and 1064 St. Laurent Boulevard

Contaminants of Concern	MECP Table 3 RPI Property Use - Fine	Reporting Detection Limit	Consultant	LRL Associates	LRL Associates	LRL Associates	LRL Associates	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC
			Sample ID	BH19-3-4	BH19-4-13	BH19-1-18	BH19-2-27	BH24 - 1(1.2 - 1.4)	BH24 - 2(1.2 - 1.4)	BH24 - 3(1.2 - 1.4)	BH24 - 2 SA3	BH25-01 SA2	BH25-01 SA5
		Sample Depth (m bgs)	1.20 - 1.65	1.20 - 1.40	1.20 - 1.50	2.00 - 2.40	1.20 - 1.40	1.20 - 1.40	1.20 - 1.40	2.28 - 3.05	0.76 - 1.37	3.05 - 3.65	
		Lab ID	1939172-01	1939172-02	1939172-03	1939172-04	6022710	6022730	6022731	6022738	7143857	7143858	
		Sampling Date	2019-09-23	2019-09-23	2019-09-23	2019-09-23	2024-07-22	2024-07-22	2024-07-22	2024-07-22	2025-10-06	2025-10-06	
Metals and Inorganics - Soil													
Antimony	7.5	0.8	µg/g	1.3	5.5	<1.0	<1.0	<0.8	<0.8	<0.8	NA	<0.8	<0.8
Arsenic	18	1	µg/g	9.8	2.6	3.7	2.5	2	2	2	NA	2	1
Barium	390	2	µg/g	130	99.8	105	69.8	79.5	90	68.2	NA	94.5	119
Beryllium	5	0.5	µg/g	1.2	0.6	0.7	0.6	<0.5	<0.5	<0.5	NA	<0.5	<0.5
Boron	120	5	µg/g	13.4	9.9	6.2	5.1	<5	<5	<5	NA	5	<5
Boron, available	1.5	0.1	µg/g	NA	NA	NA	NA	0.2	0.48	<0.10	NA	0.45	<0.10
Cadmium	1.2	0.5	µg/g	1.7	0.7	<0.5	<0.5	<0.5	<0.5	<0.5	NA	<0.5	<0.5
Chromium	160	5	µg/g	38.9	45.2	45.6	24.5	27	27	25	NA	25	21
Cobalt	22	0.8	µg/g	7.9	4.5	9.7	6.5	7.9	7.1	6.7	NA	5.8	5.8
Copper	180	1	µg/g	59.5	28.4	9.5	19	14.4	14.7	15.1	NA	16.5	15
Lead	120	1	µg/g	16.6	223	8.5	4.1	7	8	6	NA	15	4
Molybdenum	6.9	0.5	µg/g	2.5	1.5	1.9	<1.0	1	1	0.8	NA	0.9	0.9
Nickel	130	1	µg/g	24.9	12.8	20.6	13.9	16	17	16	NA	14	12
Selenium	2.4	0.8	µg/g	3.1	<1.0	<1.0	<1.0	<0.8	<0.8	<0.8	NA	<0.8	<0.8
Silver	25	0.5	µg/g	0.5	0.8	0.4	0.3	<0.5	<0.5	<0.5	NA	<0.5	<0.5
Thallium	1	0.5	µg/g	<1.0	<1.0	<1.0	<1.0	<0.5	<0.5	<0.5	NA	<0.5	<0.5
Uranium	23	0.5	µg/g	17.2	<1.0	1.7	<1.0	0.8	0.84	0.72	NA	1.56	1.23
Vanadium	86	2	µg/g	36.2	44.6	36.2	37.1	33.5	32.7	31.2	NA	28.6	35.2
Zinc	340	5	µg/g	88.1	78.9	52	37.2	38	41	39	NA	39	28
Chromium (VI)	10	0.2	µg/g	NA	NA	NA	NA	<0.2	<0.2	<0.2	NA	<0.2	<0.2
Mercury	1.8	0.1	µg/g	NA	NA	NA	NA	<0.10	<0.10	<0.10	NA	<0.10	<0.10
Cyanide, free	0.051	0.04	µg/g	NA	NA	NA	NA	NA	NA	NA	NA	<0.040	<0.040
Conductivity	0.7	0.005	mS/cm	NA	NA	NA	NA	NA	NA	NA	NA	3.61	1.58
SAR	5	-	N/A	NA	NA	NA	NA	NA	NA	NA	NA	4.03	5.83
pH	Surface Soil: 5-9 Subsurface Soil: 5-11	-	pH Units	NA	NA	NA	NA	6.64	NA	NA	7.61	6.55	6.69
Polycyclic Aromatic Hydrocarbons - Soil													
Naphthalene	0.75	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	<0.05	<0.05
Acenaphthylene	0.17	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	<0.05	<0.05
Acenaphthene	58	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	<0.05	<0.05
Fluorene	69	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	<0.05	<0.05
Phenanthrene	7.8	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	<0.05	<0.05
Anthracene	0.74	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	<0.05	<0.05
Fluoranthene	0.69	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	0.13	<0.05
Pyrene	78	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	0.08	<0.05
Benzo[a]anthracene	0.63	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	<0.05	<0.05
Chrysene	7.8	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	0.07	<0.05
Benzo[b]fluoranthene	0.78	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	0.08	<0.05
Benzo[k]fluoranthene	0.78	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	<0.05	<0.05
Benzo[a]pyrene	0.3	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	<0.05	<0.05
Indeno [1,2,3-cd] pyrene	0.48	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	<0.05	<0.05
Dibenzo[a,h]anthracene	0.1	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	<0.05	<0.05
Benzo[g,h,i]perylene	7.8	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	<0.05	<0.05
1,2-Methylnaphthalene	3.4	0.05	µg/g	NA	NA	NA	NA	<0.05	NA	NA	NA	<0.05	<0.05

Notes:
RPI - Residential/Parkland/Institutional
m bgs' - Metres Below Ground Surface
'NA' - Not Analyzed
'<' - Non-Detect Sample
MECP Table 3 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, RPI Property Use with Fine textured soils (MECP, 2011).
BOLD - Exceeds MECP Table 3 RPI SCS

Table A.5: Summary of Soil Analytical Results
Metals, Inorganics, and Polycyclic Aromatic Hydrocarbons
Phase Two Environmental Site Assessment
1052, 1060, and 1064 St. Laurent Boulevard

Contaminants of Concern	MECP Table 3 RPI Property Use - Fine	Reporting Detection Limit	Consultant Sample ID	Sample Depth (m bgs)	Lab ID	Sampling Date	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC			
							BH 25-02 SA1	BH 25-02 SA3	BH 25-03 SA1	BH 25-03 SA7	BH 25-04 SA1	BH 25-04 SA7	BH25-05 SA2	BH25-05 SA3	BH25-06 SA1	BH25-06 SA5	BH25-106 SA5 Duplicate	BH25-07 SA2
							0.07 - 0.10	1.22 - 2.44	0.20 - 0.45	3.65 - 4.26	0.17 - 0.38	3.65 - 4.26	0.76 - 1.37	1.52 - 2.13	0.03 - 0.76	3.05 - 3.81	3.05 - 3.81	0.76 - 1.52
							7149789	7149791	7149792	7149795	7149796	7149797	7143852	7143856	7116290	7116294	7116295	7116298
							2025-10-10	2025-10-10	2025-10-10	2025-10-10	2025-10-10	2025-10-10	2025-10-06	2025-10-06	2025-10-03	2025-10-03	2025-10-03	2025-10-03
Metals and Inorganics - Soil																		
Antimony	7.5	0.8	µg/g	NA	NA	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	18	1	µg/g	NA	NA	<1	3	<1	4	1	2	2	1	1	1	1	1	3
Barium	390	2	µg/g	NA	NA	27	143	29	136	65.4	99.1	132	64.1	67	67	67	67	75.7
Beryllium	5	0.5	µg/g	NA	NA	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Boron	120	5	µg/g	NA	NA	<5	6	<5	7	<5	<5	7	5	<5	<5	<5	<5	5
Boron, available	1.5	0.1	µg/g	NA	NA	0.2	0.18	0.1	0.15	<0.10	<0.10	0.21	0.11	0.12	0.12	0.12	0.12	0.35
Cadmium	1.2	0.5	µg/g	NA	NA	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	160	5	µg/g	NA	NA	7	19	7	19	22	22	22	25	28	28	28	28	21
Cobalt	22	0.8	µg/g	NA	NA	10	7.9	2.8	7.8	5.2	7.2	6	5.1	5	5	5	5	5.5
Copper	180	1	µg/g	NA	NA	37.8	19.3	3.8	26	13.7	16.5	14.1	12.8	12.7	12.7	12.7	12.7	15.1
Lead	120	1	µg/g	NA	NA	1	8	1	9	3	5	15	3	3	3	3	3	20
Molybdenum	6.9	0.5	µg/g	NA	NA	<0.5	2.7	<0.5	3.3	0.6	1.1	1.7	1.7	2.1	2.1	2.1	2.1	1.4
Nickel	130	1	µg/g	NA	NA	8	22	7	25	14	15	15	13	13	13	13	13	15
Selenium	2.4	0.8	µg/g	NA	NA	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	25	0.5	µg/g	NA	NA	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	1	0.5	µg/g	NA	NA	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	23	0.5	µg/g	NA	NA	<0.50	1.3	<0.50	1.51	0.51	0.61	0.64	0.61	0.56	0.56	0.56	0.56	1.3
Vanadium	86	2	µg/g	NA	NA	8.8	28.6	10.2	29.3	28.4	39	25.9	25	24.1	24.1	24.1	24.1	24.9
Zinc	340	5	µg/g	NA	NA	18	34	18	37	25	34	30	23	22	22	22	22	55
Chromium (VI)	10	0.2	µg/g	NA	NA	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Mercury	1.8	0.1	µg/g	NA	NA	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Cyanide, free	0.051	0.04	µg/g	NA	NA	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	NA
Conductivity	0.7	0.005	mS/cm	NA	NA	1	0.273	0.63	0.705	0.268	0.196	2.74	3.29	3.69	3.69	3.69	3.69	NA
SAR	5	-	N/A	NA	NA	0.628	0.928	0.519	1.28	2.89	0.778	27.1	25.6	29.9	29.9	29.9	29.9	NA
pH	Surface Soil: 5-9 Subsurface Soil: 5-11	-	pH Units	NA	NA	11.3	8.18	7.51	7.27	6.41	6.47	6.72	6.82	6.87	6.87	6.87	6.87	NA
Polycyclic Aromatic Hydrocarbons - Soil																		
Naphthalene	0.75	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
Acenaphthylene	0.17	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
Acenaphthene	58	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
Fluorene	69	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
Phenanthrene	7.8	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
Anthracene	0.74	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
Fluoranthene	0.69	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
Pyrene	78	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
Benzo[a]anthracene	0.63	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
Chrysene	7.8	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
Benzo[b]fluoranthene	0.78	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
Benzo[k]fluoranthene	0.78	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
Benzo[a]pyrene	0.3	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
Indeno [1,2,3-cd] pyrene	0.48	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
Dibenzo[a,h]anthracene	0.1	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
Benzo[g,h,i]perylene	7.8	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA
1,2-Methylnaphthalene	3.4	0.05	µg/g	NA	NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA

Notes:
RPI - Residential/Parkland/Institutional
m bgs' - Metres Below Ground Surface
'NA' - Not Analyzed
'<' - Non-Detect Sample
MECP Table 3 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, RPI Property Use with Fine textured soils (MECP, 2011).
BOLD - Exceeds MECP Table 3 RPI SCS

Table A.5: Summary of Soil Analytical Results
Metals, Inorganics, and Polycyclic Aromatic Hydrocarbons
Phase Two Environmental Site Assessment
1052, 1060, and 1064 St. Laurent Boulevard

Contaminants of Concern	MECP Table 3 RPI Property Use - Fine	Reporting Detection Limit	Sample ID	Consultant	GEMTEC	GEMTEC	GEMTEC	GEMTEC
				BH25-07 SA3	BH25-08 SA2	BH25-08 SA3	BH25-108 SA3 Duplicate	
			Sample Depth (m bgs)	1.52 - 2.28	0.76 - 1.52	1.52 - 2.28	1.52 - 2.28	
			Lab ID	7116301	7116302	7116303	7116304	
			Sampling Date Units	2025-10-03	2025-10-03	2025-10-03	2025-10-03	
Metals and Inorganics - Soil								
Antimony	7.5	0.8	µg/g	<0.8	<0.8	<0.8	<0.8	
Arsenic	18	1	µg/g	1	3	<1	<1	
Barium	390	2	µg/g	88	139	77.4	72.8	
Beryllium	5	0.5	µg/g	<0.5	<0.5	<0.5	<0.5	
Boron	120	5	µg/g	<5	7	<5	<5	
Boron, available	1.5	0.1	µg/g	0.2	0.6	0.16	0.16	
Cadmium	1.2	0.5	µg/g	<0.5	<0.5	<0.5	<0.5	
Chromium	160	5	µg/g	26	30	23	22	
Cobalt	22	0.8	µg/g	5.2	6.3	4.9	4.6	
Copper	180	1	µg/g	16.3	15.9	16	14.3	
Lead	120	1	µg/g	3	14	3	2	
Molybdenum	6.9	0.5	µg/g	0.9	1.4	0.5	<0.5	
Nickel	130	1	µg/g	14	17	12	12	
Selenium	2.4	0.8	µg/g	<0.8	<0.8	<0.8	<0.8	
Silver	25	0.5	µg/g	<0.5	<0.5	<0.5	<0.5	
Thallium	1	0.5	µg/g	<0.5	<0.5	<0.5	<0.5	
Uranium	23	0.5	µg/g	0.57	1.27	<0.50	<0.50	
Vanadium	86	2	µg/g	27.1	29.9	25.8	21.9	
Zinc	340	5	µg/g	27	49	25	23	
Chromium (VI)	10	0.2	µg/g	<0.2	<0.2	<0.2	<0.2	
Mercury	1.8	0.1	µg/g	<0.10	<0.10	<0.10	<0.10	
Cyanide, free	0.051	0.04	µg/g	NA	NA	NA	NA	
Conductivity	0.7	0.005	mS/cm	NA	NA	NA	NA	
SAR	5	-	N/A	NA	NA	NA	NA	
pH	Surface Soil: 5-9 Subsurface Soil: 5-11	-	pH Units	NA	NA	NA	NA	
Polycyclic Aromatic Hydrocarbons - Soil								
Naphthalene	0.75	0.05	µg/g	NA	NA	NA	NA	
Acenaphthylene	0.17	0.05	µg/g	NA	NA	NA	NA	
Acenaphthene	58	0.05	µg/g	NA	NA	NA	NA	
Fluorene	69	0.05	µg/g	NA	NA	NA	NA	
Phenanthrene	7.8	0.05	µg/g	NA	NA	NA	NA	
Anthracene	0.74	0.05	µg/g	NA	NA	NA	NA	
Fluoranthene	0.69	0.05	µg/g	NA	NA	NA	NA	
Pyrene	78	0.05	µg/g	NA	NA	NA	NA	
Benzo[a]anthracene	0.63	0.05	µg/g	NA	NA	NA	NA	
Chrysene	7.8	0.05	µg/g	NA	NA	NA	NA	
Benzo[b]fluoranthene	0.78	0.05	µg/g	NA	NA	NA	NA	
Benzo[k]fluoranthene	0.78	0.05	µg/g	NA	NA	NA	NA	
Benzo[a]pyrene	0.3	0.05	µg/g	NA	NA	NA	NA	
Indeno [1,2,3-cd] pyrene	0.48	0.05	µg/g	NA	NA	NA	NA	
Dibenzo[a,h]anthracene	0.1	0.05	µg/g	NA	NA	NA	NA	
Benzo[g,h,i]perylene	7.8	0.05	µg/g	NA	NA	NA	NA	
1,2-Methylnaphthalene	3.4	0.05	µg/g	NA	NA	NA	NA	

Notes:
 RPI - Residential/Parkland/Institutional
 m bgs' - Metres Below Ground Surface
 'NA' - Not Analyzed
 '<' - Non-Detect Sample
 MECP Table 3 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, RPI Property Use with Fine textured soils (MECP, 2011).
BOLD - Exceeds MECP Table 3 RPI SCS

Table A.6: Summary of Soil Analytical Results
Petroleum Hydrocarbon Four Fractions and Volatile Organic Compounds
Phase Two Environmental Site Assessment
1052, 1060, and 1064 St. Laurent Boulevard

Contaminants of Concern	MECP Table 3 RPI Property Use - Fine	Reporting Detection Limit	Consultant	LRL Associates	LRL Associates	LRL Associates	LRL Associates	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC
			Sample ID	BH19-3-4	BH19-4-13	BH19-1-18	BH19-2-27	BH24 - 1(1.2 - 1.4)	BH24 - 2(1.2 - 1.4)	BH24 - 3(1.2 - 1.4)	BH24 - 2 SA3	BH25-01 SA2	BH25-01 SA5	BH 25-02 SA1
		Sample Depth (m bgs)	1.20 - 1.65	1.20 - 1.40	1.20 - 1.50	2.00 - 2.40	1.20 - 1.40	1.20 - 1.40	1.20 - 1.40	2.28 - 3.05	0.76 - 1.37	3.05 - 3.65	0.07 - 0.10	
		Lab ID	1939172-01	1939172-02	1939172-03	1939172-04	6022710	6022730	6022731	6022738	7143857	7143858	7149789	
		Sampling Date	2019-09-23	2019-09-23	2019-09-23	2019-09-23	2024-07-22	2024-07-22	2024-07-22	2024-07-22	2025-10-06	2025-10-06	2025-10-10	
		Units												
Petroleum Hydrocarbons - Soil														
F1 PHCs (C6-C10)	65	5	µg/g	<7	<7	<7	<7	<5	<5	<5	NA	<5	<5	<5
F2 PHCs (C10-C16)	150	10	µg/g	<4	<40	<4	<4	<10	<10	<10	NA	<10	<10	<10
F3 PHCs (C16-C34)	1300	50	µg/g	<8	209	<8	<8	<50	<50	<50	NA	<50	<50	<50
F4 PHCs (C34-C50)	5600	50	µg/g	<6	2900	<6	<6	<50	<50	56	NA	<50	<50	<50
F4 Gravimetric	NS	50	µg/g	NA	5410	NA	NA	NA	NA	NA	NA	NA	NA	NA
Volatile Organic Compounds - Soil														
Dichlorodifluoromethane	25	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
Vinyl Chloride	0.022	0.02	µg/g	<0.02	<0.02	<0.02	<0.02	NA	NA	NA	NA	<0.02	<0.02	NA
Bromomethane	0.05	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
Trichlorofluoromethane	5.8	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
Acetone	28	0.5	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.50	<0.50	NA
1,1-Dichloroethylene	0.05	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
Methylene Chloride	0.96	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
trans-1,2-Dichloroethylene	0.75	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
Methyl tert-butyl Ether	1.4	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
1,1-Dichloroethane	11	0.02	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.02	<0.02	NA
Methyl Ethyl Ketone	44	0.5	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.50	<0.50	NA
cis-1,2-Dichloroethylene	30	0.02	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.02	<0.02	NA
Chloroform	0.18	0.04	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.04	<0.04	NA
1,2-Dichloroethane	0.05	0.03	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.03	<0.03	NA
1,1,1-Trichloroethane	3.4	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
Carbon Tetrachloride	0.12	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
Benzene	0.17	0.02	µg/g	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	NA	<0.02	<0.02	<0.02
1,2-Dichloropropane	0.085	0.03	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.03	<0.03	NA
Trichloroethylene	0.52	0.03	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.03	<0.03	NA
Bromodichloromethane	13	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
Methyl Isobutyl Ketone	4.3	0.5	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.50	<0.50	NA
1,1,2-Trichloroethane	0.05	0.04	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.04	<0.04	NA
Toluene	6	0.05	µg/g	<0.50	0.16	<0.50	<0.50	<0.05	<0.05	<0.05	NA	<0.05	<0.05	<0.05
Dibromochloromethane	9.4	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
Ethylene Dibromide	0.05	0.04	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.04	<0.04	NA
Tetrachloroethylene	2.3	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
1,1,1,2-Tetrachloroethane	0.05	0.04	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.04	<0.04	NA
Chlorobenzene	2.7	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
Ethylbenzene	15	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	<0.05	<0.05	<0.05	NA	<0.05	<0.05	<0.05
m/p-Xylene	NS	0.05	µg/g	<0.50	0.16	<0.50	<0.50	<0.05	<0.05	<0.05	NA	<0.05	<0.05	<0.05
Bromoform	0.26	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
Styrene	2.2	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
1,1,2,2-Tetrachloroethane	0.05	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
o-Xylene	NS	0.05	µg/g	<0.50	0.14	<0.50	<0.50	<0.05	<0.05	<0.05	NA	<0.05	<0.05	<0.05
1,3-Dichlorobenzene	6	0.05	µg/g	<0.50	0.42	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
1,4-Dichlorobenzene	0.097	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
1,2-Dichlorobenzene	4.3	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
Xylenes, total	25	0.05	µg/g	<0.50	0.3	<0.50	<0.50	<0.05	<0.05	<0.05	NA	<0.05	<0.05	<0.05
1,3-Dichloropropene, total	0.083	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA
Hexane	34	0.05	µg/g	<0.50	<0.50	<0.50	<0.50	NA	NA	NA	NA	<0.05	<0.05	NA

Notes:
RPI - Residential/Parkland/Institutional
m bgs' - Metres Below Ground Surface
'NA' - Not Analyzed
'<' - Non-Detect Sample
'NS' - No Standard
MECP Table 3 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, RPI Property Use with Fine textured soils (MECP, 2011).
BOLD - Exceeds MECP Table 3 RPI SCS

Table A.6: Summary of Soil Analytical Results
Petroleum Hydrocarbon Four Fractions and Volatile Organic Compounds
Phase Two Environmental Site Assessment
1052, 1060, and 1064 St. Laurent Boulevard

Contaminants of Concern	MECP Table 3 RPI Property Use - Fine	Reporting Detection Limit	Sample Depth (m bgs)	Consultant	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	
				Sample ID	BH 25-02 SA3	BH 25-03 SA1	BH 25-03 SA7	BH 25-04 SA1	BH 25-04 SA7	BH25-05 SA2	BH25-05 SA3	BH25-06 SA1	BH25-06 SA5	BH25-106 SA5 Duplicate	BH25-07 SA2	BH25-07 SA3	BH25-08 SA2
			Lab ID		7149791	7149792	7149795	7149796	7149797	7143852	7143856	7116290	7116294	7116295	7116298	7116301	7116302
			Sampling Date		2025-10-10	2025-10-10	2025-10-10	2025-10-10	2025-10-10	2025-10-06	2025-10-06	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03	2025-10-03
			Units														
Petroleum Hydrocarbons - Soil																	
F1 PHCs (C6-C10)	65	5	µg/g		<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
F2 PHCs (C10-C16)	150	10	µg/g		14	<10	20	<10	23	<10	<10	<10	<10	<10	<10	<10	<10
F3 PHCs (C16-C34)	1300	50	µg/g		<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
F4 PHCs (C34-C50)	5600	50	µg/g		<50	<50	<50	<50	<50	<50	<50	61	<50	<50	<50	<50	<50
F4 Gravimetric	NS	50	µg/g		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Volatile Organic Compounds - Soil																	
Dichlorodifluoromethane	25	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
Vinyl Chloride	0.022	0.02	µg/g		NA	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	NA	NA	NA
Bromomethane	0.05	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
Trichlorofluoromethane	5.8	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
Acetone	28	0.5	µg/g		NA	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NA	NA	NA
1,1-Dichloroethylene	0.05	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
Methylene Chloride	0.96	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
trans-1,2-Dichloroethylene	0.75	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
Methyl tert-butyl Ether	1.4	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
1,1-Dichloroethane	11	0.02	µg/g		NA	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	NA	NA	NA
Methyl Ethyl Ketone	44	0.5	µg/g		NA	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NA	NA	NA
cis-1,2-Dichloroethylene	30	0.02	µg/g		NA	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	NA	NA	NA
Chloroform	0.18	0.04	µg/g		NA	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	NA	NA	NA
1,2-Dichloroethane	0.05	0.03	µg/g		NA	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	NA	NA	NA
1,1,1-Trichloroethane	3.4	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
Carbon Tetrachloride	0.12	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
Benzene	0.17	0.02	µg/g		<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
1,2-Dichloropropane	0.085	0.03	µg/g		NA	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	NA	NA	NA
Trichloroethylene	0.52	0.03	µg/g		NA	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	NA	NA	NA
Bromodichloromethane	13	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
Methyl Isobutyl Ketone	4.3	0.5	µg/g		NA	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	NA	NA	NA
1,1,2-Trichloroethane	0.05	0.04	µg/g		NA	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	NA	NA	NA
Toluene	6	0.05	µg/g		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dibromochloromethane	9.4	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
Ethylene Dibromide	0.05	0.04	µg/g		NA	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	NA	NA	NA
Tetrachloroethylene	2.3	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
1,1,1,2-Tetrachloroethane	0.05	0.04	µg/g		NA	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	NA	NA	NA
Chlorobenzene	2.7	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
Ethylbenzene	15	0.05	µg/g		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
m/p-Xylene	NS	0.05	µg/g		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Bromoform	0.26	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
Styrene	2.2	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
1,1,2,2-Tetrachloroethane	0.05	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
o-Xylene	NS	0.05	µg/g		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,3-Dichlorobenzene	6	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
1,4-Dichlorobenzene	0.097	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
1,2-Dichlorobenzene	4.3	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
Xylenes, total	25	0.05	µg/g		<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,3-Dichloropropene, total	0.083	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA
Hexane	34	0.05	µg/g		NA	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	NA	NA	NA

Notes:
RPI - Residential/Parkland/Institutional
m bgs' - Metres Below Ground Surface
'NA' - Not Analyzed
'<' - Non-Detect Sample
'NS' - No Standard
MECP Table 3 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, RPI Property Use with Fine textured soils (MECP, 2011).
BOLD - Exceeds MECP Table 3 RPI SCS

Table A.6: Summary of Soil Analytical Results
Petroleum Hydrocarbon Four Fractions and Volatile Organic Compounds
Phase Two Environmental Site Assessment
1052, 1060, and 1064 St. Laurent Boulevard

Contaminants of Concern	MECP Table 3 RPI Property Use - Fine	Reporting Detection Limit	Consultant	GEMTEC	GEMTEC
			Sample ID	BH25-08 SA3	BH25-108 SA3 Duplicate
			Sample Depth (m bgs)	1.52 - 2.28	1.52 - 2.28
			Lab ID	7116303	7116304
			Sampling Date	2025-10-03	2025-10-03
			Units		
Petroleum Hydrocarbons - Soil					
F1 PHCs (C6-C10)	65	5	µg/g	<5	<5
F2 PHCs (C10-C16)	150	10	µg/g	<10	<10
F3 PHCs (C16-C34)	1300	50	µg/g	<50	<50
F4 PHCs (C34-C50)	5600	50	µg/g	<50	<50
F4 Gravimetric	NS	50	µg/g	NA	NA
Volatile Organic Compounds - Soil					
Dichlorodifluoromethane	25	0.05	µg/g	NA	NA
Vinyl Chloride	0.022	0.02	µg/g	NA	NA
Bromomethane	0.05	0.05	µg/g	NA	NA
Trichlorofluoromethane	5.8	0.05	µg/g	NA	NA
Acetone	28	0.5	µg/g	NA	NA
1,1-Dichloroethylene	0.05	0.05	µg/g	NA	NA
Methylene Chloride	0.96	0.05	µg/g	NA	NA
trans-1,2-Dichloroethylene	0.75	0.05	µg/g	NA	NA
Methyl tert-butyl Ether	1.4	0.05	µg/g	NA	NA
1,1-Dichloroethane	11	0.02	µg/g	NA	NA
Methyl Ethyl Ketone	44	0.5	µg/g	NA	NA
cis-1,2-Dichloroethylene	30	0.02	µg/g	NA	NA
Chloroform	0.18	0.04	µg/g	NA	NA
1,2-Dichloroethane	0.05	0.03	µg/g	NA	NA
1,1,1-Trichloroethane	3.4	0.05	µg/g	NA	NA
Carbon Tetrachloride	0.12	0.05	µg/g	NA	NA
Benzene	0.17	0.02	µg/g	<0.02	<0.02
1,2-Dichloropropane	0.085	0.03	µg/g	NA	NA
Trichloroethylene	0.52	0.03	µg/g	NA	NA
Bromodichloromethane	13	0.05	µg/g	NA	NA
Methyl Isobutyl Ketone	4.3	0.5	µg/g	NA	NA
1,1,2-Trichloroethane	0.05	0.04	µg/g	NA	NA
Toluene	6	0.05	µg/g	<0.05	<0.05
Dibromochloromethane	9.4	0.05	µg/g	NA	NA
Ethylene Dibromide	0.05	0.04	µg/g	NA	NA
Tetrachloroethylene	2.3	0.05	µg/g	NA	NA
1,1,1,2-Tetrachloroethane	0.05	0.04	µg/g	NA	NA
Chlorobenzene	2.7	0.05	µg/g	NA	NA
Ethylbenzene	15	0.05	µg/g	<0.05	<0.05
m/p-Xylene	NS	0.05	µg/g	<0.05	<0.05
Bromoform	0.26	0.05	µg/g	NA	NA
Styrene	2.2	0.05	µg/g	NA	NA
1,1,2,2-Tetrachloroethane	0.05	0.05	µg/g	NA	NA
o-Xylene	NS	0.05	µg/g	<0.05	<0.05
1,3-Dichlorobenzene	6	0.05	µg/g	NA	NA
1,4-Dichlorobenzene	0.097	0.05	µg/g	NA	NA
1,2-Dichlorobenzene	4.3	0.05	µg/g	NA	NA
Xylenes, total	25	0.05	µg/g	<0.05	<0.05
1,3-Dichloropropene, total	0.083	0.05	µg/g	NA	NA
Hexane	34	0.05	µg/g	NA	NA

Notes:
RPI - Residential/Parkland/Institutional
m bgs' - Metres Below Ground Surface
'NA' - Not Analyzed
'<' - Non-Detect Sample
'NS' - No Standard
MECP Table 3 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, RPI Property Use with Fine textured soils (MECP, 2011).
BOLD - Exceeds MECP Table 3 RPI SCS

Table A.7: Relative Percent Difference - Soil Analytical Results
Phase Two Environmental Site Assessment
1052, 1060, and 1064 St. Laurent Boulevard, Ottawa, Ontario

	Units	Reporting Limit	5*Reporting Limit	MECEP Alert Criteria	Sample ID:	BH25-06 SA5	BH25-106 SA5	RPD	BH25-08 SA3	BH25-108 SA3	RPD
					Laboratory ID:	7116294	7116295		7116303	7116304	
					Date Sampled:	2025-10-03	2025-10-03		2025-10-03	2025-10-03	
					Sample Depth (m bgs):	3.05 - 3.81	3.05 - 3.81		1.52 - 2.28	1.52 - 2.28	
Metals and Inorganics - Soil											
Antimony	µg/g	0.8	4	30%	<0.8	<0.8	-	-	<0.8	<0.8	-
Arsenic	µg/g	1	5	30%	1	1	-	-	<1	<1	-
Barium	µg/g	2	10	30%	64.1	67	4.42%	-	77.4	72.8	6.13%
Beryllium	µg/g	0.5	2.5	30%	<0.5	<0.5	-	-	<0.5	<0.5	-
Boron	µg/g	5	25	30%	5	<5	-	-	<5	<5	-
Boron, available	µg/g	0.1	0.5	40%	0.11	0.12	-	-	0.16	0.16	-
Cadmium	µg/g	0.5	2.5	30%	<0.5	<0.5	-	-	<0.5	<0.5	-
Chromium	µg/g	5	25	30%	25	28	11.32%	-	23	22	-
Cobalt	µg/g	0.8	4	30%	5.1	5	1.98%	-	4.9	4.6	6.32%
Copper	µg/g	1	5	30%	12.8	12.7	0.78%	-	16	14.3	11.22%
Lead	µg/g	1	5	30%	3	3	-	-	3	2	-
Molybdenum	µg/g	0.5	2.5	30%	1.7	2.1	-	-	0.5	<0.5	-
Nickel	µg/g	1	5	30%	13	13	0.00%	-	12	12	0.00%
Selenium	µg/g	0.8	4	30%	<0.8	<0.8	-	-	<0.8	<0.8	-
Silver	µg/g	0.5	2.5	30%	<0.5	<0.5	-	-	<0.5	<0.5	-
Thallium	µg/g	0.5	2.5	30%	<0.5	<0.5	-	-	<0.5	<0.5	-
Uranium	µg/g	0.5	2.5	30%	0.61	0.56	-	-	<0.50	<0.50	-
Vanadium	µg/g	2	10	30%	25	24.1	3.67%	-	25.8	21.9	16.35%
Zinc	µg/g	5	25	30%	23	22	-	-	25	23	-
Chromium (VI)	µg/g	0.2	1	35%	<0.2	<0.2	-	-	<0.2	<0.2	-
Mercury	µg/g	0.1	0.5	30%	<0.10	<0.10	-	-	<0.10	<0.10	-
Cyanide, free	µg/g	0.04	0.2	35%	<0.040	<0.040	-	-	NA	NA	-
Conductivity	mS/cm	0.005	0.025	10%	3.29	3.69	11.46%	-	NA	NA	-
SAR	N/A	-	-	-	25.6	29.9	-	-	NA	NA	-
pH	pH Units	-	-	within 0.3 units	6.82	6.87	0.05	-	NA	NA	-

Notes:
'<' : Non Detect
'm bgs' : metres below ground surface
BOLD Exceeds MECEP Alert Criteria

**Table A.8: Summary of Groundwater Analytical Results
Metals, Inorganics, and Polycyclic Aromatic Hydrocarbons
Phase Two Environmental Site Assessment
1052, 1060, and 1064 St. Laurent Boulevard**

Contaminants of Concern	MECP Table 3 Non-Potable Groundwater - All Types of Property Uses and Fine Soil	Reporting Detection Limit	Sample ID Screen Depth (m bgs) Lab ID Sampling Date Units	LRL Associates	LRL Associates	LRL Associates	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC
				MW19-1	MW19-2	MW19-3	MW1	MW2	MW 25-02	MW 25-03	MW 25-103 Duplicate	MW 25-04	MW 25-05	MW 25-06
Metals and Inorganics - Groundwater														
Dissolved Antimony	20000	1	µg/L	0.6	<0.5	<0.5	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0
Dissolved Arsenic	1900	1	µg/L	2	2	2	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0
Dissolved Barium	29000	2	µg/L	99	317	151	NA	NA	NA	79.1	78.7	1440	176	312
Dissolved Beryllium	67	0.5	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.50	<0.50	<0.50	<0.50	<0.50
Dissolved Boron	45000	10	µg/L	93	44	214	NA	NA	NA	29.9	30	411	41.2	146
Dissolved Cadmium	2.7	0.2	µg/L	<0.1	<0.1	<0.1	NA	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20
Dissolved Chromium	810	2	µg/L	<1	<1	<1	NA	NA	NA	<2.0	<2.0	<2.0	<2.0	<2.0
Dissolved Cobalt	66	0.5	µg/L	1.2	2	3.1	NA	NA	NA	0.64	0.75	<0.50	0.89	3.91
Dissolved Copper	87	1	µg/L	1.2	3.6	1.8	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0
Dissolved Lead	25	0.5	µg/L	<0.1	0.1	<0.1	NA	NA	NA	<0.50	<0.50	0.77	<0.50	2
Dissolved Molybdenum	9200	0.5	µg/L	7.4	8.7	32.9	NA	NA	NA	2.72	3.06	2.02	6.74	5.37
Dissolved Nickel	490	1	µg/L	6	9	7	NA	NA	NA	2.5	2.3	<1.0	2.7	11.4
Dissolved Selenium	63	1	µg/L	<1	<1	<1	NA	NA	NA	<1.0	<1.0	1.7	<1.0	2.2
Dissolved Silver	1.5	0.2	µg/L	<0.1	<0.1	<0.1	NA	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20
Dissolved Thallium	510	0.3	µg/L	<0.1	<0.1	<0.1	NA	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30
Dissolved Uranium	420	0.5	µg/L	8.3	7.3	4.3	NA	NA	NA	1.72	1.68	<0.50	2	4.71
Dissolved Vanadium	250	0.4	µg/L	1.1	2.3	1.3	NA	NA	NA	0.53	0.41	<0.40	<0.40	0.47
Dissolved Zinc	1100	5	µg/L	<5	8	5	NA	NA	NA	<5.0	<5.0	<5.0	5.5	<5.0
Dissolved Mercury	2.8	0.02	µg/L	NA	NA	NA	NA	NA	NA	<0.02	<0.02	<0.02	<0.02	<0.02
Chromium (VI)	140	2	µg/L	NA	NA	NA	NA	NA	NA	<2.000	<2.000	<2.000	<2.000	<2.000
Cyanide, free	66	2	µg/L	NA	NA	NA	NA	NA	NA	<2	<2	<2	<2	<2
Sodium	2300000	50	µg/L	165000	198000	397000	NA	NA	NA	12600	12400	348000	71000	1000000
Chloride	2300000	100	µg/L	NA	NA	NA	NA	NA	NA	9510	9540	945000	230000	2560000
Conductivity	NS	-	uS/cm	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
pH	5 to 9	-	pH Units	NA	NA	NA	NA	NA	NA	7.26	7.31	7.33	7.49	6.97
Polycyclic Aromatic Hydrocarbons - Groundwater														
Naphthalene	6400	0.2	µg/L	NA	NA	NA	<0.20	<0.20	NA	<0.20	<0.20	<0.20	<0.20	<0.20
Acenaphthylene	1.8	0.2	µg/L	NA	NA	NA	<0.20	<0.20	NA	<0.20	<0.20	<0.20	<0.20	<0.20
Acenaphthene	1700	0.2	µg/L	NA	NA	NA	<0.20	<0.20	NA	<0.20	<0.20	<0.20	<0.20	<0.20
Fluorene	400	0.2	µg/L	NA	NA	NA	<0.20	<0.20	NA	<0.20	<0.20	<0.20	<0.20	<0.20
Phenanthrene	580	0.1	µg/L	NA	NA	NA	<0.10	<0.10	NA	<0.10	<0.10	<0.10	<0.10	<0.10
Anthracene	2.4	0.1	µg/L	NA	NA	NA	<0.10	<0.10	NA	<0.10	<0.10	<0.10	<0.10	<0.10
Fluoranthene	130	0.2	µg/L	NA	NA	NA	<0.20	<0.20	NA	<0.20	<0.20	<0.20	<0.20	<0.20
Pyrene	68	0.2	µg/L	NA	NA	NA	<0.20	<0.20	NA	<0.20	<0.20	<0.20	<0.20	<0.20
Benzo[a]anthracene	4.7	0.2	µg/L	NA	NA	NA	<0.20	<0.20	NA	<0.20	<0.20	<0.20	<0.20	<0.20
Chrysene	1	0.1	µg/L	NA	NA	NA	<0.10	<0.10	NA	<0.10	<0.10	<0.10	<0.10	<0.10
Benzo[b]fluoranthene	0.75	0.1	µg/L	NA	NA	NA	<0.10	<0.10	NA	<0.10	<0.10	<0.10	<0.10	<0.10
Benzo[k]fluoranthene	0.4	0.1	µg/L	NA	NA	NA	<0.10	<0.10	NA	<0.10	<0.10	<0.10	<0.10	<0.10
Benzo[a]pyrene	0.81	0.01	µg/L	NA	NA	NA	<0.01	<0.01	NA	<0.01	<0.01	<0.01	<0.01	<0.01
Indeno[1 2 3-cd]pyrene	0.2	0.2	µg/L	NA	NA	NA	<0.20	<0.20	NA	<0.20	<0.20	<0.20	<0.20	<0.20
Dibenzo[a,h]anthracene	0.52	0.2	µg/L	NA	NA	NA	<0.20	<0.20	NA	<0.20	<0.20	<0.20	<0.20	<0.20
Benzo[ghi]perylene	0.2	0.2	µg/L	NA	NA	NA	<0.20	<0.20	NA	<0.20	<0.20	<0.20	<0.20	<0.20
Methylnaphthalene (1&2)	1800	0.2	µg/L	NA	NA	NA	<0.20	<0.20	NA	<0.20	<0.20	<0.20	<0.20	<0.20

Notes:
m bgs' - Metres Below Ground Surface
NA' - Not Analyzed
<' - Non-Detect Sample
MECP Table 3 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 3: Full Depth Generic Site Condition Standards, Non-Potable Ground Water Condition for All Types of Property Use with Coarse textured soils (MECP, 2011).
BOLD - Exceeds MECP Table 3 All Property Uses

Table A.9: Summary of Groundwater Analytical Results
Petroleum Hydrocarbon Four Fractions and Volatile Organic Compounds
Phase Two Environmental Site Assessment
1052, 1060, and 1064 St. Laurent Boulevard

Contaminants of Concern	MECP Table 3 Non-Potable Groundwater - All Types of Property Uses and Fine Soil	Reporting Detection Limit	Consultant Sample ID Screen Depth (m bgs) Lab ID Sampling Date Units	LRL Associates	LRL Associates	LRL Associates	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	GEMTEC	
				MW19-1	MW19-2	MW19-3	MW1	MW2	MW 25-02	MW 25-03	MW 25-103 Duplicate	MW 25-04	MW 25-05	MW 25-06	Trip Blank	Field Blank	
Petroleum Hydrocarbons - Groundwater																	
F1 PHCs (C6-C10)	750	25	µg/L	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
F2 PHCs (C10-C16)	150	100	µg/L	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	NA	NA
F3 PHCs (C16-C34)	500	100	µg/L	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	NA	NA
F4 PHCs (C34-C50)	500	100	µg/L	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	<100	NA	NA
Volatile Organic Compounds - Groundwater																	
Dichlorodifluoromethane	4400	0.4	µg/L	<1.0	<1.0	<1.0	NA	NA	NA	<0.40	<0.40	<0.40	<0.40	<0.40	NA	NA	
Vinyl Chloride	1.7	0.17	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.17	<0.17	<0.17	<0.17	<0.17	NA	NA	
Bromomethane	56	0.2	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	
Trichlorofluoromethane	2500	0.4	µg/L	<1.0	<1.0	<1.0	NA	NA	NA	<0.40	<0.40	<0.40	<0.40	<0.40	NA	NA	
Acetone	130000	1	µg/L	<5.0	<5.0	<5.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	
1,1-Dichloroethylene	17	0.3	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA	
Methylene Chloride	5500	0.3	µg/L	<5.0	<5.0	<5.0	NA	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA	
trans-1,2-Dichloroethylene	17	0.2	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	
Methyl tert-Butyl Ether (MTBE)	1400	0.2	µg/L	<2.0	<2.0	<2.0	NA	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	
1,1-Dichloroethane	3100	0.3	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA	
Methyl Ethyl Ketone (2-Butanone)	1500000	1	µg/L	<5.0	<5.0	<5.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	
cis-1,2-Dichloroethylene	17	0.2	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	
Chloroform	22	0.2	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	
1,2-Dichloroethane	12	0.2	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	
1,1,1-Trichloroethane	6700	0.3	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA	
Carbon Tetrachloride	8.4	0.2	µg/L	<0.2	<0.2	<0.2	NA	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	
Benzene	430	0.2	µg/L	<0.5	<0.5	<0.5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
1,2-Dichloropropane	140	0.2	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	
Trichloroethylene	17	0.2	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	
Bromodichloromethane	85000	0.2	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	
Methyl Isobutyl Ketone	580000	1	µg/L	<5.0	<5.0	<5.0	NA	NA	NA	<1.0	<1.0	<1.0	<1.0	<1.0	NA	NA	
1,1,2-Trichloroethane	30	0.2	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	
Toluene	18000	0.2	µg/L	<0.5	<0.5	<0.5	<0.20	<0.20	0.26	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
Dibromochloromethane	82000	0.1	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.10	<0.10	<0.10	<0.10	<0.10	NA	NA	
Ethylene Dibromide	0.83	0.1	µg/L	<0.2	<0.2	<0.2	NA	NA	NA	<0.10	<0.10	<0.10	<0.10	<0.10	NA	NA	
Tetrachloroethylene	17	0.2	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	
1,1,1,2-Tetrachloroethane	28	0.1	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.10	<0.10	<0.10	<0.10	<0.10	NA	NA	
Chlorobenzene	630	0.1	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.10	<0.10	<0.10	<0.10	<0.10	NA	NA	
Ethylbenzene	2300	0.1	µg/L	<0.5	<0.5	<0.5	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	
m/p-Xylene	NS	0.2	µg/L	<0.5	<0.5	<0.5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
Bromoform	770	0.1	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.10	<0.10	<0.10	<0.10	<0.10	NA	NA	
Styrene	9100	0.1	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.10	<0.10	<0.10	<0.10	<0.10	NA	NA	
1,1,2,2-Tetrachloroethane	15	0.1	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.10	<0.10	<0.10	<0.10	<0.10	NA	NA	
o-Xylene	NS	0.1	µg/L	<0.5	<0.5	<0.5	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	
1,3-Dichlorobenzene	9600	0.1	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.10	<0.10	<0.10	<0.10	<0.10	NA	NA	
1,4-Dichlorobenzene	67	0.1	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.10	<0.10	<0.10	<0.10	<0.10	NA	NA	
1,2-Dichlorobenzene	9600	0.1	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.10	<0.10	<0.10	<0.10	<0.10	NA	NA	
1,3-Dichloropropene, total	45	0.3	µg/L	<0.5	<0.5	<0.5	NA	NA	NA	<0.30	<0.30	<0.30	<0.30	<0.30	NA	NA	
Xylenes, total	4200	0.2	µg/L	<0.5	<0.5	<0.5	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	
Hexane	520	0.2	µg/L	<1.0	<1.0	<1.0	NA	NA	NA	<0.20	<0.20	<0.20	<0.20	<0.20	NA	NA	

Notes:
m bgs' - Metres Below Ground Surface
'NS' - No Standard
'<' - Non-Detect Sample
MECP Table 3 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 3: Full Depth Generic Site Condition Standards, Non-Potable Ground Water Condition for All Types of Property Use with Coarse textured soils (MECP, 2011).
BOLD - Exceeds MECP Table 3 All Property Uses

Table A.10: Relative Percent Difference - Groundwater Analytical Results
Phase Two Environmental Site Assessment
1052, 1060, and 1064 St. Laurent Boulevard, Ottawa, Ontario

	Units	Reporting Limit	5 th Reporting Limit	MECP Alert Criteria	Sample ID:	MW 25-03	MW 25-103	RPD	
					Laboratory ID:	7188866	7188882		
					Date Sampled:	2025-10-27	2025-10-27		
					Screen Depth (m bgs):	2.08 - 5.13	2.08 - 5.13		
Metals and Inorganics - Groundwater									
Dissolved Antimony	µg/L	1	5	20%	<1.0	<1.0	-		
Dissolved Arsenic	µg/L	1	5	20%	<1.0	<1.0	-		
Dissolved Barium	µg/L	2	10	20%	79.1	78.7	0.5%		
Dissolved Beryllium	µg/L	0.5	2.5	20%	<0.50	<0.50	-		
Dissolved Boron	µg/L	10	50	20%	29.9	30	-		
Dissolved Cadmium	µg/L	0.2	1	20%	<0.20	<0.20	-		
Dissolved Chromium	µg/L	2	10	20%	<2.0	<2.0	-		
Dissolved Cobalt	µg/L	0.5	2.5	20%	0.64	0.75	-		
Dissolved Copper	µg/L	1	5	20%	<1.0	<1.0	-		
Dissolved Lead	µg/L	0.5	2.5	20%	<0.50	<0.50	-		
Dissolved Molybdenum	µg/L	0.5	2.5	20%	2.72	3.06	11.8%		
Dissolved Nickel	µg/L	1	5	20%	2.5	2.3	-		
Dissolved Selenium	µg/L	1	5	20%	<1.0	<1.0	-		
Dissolved Silver	µg/L	0.2	1	20%	<0.20	<0.20	-		
Dissolved Thallium	µg/L	0.3	1.5	20%	<0.30	<0.30	-		
Dissolved Uranium	µg/L	0.5	2.5	20%	1.72	1.68	-		
Dissolved Vanadium	µg/L	0.4	2	20%	0.53	0.41	-		
Dissolved Zinc	µg/L	5	25	20%	<5.0	<5.0	-		
Dissolved Mercury	µg/L	0.02	0.1	20%	<0.02	<0.02	-		
Chromium (VI)	µg/L	2	10	20%	<2.000	<2.000	-		
Cyanide, free	µg/L	2	10	20%	<2	<2	-		
Sodium	µg/L	50	250	20%	12600	12400	1.6%		
Chloride	µg/L	100	500	20%	9510	9540	0.3%		
Conductivity	uS/cm	-	-	-	NA	NA	-		
pH	pH Units	-	-	-	7.26	7.31	0.05		

Notes:
'<': Non Detect
'm bgs': metres below ground surface
BOLD Exceeds MECP Alert Criteria



APPENDIX B

Sampling and Analysis Plan

October 1, 2025

File: 103499.002

**Re: Sampling and Analysis Plan - Phase Two Environmental Site Assessment
Proposed Residential Development
1052, 1060, and 1064 St. Laurent Boulevard, Ottawa, Ontario**

OBJECTIVE

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by Stan Bernard Automotive to carry out a Phase Two Environmental Site Assessment (ESA) for the properties located at 1052, 1060, and 1064 St. Laurent Boulevard (collectively referred to as the Site) in Ottawa, Ontario. It is understood that this Phase Two ESA is required to support a Site Plan Control Application with the City of Ottawa.

The intent of the current investigation is to complete a subsurface investigation for the Site as part of a Phase Two ESA. The general objectives of the scope of work are to determine the location and concentration of contaminants in the soil and groundwater at the Site, to obtain information about environmental conditions, and to determine if the applicable site condition standards are met at the time of the assessment.

BACKGROUND

GEMTEC previously completed a Phase One ESA for the Site, the results of which were documented in the report titled "Phase One Environmental Site Assessment, 1052, 1060, and 1064 St. Laurent Boulevard (St. Laurent Properties), Ottawa, Ontario", dated August 2025. Based on the findings of the Phase One ESA, GEMTEC completed this Phase Two ESA investigation.

The Phase Two ESA will focus on the following areas of potential environmental concern (APECs).

APEC #	APEC	Location of APEC	PCA	Location of PCA	COPCs	Media Potentially Impacted
1	Presence of a former AST	Northwest corner of structure at 1052 St. Laurent Boulevard	28	On-Site	PHCs, BTEX	Soil and Groundwater
2	Area of known soil contamination	Southeast corner of 1060 St. Laurent Boulevard	OT1	On-Site	Metals (Lead), PHCs	Soil
3	Automotive Shop with ASTs and Oil Water Separator	Land parcel of 1064 St. Laurent Boulevard	27	On-Site	PHCs, VOCs, Metals, ORP, PAHs	Soil and Groundwater
4	Presence of former retail fuel outlets and garages (off-Site and upgradient)	Southern and eastern portion of 1064 St. Laurent Boulevard	27 28	Off-Site	PHCs, VOCs, Metals, ORP, PAHs	Soil and Groundwater
5	Likely present of fill material related to structures	Localized areas on 1052 St. Laurent Boulevard and 1064 St. Laurent Boulevard within the former building footprints.	30	On-Site	PHCs, PAHs, BTEX, Metals, ORP	Soil
6	Road salting activities during the winter months on-Site	Exterior area of the Site. Includes asphalt graded parking lots.	OT3	On-Site	EC, SAR	Soil
7	Road salting activities during the winter months along St. Laurent Boulevard	Along the eastern Site boundary	OT3	Off-Site	EC, SAR	Soil

Note:

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

OT1 – Area of Known Soil Contamination

OT3 – Salt application for de-icing activities relating to vehicular traffic and pedestrian safety on-Site.

Metals – Metals parameters as per O. Reg. 153/04 including hydride forming metals (Antimony, Arsenic, Selenium)

ORP - Other Regulated Parameters including Electrical Conductivity (EC), Sodium Adsorption Ratio (SAR), pH, Hot Water Soluble Boron (B-HWS), Cyanide (CN-), Hexavalent Chromium (CrVI) and Mercury (Hg)

PHCs – Petroleum Hydrocarbon F1-F4

BTEX - Benzene, Toluene, Ethylbenzene, and Xylenes
VOCs – Volatile Organic Compounds
PAHs – Polycyclic Aromatic Hydrocarbons
EC – Electrical Conductivity
SAR – Sodium Adsorption Ratio

GENERAL REQUIREMENTS

- Follow standard operating procedures. All work is to be completed assuming a Record of Site Condition will be required;
- Complete a Daily Log for every day of field work. Use standard field forms;
- Specifically ask the Site contact(s) for any drawings that may show underground utilities and record their response;
- Initial calibration of field equipment should be performed at the start of each field day, with a daily check of calibration using a standard of known concentration (i.e., RKI Eagle 2);
- Clean disposable Nitrile™ gloves will be used at each sampling location to prevent cross-contamination;
- All non-dedicated sampling equipment (e.g., water level meters, split spoons) will be decontaminated between sampling locations. Sampling equipment in contact with soil, groundwater, or sediment will be cleaned with a brush; washed with a laboratory-grade detergent solution (e.g., phosphate-free Alconox) and thoroughly rinsed with analyte-free water.
- Please let the Project manager know if the schedule is going off-track.

BOREHOLE DRILLING

- Drilling scheduled for first week of October 2025 to advance 8 boreholes (BH25-01 to BH25-08) to the water table (assume 6.10 metres (m) below ground surface (bgs)).
- Confirm that every borehole location has been cleared by the private locator.
- At each drilling location, soil samples will be collected in the following frequency: every 2-2.5 ft down to targeted depth and/or until the water table is encountered. Once the water table is identified, call PM to confirm well installation.
- Screen soil samples for field evidence of potential impact, including odour, visible staining, debris and headspace organic vapour (organics) and combustible gas (hexane) concentrations at the same frequency of jarring (i.e. every 2-2.5 ft) using an RKI Eagle 2 gas detector, calibrated for both hexane (hydrocarbons) and isobutylene (organics).
- Record soil stratigraphy and observations on soil type, presence/absence of debris and passive odour on “Record of Borehole Logs”.
- The table below provides a summary of the sampling and analytical program. Submit samples to AGAT Laboratories (AGAT) following the chain of custody procedures provided below.

Borehole ID	Rationale	Borehole Depth (m)	Soil Analysis	Duplicate Soil Samples
BH25-01	APEC 5 – Likely present of fill material related to structures APEC 6 – Road salting activities during the winter months on-Site	6.10 m (depends on depth to water table). If refusal < 6.10 m, please contact Geotechnical Engineer and QP _{ESA} .	PHCs, PAHs, BTEX, Metals, ORP Two soil samples. One sample to be collected at the water table and the second sample to be collected from the layer of fill material. The second sample should be the worst case sample based on field observations and headspace screening.	--
BH/MW25-02	APEC 1 – Presence of a former AST	6.10 m (depends on depth to water table). If refusal < 6.10 m, please contact QP _{ESA} .	PHCs, BTEX Two soil samples. One sample to be collected at the water table and the second sample to be collected from the layer of fill material. The second sample should be the worst case sample based on field observations and headspace screening.	--
BH/MW25-03	APEC 3 – Automotive Shop with ASTs and Oil Water Separator	6.10 m (depends on depth to water table). If refusal < 6.10 m, please contact QP _{ESA} .	PHCs, VOCs, Metals, ORP, PAHs Two soil samples. One sample to be collected at the water table and the second sample to be collected from the layer of fill material. The second sample should be the worst case sample based on field observations and headspace screening.	--
BH/MW25-04	APEC 3 – Automotive Shop with ASTs and Oil Water Separator APEC 5 – Likely present of fill material related to structures	6.10 m (depends on depth to water table). If refusal < 6.10 m, please contact QP _{ESA} .	PHCs, VOCs, Metals, ORP, PAHs Two soil samples. One sample to be collected at the water table and the second sample to be collected from the layer of fill material. The second sample should be the worst case sample based on field observations and headspace screening.	--
BH/MW25-05	APEC 4 – Presence of former retail fuel outlets and garages (off-Site and upgradient) APEC 6 – Road salting activities during the winter months on-Site	6.10 m (depends on depth to water table). If refusal < 6.10 m, please contact Geotechnical Engineer and QP _{ESA} .	PHCs, VOCs, Metals, ORP, PAHs Two soil samples. One sample to be collected at the water table and the second sample to be collected from the layer of fill material. The second sample should be the worst case sample based on field observations and headspace screening.	--
BH/MW25-06	APEC 5 – Likely present of fill material related to structures APEC 6 – Road salting activities during the winter months on-Site APEC 7 – Road salting activities during the winter months along St. Laurent Boulevard	6.10 m (depends on depth to water table). If refusal < 6.10 m, please contact QP _{ESA} .	PHCs, VOCs, Metals, ORP, PAHs Two soil samples. One sample to be collected at the water table and the second sample to be collected from the layer of fill material. The second sample should be the worst case sample based on field observations and headspace screening.	--
BH25-07	APEC 2 – Area of known soil contamination	6.10 m (depends on depth to water table). If refusal < 6.10 m, please contact QP _{ESA} .	Metals (Lead), PHCs Two soil samples. One sample to be collected at the water table and the second sample to be collected from the layer of fill material. The second sample should be the worst case sample based on field observations and headspace screening.	One duplicate for each parameter
BH25-08	APEC 2 – Area of known soil contamination	6.10 m (depends on depth to water table). If refusal < 6.10 m, please contact QP _{ESA} .	Metals (Lead), PHCs Two soil samples. One sample to be collected at the water table and the second sample to be collected from the layer of fill material. The second sample should be the worst case sample based on field observations and headspace screening.	One duplicate for each parameter

Notes:

Metals – Metals parameters as per O. Reg. 153/04 including hydride forming metals (Antimony, Arsenic, Selenium)

ORP - Other Regulated Parameters including Electrical Conductivity (EC), Sodium Adsorption Ratio (SAR), pH, Hot Water Soluble Boron (B-HWS), Cyanide (CN-), Hexavalent Chromium (CrVI) and Mercury (Hg)

PHCs – Petroleum Hydrocarbon F1-F4

BTEX - Benzene, Toluene, Ethylbenzene, and Xylenes

VOCs – Volatile Organic Compounds

PAHs – Polycyclic Aromatic Hydrocarbons

EC – Electrical Conductivity

SAR – Sodium Adsorption Ratio

Please note that GEMTEC has completed a Supplemental Phase II ESA investigation at the Site (1060 St. Laurent Boulevard) in 2024. This SAP has been prepared by taking that supplemental investigation in account and as part of Phase Two ESA reporting, the soil and groundwater analytical data from previous investigations will be used.

- For well installation: 2 inch inside diameter (ID) Schedule 40 polyvinyl chloride (PVC) casing and 2 inch ID Schedule 40 PVC well screens (3.05 metres in length, #10 slot size); sand pack surrounding each screen will be #00N; each monitoring well will be completed at ground surface with a flush mount and sealed with a PVC J-plug. Any changes in well construction should be communicated to QP_{ESA}. Other details available in table below.
- Mark the reference point at the top of well pipe with a small notch. Install Waterra tubing and foot valve in each new monitoring well.
- Develop monitoring wells in accordance with standard operating procedure. Use Waterra for well development. Record development information on standard field form.
- Well construction details required for the Phase Two ESA are provided in the table below.

Monitoring Well ID	Depth of screen base (m bgs)	Screen length (ft)	Well diameter (inch)	Protective Casing Type
BH/MW24-01	3.65	5	1.5	Flushmount
BH/MW24-02	3.05	5	1.5	Flushmount
BH24-03	Advanced as part of 2024 investigation	No well install	No well install	No well install
BH25-01	Advance as part of 2025 investigation	No well install	No well install	No well install
BH/MW25-02	Set screen to straddle water table	5	2	Flushmount
BH/MW25-03	Set screen to straddle water table	10	2	Flushmount
BH/MW25-04	Set screen to straddle water table	10	2	Flushmount
BH/MW25-05	Set screen to straddle water table	10	2	Flushmount
BH/MW25-06	Set screen to straddle water table	10	2	Flushmount
BH25-07	Advance as part of 2025 investigation	No well install	No well install	No well install

Monitoring Well ID	Depth of screen base (m bgs)	Screen length (ft)	Well diameter (inch)	Protective Casing Type
BH25-08	Advance as part of 2025 investigation	No well install	No well install	No well install

GROUNDWATER MONITORING

- This work to be scheduled following drilling activity.
- Before measuring the water levels, open the J-plugs to allow air in the casing to vent and the water level to stabilize.
- Collect a round of water level measurements from the monitoring wells using the water level meter.
- Develop well by purging 3x volume of the well utilizing the waterra tubing and check valve.
- Purge the wells using a peristaltic pump prior to sampling following the GEMTEC SOP. Use the multi-parameter meter to assess stability. Record the purging on the standard field form. The multi-parameter meter should be initially calibrated by the equipment supplier. Check calibration to known pH, Conductivity, Oxidation-Reduction Potential (ORP) and Dissolved Oxygen (DO) concentration prior to use. Collect groundwater samples from monitoring wells using low flow sampling following the GEMTEC SOP.

Samples are to be collected as outlined below.

- Samples do not need to be submitted on the day of sampling provided you keep them on ice during the day and/or refrigerate them overnight (i.e., keep them cold from collection to submission). If the samples cannot be submitted on the day of sampling, they need to be submitted by the following day.
- Collect quality assurance samples as indicated below. The duplicated groundwater samples should be labelled in a manner in which the laboratory cannot readily identify the sample as a duplicate, especially if there are a small number of primary groundwater samples to be collected.
- Ensure the trip blank is brought to Site with you and stored on ice in the lab-supplied cooler. Keep the trip blank vials with the groundwater samples collected.
- Collect a field blank during the sampling program, as per below.
- Please call Mohit or Dan if you see or suspect that there is odour, sheen or product in any monitoring well.
- Use the “GEMTEC Water Sampling form” form to collect all data during groundwater sampling.

Well ID	Field Parameter Measurements	Groundwater Analyses to be Requested	QA/QC samples
BH/MW25-02	pH; EC; Temperature; DO; ORP, Conductivity, Turbidity	PHCs, BTEX	
BH/MW25-03	pH; EC; Temperature; DO; ORP, Conductivity, Turbidity	M&Is, PAHs, PHCs, VOCs 1 field duplicate	1 field trip and trip blank for PHC F1 and BTEX for the whole program
BH/MW25-04	pH; EC; Temperature; DO; ORP, Conductivity, Turbidity	M&Is, PAHs, PHCs, VOCs	
BH/MW25-05	pH; EC; Temperature; DO; ORP, Conductivity, Turbidity	M&Is, PAHs, PHCs, VOCs	
BH/MW25-06	pH; EC; Temperature; DO; ORP, Conductivity, Turbidity	M&Is, PAHs, PHCs, VOCs	

Notes:

ORP - Oxidation-Reduction Potential

Inorganics include cyanide, sodium chloride, conductivity, and pH.

CHAIN OF CUSTODY

- Prior to any sample submission to the laboratory, please send a copy/ picture of the chain-of-custody to Mohit and Dan for review.
- Relevant project and invoice details for the chain-of-custody are noted in Table below.

Chain of Custody Item	Information
Analytical Laboratory	AGAT
Generic Site Condition Standards	MECP Table 1 Agri SCS
Use Record of Site Condition analytical procedures?	Yes
Turn-around Time	Regular (5-7 days)
Reporting Contact	mohit.bhargav@gemtec.ca dan.elliott@gemtec.ca

MANAGEMENT OF INVESTIGATION DERIVED WASTE

- Waste soil and water are to be discharged to the ground surface unless there is evidence of impact (staining, odour). If impacts are noted, cutting and water are to be contained in metal/plastic drums or buckets (with lids).
- Drums are to be labelled for waste management purposes, project number, date and drum contents (soil, purge water).
- Store drums at an on-Site location that is as secure as possible from public access.
- Record inventory of waste containers on Daily Log.

SPECIAL INSTRUCTIONS

- Please prepare a field log for all the boreholes.
- At the end of the field program, scan all project related notes and place in job folder as soon as possible. Scan field notes at resolution and contrast settings that ensure the scanned documents are easily legible.
- Save field notes (including daily logs, field forms, field logs, calibration records, and chain of custody documents)
- Sort pages in the .pdf document by form type and in chronological order with daily logs at the front to simplify review.
- Send the field note package to Mohit or Dan for review and comment.

MB/DE

Enclosures

N:\Projects\103400\103499.002\05_Technical Work\Phase Two ESA Report\Report\Appendix B - SAP\103499.002_Sampling and Analysis Plan.docx



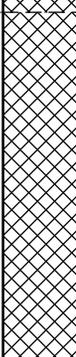
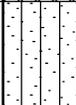
APPENDIX C

Borehole Logs

RECORD OF BOREHOLE 25-01

CLIENT: Stan Bernard Automotive
 PROJECT: Phaes Two ESA, Proposed Mixed-Use Development, 1052, 1060, and 1064 St. Laurent Boulevard, Ottawa, Ontario
 JOB#: 103499.002
 LOCATION: See Site Plan, Figure 1

SHEET: 1 OF 1
 DATUM: CGVD28
 BORING DATE: Oct 9 2025

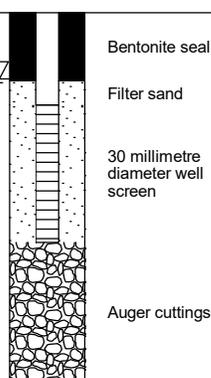
DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE			SAMPLE DATA				COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES	
		DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)	NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m					LABORATORY ANALYSES
0	Direct Push Casing (57mm OD)	Ground Surface		70.20									
		ASPHALTIC CONCRETE		70.07									
		BASE/SUBBASE - (SM) silty sand, some gravel; dark grey; non-cohesive, moist		0.13	1	GS				HEX: 20; IBL: 1	None		 Auger cuttings
		FILL - (SM) silty sand, trace gravel; brown; non-cohesive, moist		69.44									
1				0.76	2	SS	355	19	Metals, ORP, PAHs, PHCs, VOCs	HEX: 5; IBL: 2	None		
					3	SS	25	13		HEX: 0; IBL: 3	None		
2					4	SS	510	11		HEX: 10; IBL: 3	None		
			(ML) sandy SILT; grey; non-cohesive; moist		67.15								
3				3.05	5	SS	510	8	Metals, ORP, PAHs, PHCs, VOCs	HEX: 0; IBL: 1	None		
			(SM-GM) SILTY SAND and GRAVEL; dark brown, with cobbles and boulders (GLACIAL TILL); non-cohesive, wet		66.39								
4			3.81	6	SS	455	7		HEX: 5; IBL: 2	None			
				7	SS	380	73		HEX: 10; IBL: 2	None			
5				8	SS	430	19		HEX: 10; IBL: 1	None			
		End of Borehole		64.31									
				5.89									

ENV - BOREHOLE LOG_103499.002_ENV/RO_BH_GINT_2025_10.GPJ_GEMTEC 2018.GDT_12/19/25

RECORD OF BOREHOLE 25-02

CLIENT: Stan Bernard Automotive
 PROJECT: Phaes Two ESA, Proposed Mixed-Use Development, 1052, 1060, and 1064 St. Laurent Boulevard, Ottawa, Ontario
 JOB#: 103499.002
 LOCATION: See Site Plan, Figure 1

SHEET: 1 OF 1
 DATUM: CGVD28
 BORING DATE: Oct 10 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE			SAMPLE DATA				COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)	NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m				
0	Direct Push Casing (57mm OD)	Ground Surface		67.20								
		Portland cement CONCRETE		67.12	1	GS		PHCs, BTEX	HEX: 45; IBL: 2	None		
		FILL - (GP) Gravel, some sand, grey brown; non-cohesive, moist		67.10								
		Portland cement CONCRETE (ML) Sandy SILT, some gravel, grey brown; non-cohesive, wet		66.81	2	DP	25		HEX: 20; IBL: 3	None		
1				0.39								
2					3	DP	405	PHCs, BTEX	HEX: 55; IBL: 3	None		
		End of Borehole		64.76 2.44								

GROUNDWATER OBSERVATIONS		
DATE	DEPTH (m)	ELEVATION (m)
Oct. 27/25	0.44	▽ 66.76

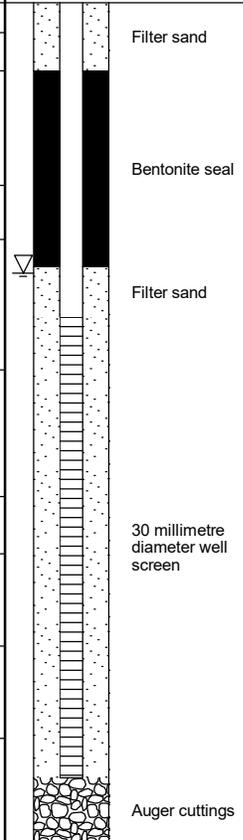
ENV - BOREHOLE LOG 103499.002_ENVIRO_BH_GINT_2025_10.GPJ_GEMTEC 2018.GDT 12/19/25

RECORD OF BOREHOLE 25-03

CLIENT: Stan Bernard Automotive
 PROJECT: Phaes Two ESA, Proposed Mixed-Use Development, 1052, 1060, and 1064 St. Laurent Boulevard, Ottawa, Ontario
 JOB#: 103499.002
 LOCATION: See Site Plan, Figure 1

SHEET: 1 OF 1
 DATUM: CGVD28
 BORING DATE: Oct 10 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE			SAMPLE DATA				COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)	NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m				
0		Ground Surface		70.18								
		Portland cement CONCRETE		69.98								
		FILL - (SP) sand, trace gravel; brown; non-cohesive, moist		0.20	1	DP			Metals, ORP, PAHs, PHCs, VOCs	HEX: 30; IBL: 1	None	
		FILL - (SM) silty sand, trace gravel; brown; non-cohesive, moist		69.72								
				0.46	2	DP	710			HEX: 20; IBL: 0	None	
					3	DP	840			HEX: 10; IBL: 0	None	
				68.61								
		(ML) sandy SILT, some gravel; grey brow, non-cohesive, moist		1.57	4	DP	840			HEX: 10; IBL: 1	None	
					5	DP	915			HEX: 220; IBL: 0	None	
				66.90								
		(SM-GM) SILTY SAND and GRAVEL; dark brown, with cobbles and boulders (GLACIAL TILL); non-cohesive, wet		3.28	6	DP	915			HEX: 15; IBL: 0	None	
					7	DP	1220		Metals, ORP, PAHs, PHCs, VOCs	HEX: 85; IBL: 0	None	
					8	DP	1220			HEX: 10; IBL: 0	None	
					9	DP	685			HEX: 20; IBL: 0	None	
				64.62								
		End of Borehole Casing Refusal		5.56								



GROUNDWATER OBSERVATIONS		
DATE	DEPTH (m)	ELEVATION (m)
Oct. 27/25	1.79	▽ 68.39

ENV - BOREHOLE LOG 103499.002_ENVIRO_BH_GINT_2025_10.GPJ_GEMTEC 2018.GDT_12/19/25



LOGGED: CD
 CHECKED: WAM

RECORD OF BOREHOLE 25-04

CLIENT: Stan Bernard Automotive
 PROJECT: Phaes Two ESA, Proposed Mixed-Use Development, 1052, 1060, and 1064 St. Laurent Boulevard, Ottawa, Ontario
 JOB#: 103499.002
 LOCATION: See Site Plan, Figure 1

SHEET: 1 OF 1
 DATUM: CGVD28
 BORING DATE: Oct 10 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE			SAMPLE DATA				COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)	NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m				
0		Ground Surface		70.19								
		Portland cement CONCRETE	0.18									
		FILL - (SP) sand, trace gravel; brown; non-cohesive, moist	69.81	1	DP	560		Metals, ORP, PAHs, PHCs, VOCs	HEX: 35; IBL: 2	None		Filter sand
		FILL - (SP/GP) sand and gravel; dark brown; non-cohesive, dry	0.38	2	DP	560			HEX: 35; IBL: 3	None		Bentonite seal
				3	DP	685			HEX: 150; IBL: 3	None		Bentonite seal
		(ML) gravelly sandy SILT; dark brown, with cobbles and boulders (GLACIAL TILL); non-cohesive, moist	68.36	4	DP	685			HEX: 45; IBL: 3	None		Filter sand
			1.83	5	DP	330			HEX: 40; IBL: 3	None		30 millimetre diameter well screen
				6	DP	330			HEX: 35; IBL: 3	None		30 millimetre diameter well screen
				7	DP	710		Metals, ORP, PAHs, PHCs, VOCs	HEX: 50; IBL: 2	None		30 millimetre diameter well screen
				8	DP	710			HEX: 45; IBL: 2	None		30 millimetre diameter well screen
				9	DP	660			HEX: 25; IBL: 2	None		30 millimetre diameter well screen
		End of Borehole Casing Refusal	64.55									Auger cuttings
			5.64									Auger cuttings

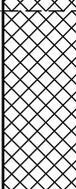
GROUNDWATER OBSERVATIONS		
DATE	DEPTH (m)	ELEVATION (m)
Oct. 27/25	1.73	▽ 68.46

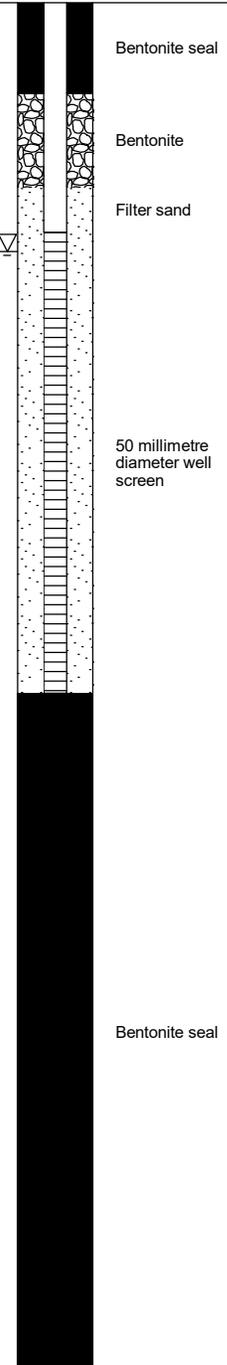
ENV - BOREHOLE LOG_103499.002_ENVIRO_BH_GINT_2025_10.GPJ_GEMTEC 2018.GDT_12/19/25

RECORD OF BOREHOLE 25-05

CLIENT: Stan Bernard Automotive
 PROJECT: Phaes Two ESA, Proposed Mixed-Use Development, 1052, 1060, and 1064 St. Laurent Boulevard, Ottawa, Ontario
 JOB#: 103499.002
 LOCATION: See Site Plan, Figure 1

SHEET: 1 OF 2
 DATUM: CGVD28
 BORING DATE: Oct 6 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE			SAMPLE DATA				COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)	NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m				
0		Ground Surface		70.10								
		ASPHALTIC CONCRETE		70.00								
		BASE/SUBBASE - (SM) silty sand, some gravel; dark brown; non-cohesive, moist		0.10	1	50 SS	355	11		HEX: 35; IBL: 2	None	
		FILL - (SM) silty sand, trace gravel; brown; non-cohesive, wet, loose to compact		69.49								
1				0.61	2	50 SS	510	10	Metals, ORP, PAHs, PHCs, VOCs	HEX: 35; IBL: 3	None	
		FILL - (SM) silty sand, some gravel; dark brown to black; non-cohesive, moist, compact		68.27								
2				1.83	3	50 SS	510	20	Metals, ORP, PAHs, PHCs, VOCs	HEX: 150; IBL: 3	None	
		(ML) Gravelly sandy SILT; dark brown, with cobbles and boulders (GLACIAL TILL); non-cohesive, moist, loose to compact		67.81								
3				2.29	4	50 SS	455	9		HEX: 45; IBL: 3	None	
					5	50 SS	455	8		HEX: 40; IBL: 3	None	
4					6	50 SS	510	5		HEX: 35; IBL: 3	None	
5					7	50 SS	405	5		HEX: 50; IBL: 2	None	
					8	50 SS	305	17		HEX: 45; IBL: 2	None	
					9	HQ				HEX: 25; IBL: 2	None	
6		Slightly weathered to fresh thinly bedded, black to dark grey SHALE BEDROCK		64.19	10	HQ			TCR=100%, SCR=75%, RQD=0%			
					11	HQ			TCR=100%, SCR=100%, RQD=82%			
7					12	HQRC			TCR=100%, SCR=100%, RQD=77%			
8					13	HQRC			TCR=100%, SCR=100%, RQD=100%			
9												



ENV - BOREHOLE LOG 103499.002_ENV/RO_BH_GINT_2025_10.GPJ_GEMTEC 2018.GDT_12/19/25

RECORD OF BOREHOLE 25-05

CLIENT: Stan Bernard Automotive
 PROJECT: Phaes Two ESA, Proposed Mixed-Use Development, 1052, 1060, and 1064 St. Laurent Boulevard, Ottawa, Ontario
 JOB#: 103499.002
 LOCATION: See Site Plan, Figure 1

SHEET: 2 OF 2
 DATUM: CGVD28
 BORING DATE: Oct 6 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE			SAMPLE DATA				COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)	NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m				
		End of Borehole		60.75 9.35								

GROUNDWATER OBSERVATIONS		
DATE	DEPTH (m)	ELEVATION (m)
Oct. 27/25	1.65 ∇	68.45

ENV - BOREHOLE LOG 103499.002_ENV/RO_BH_GINT_2025_10.GPJ_GEMTEC 2018.GDT 12/19/25



LOGGED: CC
 CHECKED: WAM

RECORD OF BOREHOLE 25-06

CLIENT: Stan Bernard Automotive
 PROJECT: Phaes Two ESA, Proposed Mixed-Use Development, 1052, 1060, and 1064 St. Laurent Boulevard, Ottawa, Ontario
 JOB#: 103499.002
 LOCATION: See Site Plan, Figure 1

SHEET: 1 OF 1
 DATUM: CGVD28
 BORING DATE: Oct 3 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE			SAMPLE DATA				COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)	NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m				
0	Direct Push Casing (57mm OD)	Ground Surface		69.77								 <p style="text-align: center;">Bentonite benseal</p> <p style="text-align: center;">Silicia sand</p> <p style="text-align: center;">50 millimetre diameter well screen</p>
0.04		ASPHALTIC CONCRETE	[Cross-hatch pattern]	0.04								
0.30		BASE/SUBBASE - (SP-SM) gravelly sand, some non-plastic fines; grey; non-cohesive, moist	[Diagonal lines pattern]	69.47	1	DP	300		Metals, ORP, PAHs, PHCs, VOCs	HEX: 10; IBL: 1	None	
1		FILL - (SP-SM) sand, some non-plastic fines; brown; non-cohesive, moist	[Diagonal lines pattern]	0.30	2	DP	760			HEX: 5; IBL: 0	None	
2		(ML) sandy SILT, trace gravel; grey brown; non-cohesive, moist	[Dotted pattern]	68.25	3	DP	760			HEX: 5; IBL: 0	None	
3			[Dotted pattern]	1.52	4	DP	760			HEX: 0; IBL: 0	None	
4			[Dotted pattern]	65.96	5	DP	760		Metals, ORP, PAHs, PHCs, VOCs	HEX: 65; IBL: 0	None	
4		(ML) gravelly sandy SILT; dark brown, with cobbles and boulders (GLACIAL TILL); non-cohesive, moist	[Diagonal lines with circles pattern]	3.81	6	DP	760		HEX: 5; IBL: 0	None		
4.57		End of Borehole		65.20								

GROUNDWATER OBSERVATIONS		
DATE	DEPTH (m)	ELEVATION (m)
Oct. 27/25	2.07	▽ 67.70

ENV - BOREHOLE LOG 103499.002_ENV/RO_BH_GINT_2025_10.GPJ_GEMTEC 2018.GDT 12/19/25

RECORD OF BOREHOLE 25-07

CLIENT: Stan Bernard Automotive
 PROJECT: Phaes Two ESA, Proposed Mixed-Use Development, 1052, 1060, and 1064 St. Laurent Boulevard, Ottawa, Ontario
 JOB#: 103499.002
 LOCATION: See Site Plan, Figure 1

SHEET: 1 OF 1
 DATUM: CGVD28
 BORING DATE: Oct 3 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE			SAMPLE DATA				COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)	NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m				
0		Ground Surface		69.77								
	Direct Push Casing (57mm OD)	ASPHALTIC CONCRETE	0.03									
		BASE/SUBBASE - (SP-GP) sand and gravel, some non-plastic fines; dark grey; non-cohesive	69.48	1	DP	290			HEX: 15; IBL: 0	None		Auger cuttings
1		FILL - (SP) sand, some gravel, some non-plastic fines, brown; non-cohesive, moist	0.29									
			67.48	2	DP	210			HEX: 5; IBL: 1	None		
2			2.29									
		(ML) sandy SILT, trace to some gravel; grey brown; non-cohesive, moist	66.72	3	DP	460			HEX: 5; IBL: 0	None		
3		3.05										
		(ML) gravelly sandy SILT; dark brown, with cobbles and boulders (GLACIAL TILL); non-cohesive, wet	65.20	4								
4			4.57	5	DP	680						
				6	DP	760			HEX: 5; IBL: 0	None		
		End of Borehole										

ENV - BOREHOLE LOG 103499.002_ENV/RO_BH_GINT_2025_10.GPJ_GEMTEC 2018.GDT 12/19/25

RECORD OF BOREHOLE 25-08

CLIENT: Stan Bernard Automotive
 PROJECT: Phaes Two ESA, Proposed Mixed-Use Development, 1052, 1060, and 1064 St. Laurent Boulevard, Ottawa, Ontario
 JOB#: 103499.002
 LOCATION: See Site Plan, Figure 1

SHEET: 1 OF 1
 DATUM: CGVD28
 BORING DATE: Oct 3 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE			SAMPLE DATA				COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)	NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m				
0		Ground Surface		69.85								
	Direct Push Casing (57mm OD)	ASPHALTIC CONCRETE	0.05									Auger cuttings
		BASE/SUBBASE - (GP/GM) sandy gravel, some non-plastic fines; brown; non-cohesive, moist	0.12	1	DP	120			HEX: 15; IBL: 0	None		
1		FILL - (SP-SM) sand, some gravel, some non-plastic fines; grey brown; non-cohesive, moist		2	DP	100		Metals, PHCs, BTEX	HEX: 10; IBL: 0	None		
2				3	DP	700		Metals, PHCs, BTEX	HEX: 15; IBL: 0	None		
3		(ML) sandy SILT, trace to some gravel; grey brown; non-cohesive, moist	2.29	4	DP	760			HEX: 10; IBL: 0	None		
4				5	DP	760			HEX: 65; IBL: 0	None		
		(ML) gravelly sandy SILT; dark brown, with cobbles and boulders (GLACIAL TILL); non-cohesive, wet	65.76 4.09	6	DP	760		HEX: 15; IBL: 1	None			
		End of Borehole	65.28 4.57									

ENV - BOREHOLE LOG 103499.002_ENV/RO_BH_GINT_2025_10.GPJ_GEMTEC 2018.GDT 12/19/25

RECORD OF BOREHOLE 24-1

CLIENT: Stan Bernard Automotive
 PROJECT: Supplemental Phase II Environmental Site Assessment
 JOB#: 103499.001
 LOCATION: 1060 St. Laurent Blvd., Ottawa, Ontario

SHEET: 1 OF 1
 DATUM: CGVD28
 BORING DATE: Jul 22 2024

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE			SAMPLE DATA				COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)	NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m				
0	Direct Push	Ground Surface		71.14								
		Asphalt		71.09	1	ST	750		PHC F1-F4, BTEX, PAHs, Metals, pH	HEX: 0 IBL: 0	None	
		Grey brown silty sand with gravel		0.05						HEX: 0 IBL: 0	None	
1		2		ST	750			HEX: 0 IBL: 0		None		
2		3		ST	762			HEX: 0 IBL: 0		None		
3		4		ST	762			HEX: 0 IBL: 0		None		
	5	ST	600			HEX: 0 IBL: 0	None					
		End of Borehole		67.49								
				3.65								

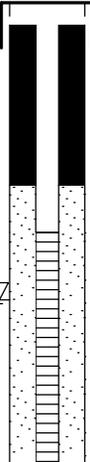
GROUNDWATER OBSERVATIONS		
DATE	DEPTH (m)	ELEVATION (m)
Jul. 29/24	1.74	▽ 69.40

ENV - BOREHOLE LOG 103499.001_BH.LOGS_2024-2024-09-23.GPJ_GEMTEC 2018.GDT 12/19/25

RECORD OF BOREHOLE 24-2

CLIENT: Stan Bernard Automotive
 PROJECT: Supplemental Phase II Environmental Site Assessment
 JOB#: 103499.001
 LOCATION: 1060 St. Laurent Blvd., Ottawa, Ontario

SHEET: 1 OF 1
 DATUM: CGVD28
 BORING DATE: Jul 22 2024

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE			SAMPLE DATA				COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)	NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m				
0	Direct Push	Ground Surface	71.18									
		Asphalt	71.13									
		Grey brown silty sand with gravel	0.05	1	ST	732			HEX: 0 IBL: 0	None		
1					2	ST	751			HEX: 0 IBL: 0	None	
2					3	ST	762			HEX: 0 IBL: 0	None	
3		End of Borehole	68.13									
			3.05	4	ST	762			HEX: 0 IBL: 0	None		

GROUNDWATER OBSERVATIONS		
DATE	DEPTH (m)	ELEVATION (m)
Jul. 29/24	1.97	69.21

ENV - BOREHOLE LOG 103499.001_BH.LOGS_2024-2024-09-23.GPJ_GEMTEC 2018.GDT 12/19/25

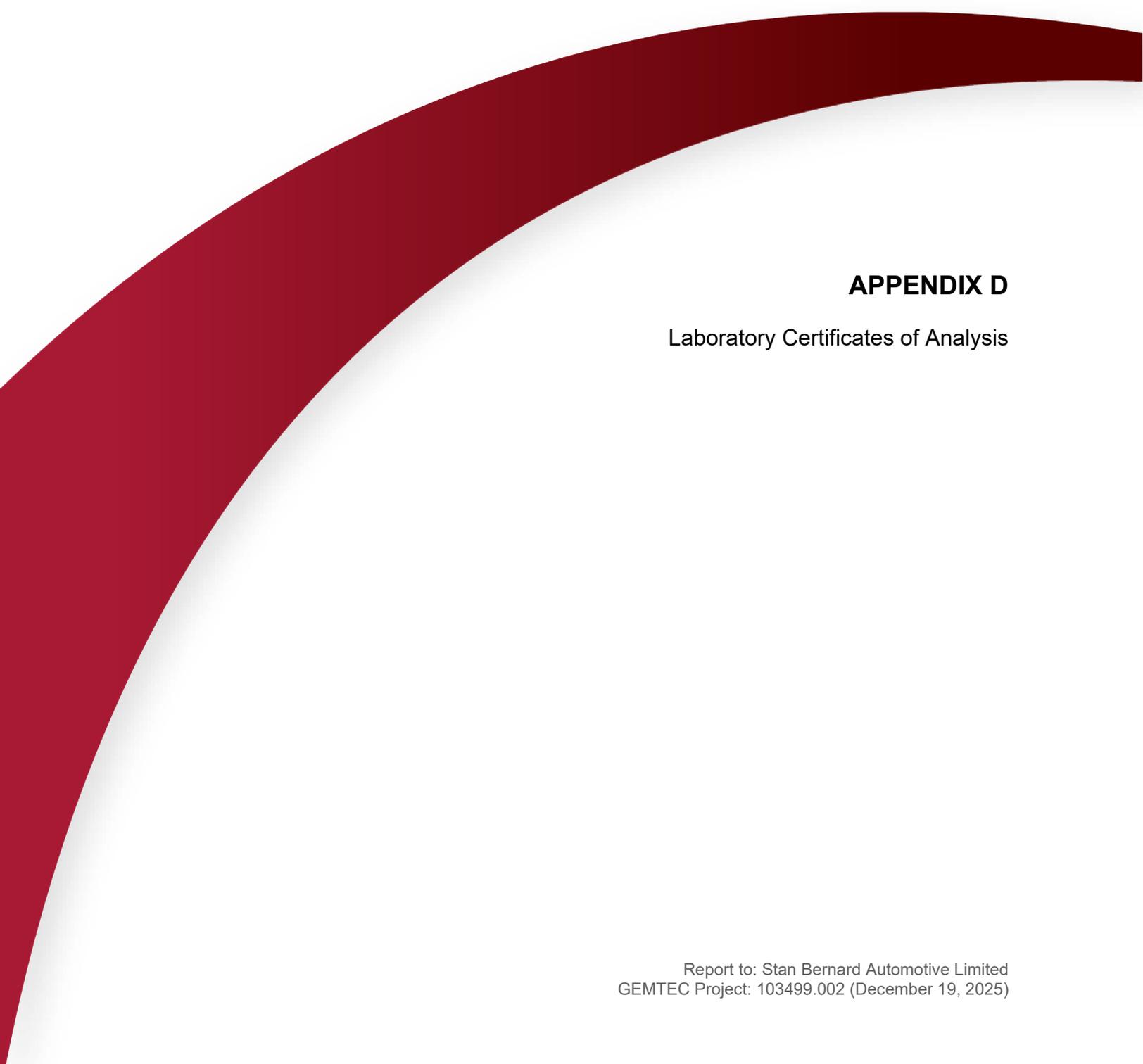
RECORD OF BOREHOLE 24-3

CLIENT: Stan Bernard Automotive
 PROJECT: Supplemental Phase II Environmental Site Assessment
 JOB#: 103499.001
 LOCATION: 1060 St. Laurent Blvd., Ottawa, Ontario

SHEET: 1 OF 1
 DATUM: CGVD28
 BORING DATE: Jul 22 2024

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE			SAMPLE DATA				COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES	
		DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)	NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m					LABORATORY ANALYSES
0	Direct Push	Ground Surface		71.15									
		Asphalt		71.10									
		Grey brown silty sand with gravel		0.05	1	ST	731		PHC F1-F4, BTEX, Metals	HEX: 0; IBL: 0	None		
1					2	ST	742		HEX: 0; IBL: 0	None			
2					3	ST	762		HEX: 0; IBL: 0	None			
3				4	ST	762		HEX: 0; IBL: 0	None				
		End of Borehole		68.10									
				3.05									

ENV - BOREHOLE LOG 103499.001_BH.LOGS_2024-2024-09-23.GPJ_GEMTEC 2018.GDT 12/19/25



APPENDIX D

Laboratory Certificates of Analysis



**CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
32 STEACIE DRIVE
OTTAWA, ON K2K 2A9
(613) 836-1422**

ATTENTION TO: Mohit Bhargav

PROJECT: 103499.001

AGAT WORK ORDER: 25Z352972

SOIL ANALYSIS REVIEWED BY: Sukhwinder Randhawa, Inorganic Team Lead

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

DATE REPORTED: Oct 10, 2025

PAGES (INCLUDING COVER): 18

VERSION*: 1

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

***Notes**

Disclaimer:

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



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 25Z352972

PROJECT: 103499.001

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

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
SAMPLING SITE: STBL

ATTENTION TO: Mohit Bhargava
SAMPLED BY: JG

DATE RECEIVED: 2025-10-03		O. Reg. 153(511) - All Metals (Soil)										DATE REPORTED: 2025-10-10	
Parameter	Unit	SAMPLE DESCRIPTION: BH25-07 SA2		BH25-07 SA3		BH25-08 SA2		BH25-08 SA3		BH25-108 SA3		Soil	Soil
		DATE SAMPLED: 2025-10-03	RDL	DATE SAMPLED: 2025-10-03	RDL	DATE SAMPLED: 2025-10-03	RDL	DATE SAMPLED: 2025-10-03	RDL	DATE SAMPLED: 2025-10-03	RDL		
Antimony	µg/g	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	1	3	1	3	1	3	1	3	1	3	<1	<1
Barium	µg/g	2.0	75.7	88.0	139	77.4	72.8	77.4	72.8	77.4	72.8	72.8	72.8
Beryllium	µg/g	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Boron	µg/g	5	5	<5	7	<5	<5	<5	<5	<5	<5	<5	<5
Boron (Hot Water Soluble)	µg/g	0.10	0.35	0.20	0.60	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16
Cadmium	µg/g	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	µg/g	5	21	26	30	23	22	23	22	23	22	22	22
Cobalt	µg/g	0.8	5.5	5.2	6.3	4.9	4.6	4.9	4.6	4.9	4.6	4.6	4.6
Copper	µg/g	1.0	15.1	16.3	15.9	16.0	14.3	16.0	14.3	16.0	14.3	14.3	14.3
Lead	µg/g	1	20	3	14	3	2	3	2	3	2	2	2
Molybdenum	µg/g	0.5	1.4	0.9	1.4	0.5	<0.5	0.5	<0.5	0.5	<0.5	<0.5	<0.5
Nickel	µg/g	1	15	14	17	12	12	12	12	12	12	12	12
Selenium	µg/g	0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	0.50	1.30	0.57	1.27	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Vanadium	µg/g	2.0	24.9	27.1	29.9	25.8	21.9	25.8	21.9	25.8	21.9	21.9	21.9
Zinc	µg/g	5	55	27	49	25	23	25	23	25	23	23	23
Chromium, Hexavalent	µg/g	0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Mercury	µg/g	0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard
Analysis performed at AGAT Toronto (unless marked by *)



Certified By:



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 25Z352972

PROJECT: 103499.001

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

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
SAMPLING SITE: STBL

ATTENTION TO: Mohit Bhargava
SAMPLED BY: JG

DATE RECEIVED: 2025-10-03		O. Reg. 153(511) - Metals & Inorganics (Soil)				DATE REPORTED: 2025-10-10
Parameter	Unit	SAMPLE DESCRIPTION: BH25-06 SA1 BH25-06 SA5 BH25-106 SA5		Soil		
		DATE SAMPLED: 2025-10-03	RDL	2025-10-03	2025-10-03	
G / S	RDL	7116290	<0.8	7116294	7116295	
Antimony	µg/g	0.8	<0.8	<0.8	<0.8	
Arsenic	µg/g	1	2	1	1	
Barium	µg/g	2.0	132	64.1	67.0	
Beryllium	µg/g	0.5	<0.5	<0.5	<0.5	
Boron	µg/g	5	7	5	<5	
Boron (Hot Water Soluble)	µg/g	0.10	0.21	0.11	0.12	
Cadmium	µg/g	0.5	<0.5	<0.5	<0.5	
Chromium	µg/g	5	22	25	28	
Cobalt	µg/g	0.8	6.0	5.1	5.0	
Copper	µg/g	1.0	14.1	12.8	12.7	
Lead	µg/g	1	15	3	3	
Molybdenum	µg/g	0.5	1.7	1.7	2.1	
Nickel	µg/g	1	15	13	13	
Selenium	µg/g	0.8	<0.8	<0.8	<0.8	
Silver	µg/g	0.5	<0.5	<0.5	<0.5	
Thallium	µg/g	0.5	<0.5	<0.5	<0.5	
Uranium	µg/g	0.50	0.64	0.61	0.56	
Vanadium	µg/g	2.0	25.9	25.0	24.1	
Zinc	µg/g	5	30	23	22	
Chromium, Hexavalent	µg/g	0.2	<0.2	<0.2	<0.2	
Cyanide, WAD	µg/g	0.040	<0.040	<0.040	<0.040	
Mercury	µg/g	0.10	<0.10	<0.10	<0.10	
Electrical Conductivity (2:1)	mS/cm	0.005	2.74	3.29	3.69	
Sodium Adsorption Ratio (2:1)	N/A	N/A	27.1	25.6	29.9	
(Calc.)						
pH, 2:1 CaCl2 Extraction	pH Units	NA	6.72	6.82	6.87	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

7116290-7116295 EC was determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water: 1 part soil). pH was determined on the 0.01M CaCl2 extract prepared at 2:1 ratio. SAR is a calculated parameter.

Analysis performed at AGAT Toronto (unless marked by *)



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AGAT WORK ORDER: 25Z352972

PROJECT: 103499.001

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
SAMPLING SITE: STBL

ATTENTION TO: Mohit Bhargav
SAMPLED BY: JG

DATE RECEIVED: 2025-10-03		O. Reg. 153(511) - PAHs (Soil)				DATE REPORTED: 2025-10-10
Parameter	Unit	SAMPLE DESCRIPTION: BH25-06 SA1 BH25-06 SA5 BH25-106 SA5		Soil		Soil
		DATE SAMPLED: 2025-10-03	RDL	7116290	7116294	
Naphthalene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Fluorene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Anthracene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Fluoranthene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Pyrene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(a)anthracene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Moisture Content	%	0.1	8.2	17.6	16.5	16.5
Surrogate	Unit	Acceptable Limits				
Naphthalene-d8	%	50-140 95 80 85				
Acridine-d9	%	50-140 115 100 90				
Terphenyl-d14	%	50-140 95 70 95				

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

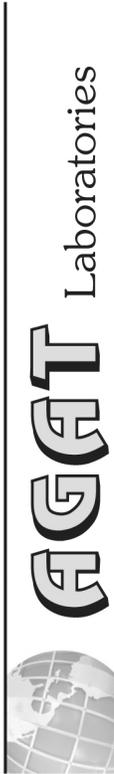
7116290-7116295 Results are based on the dry weight of the soil.

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

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R. Chakraborty

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ATTENTION TO: Mohit Bhargava
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DATE RECEIVED: 2025-10-03		O. Reg. 153(511) - PHCs F1 - F4 (Soil)										DATE REPORTED: 2025-10-10	
Parameter	Unit	SAMPLE DESCRIPTION: BH25-07 SA2		BH25-07 SA3		BH25-08 SA2		BH25-08 SA3		BH25-108 SA3		Soil	Soil
		DATE SAMPLED: 2025-10-03	RDL	DATE SAMPLED: 2025-10-03	RDL	DATE SAMPLED: 2025-10-03	RDL	DATE SAMPLED: 2025-10-03	RDL	DATE SAMPLED: 2025-10-03	RDL		
Benzene	µg/g	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Toluene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
m & p-Xylene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
F1 (C6 to C10)	µg/g	5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
F3 (C16 to C34)	µg/g	50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	50	NA	NA	NA								
Moisture Content	%	0.1	13.0	13.0	21.5	13.8	19.8	18.0	18.0	18.0	18.0	18.0	18.0
Surrogate		Unit		Acceptable Limits									
Toluene-d8	% Recovery		83		81		82		82		84		84
Terphenyl	%		100		106		127		123		122		122

R. Chakraborty

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



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DATE RECEIVED: 2025-10-03	O. Reg. 153(511) - PHCs F1 - F4 (Soil)	DATE REPORTED: 2025-10-10
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Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

7116298-7116304

Results are based on sample dry weight.

The C6-C10 fraction is calculated using Toluene response factor.

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

C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX.

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

The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.

Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.

The chromatogram has returned to baseline by the retention time of nC50.

Total C6 - C50 results are corrected for BTEX contribution.

This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.

nC6 and nC10 response factors are within 30% of Toluene response factor.

nC10, nC16 and nC34 response factors are within 10% of their average.

C50 response factor is within 70% of nC10 + nC16 + nC34 average.

Linearity is within 15%.

Extraction and holding times were met for this sample.

Fractions 1-4 are quantified with the contribution of PAHs. Under Ontario Regulation 153, results are considered valid without determining the PAH contribution if not requested by the client.

Quality Control Data is available upon request.

Analysis performed at AGAT Toronto (unless marked by *)

R. Chakraborty

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
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ATTENTION TO: Mohit Bhargava
SAMPLED BY: JG

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

DATE RECEIVED: 2025-10-03 DATE REPORTED: 2025-10-10

Parameter	Unit	G / S	RDL	7116290	Soil	2025-10-03	7116294	Soil	2025-10-03	7116295	Soil	2025-10-03
F1 (C6 to C10)	µg/g	5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
F2 (C10 to C16) minus Naphthalene	µg/g	10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
F3 (C16 to C34)	µg/g	50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
F3 (C16 to C34) minus PAHs	µg/g	50	<50	<50	<50	<50	<50	<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	50	61	NA	NA	NA	NA	NA	NA	NA	NA	NA
Gravimetric Heavy Hydrocarbons	µg/g	50	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Moisture Content	%	0.1	8.2	17.6	17.6	17.6	17.6	17.6	17.6	17.6	17.6	17.6
Surrogate	Unit	Acceptable Limits										
Toluene-d8	%	50-140	118	118	118	118	118	118	118	118	118	118
Terphenyl	%	60-140	110	110	110	110	110	110	110	110	110	110

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

Analysis performed at AGAT Toronto (unless marked by *)

R. Chakraborty

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SAMPLING SITE: STBL

ATTENTION TO: Mohit Bhargava
SAMPLED BY: JG

DATE RECEIVED: 2025-10-03		O. Reg. 153(511) - VOCs (with PHC) (Soil)				DATE REPORTED: 2025-10-10
Parameter	Unit	SAMPLE DESCRIPTION: BH25-06 SA1		Soil		Soil
		DATE SAMPLED: 2025-10-03	RDL	7116290	7116294	
Dichlorodifluoromethane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Vinyl Chloride	µg/g	0.02	<0.02	<0.02	<0.02	<0.02
Bromomethane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Trichlorofluoromethane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Acetone	µg/g	0.50	<0.50	<0.50	<0.50	<0.50
1,1-Dichloroethylene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Methylene Chloride	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Trans- 1,2-Dichloroethylene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Methyl tert-butyl Ether	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethane	µg/g	0.02	<0.02	<0.02	<0.02	<0.02
Methyl Ethyl Ketone	µg/g	0.50	<0.50	<0.50	<0.50	<0.50
Cis- 1,2-Dichloroethylene	µg/g	0.02	<0.02	<0.02	<0.02	<0.02
Chloroform	µg/g	0.04	<0.04	<0.04	<0.04	<0.04
1,2-Dichloroethane	µg/g	0.03	<0.03	<0.03	<0.03	<0.03
1,1,1-Trichloroethane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Benzene	µg/g	0.02	<0.02	<0.02	<0.02	<0.02
1,2-Dichloropropane	µg/g	0.03	<0.03	<0.03	<0.03	<0.03
Trichloroethylene	µg/g	0.03	<0.03	<0.03	<0.03	<0.03
Bromodichloromethane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Methyl Isobutyl Ketone	µg/g	0.50	<0.50	<0.50	<0.50	<0.50
1,1,2-Trichloroethane	µg/g	0.04	<0.04	<0.04	<0.04	<0.04
Toluene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Dibromochloromethane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Ethylene Dibromide	µg/g	0.04	<0.04	<0.04	<0.04	<0.04
Tetrachloroethylene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	µg/g	0.04	<0.04	<0.04	<0.04	<0.04
Chlorobenzene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
m & p-Xylene	µg/g	0.05	<0.05	<0.05	<0.05	<0.05

R. Chakraborty

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



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PROJECT: 103499.001

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
SAMPLING SITE: STBL

ATTENTION TO: Mohit Bhargava
SAMPLED BY: JG

DATE RECEIVED: 2025-10-03		O. Reg. 153(511) - VOCs (with PHC) (Soil)				DATE REPORTED: 2025-10-10
Parameter	Unit	SAMPLE DESCRIPTION: BH25-06 SA1 BH25-06 SA5 BH25-106 SA5		Soil		
		DATE SAMPLED: 2025-10-03	RDL	2025-10-03	2025-10-03	
Bromoform	ug/g	0.05	<0.05	<0.05	<0.05	<0.05
Styrene	ug/g	0.05	<0.05	<0.05	<0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g	0.05	<0.05	<0.05	<0.05	<0.05
o-Xylene	ug/g	0.05	<0.05	<0.05	<0.05	<0.05
1,3-Dichlorobenzene	ug/g	0.05	<0.05	<0.05	<0.05	<0.05
1,4-Dichlorobenzene	ug/g	0.05	<0.05	<0.05	<0.05	<0.05
1,2-Dichlorobenzene	ug/g	0.05	<0.05	<0.05	<0.05	<0.05
Xylenes (Total)	ug/g	0.05	<0.05	<0.05	<0.05	<0.05
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
n-Hexane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05
Moisture Content	%	0.1	8.2	17.6	16.5	16.5
Surrogate	Unit	Acceptable Limits				
Toluene-d8	% Recovery	50-140	118	119	116	116
4-Bromofluorobenzene	% Recovery	50-140	98	95	99	99

Comments:

RDL - Reported Detection Limit; G / S - Guideline / Standard

7116290-7116295 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.

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

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

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

Analysis performed at AGAT Toronto (unless marked by *)

R. Chakraborty

Certified By:

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



Quality Assurance

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PROJECT: 103499.001
SAMPLING SITE:STBL

AGAT WORK ORDER: 25Z352972
ATTENTION TO: Mohit Bhargav
SAMPLED BY:JG

Soil Analysis

RPT Date: Oct 10, 2025			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
O. Reg. 153(511) - Metals & Inorganics (Soil)																
Antimony	7120395		<0.8	<0.8	NA	< 0.8	94%	70%	130%	101%	80%	120%	72%	70%	130%	
Arsenic	7120395		4	4	NA	< 1	99%	70%	130%	97%	80%	120%	93%	70%	130%	
Barium	7120395		80.2	75.0	6.7%	< 2.0	110%	70%	130%	110%	80%	120%	105%	70%	130%	
Beryllium	7120395		0.6	0.5	NA	< 0.5	101%	70%	130%	85%	80%	120%	81%	70%	130%	
Boron	7120395		<5	5	NA	< 5	91%	70%	130%	91%	80%	120%	81%	70%	130%	
Boron (Hot Water Soluble)	7116290	7116290	0.21	0.22	NA	< 0.10	100%	60%	140%	102%	70%	130%	105%	60%	140%	
Cadmium	7120395		<0.5	<0.5	NA	< 0.5	106%	70%	130%	102%	80%	120%	101%	70%	130%	
Chromium	7120395		16	16	NA	< 5	96%	70%	130%	103%	80%	120%	98%	70%	130%	
Cobalt	7120395		7.6	7.4	2.7%	< 0.8	92%	70%	130%	103%	80%	120%	95%	70%	130%	
Copper	7120395		22.2	21.8	1.8%	< 1.0	86%	70%	130%	103%	80%	120%	98%	70%	130%	
Lead	7120395		15	13	14.3%	< 1	99%	70%	130%	104%	80%	120%	101%	70%	130%	
Molybdenum	7120395		<0.5	<0.5	NA	< 0.5	100%	70%	130%	102%	80%	120%	100%	70%	130%	
Nickel	7120395		14	13	7.4%	< 1	90%	70%	130%	99%	80%	120%	93%	70%	130%	
Selenium	7120395		<0.8	<0.8	NA	< 0.8	88%	70%	130%	108%	80%	120%	104%	70%	130%	
Silver	7120395		<0.5	<0.5	NA	< 0.5	106%	70%	130%	101%	80%	120%	100%	70%	130%	
Thallium	7120395		<0.5	<0.5	NA	< 0.5	112%	70%	130%	99%	80%	120%	100%	70%	130%	
Uranium	7120395		0.86	0.89	NA	< 0.50	103%	70%	130%	97%	80%	120%	98%	70%	130%	
Vanadium	7120395		26.4	25.3	4.3%	< 2.0	99%	70%	130%	101%	80%	120%	99%	70%	130%	
Zinc	7120395		52	50	3.9%	< 5	96%	70%	130%	98%	80%	120%	NA	70%	130%	
Chromium, Hexavalent	7116301	7116301	<0.2	<0.2	NA	< 0.2	88%	70%	130%	95%	80%	120%	96%	70%	130%	
Cyanide, WAD	7097334		<0.040	<0.040	NA	< 0.040	99%	70%	130%	93%	80%	120%	93%	70%	130%	
Mercury	7120395		<0.10	<0.10	NA	< 0.10	95%	70%	130%	98%	80%	120%	97%	70%	130%	
Electrical Conductivity (2:1)	7116290	7116290	2.74	2.82	2.9%	< 0.005	102%	80%	120%							
Sodium Adsorption Ratio (2:1) (Calc.)	7116290	7116290	27.1	26.7	1.5%	NA	NA									
pH, 2:1 CaCl2 Extraction	7116385		6.47	6.55	1.2%	NA	102%	80%	120%							

Comments: NA signifies Not Applicable.
pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.
Duplicate NA: results are under 5X the RDL and will not be calculated.
Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.

O. Reg. 153(511) - All Metals (Soil)

Antimony	7120395		<0.8	<0.8	NA	< 0.8	94%	70%	130%	101%	80%	120%	72%	70%	130%
Arsenic	7120395		4	4	NA	< 1	99%	70%	130%	97%	80%	120%	93%	70%	130%
Barium	7120395		80.2	75.0	6.8%	< 2.0	110%	70%	130%	110%	80%	120%	105%	70%	130%
Beryllium	7120395		0.6	0.5	NA	< 0.5	101%	70%	130%	85%	80%	120%	81%	70%	130%
Boron	7120395		<5	5	NA	< 5	91%	70%	130%	91%	80%	120%	81%	70%	130%
Boron (Hot Water Soluble)	7116290	7116290	0.21	0.22	NA	< 0.10	100%	60%	140%	102%	70%	130%	105%	60%	140%
Cadmium	7120395		<0.5	<0.5	NA	< 0.5	106%	70%	130%	102%	80%	120%	101%	70%	130%
Chromium	7120395		16	16	NA	< 5	96%	70%	130%	103%	80%	120%	98%	70%	130%
Cobalt	7120395		7.6	7.4	3.6%	< 0.8	92%	70%	130%	103%	80%	120%	95%	70%	130%



Quality Assurance

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
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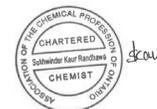
AGAT WORK ORDER: 25Z352972
 ATTENTION TO: Mohit Bhargav
 SAMPLED BY:JG

Soil Analysis (Continued)

RPT Date: Oct 10, 2025			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
Copper	7120395		22.2	21.8	2.2%	< 1.0	86%	70%	130%	103%	80%	120%	98%	70%	130%	
Lead	7120395		15	13	18.2%	< 1	99%	70%	130%	104%	80%	120%	101%	70%	130%	
Molybdenum	7120395		<0.5	<0.5	NA	< 0.5	100%	70%	130%	102%	80%	120%	100%	70%	130%	
Nickel	7120395		14	13	2.8%	< 1	90%	70%	130%	99%	80%	120%	93%	70%	130%	
Selenium	7120395		<0.8	<0.8	NA	< 0.8	88%	70%	130%	108%	80%	120%	104%	70%	130%	
Silver	7120395		<0.5	<0.5	NA	< 0.5	106%	70%	130%	101%	80%	120%	100%	70%	130%	
Thallium	7120395		<0.5	<0.5	NA	< 0.5	112%	70%	130%	99%	80%	120%	100%	70%	130%	
Uranium	7120395		0.86	0.89	NA	< 0.50	103%	70%	130%	97%	80%	120%	98%	70%	130%	
Vanadium	7120395		26.4	25.3	4.3%	< 2.0	99%	70%	130%	101%	80%	120%	99%	70%	130%	
Zinc	7120395		52	50	2.9%	< 5	96%	70%	130%	98%	80%	120%	NA	70%	130%	
Chromium, Hexavalent	7116301	7116301	<0.2	<0.2	NA	< 0.2	88%	70%	130%	95%	80%	120%	96%	70%	130%	
Mercury	7120395		<0.10	<0.10	NA	< 0.10	95%	70%	130%	98%	80%	120%	97%	70%	130%	

Comments: NA signifies Not Applicable.
 Duplicate NA: results are under 5X the RDL and will not be calculated.

Certified By: _____





Quality Assurance

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
PROJECT: 103499.001
SAMPLING SITE:STBL

AGAT WORK ORDER: 25Z352972
ATTENTION TO: Mohit Bhargav
SAMPLED BY:JG

Trace Organics Analysis

RPT Date: Oct 10, 2025			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	

O. Reg. 153(511) - PHCs F1 - F4 (Soil)

Benzene	7116304	7116304	<0.02	<0.02	NA	< 0.02	78%	60%	140%	78%	60%	140%	75%	60%	140%
Toluene	7116304	7116304	<0.05	<0.05	NA	< 0.05	72%	60%	140%	71%	60%	140%	76%	60%	140%
Ethylbenzene	7116304	7116304	<0.05	<0.05	NA	< 0.05	70%	60%	140%	66%	60%	140%	72%	60%	140%
m & p-Xylene	7116304	7116304	<0.05	<0.05	NA	< 0.05	93%	60%	140%	96%	60%	140%	98%	60%	140%
o-Xylene	7116304	7116304	<0.05	<0.05	NA	< 0.05	67%	60%	140%	65%	60%	140%	72%	60%	140%
F1 (C6 to C10)	7116304	7116304	<5	<5	NA	< 5	NA	80%	120%	94%	60%	140%	93%	60%	140%

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

F1 (C6 to C10)	7109665		<5	<5	NA	< 5	89%	80%	120%	101%	60%	140%	86%	60%	140%
F2 (C10 to C16)	7116304	7116304	< 10	< 10	NA	< 10	109%	60%	140%	102%	60%	140%	104%	60%	140%
F3 (C16 to C34)	7116304	7116304	< 50	< 50	NA	< 50	101%	60%	140%	124%	60%	140%	126%	60%	140%
F4 (C34 to C50)	7116304	7116304	< 50	< 50	NA	< 50	83%	60%	140%	109%	60%	140%	94%	60%	140%

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

Dichlorodifluoromethane	7109665		<0.05	<0.05	NA	< 0.05	100%	60%	140%	101%	50%	140%	93%	50%	140%
Vinyl Chloride	7109665		<0.02	<0.02	NA	< 0.02	97%	60%	140%	115%	50%	140%	97%	50%	140%
Bromomethane	7109665		<0.05	<0.05	NA	< 0.05	89%	60%	140%	120%	50%	140%	84%	50%	140%
Trichlorofluoromethane	7109665		<0.05	<0.05	NA	< 0.05	100%	60%	140%	102%	50%	140%	89%	50%	140%
Acetone	7109665		<0.50	<0.50	NA	< 0.50	92%	60%	140%	100%	50%	140%	98%	50%	140%
1,1-Dichloroethylene	7109665		< 0.05	< 0.05	NA	< 0.05	96%	60%	140%	97%	60%	130%	111%	50%	140%
Methylene Chloride	7109665		<0.05	<0.05	NA	< 0.05	82%	60%	140%	97%	60%	130%	115%	50%	140%
Trans- 1,2-Dichloroethylene	7109665		<0.05	<0.05	NA	< 0.05	106%	60%	140%	73%	60%	130%	82%	50%	140%
Methyl tert-butyl Ether	7109665		<0.05	<0.05	NA	< 0.05	78%	60%	140%	87%	60%	130%	111%	50%	140%
1,1-Dichloroethane	7109665		<0.02	<0.02	NA	< 0.02	111%	60%	140%	68%	60%	130%	89%	50%	140%
Methyl Ethyl Ketone	7109665		<0.50	<0.50	NA	< 0.50	120%	60%	140%	102%	50%	140%	87%	50%	140%
Cis- 1,2-Dichloroethylene	7109665		<0.02	<0.02	NA	< 0.02	62%	60%	140%	86%	60%	130%	90%	50%	140%
Chloroform	7109665		<0.04	<0.04	NA	< 0.04	86%	60%	140%	80%	60%	130%	100%	50%	140%
1,2-Dichloroethane	7109665		<0.03	<0.03	NA	< 0.03	78%	60%	140%	78%	60%	130%	93%	50%	140%
1,1,1-Trichloroethane	7109665		<0.05	<0.05	NA	< 0.05	86%	60%	140%	78%	60%	130%	72%	50%	140%
Carbon Tetrachloride	7109665		<0.05	<0.05	NA	< 0.05	65%	60%	140%	66%	60%	130%	79%	50%	140%
Benzene	7109665		<0.02	<0.02	NA	< 0.02	105%	60%	140%	100%	60%	130%	98%	50%	140%
1,2-Dichloropropane	7109665		<0.03	<0.03	NA	< 0.03	67%	60%	140%	65%	60%	130%	85%	50%	140%
Trichloroethylene	7109665		<0.03	<0.03	NA	< 0.03	62%	60%	140%	70%	60%	130%	97%	50%	140%
Bromodichloromethane	7109665		<0.05	<0.05	NA	< 0.05	77%	60%	140%	75%	60%	130%	96%	50%	140%
Methyl Isobutyl Ketone	7109665		<0.50	<0.50	NA	< 0.50	82%	60%	140%	98%	50%	140%	98%	50%	140%
1,1,2-Trichloroethane	7109665		<0.04	<0.04	NA	< 0.04	98%	60%	140%	96%	60%	130%	110%	50%	140%
Toluene	7109665		<0.05	<0.05	NA	< 0.05	93%	60%	140%	100%	60%	130%	95%	50%	140%
Dibromochloromethane	7109665		<0.05	<0.05	NA	< 0.05	97%	60%	140%	94%	60%	130%	112%	50%	140%
Ethylene Dibromide	7109665		<0.04	<0.04	NA	< 0.04	91%	60%	140%	89%	60%	130%	98%	50%	140%
Tetrachloroethylene	7109665		< 0.05	< 0.05	NA	< 0.05	77%	60%	140%	87%	60%	130%	100%	50%	140%



Quality Assurance

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
 PROJECT: 103499.001
 SAMPLING SITE:STBL

AGAT WORK ORDER: 25Z352972
 ATTENTION TO: Mohit Bhargav
 SAMPLED BY:JG

Trace Organics Analysis (Continued)

RPT Date: Oct 10, 2025			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
1,1,1,2-Tetrachloroethane	7109665		<0.04	<0.04	NA	< 0.04	85%	60%	140%	83%	60%	130%	103%	50%	140%	
Chlorobenzene	7109665		<0.05	<0.05	NA	< 0.05	87%	60%	140%	84%	60%	130%	111%	50%	140%	
Ethylbenzene	7109665		<0.05	<0.05	NA	< 0.05	102%	60%	140%	94%	60%	130%	100%	50%	140%	
m & p-Xylene	7109665		<0.05	<0.05	NA	< 0.05	97%	60%	140%	101%	60%	130%	94%	50%	140%	
Bromoform	7109665		<0.05	<0.05	NA	< 0.05	116%	60%	140%	100%	60%	130%	122%	50%	140%	
Styrene	7109665		<0.05	<0.05	NA	< 0.05	86%	60%	140%	81%	60%	130%	104%	50%	140%	
1,1,2,2-Tetrachloroethane	7109665		<0.05	<0.05	NA	< 0.05	133%	60%	140%	100%	60%	130%	100%	50%	140%	
o-Xylene	7109665		<0.05	<0.05	NA	< 0.05	102%	60%	140%	89%	60%	130%	92%	50%	140%	
1,3-Dichlorobenzene	7109665		<0.05	<0.05	NA	< 0.05	102%	60%	140%	85%	60%	130%	111%	50%	140%	
1,4-Dichlorobenzene	7109665		<0.05	<0.05	NA	< 0.05	102%	60%	140%	84%	60%	130%	110%	50%	140%	
1,2-Dichlorobenzene	7109665		<0.05	<0.05	NA	< 0.05	107%	60%	140%	87%	60%	130%	109%	50%	140%	
n-Hexane	7109665		<0.05	<0.05	NA	< 0.05	110%	60%	140%	116%	60%	130%	76%	50%	140%	
O. Reg. 153(511) - PAHs (Soil)																
Naphthalene	7116295	7116295	<0.05	<0.05	NA	< 0.05	120%	50%	140%	88%	50%	140%	98%	50%	140%	
Acenaphthylene	7116295	7116295	<0.05	<0.05	NA	< 0.05	124%	50%	140%	93%	50%	140%	98%	50%	140%	
Acenaphthene	7116295	7116295	<0.05	<0.05	NA	< 0.05	126%	50%	140%	100%	50%	140%	95%	50%	140%	
Fluorene	7116295	7116295	<0.05	<0.05	NA	< 0.05	124%	50%	140%	93%	50%	140%	88%	50%	140%	
Phenanthrene	7116295	7116295	<0.05	<0.05	NA	< 0.05	116%	50%	140%	88%	50%	140%	100%	50%	140%	
Anthracene	7116295	7116295	<0.05	<0.05	NA	< 0.05	129%	50%	140%	98%	50%	140%	98%	50%	140%	
Fluoranthene	7116295	7116295	<0.05	<0.05	NA	< 0.05	128%	50%	140%	88%	50%	140%	95%	50%	140%	
Pyrene	7116295	7116295	<0.05	<0.05	NA	< 0.05	119%	50%	140%	95%	50%	140%	90%	50%	140%	
Benzo(a)anthracene	7116295	7116295	<0.05	<0.05	NA	< 0.05	91%	50%	140%	90%	50%	140%	88%	50%	140%	
Chrysene	7116295	7116295	<0.05	<0.05	NA	< 0.05	120%	50%	140%	98%	50%	140%	90%	50%	140%	
Benzo(b)fluoranthene	7116295	7116295	<0.05	<0.05	NA	< 0.05	90%	50%	140%	93%	50%	140%	93%	50%	140%	
Benzo(k)fluoranthene	7116295	7116295	<0.05	<0.05	NA	< 0.05	107%	50%	140%	95%	50%	140%	98%	50%	140%	
Benzo(a)pyrene	7116295	7116295	<0.05	<0.05	NA	< 0.05	94%	50%	140%	95%	50%	140%	93%	50%	140%	
Indeno(1,2,3-cd)pyrene	7116295	7116295	<0.05	<0.05	NA	< 0.05	74%	50%	140%	98%	50%	140%	88%	50%	140%	
Dibenz(a,h)anthracene	7116295	7116295	<0.05	<0.05	NA	< 0.05	74%	50%	140%	93%	50%	140%	88%	50%	140%	
Benzo(g,h,i)perylene	7116295	7116295	<0.05	<0.05	NA	< 0.05	73%	50%	140%	100%	50%	140%	93%	50%	140%	

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

Certified By:

R. Chakraborty



Method Summary

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
PROJECT: 103499.001
SAMPLING SITE:STBL

AGAT WORK ORDER: 25Z352972
ATTENTION TO: Mohit Bhargav
SAMPLED BY:JG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron (Hot Water Soluble)	MET-93-6104	modified from EPA 6010D and MSA PART 3, CH 21	ICP/OES
Cadmium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cobalt	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Copper	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Molybdenum	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Nickel	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Selenium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Silver	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Thallium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Uranium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Vanadium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Zinc	MET 93 -6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium, Hexavalent	INOR-93-6068	modified from EPA 3060 and EPA 7196	SPECTROPHOTOMETER
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl2 Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE



Method Summary

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
PROJECT: 103499.001
SAMPLING SITE:STBL

AGAT WORK ORDER: 25Z352972
ATTENTION TO: Mohit Bhargav
SAMPLED BY:JG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Benzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Toluene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Ethylbenzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
m & p-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
o-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Xylenes (Total)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91-5009	modified from EPA SW-846 5030C & 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID



Method Summary

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
PROJECT: 103499.001
SAMPLING SITE:STBL

AGAT WORK ORDER: 25Z352972
ATTENTION TO: Mohit Bhargav
SAMPLED BY:JG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16) minus Naphthalene	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Dichlorodifluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS



Method Summary

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

AGAT WORK ORDER: 25Z352972

PROJECT: 103499.001

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SAMPLING SITE:STBL

SAMPLED BY:JG

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



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ATTENTION TO: Mohit Bhargav

PROJECT: 103499.002

AGAT WORK ORDER: 25Z356189

SOIL ANALYSIS REVIEWED BY: Nivine Basily, Inorganic Team Lead

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

DATE REPORTED: Oct 29, 2025

PAGES (INCLUDING COVER): 19

VERSION*: 2

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

*Notes

VERSION 2:V2 issued 2025-10-29. Particle Size added to selected IDs by client request. Supersedes version 1 issued 2025-10-17. (LB)

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- This document is signed by an authorized signatory who meets the requirements of the MELCCFP, CALA, CCN and NELAP.
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Certificate of Analysis

AGAT WORK ORDER: 25Z356189

PROJECT: 103499.002

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
SAMPLING SITE: St. Laurent

ATTENTION TO: Mohit Bhargav
SAMPLED BY: CC/CD

O. Reg. 153(511) - Metals & Inorganics (Soil)

DATE RECEIVED: 2025-10-10

DATE REPORTED: 2025-10-29

Parameter	Unit	SAMPLE DESCRIPTION:		BH25-05 SA2	BH25-05 SA3	BH25-01 SA2	BH25-01 SA5
		SAMPLE TYPE:		Soil	Soil	Soil	Soil
		DATE SAMPLED:		2025-10-06	2025-10-06	2025-10-06	2025-10-06
		G / S	RDL	7143852	7143856	7143857	7143858
Antimony	µg/g	1	0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	11	1	1	2	2	1
Barium	µg/g	210	2.0	65.4	99.1	94.5	119
Beryllium	µg/g	2.5	0.5	<0.5	<0.5	<0.5	<0.5
Boron	µg/g	36	5	<5	<5	5	<5
Boron (Hot Water Soluble)	µg/g	NA	0.10	<0.10	<0.10	0.45	<0.10
Cadmium	µg/g	1	0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	67	5	22	22	25	21
Cobalt	µg/g	19	0.8	5.2	7.2	5.8	5.8
Copper	µg/g	62	1.0	13.7	16.5	16.5	15.0
Lead	µg/g	45	1	3	5	15	4
Molybdenum	µg/g	2	0.5	0.6	1.1	0.9	0.9
Nickel	µg/g	37	1	14	15	14	12
Selenium	µg/g	1.2	0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	0.5	0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	1.9	0.50	0.51	0.61	1.56	1.23
Vanadium	µg/g	86	2.0	28.4	39.0	28.6	35.2
Zinc	µg/g	290	5	25	34	39	28
Chromium, Hexavalent	µg/g	0.66	0.2	<0.2	<0.2	<0.2	<0.2
Cyanide, WAD	µg/g	0.051	0.040	<0.040	<0.040	<0.040	<0.040
Mercury	µg/g	0.16	0.10	<0.10	<0.10	<0.10	<0.10
Electrical Conductivity (2:1)	mS/cm	0.47	0.005	0.268	0.196	3.61	1.58
Sodium Adsorption Ratio (2:1) (Calc.)	N/A	1	N/A	2.89	0.778	4.03	5.83
pH, 2:1 CaCl2 Extraction	pH Units		NA	6.41	6.47	6.55	6.69

Certified By:



Mohit Bhargav



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 25Z356189

PROJECT: 103499.002

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

ATTENTION TO: Mohit Bhargav

SAMPLING SITE: St. Laurent

SAMPLED BY: CC/CD

O. Reg. 153(511) - Metals & Inorganics (Soil)

DATE RECEIVED: 2025-10-10

DATE REPORTED: 2025-10-29

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Agricultural or Other Property Use
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
7143852-7143858 EC was determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). pH was determined on the 0.01M CaCl2 extract prepared at 2:1 ratio. SAR is a calculated parameter.

Analysis performed at AGAT Toronto (unless marked by *)

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Mohit Bhargav



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AGAT WORK ORDER: 25Z356189

PROJECT: 103499.002

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

ATTENTION TO: Mohit Bhargav

SAMPLING SITE: St. Laurent

SAMPLED BY: CC/CD

Particle Size by Sieve (Wet)

DATE RECEIVED: 2025-10-10

DATE REPORTED: 2025-10-29

Parameter	Unit	SAMPLE DESCRIPTION:		BH25-01 SA2	BH25-01 SA5
		G / S	RDL	7143857	7143858
Sieve Analysis - 75 µm (retained)	%		NA	46.20	2.20
Sieve Analysis - 75 µm (passing)	%		NA	53.80	97.80
Soil Texture (Toronto)				Fine	Fine

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

7143857-7143858 Value reported is the amount of sample passing through or retained on sieve after wash with water and represents proportion by weight particles smaller or larger than indicated sieve size.

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

ATTENTION TO: Mohit Bhargav

SAMPLING SITE: St. Laurent

SAMPLED BY: CC/CD

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

DATE RECEIVED: 2025-10-10

DATE REPORTED: 2025-10-29

Parameter	Unit	SAMPLE DESCRIPTION:					
		SAMPLE TYPE:		BH25-05 SA2	BH25-05 SA3	BH25-01 SA2	BH25-01 SA5
		DATE SAMPLED:		2025-10-06	2025-10-06	2025-10-06	2025-10-06
	G / S	RDL	7143852	7143856	7143857	7143858	
Naphthalene	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.093	0.05	<0.05	<0.05	<0.05	<0.05
Acenaphthene	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Fluorene	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	0.19	0.05	<0.05	<0.05	<0.05	<0.05
Anthracene	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Fluoranthene	µg/g	0.24	0.05	<0.05	<0.05	0.13	<0.05
Pyrene	µg/g	0.19	0.05	<0.05	<0.05	0.08	<0.05
Benzo(a)anthracene	µg/g	0.095	0.05	<0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	0.18	0.05	<0.05	<0.05	0.07	<0.05
Benzo(b)fluoranthene	µg/g	0.3	0.05	<0.05	<0.05	0.08	<0.05
Benzo(k)fluoranthene	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.11	0.05	<0.05	<0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05	<0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	0.2	0.05	<0.05	<0.05	<0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Moisture Content	%		0.1	17.8	11.7	13.7	19.1
Surrogate	Unit	Acceptable Limits					
Naphthalene-d8	%	50-140	75	95	70	80	
Acridine-d9	%	50-140	90	80	115	80	
Terphenyl-d14	%	50-140	75	90	80	100	

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

7143852-7143858 Results are based on the dry weight of the soil.

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

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AGAT WORK ORDER: 25Z356189

PROJECT: 103499.002

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

ATTENTION TO: Mohit Bhargav

SAMPLING SITE: St. Laurent

SAMPLED BY: CC/CD

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

DATE RECEIVED: 2025-10-10

DATE REPORTED: 2025-10-29

Parameter	Unit	SAMPLE DESCRIPTION:		BH25-05 SA2	BH25-05 SA3	BH25-01 SA2	BH25-01 SA5
		G / S	RDL	7143852	7143856	7143857	7143858
F1 (C6 to C10)	µg/g	17	5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	17	5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	10	10	<10	<10	<10	<10
F2 (C10 to C16) minus Naphthalene	µg/g		10	<10	<10	<10	<10
F3 (C16 to C34)	µg/g	240	50	<50	<50	<50	<50
F3 (C16 to C34) minus PAHs	µg/g		50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	120	50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	120	50	NA	NA	NA	NA
Moisture Content	%		0.1	17.8	11.7	13.7	19.1
Surrogate	Unit	Acceptable Limits					
Toluene-d8	%	50-140		114	112	114	104
Terphenyl	%	60-140		81	70	76	83

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

7143852-7143858 Results are based on sample dry weight.
The C6-C10 fraction is calculated using toluene response factor.
C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.
The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.
Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present. The chromatogram has returned to baseline by the retention time of nC50.
Total C6 - C50 results are corrected for BTEX and PAH contributions.
C>10 - C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.
C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC10, nC16 and nC34 response factors are within 10% of their average.
C50 response factor is within 70% of nC10 + nC16 + nC34 average.
Linearity is within 15%.
Extraction and holding times were met for this sample.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 25Z356189

PROJECT: 103499.002

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
SAMPLING SITE: St. Laurent

ATTENTION TO: Mohit Bhargav
SAMPLED BY: CC/CD

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

DATE RECEIVED: 2025-10-10

DATE REPORTED: 2025-10-29

Parameter	Unit	SAMPLE DESCRIPTION:		BH25-05 SA2	BH25-05 SA3	BH25-01 SA2	BH25-01 SA5
		SAMPLE TYPE:		Soil	Soil	Soil	Soil
		DATE SAMPLED:		2025-10-06	2025-10-06	2025-10-06	2025-10-06
		G / S	RDL	7143852	7143856	7143857	7143858
Dichlorodifluoromethane	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	<0.02	<0.02	<0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Trichlorofluoromethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Acetone	ug/g	0.5	0.50	<0.50	<0.50	<0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Methylene Chloride	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethane	ug/g	0.05	0.02	<0.02	<0.02	<0.02	<0.02
Methyl Ethyl Ketone	ug/g	0.5	0.50	<0.50	<0.50	<0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	0.05	0.02	<0.02	<0.02	<0.02	<0.02
Chloroform	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03	<0.03	<0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Benzene	ug/g	0.02	0.02	<0.02	<0.02	<0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.03	<0.03	<0.03	<0.03	<0.03
Trichloroethylene	ug/g	0.05	0.03	<0.03	<0.03	<0.03	<0.03
Bromodichloromethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Methyl Isobutyl Ketone	ug/g	0.5	0.50	<0.50	<0.50	<0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04
Toluene	ug/g	0.2	0.05	<0.05	<0.05	<0.05	<0.05
Dibromochloromethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04
Tetrachloroethylene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04
Chlorobenzene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05
m & p-Xylene	ug/g		0.05	<0.05	<0.05	<0.05	<0.05

Certified By:



Certificate of Analysis

AGAT WORK ORDER: 25Z356189

PROJECT: 103499.002

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
SAMPLING SITE: St. Laurent

ATTENTION TO: Mohit Bhargav
SAMPLED BY: CC/CD

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

DATE RECEIVED: 2025-10-10

DATE REPORTED: 2025-10-29

Parameter	Unit	SAMPLE DESCRIPTION:							
		BH25-05 SA2		BH25-05 SA3		BH25-01 SA2		BH25-01 SA5	
		Soil		Soil		Soil		Soil	
		DATE SAMPLED: 2025-10-06		2025-10-06		2025-10-06		2025-10-06	
G / S	RDL	7143852	7143856	7143857	7143858				
Bromoform	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Styrene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,1,2,2-Tetrachloroethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
o-Xylene	ug/g		0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,3-Dichlorobenzene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,4-Dichlorobenzene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,2-Dichlorobenzene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Xylenes (Total)	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
n-Hexane	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Moisture Content	%		0.1	17.8	11.7	13.7	19.1		
Surrogate	Unit	Acceptable Limits							
Toluene-d8	% Recovery	50-140		114	112	114	104		
4-Bromofluorobenzene	% Recovery	50-140		80	102	82	77		

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

7143852-7143858 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.

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

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

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

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Exceedance Summary

AGAT WORK ORDER: 25Z356189

PROJECT: 103499.002

5835 COOPERS AVENUE
 MISSISSAUGA, ONTARIO
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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

ATTENTION TO: Mohit Bhargav

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
7143852	BH25-05 SA2	ON T1 S AG	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	1	2.89
7143857	BH25-01 SA2	ON T1 S AG	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.47	3.61
7143857	BH25-01 SA2	ON T1 S AG	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	1	4.03
7143858	BH25-01 SA5	ON T1 S AG	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.47	1.58
7143858	BH25-01 SA5	ON T1 S AG	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.)	N/A	1	5.83

Quality Assurance

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
 PROJECT: 103499.002
 SAMPLING SITE: St. Laurent

AGAT WORK ORDER: 25Z356189
 ATTENTION TO: Mohit Bhargav
 SAMPLED BY: CC/CD

Soil Analysis															
RPT Date: Oct 29, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - Metals & Inorganics (Soil)															
Antimony	7080897		<0.8	<0.8	NA	< 0.8	106%	70%	130%	101%	80%	120%	80%	70%	130%
Arsenic	7080897		4	4	NA	< 1	107%	70%	130%	101%	80%	120%	99%	70%	130%
Barium	7080897		49.6	48.1	3.1%	< 2.0	113%	70%	130%	102%	80%	120%	107%	70%	130%
Beryllium	7080897		<0.5	<0.5	NA	< 0.5	110%	70%	130%	81%	80%	120%	90%	70%	130%
Boron	7080897		<5	<5	NA	< 5	98%	70%	130%	90%	80%	120%	87%	70%	130%
Boron (Hot Water Soluble)	7150449		0.51	0.39	NA	< 0.10	102%	60%	140%	100%	70%	130%	102%	60%	140%
Cadmium	7080897		<0.5	<0.5	NA	< 0.5	103%	70%	130%	96%	80%	120%	97%	70%	130%
Chromium	7080897		16	15	NA	< 5	107%	70%	130%	102%	80%	120%	101%	70%	130%
Cobalt	7080897		5.9	5.8	1.7%	< 0.8	96%	70%	130%	104%	80%	120%	102%	70%	130%
Copper	7080897		10.5	10.1	3.9%	< 1.0	96%	70%	130%	100%	80%	120%	98%	70%	130%
Lead	7080897		13	13	0.0%	< 1	108%	70%	130%	106%	80%	120%	111%	70%	130%
Molybdenum	7080897		<0.5	<0.5	NA	< 0.5	119%	70%	130%	105%	80%	120%	103%	70%	130%
Nickel	7080897		11	11	0.0%	< 1	104%	70%	130%	99%	80%	120%	97%	70%	130%
Selenium	7080897		<0.8	<0.8	NA	< 0.8	114%	70%	130%	101%	80%	120%	107%	70%	130%
Silver	7080897		<0.5	<0.5	NA	< 0.5	90%	70%	130%	96%	80%	120%	96%	70%	130%
Thallium	7080897		<0.5	<0.5	NA	< 0.5	135%	70%	130%	103%	80%	120%	102%	70%	130%
Uranium	7080897		0.65	0.55	NA	< 0.50	107%	70%	130%	102%	80%	120%	99%	70%	130%
Vanadium	7080897		30.6	30.7	0.3%	< 2.0	106%	70%	130%	102%	80%	120%	100%	70%	130%
Zinc	7080897		42	41	2.4%	< 5	103%	70%	130%	100%	80%	120%	95%	70%	130%
Chromium, Hexavalent	7137791		<0.2	<0.2	NA	< 0.2	82%	70%	130%	96%	80%	120%	101%	70%	130%
Cyanide, WAD	7138085		<0.040	<0.040	NA	< 0.040	101%	70%	130%	103%	80%	120%	99%	70%	130%
Mercury	7080897		<0.10	<0.10	NA	< 0.10	104%	70%	130%	100%	80%	120%	95%	70%	130%
Electrical Conductivity (2:1)	7150449		0.591	0.612	3.5%	< 0.005	96%	80%	120%						
Sodium Adsorption Ratio (2:1) (Calc.)	7150449		4.58	4.56	0.4%	NA									
pH, 2:1 CaCl2 Extraction	7150449		6.16	6.30	2.2%	NA	94%	80%	120%						

Comments: NA signifies Not Applicable.
 pH duplicates QA acceptance criteria was met relative as stated in Table 5-15 of Analytical Protocol document.
 Duplicate NA: results are under 5X the RDL and will not be calculated.

More than 90% of the elements met acceptance limits and overall data quality is acceptable for use. For a multi-element scan up to 10% of analytes may exceed the quoted limits by up to 10% absolute.

Particle Size by Sieve (Wet)

Sieve Analysis - 75 µm (retained)	7109550	97.34	97.46	0.1%	NA	100%	75%	125%
Sieve Analysis - 75 µm (passing)	7109550	2.66	2.54	4.6%	NA			

Comments: NA signifies Not Applicable.
 Duplicate NA: results are under 5X the RDL and will not be calculated.

Quality Assurance

 CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
 PROJECT: 103499.002
 SAMPLING SITE: St. Laurent

 AGAT WORK ORDER: 25Z356189
 ATTENTION TO: Mohit Bhargav
 SAMPLED BY: CC/CD

Soil Analysis (Continued)

RPT Date: Oct 29, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE				
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

Certified By: _____




Quality Assurance

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

AGAT WORK ORDER: 25Z356189

PROJECT: 103499.002

ATTENTION TO: Mohit Bhargav

SAMPLING SITE: St. Laurent

SAMPLED BY: CC/CD

Trace Organics Analysis															
RPT Date: Oct 29, 2025			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE		MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

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

F1 (C6 to C10)	7124522		<5	<5	NA	< 5	89%	80%	120%	101%	60%	140%	86%	60%	140%
F2 (C10 to C16)	7134743		< 10	< 10	NA	< 10	111%	60%	140%	107%	60%	140%	117%	60%	140%
F3 (C16 to C34)	7134743		< 50	< 50	NA	< 50	119%	60%	140%	105%	60%	140%	127%	60%	140%
F4 (C34 to C50)	7134743		< 50	< 50	NA	< 50	83%	60%	140%	108%	60%	140%	120%	60%	140%

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

Dichlorodifluoromethane	7124522		<0.05	<0.05	NA	< 0.05	100%	60%	140%	101%	50%	140%	93%	50%	140%
Vinyl Chloride	7124522		<0.02	<0.02	NA	< 0.02	97%	60%	140%	115%	50%	140%	97%	50%	140%
Bromomethane	7124522		<0.05	<0.05	NA	< 0.05	89%	60%	140%	120%	50%	140%	84%	50%	140%
Trichlorofluoromethane	7124522		<0.05	<0.05	NA	< 0.05	100%	60%	140%	102%	50%	140%	89%	50%	140%
Acetone	7124522		<0.50	<0.50	NA	< 0.50	92%	60%	140%	100%	50%	140%	98%	50%	140%
1,1-Dichloroethylene	7124522		< 0.05	< 0.05	NA	< 0.05	96%	60%	140%	97%	60%	130%	111%	50%	140%
Methylene Chloride	7124522		<0.05	<0.05	NA	< 0.05	82%	60%	140%	97%	60%	130%	115%	50%	140%
Trans- 1,2-Dichloroethylene	7124522		<0.05	<0.05	NA	< 0.05	106%	60%	140%	73%	60%	130%	82%	50%	140%
Methyl tert-butyl Ether	7124522		<0.05	<0.05	NA	< 0.05	78%	60%	140%	87%	60%	130%	111%	50%	140%
1,1-Dichloroethane	7124522		<0.02	<0.02	NA	< 0.02	111%	60%	140%	68%	60%	130%	89%	50%	140%
Methyl Ethyl Ketone	7124522		<0.50	<0.50	NA	< 0.50	120%	60%	140%	102%	50%	140%	87%	50%	140%
Cis- 1,2-Dichloroethylene	7124522		<0.02	<0.02	NA	< 0.02	62%	60%	140%	86%	60%	130%	90%	50%	140%
Chloroform	7124522		<0.04	<0.04	NA	< 0.04	86%	60%	140%	80%	60%	130%	100%	50%	140%
1,2-Dichloroethane	7124522		<0.03	<0.03	NA	< 0.03	78%	60%	140%	78%	60%	130%	93%	50%	140%
1,1,1-Trichloroethane	7124522		<0.05	<0.05	NA	< 0.05	86%	60%	140%	78%	60%	130%	72%	50%	140%
Carbon Tetrachloride	7124522		<0.05	<0.05	NA	< 0.05	65%	60%	140%	66%	60%	130%	79%	50%	140%
Benzene	7124522		<0.02	<0.02	NA	< 0.02	105%	60%	140%	100%	60%	130%	98%	50%	140%
1,2-Dichloropropane	7124522		<0.03	<0.03	NA	< 0.03	67%	60%	140%	65%	60%	130%	85%	50%	140%
Trichloroethylene	7124522		0.07	0.08	NA	< 0.03	62%	60%	140%	70%	60%	130%	97%	50%	140%
Bromodichloromethane	7124522		<0.05	<0.05	NA	< 0.05	77%	60%	140%	75%	60%	130%	96%	50%	140%
Methyl Isobutyl Ketone	7124522		<0.50	<0.50	NA	< 0.50	82%	60%	140%	98%	50%	140%	98%	50%	140%
1,1,2-Trichloroethane	7124522		<0.04	<0.04	NA	< 0.04	98%	60%	140%	96%	60%	130%	110%	50%	140%
Toluene	7124522		0.37	0.39	5.3%	< 0.05	93%	60%	140%	100%	60%	130%	95%	50%	140%
Dibromochloromethane	7124522		<0.05	<0.05	NA	< 0.05	97%	60%	140%	94%	60%	130%	112%	50%	140%
Ethylene Dibromide	7124522		<0.04	<0.04	NA	< 0.04	91%	60%	140%	89%	60%	130%	98%	50%	140%
Tetrachloroethylene	7124522		< 0.05	< 0.05	NA	< 0.05	77%	60%	140%	87%	60%	130%	100%	50%	140%
1,1,1,2-Tetrachloroethane	7124522		<0.04	<0.04	NA	< 0.04	85%	60%	140%	83%	60%	130%	103%	50%	140%
Chlorobenzene	7124522		<0.05	<0.05	NA	< 0.05	87%	60%	140%	84%	60%	130%	111%	50%	140%
Ethylbenzene	7124522		<0.05	<0.05	NA	< 0.05	102%	60%	140%	94%	60%	130%	100%	50%	140%
m & p-Xylene	7124522		<0.05	<0.05	NA	< 0.05	97%	60%	140%	101%	60%	130%	94%	50%	140%
Bromoform	7124522		<0.05	<0.05	NA	< 0.05	116%	60%	140%	100%	60%	130%	122%	50%	140%
Styrene	7124522		<0.05	<0.05	NA	< 0.05	86%	60%	140%	81%	60%	130%	104%	50%	140%
1,1,2,2-Tetrachloroethane	7124522		<0.05	<0.05	NA	< 0.05	133%	60%	140%	100%	60%	130%	100%	50%	140%
o-Xylene	7124522		<0.05	<0.05	NA	< 0.05	102%	60%	140%	89%	60%	130%	92%	50%	140%

Quality Assurance

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
 PROJECT: 103499.002
 SAMPLING SITE: St. Laurent

AGAT WORK ORDER: 25Z356189
 ATTENTION TO: Mohit Bhargav
 SAMPLED BY: CC/CD

Trace Organics Analysis (Continued)

RPT Date: Oct 29, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
1,3-Dichlorobenzene	7124522		<0.05	<0.05	NA	< 0.05	102%	60%	140%	85%	60%	130%	111%	50%	140%
1,4-Dichlorobenzene	7124522		<0.05	<0.05	NA	< 0.05	102%	60%	140%	84%	60%	130%	110%	50%	140%
1,2-Dichlorobenzene	7124522		<0.05	<0.05	NA	< 0.05	107%	60%	140%	87%	60%	130%	109%	50%	140%
n-Hexane	7124522		<0.05	<0.05	NA	< 0.05	110%	60%	140%	116%	60%	130%	76%	50%	140%
O. Reg. 153(511) - PAHs (Soil)															
Naphthalene	7137680		<0.05	<0.05	NA	< 0.05	137%	50%	140%	93%	50%	140%	88%	50%	140%
Acenaphthylene	7137680		<0.05	<0.05	NA	< 0.05	124%	50%	140%	90%	50%	140%	98%	50%	140%
Acenaphthene	7137680		<0.05	<0.05	NA	< 0.05	126%	50%	140%	93%	50%	140%	95%	50%	140%
Fluorene	7137680		<0.05	<0.05	NA	< 0.05	130%	50%	140%	90%	50%	140%	88%	50%	140%
Phenanthrene	7137680		<0.05	<0.05	NA	< 0.05	80%	50%	140%	95%	50%	140%	88%	50%	140%
Anthracene	7137680		<0.05	<0.05	NA	< 0.05	106%	50%	140%	88%	50%	140%	88%	50%	140%
Fluoranthene	7137680		<0.05	<0.05	NA	< 0.05	121%	50%	140%	90%	50%	140%	90%	50%	140%
Pyrene	7137680		<0.05	<0.05	NA	< 0.05	121%	50%	140%	90%	50%	140%	85%	50%	140%
Benzo(a)anthracene	7137680		<0.05	<0.05	NA	< 0.05	98%	50%	140%	95%	50%	140%	88%	50%	140%
Chrysene	7137680		<0.05	<0.05	NA	< 0.05	73%	50%	140%	93%	50%	140%	90%	50%	140%
Benzo(b)fluoranthene	7137680		<0.05	<0.05	NA	< 0.05	128%	50%	140%	95%	50%	140%	93%	50%	140%
Benzo(k)fluoranthene	7137680		<0.05	<0.05	NA	< 0.05	104%	50%	140%	98%	50%	140%	85%	50%	140%
Benzo(a)pyrene	7137680		<0.05	<0.05	NA	< 0.05	106%	50%	140%	88%	50%	140%	88%	50%	140%
Indeno(1,2,3-cd)pyrene	7137680		<0.05	<0.05	NA	< 0.05	76%	50%	140%	93%	50%	140%	88%	50%	140%
Dibenz(a,h)anthracene	7137680		<0.05	<0.05	NA	< 0.05	85%	50%	140%	100%	50%	140%	93%	50%	140%
Benzo(g,h,i)perylene	7137680		<0.05	<0.05	NA	< 0.05	113%	50%	140%	88%	50%	140%	83%	50%	140%

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

Certified By: _____



QC Exceedance

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

AGAT WORK ORDER: 25Z356189

PROJECT: 103499.002

ATTENTION TO: Mohit Bhargav

RPT Date: Oct 29, 2025		REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE				
PARAMETER	Sample Id	Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
			Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - Metals & Inorganics (Soil)

Thallium	135%	70%	130%	103%	80%	120%	102%	70%	130%
----------	------	-----	------	------	-----	------	------	-----	------

Comments: NA signifies Not Applicable.

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

Duplicate NA: results are under 5X the RDL and will not be calculated.

More than 90% of the elements met acceptance limits and overall data quality is acceptable for use. For a multi-element scan up to 10% of analytes may exceed the quoted limits by up to 10% absolute.

Method Summary

 CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
 PROJECT: 103499.002
 SAMPLING SITE: St. Laurent

 AGAT WORK ORDER: 25Z356189
 ATTENTION TO: Mohit Bhargav
 SAMPLED BY: CC/CD

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron (Hot Water Soluble)	MET-93-6104	modified from EPA 6010D and MSA PART 3, CH 21	ICP/OES
Cadmium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cobalt	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Copper	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Molybdenum	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Nickel	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Selenium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Silver	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Thallium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Uranium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Vanadium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Zinc	MET 93 -6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium, Hexavalent	INOR-93-6068	modified from EPA 3060 and EPA 7196	SPECTROPHOTOMETER
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl ₂ Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE
Sieve Analysis - 75 µm (retained)	INOR-93-6065	Modified from ASTM D1140-17	SIEVE
Sieve Analysis - 75 µm (passing)	INOR-93-6065	Modified from ASTM D1140-17	SIEVE

Method Summary

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

AGAT WORK ORDER: 25Z356189

PROJECT: 103499.002

ATTENTION TO: Mohit Bhargav

SAMPLING SITE: St. Laurent

SAMPLED BY: CC/CD

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

Method Summary

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

AGAT WORK ORDER: 25Z356189

PROJECT: 103499.002

ATTENTION TO: Mohit Bhargav

SAMPLING SITE: St. Laurent

SAMPLED BY: CC/CD

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

Method Summary

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

AGAT WORK ORDER: 25Z356189

PROJECT: 103499.002

ATTENTION TO: Mohit Bhargav

SAMPLING SITE: St. Laurent

SAMPLED BY: CC/CD

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



Laboratory Use Only

Work Order #: 257356189

Cooler Quantity: one - 1/2 packs
Arrival Temperatures: 4.6 | 4.7 | 3.9
MISS. 8-2 | 8-8 | 8-8°C

Custody Seal Intact: Yes No N/A
Notes: fa

Chain of Custody Record

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

Report Information:
Company: GEMTEC Consulting Engineers and Scientists Limited
Contact: Mohit Bhargav
Address: 32 Staecie Drive
Ottawa, ON
Phone: 613-836-1422 Fax: _____
Reports to be sent to: dan.elliott@gemtec.ca
1. Email: _____
2. Email: Mohit.bhargav@gemtec.ca

Project Information:
Project: 103499.002
Site Location: St. Laurent
Sampled By: CC/CD
AGAT Quote #: _____ PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

Invoice Information: Bill To Same: Yes No
Company: _____
Contact: _____
Address: _____
Email: _____

Regulatory Requirements:
(Please check all applicable boxes)

Regulation 153/04 Regulation 406
Table 1 Indicate One Table _____ Indicate One
 Ind/Com Res/Park Agriculture Sewer Use
 Sanitary Storm
 CCME Other Indicate One

Soil Texture (Check One)
 Coarse Fine

Is this submission for a Record of Site Condition? Yes No

Report Guideline on Certificate of Analysis Yes No

Sample Matrix Legend

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

Field Filtered - Metals, Hg, CrVI, DOC

Turnaround Time (TAT) Required:

Regular TAT 5 to 7 Business Days
Rush TAT (Rush Surcharges Apply)
 3 Business Days 2 Business Days Next Business Day
OR Date Required (Rush Surcharges May Apply):

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

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	Metals & Inorganics	Metals - <input type="checkbox"/> CrVI, <input type="checkbox"/> Hg, <input type="checkbox"/> HWSB	BTEX, F1-F4 PHCS	VOC	PAHs	PCBs	PCBs: Aroclors <input type="checkbox"/>	Landfill Disposal Characterization TOLP: <input type="checkbox"/> M&I, <input checked="" type="checkbox"/> VOCs, <input type="checkbox"/> ABVs, <input type="checkbox"/> B&P, <input type="checkbox"/> PCBs	Regulation 406 SPLP Rainwater Leach SPLP: <input type="checkbox"/> Metals, <input type="checkbox"/> VOCs, <input type="checkbox"/> SVOCs	Regulation 406 Characterization Package pH, IC PMS Metals, BTEX, F1-F4	Corrosivity: <input type="checkbox"/> Moisture <input type="checkbox"/> Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. BH25-05 SA2	6-Oct-25	AM	3	S			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
2. BH25-05 SA3	6-Oct-25	AM	3	S			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
3. BH25-01 SA2	9-Oct-25	AM	3	S			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
4. BH25-01 SA5	9-Oct-25	AM	3	S			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
5.		AM																
6.		AM																
7.		AM																
8.		AM																
9.		AM																
10.		AM																
11.		AM																

Samples Relinquished By (Print Name and Sign): <u>Daniel Elliot</u>	Date: <u>10-Oct-25</u>	Time: <u>13:00</u>	Samples Received By (Print Name and Sign): <u>C. Crivetto</u>	Date: <u>10/10/25</u>	Time: <u>14:48</u>
Samples Relinquished By (Print Name and Sign): <u>CC to Daniel</u>	Date: <u>10/14/25</u>	Time: <u>15:00</u>	Samples Received By (Print Name and Sign): <u>NTF</u>	Date: <u>Oct 15</u>	Time: <u>9M</u>

Pink Copy - Client | Yellow Copy - AGAT | White Copy - AGAT



**CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
32 STEACIE DRIVE
OTTAWA, ON K2K 2A9
(613) 836-1422**

ATTENTION TO: Mohit Bhargav

PROJECT: 103499.002

AGAT WORK ORDER: 25Z356990

SOIL ANALYSIS REVIEWED BY: Amanjot Bhela, Lab Operation Manager

TRACE ORGANICS REVIEWED BY: Neli Popnikolova, Senior Chemist

DATE REPORTED: Oct 22, 2025

PAGES (INCLUDING COVER): 19

VERSION*: 1

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

***Notes**

Disclaimer:

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



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 25Z356990

PROJECT: 103499.002

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

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
SAMPLING SITE: SLB

ATTENTION TO: Mohit Bhargava
SAMPLED BY: CC/CD

DATE RECEIVED: 2025-10-15		O. Reg. 153(511) - Metals & Inorganics (Soil)						DATE REPORTED: 2025-10-22
Parameter	Unit	SAMPLE DESCRIPTION: BH 25-03 SA1		BH 25-03 SAT		BH 25-04 SA1		BH 25-04 SAT
		DATE SAMPLED: 2025-10-10	Soil	DATE SAMPLED: 2025-10-10	Soil	DATE SAMPLED: 2025-10-10	Soil	DATE SAMPLED: 2025-10-10
	G / S	RDL	7149792	7149795	7149796	7149797		
Antimony	µg/g	1	0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Arsenic	µg/g	11	1	<1	3	<1	<1	4
Barium	µg/g	210	2.0	27.0	143	29.0	29.0	136
Beryllium	µg/g	2.5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Boron	µg/g	36	5	<5	6	<5	<5	7
Boron (Hot Water Soluble)	µg/g	NA	0.10	0.20	0.18	0.10	0.10	0.15
Cadmium	µg/g	1	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Chromium	µg/g	67	5	7	19	7	7	19
Cobalt	µg/g	19	0.8	10.0	7.9	2.8	2.8	7.8
Copper	µg/g	62	1.0	37.8	19.3	3.8	3.8	26.0
Lead	µg/g	45	1	1	8	1	1	9
Molybdenum	µg/g	2	0.5	<0.5	2.7	<0.5	<0.5	3.3
Nickel	µg/g	37	1	8	22	7	7	25
Selenium	µg/g	1.2	0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Silver	µg/g	0.5	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Thallium	µg/g	1	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Uranium	µg/g	1.9	0.50	<0.50	1.30	<0.50	<0.50	1.51
Vanadium	µg/g	86	2.0	8.8	28.6	10.2	10.2	29.3
Zinc	µg/g	290	5	18	34	18	18	37
Chromium, Hexavalent	µg/g	0.66	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Cyanide, WAD	µg/g	0.051	0.040	<0.040	<0.040	<0.040	<0.040	<0.040
Mercury	µg/g	0.16	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Electrical Conductivity (2:1)	mS/cm	0.47	0.005	1.00	0.273	0.630	0.630	0.705
Sodium Adsorption Ratio (2:1)	N/A	1	N/A	0.628	0.928	0.519	0.519	1.28
(Calc.)	pH Units		NA	11.3	8.18	7.51	7.51	7.27
pH, 2:1 CaCl2 Extraction								



Certified By:



AGAT Laboratories

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
SAMPLING SITE: SLB

Certificate of Analysis

AGAT WORK ORDER: 25Z356990
PROJECT: 103499.002

5835 COOPERS AVENUE
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ATTENTION TO: Mohit Bhargava
SAMPLED BY: CC/CD

O. Reg. 153(511) - Metals & Inorganics (Soil)

DATE RECEIVED: 2025-10-15

DATE REPORTED: 2025-10-22

Comments:

RDL - Reported Detection Limit; G / S - Guideline / Standard; Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Agricultural or Other Property Use

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

7149792-7149797 EC was determined on the DI water extract obtained from the 2:1 leaching procedure (2 parts DI water:1 part soil). pH was determined on the 0.01M CaCl2 extract prepared at 2:1 ratio. SAR is a calculated parameter.

Analysis performed at AGAT Toronto (unless marked by *)



Certified By:



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 25Z356990

PROJECT: 103499.002

5835 COOPERS AVENUE
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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
SAMPLING SITE: SLB

ATTENTION TO: Mohit Bhargava
SAMPLED BY: CC/CD

DATE RECEIVED: 2025-10-15		O. Reg. 153(511) - PAHs (Soil)				DATE REPORTED: 2025-10-22
Parameter	Unit	SAMPLE DESCRIPTION: BH 25-03 SA1		BH 25-04 SA1		BH 25-04 SA7
		2025-10-10	Soil	2025-10-10	Soil	Soil
		G / S	RDL	G / S	RDL	G / S
Naphthalene	µg/g	0.05	0.05	<0.05	<0.05	<0.05
Acenaphthylene	µg/g	0.093	0.05	<0.05	<0.05	<0.05
Acenaphthene	µg/g	0.05	0.05	<0.05	<0.05	<0.05
Fluorene	µg/g	0.05	0.05	<0.05	<0.05	<0.05
Phenanthrene	µg/g	0.19	0.05	<0.05	<0.05	<0.05
Anthracene	µg/g	0.05	0.05	<0.05	<0.05	<0.05
Fluoranthene	µg/g	0.24	0.05	<0.05	<0.05	<0.05
Pyrene	µg/g	0.19	0.05	<0.05	<0.05	<0.05
Benzo(a)anthracene	µg/g	0.095	0.05	<0.05	<0.05	<0.05
Chrysene	µg/g	0.18	0.05	<0.05	<0.05	<0.05
Benzo(b)fluoranthene	µg/g	0.3	0.05	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	µg/g	0.05	0.05	<0.05	<0.05	<0.05
Benzo(a)pyrene	µg/g	0.05	0.05	<0.05	<0.05	<0.05
Indeno(1,2,3-cd)pyrene	µg/g	0.11	0.05	<0.05	<0.05	<0.05
Dibenz(a,h)anthracene	µg/g	0.1	0.05	<0.05	<0.05	<0.05
Benzo(g,h,i)perylene	µg/g	0.2	0.05	<0.05	<0.05	<0.05
2-and 1-methyl Naphthalene	µg/g	0.05	0.05	<0.05	<0.05	<0.05
Moisture Content	%	0.1	7.8	11.7	2.2	10.5
Surrogate	Unit	Acceptable Limits				
Naphthalene-d8	%	50-140	105	75	95	75
Acridine-d9	%	50-140	80	115	115	95
Terphenyl-d14	%	50-140	100	80	115	85

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

7149792-7149797 Results are based on the dry weight of the soil.
Note: The result for Benzo(b)Fluoranthene is the total of the Benzo(b)&j)Fluoranthene isomers because the isomers co-elute on the GC column.
2- and 1-Methyl Naphthalene is a calculated parameter. The calculated value is the sum of 2-Methyl Naphthalene and 1-Methyl Naphthalene.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 25Z356990

PROJECT: 103499.002

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ATTENTION TO: Mohit Bhargava
SAMPLED BY: CC/CD

DATE RECEIVED: 2025-10-15		O. Reg. 153(511) - PHCs F1 - F4 (Soil)		DATE REPORTED: 2025-10-22
Parameter	Unit	G / S	RDL	Soil
SAMPLE DESCRIPTION: BH 25-02 SA1 BH 25-02 SA3				
SAMPLE TYPE: Soil				
DATE SAMPLED: 2025-10-10 2025-10-10				
7149789 / 7149791				
Benzene	µg/g	0.02	0.02	<0.02
Toluene	µg/g	0.2	0.05	<0.05
Ethylbenzene	µg/g	0.05	0.05	<0.05
m & p-Xylene	µg/g	0.05	0.05	<0.05
o-Xylene	µg/g	0.05	0.05	<0.05
Xylenes (Total)	µg/g	0.05	0.05	<0.05
F1 (C6 to C10)	µg/g	17	5	<5
F1 (C6 to C10) minus BTEX	µg/g	17	5	<5
F2 (C10 to C16)	µg/g	10	10	<10
F3 (C16 to C34)	µg/g	240	50	<50
F4 (C34 to C50)	µg/g	120	50	<50
Gravimetric Heavy Hydrocarbons	µg/g	120	50	NA
Moisture Content	%	0.1	22.8	16.6
Acceptable Limits				
Toluene-d8	% Recovery	60-140	84	84
Terphenyl	%	60-140	92	79

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



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ATTENTION TO: Mohit Bhargava
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DATE RECEIVED: 2025-10-15	DATE REPORTED: 2025-10-22
O. Reg. 153(511) - PHCs F1 - F4 (Soil)	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard; Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Agricultural or Other Property Use
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
 Results are based on sample dry weight.
 The C6-C10 fraction is calculated using Toluene response factor.
 Xylenes is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
 C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX.
 The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.
 Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.
 The chromatogram has returned to baseline by the retention time of nC50.
 Total C6 - C50 results are corrected for BTEX contribution.
 This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
 nC6 and nC10 response factors are within 30% of Toluene response factor.
 nC10, nC16 and nC34 response factors are within 10% of their average.
 C50 response factor is within 70% of nC10 + nC16 + nC34 average.
 Linearity is within 15%.
 Extraction and holding times were met for this sample.
 Fractions 1-4 are quantified with the contribution of PAHs. Under Ontario Regulation 153, results are considered valid without determining the PAH contribution if not requested by the client.
 Quality Control Data is available upon request.

Analysis performed at AGAT Toronto (unless marked by *)

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SAMPLING SITE: SLB

ATTENTION TO: Mohit Bhargava
SAMPLED BY: CC/CD

DATE RECEIVED: 2025-10-15		O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)						DATE REPORTED: 2025-10-22
Parameter	Unit	SAMPLE DESCRIPTION: BH 25-03 SA1		BH 25-03 SAT		BH 25-04 SA1		BH 25-04 SAT
		Soil	Soil	Soil	Soil	Soil	Soil	
DATE SAMPLED:	G / S	RDL	2025-10-10	2025-10-10	2025-10-10	2025-10-10	2025-10-10	2025-10-10
			7149792	7149795	7149796	7149797		
F1 (C6 to C10)	µg/g	17	5	<5	<5	<5	<5	<5
F1 (C6 to C10) minus BTEX	µg/g	17	5	<5	<5	<5	<5	<5
F2 (C10 to C16)	µg/g	10	10	<10	20	<10	23	23
F2 (C10 to C16) minus Naphthalene	µg/g	10	10	<10	20	<10	23	23
F3 (C16 to C34)	µg/g	240	50	<50	<50	<50	<50	<50
F3 (C16 to C34) minus PAHs	µg/g	50	50	<50	<50	<50	<50	<50
F4 (C34 to C50)	µg/g	120	50	<50	<50	<50	<50	<50
Gravimetric Heavy Hydrocarbons	µg/g	120	50	NA	NA	NA	NA	NA
Moisture Content	%	0.1	7.8	11.7	2.2	10.5		
Surrogate	Unit	Acceptable Limits						
Toluene-d8	%	50-140	110	101	113	89	89	89
Terphenyl	%	60-140	84	89	94	94	91	91

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

7149792-7149797 Results are based on sample dry weight.
 The C6-C10 fraction is calculated using toluene response factor.
 C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

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

Analysis performed at AGAT Toronto (unless marked by *)

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AGAT WORK ORDER: 25Z356990

PROJECT: 103499.002

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SAMPLING SITE: SLB

ATTENTION TO: Mohit Bhargava
SAMPLED BY: CC/CD

DATE RECEIVED: 2025-10-15		O. Reg. 153(511) - VOCs (with PHC) (Soil)						DATE REPORTED: 2025-10-22
Parameter	Unit	SAMPLE DESCRIPTION: BH 25-03 SA1		BH 25-03 SAT		BH 25-04 SA1		BH 25-04 SAT
		Soil	Soil	Soil	Soil	Soil	Soil	
SAMPLE TYPE:		2025-10-10	2025-10-10	2025-10-10	2025-10-10	2025-10-10	2025-10-10	
DATE SAMPLED:		G / S	RDL	7149792	7149795	7149796	7149797	
Dichlorodifluoromethane	µg/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Vinyl Chloride	ug/g	0.02	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Bromomethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trichlorofluoromethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Acetone	ug/g	0.5	0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1-Dichloroethylene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methylene Chloride	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Trans- 1,2-Dichloroethylene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl tert-butyl Ether	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1-Dichloroethane	ug/g	0.05	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Methyl Ethyl Ketone	ug/g	0.5	0.50	<0.50	<0.50	<0.50	<0.50	<0.50
Cis- 1,2-Dichloroethylene	ug/g	0.05	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
Chloroform	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
1,2-Dichloroethane	ug/g	0.05	0.03	<0.03	<0.03	<0.03	<0.03	<0.03
1,1,1-Trichloroethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Carbon Tetrachloride	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Benzene	ug/g	0.02	0.02	<0.02	<0.02	<0.02	<0.02	<0.02
1,2-Dichloropropane	ug/g	0.05	0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Trichloroethylene	ug/g	0.05	0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Bromodichloromethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Methyl Isobutyl Ketone	ug/g	0.5	0.50	<0.50	<0.50	<0.50	<0.50	<0.50
1,1,2-Trichloroethane	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Toluene	ug/g	0.2	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Dibromochloromethane	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylene Dibromide	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Tetrachloroethylene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g	0.05	0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Chlorobenzene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Ethylbenzene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
m & p-Xylene	ug/g	0.05	0.05	<0.05	<0.05	<0.05	<0.05	<0.05

Certified By:

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



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Certificate of Analysis

AGAT WORK ORDER: 25Z356990

PROJECT: 103499.002

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
SAMPLING SITE: SLB

ATTENTION TO: Mohit Bhargava
SAMPLED BY: CC/CD

DATE RECEIVED: 2025-10-15		O. Reg. 153(511) - VOCs (with PHC) (Soil)						DATE REPORTED: 2025-10-22
Parameter	Unit	SAMPLE DESCRIPTION: BH 25-03 SA1		BH 25-04 SA1		BH 25-04 SAT		
		2025-10-10	Soil	2025-10-10	Soil	2025-10-10	Soil	
G / S	RDL	7149792	7149795	7149796	7149797	7149797		
Bromoform	ug/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Styrene	ug/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,1,2,2-Tetrachloroethane	ug/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
o-Xylene	ug/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,3-Dichlorobenzene	ug/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,4-Dichlorobenzene	ug/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,2-Dichlorobenzene	ug/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Xylenes (Total)	ug/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
1,3-Dichloropropene (Cis + Trans)	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
n-Hexane	µg/g	0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Moisture Content	%	0.1	7.8	2.2	11.7	10.5		
Surrogate	Unit	Acceptable Limits						
Toluene-d8	% Recovery	50-140	110	113	101	89		
4-Bromofluorobenzene	% Recovery	50-140	87	84	94	94		

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard; Refers to Table 1: Full Depth Background Site Condition Standards - Soil - Agricultural or Other Property Use
 Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.
7149792-7149797 The sample was analyzed using the high level technique. The sample was extracted using methanol, a small amount of the methanol extract was diluted in water and the purge & trap GC/MS analysis was performed. Results are based on the dry weight of the soil.
 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene + o-Xylene.
 1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
 The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.
 Analysis performed at AGAT Toronto (unless marked by *)

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Exceedance Summary

AGAT WORK ORDER: 25Z356990
PROJECT: 103499.002

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

ATTENTION TO: Mohit Bhargava

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
7149791	BH 25-02 SA3	ON T1 S AG	O. Reg. 153(511) - PHCs F1 - F4 (Soil)	F2 (C10 to C16)	µg/g	10	14
7149792	BH 25-03 SA1	ON T1 S AG	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.47	1.00
7149795	BH 25-03 SA7	ON T1 S AG	O. Reg. 153(511) - Metals & Inorganics (Soil)	Molybdenum	µg/g	2	2.7
7149795	BH 25-03 SA7	ON T1 S AG	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)	F2 (C10 to C16)	µg/g	10	20
7149796	BH 25-04 SA1	ON T1 S AG	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.47	0.630
7149797	BH 25-04 SA7	ON T1 S AG	O. Reg. 153(511) - Metals & Inorganics (Soil)	Electrical Conductivity (2:1)	mS/cm	0.47	0.705
7149797	BH 25-04 SA7	ON T1 S AG	O. Reg. 153(511) - Metals & Inorganics (Soil)	Molybdenum	µg/g	2	3.3
7149797	BH 25-04 SA7	ON T1 S AG	O. Reg. 153(511) - Metals & Inorganics (Soil)	Sodium Adsorption Ratio (2:1) (Calc.	N/A	1	1.28
7149797	BH 25-04 SA7	ON T1 S AG	O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)	F2 (C10 to C16)	µg/g	10	23



Quality Assurance

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
PROJECT: 103499.002
SAMPLING SITE:SLB

AGAT WORK ORDER: 25Z356990
ATTENTION TO: Mohit Bhargav
SAMPLED BY:CC/CD

Soil Analysis

RPT Date: Oct 22, 2025			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
O. Reg. 153(511) - Metals & Inorganics (Soil)																
Antimony	7157461		<0.8	<0.8	NA	< 0.8	100%	70%	130%	101%	80%	120%	102%	70%	130%	
Arsenic	7157461		1	2	NA	< 1	97%	70%	130%	97%	80%	120%	97%	70%	130%	
Barium	7157461		59.2	66.6	11.8%	< 2.0	104%	70%	130%	106%	80%	120%	75%	70%	130%	
Beryllium	7157461		<0.5	<0.5	NA	< 0.5	88%	70%	130%	82%	80%	120%	77%	70%	130%	
Boron	7157461		<5	5	NA	< 5	78%	70%	130%	79%	80%	120%	71%	70%	130%	
Boron (Hot Water Soluble)	7149792	7149792	0.20	0.19	NA	< 0.10	109%	60%	140%	98%	70%	130%	104%	60%	140%	
Cadmium	7157461		<0.5	<0.5	NA	< 0.5	95%	70%	130%	98%	80%	120%	92%	70%	130%	
Chromium	7157461		13	14	NA	< 5	90%	70%	130%	99%	80%	120%	NA	70%	130%	
Cobalt	7157461		3.1	3.3	NA	< 0.8	90%	70%	130%	98%	80%	120%	90%	70%	130%	
Copper	7157461		15.8	17.6	10.8%	< 1.0	85%	70%	130%	100%	80%	120%	NA	70%	130%	
Lead	7157461		8	9	11.8%	< 1	99%	70%	130%	105%	80%	120%	97%	70%	130%	
Molybdenum	7157461		0.7	0.8	NA	< 0.5	100%	70%	130%	102%	80%	120%	106%	70%	130%	
Nickel	7157461		7	8	13.3%	< 1	90%	70%	130%	96%	80%	120%	81%	70%	130%	
Selenium	7157461		<0.8	<0.8	NA	< 0.8	94%	70%	130%	102%	80%	120%	107%	70%	130%	
Silver	7157461		<0.5	<0.5	NA	< 0.5	101%	70%	130%	96%	80%	120%	100%	70%	130%	
Thallium	7157461		<0.5	<0.5	NA	< 0.5	104%	70%	130%	96%	80%	120%	98%	70%	130%	
Uranium	7157461		0.61	0.62	NA	< 0.50	98%	70%	130%	93%	80%	120%	92%	70%	130%	
Vanadium	7157461		17.1	18.1	5.7%	< 2.0	95%	70%	130%	96%	80%	120%	NA	70%	130%	
Zinc	7157461		74	80	7.8%	< 5	92%	70%	130%	99%	80%	120%	NA	70%	130%	
Chromium, Hexavalent	7148449		<0.2	<0.2	NA	< 0.2	85%	70%	130%	98%	80%	120%	101%	70%	130%	
Cyanide, WAD	7149796	7149796	<0.040	<0.040	NA	< 0.040	92%	70%	130%	97%	80%	120%	85%	70%	130%	
Mercury	7157461		<0.10	<0.10	NA	< 0.10	97%	70%	130%	102%	80%	120%	101%	70%	130%	
Electrical Conductivity (2:1)	7149792	7149792	1.00	0.919	8.4%	< 0.005	100%	80%	120%	NA			NA			
Sodium Adsorption Ratio (2:1) (Calc.)	7149792	7149792	0.628	0.664	5.6%	N/A	NA			NA			NA			
pH, 2:1 CaCl2 Extraction	7149792	7149792	11.3	11.3	0.0%	NA	103%	80%	120%	NA			NA			

Comments: NA signifies Not Applicable.

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

Duplicate NA: results are under 5X the RDL and will not be calculated.

Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.

More than 90% of the elements met acceptance limits and overall data quality is acceptable for use. For a multi-element scan up to 10% of analytes may exceed the quoted limits by up to 10% absolute.

Certified By:

Amanjot Bheela




Quality Assurance

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
PROJECT: 103499.002
SAMPLING SITE:SLB

AGAT WORK ORDER: 25Z356990
ATTENTION TO: Mohit Bhargav
SAMPLED BY:CC/CD

Trace Organics Analysis

RPT Date: Oct 22, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 153(511) - PAHs (Soil)															
Naphthalene	7148537		<0.05	<0.05	NA	< 0.05	73%	50%	140%	93%	50%	140%	95%	50%	140%
Acenaphthylene	7148537		<0.05	<0.05	NA	< 0.05	92%	50%	140%	88%	50%	140%	95%	50%	140%
Acenaphthene	7148537		<0.05	<0.05	NA	< 0.05	99%	50%	140%	100%	50%	140%	98%	50%	140%
Fluorene	7148537		<0.05	<0.05	NA	< 0.05	108%	50%	140%	90%	50%	140%	90%	50%	140%
Phenanthrene	7148537		<0.05	<0.05	NA	< 0.05	105%	50%	140%	90%	50%	140%	95%	50%	140%
Anthracene	7148537		<0.05	<0.05	NA	< 0.05	118%	50%	140%	93%	50%	140%	103%	50%	140%
Fluoranthene	7148537		<0.05	<0.05	NA	< 0.05	122%	50%	140%	90%	50%	140%	93%	50%	140%
Pyrene	7148537		<0.05	<0.05	NA	< 0.05	120%	50%	140%	90%	50%	140%	93%	50%	140%
Benzo(a)anthracene	7148537		<0.05	<0.05	NA	< 0.05	86%	50%	140%	90%	50%	140%	100%	50%	140%
Chrysene	7148537		<0.05	<0.05	NA	< 0.05	109%	50%	140%	93%	50%	140%	88%	50%	140%
Benzo(b)fluoranthene	7148537		<0.05	<0.05	NA	< 0.05	135%	50%	140%	98%	50%	140%	93%	50%	140%
Benzo(k)fluoranthene	7148537		<0.05	<0.05	NA	< 0.05	98%	50%	140%	90%	50%	140%	93%	50%	140%
Benzo(a)pyrene	7148537		<0.05	<0.05	NA	< 0.05	117%	50%	140%	95%	50%	140%	95%	50%	140%
Indeno(1,2,3-cd)pyrene	7148537		<0.05	<0.05	NA	< 0.05	112%	50%	140%	98%	50%	140%	88%	50%	140%
Dibenz(a,h)anthracene	7148537		<0.05	<0.05	NA	< 0.05	93%	50%	140%	90%	50%	140%	93%	50%	140%
Benzo(g,h,i)perylene	7148537		<0.05	<0.05	NA	< 0.05	104%	50%	140%	93%	50%	140%	95%	50%	140%
O. Reg. 153(511) - PHCs F1 - F4 (with PAHs and VOC) (Soil)															
F1 (C6 to C10)	7124522		<5	<5	NA	< 5	89%	80%	120%	101%	60%	140%	86%	60%	140%
O. Reg. 153(511) - VOCs (with PHC) (Soil)															
Dichlorodifluoromethane	7124522		<0.05	<0.05	NA	< 0.05	100%	60%	140%	101%	50%	140%	93%	50%	140%
Vinyl Chloride	7124522		<0.02	<0.02	NA	< 0.02	97%	60%	140%	115%	50%	140%	97%	50%	140%
Bromomethane	7124522		<0.05	<0.05	NA	< 0.05	89%	60%	140%	120%	50%	140%	84%	50%	140%
Trichlorofluoromethane	7124522		<0.05	<0.05	NA	< 0.05	100%	60%	140%	102%	50%	140%	89%	50%	140%
Acetone	7124522		<0.50	<0.50	NA	< 0.50	92%	60%	140%	100%	50%	140%	98%	50%	140%
1,1-Dichloroethylene	7124522		< 0.05	< 0.05	NA	< 0.05	96%	60%	140%	97%	60%	130%	111%	50%	140%
Methylene Chloride	7124522		<0.05	<0.05	NA	< 0.05	82%	60%	140%	97%	60%	130%	115%	50%	140%
Trans- 1,2-Dichloroethylene	7124522		<0.05	<0.05	NA	< 0.05	106%	60%	140%	73%	60%	130%	82%	50%	140%
Methyl tert-butyl Ether	7124522		<0.05	<0.05	NA	< 0.05	78%	60%	140%	87%	60%	130%	111%	50%	140%
1,1-Dichloroethane	7124522		<0.02	<0.02	NA	< 0.02	111%	60%	140%	68%	60%	130%	89%	50%	140%
Methyl Ethyl Ketone	7124522		<0.50	<0.50	NA	< 0.50	120%	60%	140%	102%	50%	140%	87%	50%	140%
Cis- 1,2-Dichloroethylene	7124522		<0.02	<0.02	NA	< 0.02	62%	60%	140%	86%	60%	130%	90%	50%	140%
Chloroform	7124522		<0.04	<0.04	NA	< 0.04	86%	60%	140%	80%	60%	130%	100%	50%	140%
1,2-Dichloroethane	7124522		<0.03	<0.03	NA	< 0.03	78%	60%	140%	78%	60%	130%	93%	50%	140%
1,1,1-Trichloroethane	7124522		<0.05	<0.05	NA	< 0.05	86%	60%	140%	78%	60%	130%	72%	50%	140%
Carbon Tetrachloride	7124522		<0.05	<0.05	NA	< 0.05	65%	60%	140%	66%	60%	130%	79%	50%	140%
Benzene	7124522		<0.02	<0.02	NA	< 0.02	105%	60%	140%	100%	60%	130%	98%	50%	140%
1,2-Dichloropropane	7124522		<0.03	<0.03	NA	< 0.03	67%	60%	140%	65%	60%	130%	85%	50%	140%
Trichloroethylene	7124522		0.07	0.08	NA	< 0.03	62%	60%	140%	70%	60%	130%	97%	50%	140%

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



Quality Assurance

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
PROJECT: 103499.002
SAMPLING SITE:SLB

AGAT WORK ORDER: 25Z356990
ATTENTION TO: Mohit Bhargav
SAMPLED BY:CC/CD

Trace Organics Analysis (Continued)

RPT Date: Oct 22, 2025			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits		
								Lower	Upper		Lower	Upper		Lower	Upper	
Bromodichloromethane	7124522		<0.05	<0.05	NA	< 0.05	77%	60%	140%	75%	60%	130%	96%	50%	140%	
Methyl Isobutyl Ketone	7124522		<0.50	<0.50	NA	< 0.50	82%	60%	140%	98%	50%	140%	98%	50%	140%	
1,1,2-Trichloroethane	7124522		<0.04	<0.04	NA	< 0.04	98%	60%	140%	96%	60%	130%	110%	50%	140%	
Toluene	7124522		0.37	0.39	5.3%	< 0.05	93%	60%	140%	100%	60%	130%	95%	50%	140%	
Dibromochloromethane	7124522		<0.05	<0.05	NA	< 0.05	97%	60%	140%	94%	60%	130%	112%	50%	140%	
Ethylene Dibromide	7124522		<0.04	<0.04	NA	< 0.04	91%	60%	140%	89%	60%	130%	98%	50%	140%	
Tetrachloroethylene	7124522		< 0.05	< 0.05	NA	< 0.05	77%	60%	140%	87%	60%	130%	100%	50%	140%	
1,1,1,2-Tetrachloroethane	7124522		<0.04	<0.04	NA	< 0.04	85%	60%	140%	83%	60%	130%	103%	50%	140%	
Chlorobenzene	7124522		<0.05	<0.05	NA	< 0.05	87%	60%	140%	84%	60%	130%	111%	50%	140%	
Ethylbenzene	7124522		<0.05	<0.05	NA	< 0.05	102%	60%	140%	94%	60%	130%	100%	50%	140%	
m & p-Xylene	7124522		<0.05	<0.05	NA	< 0.05	97%	60%	140%	101%	60%	130%	94%	50%	140%	
Bromoform	7124522		<0.05	<0.05	NA	< 0.05	116%	60%	140%	100%	60%	130%	122%	50%	140%	
Styrene	7124522		<0.05	<0.05	NA	< 0.05	86%	60%	140%	81%	60%	130%	104%	50%	140%	
1,1,2,2-Tetrachloroethane	7124522		<0.05	<0.05	NA	< 0.05	133%	60%	140%	100%	60%	130%	100%	50%	140%	
o-Xylene	7124522		<0.05	<0.05	NA	< 0.05	102%	60%	140%	89%	60%	130%	92%	50%	140%	
1,3-Dichlorobenzene	7124522		<0.05	<0.05	NA	< 0.05	102%	60%	140%	85%	60%	130%	111%	50%	140%	
1,4-Dichlorobenzene	7124522		<0.05	<0.05	NA	< 0.05	102%	60%	140%	84%	60%	130%	110%	50%	140%	
1,2-Dichlorobenzene	7124522		<0.05	<0.05	NA	< 0.05	107%	60%	140%	87%	60%	130%	109%	50%	140%	
n-Hexane	7124522		<0.05	<0.05	NA	< 0.05	110%	60%	140%	116%	60%	130%	76%	50%	140%	

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

O. Reg. 153(511) - PHCs F1 - F4 (Soil)

Benzene	7158616		<0.02	<0.02	NA	< 0.02	91%	60%	140%	109%	60%	140%	68%	60%	140%
Toluene	7158616		<0.05	<0.05	NA	< 0.05	75%	60%	140%	82%	60%	140%	77%	60%	140%
Ethylbenzene	7158616		<0.05	<0.05	NA	< 0.05	75%	60%	140%	73%	60%	140%	63%	60%	140%
m & p-Xylene	7158616		<0.05	<0.05	NA	< 0.05	84%	60%	140%	96%	60%	140%	81%	60%	140%
o-Xylene	7158616		<0.05	<0.05	NA	< 0.05	67%	60%	140%	64%	60%	140%	61%	60%	140%
F1 (C6 to C10)	7158616		<5	<5	NA	< 5	96%	80%	120%	90%	60%	140%	85%	60%	140%
F2 (C10 to C16)	7148537		< 10	< 10	NA	< 10	113%	80%	120%	129%	60%	140%	97%	60%	140%
F3 (C16 to C34)	7148537		< 50	< 50	NA	< 50	120%	80%	120%	104%	60%	140%	78%	60%	140%
F4 (C34 to C50)	7148537		< 50	< 50	NA	< 50	102%	80%	120%	83%	60%	140%	75%	60%	140%

Certified By:



QC Exceedance

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

AGAT WORK ORDER: 25Z356990

PROJECT: 103499.002

ATTENTION TO: Mohit Bhargav

RPT Date: Oct 22, 2025		REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE	
PARAMETER	Sample Id	Measured Value	Acceptable Limits		Recovery	Acceptable Limits	
			Lower	Upper		Lower	Upper

O. Reg. 153(511) - Metals & Inorganics (Soil)

Boron	78%	70%	130%	79%	80%	120%	71%	70%	130%
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Comments: NA signifies Not Applicable.

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

Duplicate NA: results are under 5X the RDL and will not be calculated.

Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.

More than 90% of the elements met acceptance limits and overall data quality is acceptable for use. For a multi-element scan up to 10% of analytes may exceed the quoted limits by up to 10% absolute.



Method Summary

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

AGAT WORK ORDER: 25Z356990

PROJECT: 103499.002

ATTENTION TO: Mohit Bhargav

SAMPLING SITE:SLB

SAMPLED BY:CC/CD

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Antimony	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Arsenic	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Barium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Beryllium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Boron (Hot Water Soluble)	MET-93-6104	modified from EPA 6010D and MSA PART 3, CH 21	ICP/OES
Cadmium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Cobalt	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Copper	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Lead	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Molybdenum	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Nickel	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Selenium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Silver	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Thallium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Uranium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Vanadium	MET-93-6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Zinc	MET 93 -6103	modified from EPA 3050B and EPA 6020B and ON MOECC	ICP-MS
Chromium, Hexavalent	INOR-93-6068	modified from EPA 3060 and EPA 7196	SPECTROPHOTOMETER
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Mercury	MET-93-6103	modified from EPA 7471B and SM 3112 B	ICP-MS
Electrical Conductivity (2:1)	INOR-93-6075	modified from MSA PART 3, CH 14 and SM 2510 B	PC TITRATE
Sodium Adsorption Ratio (2:1) (Calc.)	INOR-93-6007	modified from EPA 6010D & Analytical Protocol	ICP/OES
pH, 2:1 CaCl2 Extraction	INOR-93-6075	modified from EPA 9045D, MCKEAGUE 3.11 E3137	PC TITRATE



Method Summary

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

AGAT WORK ORDER: 25Z356990

PROJECT: 103499.002

ATTENTION TO: Mohit Bhargav

SAMPLING SITE:SLB

SAMPLED BY:CC/CD

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Trace Organics Analysis			
Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acenaphthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluorene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Phenanthrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Chrysene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(b)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(k)fluoranthene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(a)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Indeno(1,2,3-cd)pyrene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Dibenz(a,h)anthracene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Benzo(g,h,i)perylene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
2-and 1-methyl Naphthalene	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Naphthalene-d8	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Acridine-d9	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Terphenyl-d14	ORG-91-5106	modified from EPA 3570 and EPA 8270E	GC/MS
Moisture Content	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Benzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Toluene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Ethylbenzene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
m & p-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
o-Xylene	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
Xylenes (Total)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/MS
F1 (C6 to C10)	VOL-91-5009	modified from CCME Tier 1 Method	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5009	modified from CCME Tier 1 Method	P&T GC/FID
Toluene-d8	VOL-91-5009	modified from EPA SW-846 5030C & 8260D	(P&T)GC/MS
F2 (C10 to C16)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F4 (C34 to C50)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID



Method Summary

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

AGAT WORK ORDER: 25Z356990

PROJECT: 103499.002

ATTENTION TO: Mohit Bhargav

SAMPLING SITE:SLB

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PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Gravimetric Heavy Hydrocarbons	VOL-91-5009	modified from CCME Tier 1 Method	BALANCE
Terphenyl	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Toluene-d8	VOL-91- 5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16) minus Naphthalene	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34)	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5009	modified from CCME Tier 1 Method	GC/FID
Dichlorodifluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trans- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl tert-butyl Ether	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Cis- 1,2-Dichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,1-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5002	modified from EPA 5035A and EPA 8260D	(P&T)GC/MS



Method Summary

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

AGAT WORK ORDER: 25Z356990

PROJECT: 103499.002

ATTENTION TO: Mohit Bhargav

SAMPLING SITE:SLB

SAMPLED BY:CC/CD

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

Have feedback?
Scan here for a quick survey!



5835 Coopers Avenue
Mississauga, Ontario L4Z 1Y2
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web@earth.agatlabs.com

Chain of Custody Record

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

Report Information:

Company: SEMTEC
 Contact: MOHIT BHARGAVA
 Address: 32 STEACIE DRIVE
OTTAWA ONTARIO K2K2A9
 Phone: 506 897 70427 Fax: _____
 Reports to be sent to:
 1. Email: mohit.blagnou@semtec.ca
 2. Email: dan.elliott@semtec.ca

Project Information:

Project: 103499.002
 Site Location: SLB
 Sampled By: CC/CD
 AGAT Quote #: _____ PO: _____

Invoice Information:

Company: _____
 Contact: _____
 Address: _____
 Email: _____
 Bill To Same: Yes No

Laboratory Use Only

Work Order #: 257356990
 Cooler Quantity: one - bagged 100
 Arrival Temperatures: 9.8 10.1 10.0
 Depart Temperatures: 8.3 8.8 8.6
 Custody Seal Intact: Yes No N/A
 Notes: 1A

Turnaround Time (TAT) Required:

Regular TAT 5 to 7 Business Days
Rush TAT (Rush Surcharges Apply)
 3 Business Days 2 Business Days Next Business Day
OR Date Required (Rush Surcharges May Apply): _____

Report Guideline on Certificate of Analysis

Is this submission for a Record of Site Condition (RSC)?
 Yes No

Legal Sample

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

Please provide prior notification for rush TAT
 *TAT is exclusive of weekends and statutory holidays
 For 'Same Day' analysis, please contact your AGAT CSR

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/Special Instructions	Field Filtered - Metals, Hg, CrVI, DOC	Y/N	Metals & Inorganics	Metals - CrVI, Hg, CrVI, HWSB	BTEX, F1-F4 PHCs	VOC	PAHs	PCBs: Aroclors	Regulation 406 Characterization Packages	EC, SAR	Regulation 406 SLP Rainwater Leach	mSP: VOCs SVOCs OC	Landfill Disposal Characterization TCLP: TCLP: MBI VOCs Aroclors PCBs	Corrosivity: Moisture Sulphide	Potentially Hazardous or High Concentration (Y/N)
1. BH25-05 SAI	Oct 6, 25	AM	3	Soil																
2. BH25-05 SAB	↓	AM	↓	↓																
3. BH25-02 SAI	Oct 10, 25	PM	↓	↓																
4. BH25-02 SAB	↓	PM	↓	↓																
5. BH25-03 SAI	↓	AM	↓	↓																
6. BH25-03 SAB	↓	AM	↓	↓																
7. BH25-01 SAI	↓	AM	↓	↓																
8. BH25-04 SAI	↓	AM	↓	↓																
9.		AM																		
10.		AM																		
11.		AM																		

Samples Retrieved By (Print Name and Sign): Mohit Bhargava
 Date: Oct 15, 2025 Time: _____
 Samples Retrieved By (Print Name and Sign): CC/CD
 Date: Oct 16, 2025 Time: _____
 Samples Retrieved By (Print Name and Sign): _____
 Date: _____ Time: _____
 Page 1 of 2



**CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
32 STEACIE DRIVE
OTTAWA, ON K2K 2A9
(613) 836-1422**

ATTENTION TO: Mohit Bhargav

PROJECT: 103499.002

AGAT WORK ORDER: 25Z362466

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

WATER ANALYSIS REVIEWED BY: Yris Verastegui, Inorganic Team Lead

DATE REPORTED: Nov 05, 2025

PAGES (INCLUDING COVER): 22

VERSION*: 1

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

*Notes

Disclaimer:

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



Certificate of Analysis

AGAT WORK ORDER: 25Z362466

PROJECT: 103499.002

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

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

ATTENTION TO: Mohit Bhargav

SAMPLING SITE: SLB

SAMPLED BY: JG

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

DATE RECEIVED: 2025-10-28

DATE REPORTED: 2025-11-05

Parameter	Unit	SAMPLE DESCRIPTION:		MW 25-03	MW 25-103	MW 25-04	MW 25-05	MW 25-06
		SAMPLE TYPE:		Water	Water	Water	Water	Water
		DATE SAMPLED:		2025-10-27	2025-10-27	2025-10-27	2025-10-27	2025-10-27
		G / S	RDL	7188866	7188882	7188883	7188884	7188885
Naphthalene	µg/L	1400	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Acenaphthylene	µg/L	1.8	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Acenaphthene	µg/L	600	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Fluorene	µg/L	400	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Phenanthrene	µg/L	580	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Anthracene	µg/L	2.4	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Fluoranthene	µg/L	130	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Pyrene	µg/L	68	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Benzo(a)anthracene	µg/L	4.7	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Chrysene	µg/L	1	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Benzo(b)fluoranthene	µg/L	0.75	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Benzo(k)fluoranthene	µg/L	0.4	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Benzo(a)pyrene	µg/L	0.81	0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Indeno(1,2,3-cd)pyrene	µg/L	0.2	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Dibenz(a,h)anthracene	µg/L	0.52	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Benzo(g,h,i)perylene	µg/L	0.2	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
2-and 1-methyl Naphthalene	µg/L	1800	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Sediment				1	1	1	1	1
Surrogate	Unit	Acceptable Limits						
Naphthalene-d8	%	50-140		77	75	75	70	81
Acridine-d9	%	50-140		88	76	104	110	115
Terphenyl-d14	%	50-140		123	103	128	121	109

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured Soils

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

7188866-7188885 Sediment parameter is comment only based on visual inspection of the sample prior to extraction and is not an accredited test.

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

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

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

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 25Z362466

PROJECT: 103499.002

5835 COOPERS AVENUE
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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
SAMPLING SITE: SLB

ATTENTION TO: Mohit Bhargav
SAMPLED BY: JG

O. Reg. 153(511) - PHCs F1 - F4 (Water)

DATE RECEIVED: 2025-10-28

DATE REPORTED: 2025-11-05

SAMPLE DESCRIPTION: MW 25-02
SAMPLE TYPE: Water
DATE SAMPLED: 2025-10-27
G / S RDL 7188861

Parameter	Unit	G / S	RDL	7188861
Benzene	µg/L	44	0.20	<0.20
Toluene	µg/L	18000	0.20	0.26
Ethylbenzene	µg/L	2300	0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20
o-Xylene	µg/L		0.10	<0.10
Xylenes (Total)	µg/L	4200	0.20	<0.20
F1 (C6 to C10)	µg/L	750	25	<25
F1 (C6 to C10) minus BTEX	µg/L	750	25	<25
F2 (C10 to C16)	µg/L	150	100	<100
F3 (C16 to C34)	µg/L	500	100	<100
F4 (C34 to C50)	µg/L	500	100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA
Sediment				1
Surrogate	Unit	Acceptable Limits		
Toluene-d8	% Recovery	60-140		103
Terphenyl	% Recovery	60-140		84

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 25Z362466

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

ATTENTION TO: Mohit Bhargav

SAMPLING SITE:SLB

SAMPLED BY:JG

O. Reg. 153(511) - PHCs F1 - F4 (Water)

DATE RECEIVED: 2025-10-28

DATE REPORTED: 2025-11-05

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured Soils

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

7188861

The C6-C10 fraction is calculated using Toluene response factor.

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

C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX.

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

The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and nC34.

Gravimetric Heavy Hydrocarbons are not included in the Total C16 - C50 and are only determined if the chromatogram of the C34 - C50 Hydrocarbons indicated that hydrocarbons >C50 are present.

The chromatogram has returned to baseline by the retention time of nC50.

Total C6-C50 results are corrected for BTEX contribution.

This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.

nC6 and nC10 response factors are within 30% of Toluene response factor.

nC10, nC16 and nC34 response factors are within 10% of their average.

C50 response factor is within 70% of nC10 + nC16 nC34 average.

Linearity is within 15%.

Extraction and holding times were met for this sample.

Fractions 1-4 are quantified with the contribution of PAHs. Under Ontario Regulation 153/04, results are considered valid without determining the PAH contribution if not requested by the client.

NA = Not Applicable

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

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

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 25Z362466

PROJECT: 103499.002

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

ATTENTION TO: Mohit Bhargav

SAMPLING SITE: SLB

SAMPLED BY: JG

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

DATE RECEIVED: 2025-10-28

DATE REPORTED: 2025-11-05

Parameter	Unit	SAMPLE DESCRIPTION:		MW 25-03	MW 25-103	MW 25-04	MW 25-05	MW 25-06
		SAMPLE TYPE:		Water	Water	Water	Water	Water
		DATE SAMPLED:		2025-10-27	2025-10-27	2025-10-27	2025-10-27	2025-10-27
		G / S	RDL	7188866	7188882	7188883	7188884	7188885
F1 (C6 to C10)	µg/L	750	25	<25	<25	<25	<25	<25
F1 (C6 to C10) minus BTEX	µg/L	750	25	<25	<25	<25	<25	<25
F2 (C10 to C16)	µg/L	150	100	<100	<100	<100	<100	<100
F2 (C10 to C16) minus Naphthalene	µg/L		100	<100	<100	<100	<100	<100
F3 (C16 to C34)	µg/L	500	100	<100	<100	<100	<100	<100
F3 (C16 to C34) minus PAHs	µg/L		100	<100	<100	<100	<100	<100
F4 (C34 to C50)	µg/L	500	100	<100	<100	<100	<100	<100
Gravimetric Heavy Hydrocarbons	µg/L		500	NA	NA	NA	NA	NA
Sediment				1	1	1	1	1
Surrogate	Unit	Acceptable Limits						
Toluene-d8	%	50-140		80	95	86	93	98
Terphenyl	% Recovery	60-140		81	81	91	99	82

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 25Z362466

PROJECT: 103499.002

5835 COOPERS AVENUE
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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

ATTENTION TO: Mohit Bhargav

SAMPLING SITE:SLB

SAMPLED BY:JG

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

DATE RECEIVED: 2025-10-28

DATE REPORTED: 2025-11-05

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured Soils

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

7188866-7188885 The C6-C10 fraction is calculated using toluene response factor.

C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX. The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

The C10 - C16, C16 - C34, and C34 - C50 fractions are calculated using the average response factor for n-C10, n-C16, and n-C34.

Gravimetric Heavy Hydrocarbons are not included in the Total C16-C50 and are only determined if the chromatogram of the C34 - C50 hydrocarbons indicates that hydrocarbons >C50 are present.

The chromatogram has returned to baseline by the retention time of nC50.

Total C6 - C50 results are corrected for BTEX and PAH contributions.

C>10 - C16 (F2- Naphthalene) is a calculated parameter. The calculated value is F2 - Naphthalene.

C>16 - C34 (F3-PAH) is a calculated parameter. The calculated value is F3-PAH (PAH: sum of Phenanthrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Fluoranthene, Dibenzo(a,h)anthracene, Indeno(1,2,3-c,d)pyrene and Pyrene).

This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.

nC10, nC16 and nC34 response factors are within 10% of their average.

C50 response factor is within 70% of nC10 + nC16 + nC34 average.

Linearity is within 15%.

Extraction and holding times were met for this sample.

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

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

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 25Z362466

PROJECT: 103499.002

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

ATTENTION TO: Mohit Bhargav

SAMPLING SITE: SLB

SAMPLED BY: JG

O. Reg. 153(511) - PHCs F1/BTEX (Water)

DATE RECEIVED: 2025-10-28

DATE REPORTED: 2025-11-05

Parameter	Unit	SAMPLE DESCRIPTION:		Trip Blank	Field Blank
		G / S	RDL	7188899	7188900
Benzene	µg/L	0.20	<0.20	<0.20	<0.20
Toluene	µg/L	0.20	<0.20	<0.20	<0.20
Ethylbenzene	µg/L	0.10	<0.10	<0.10	<0.10
m & p-Xylene	µg/L	0.20	<0.20	<0.20	<0.20
o-Xylene	µg/L	0.10	<0.10	<0.10	<0.10
Xylenes (Total)	µg/L	0.20	<0.20	<0.20	<0.20
F1 (C6 to C10)	µg/L	25	<25	<25	<25
F1 (C6 to C10) minus BTEX	µg/L	25	<25	<25	<25
Surrogate	Unit	Acceptable Limits			
Toluene-d8	% Recovery	60-140	96	94	

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard

7188899-7188900 The C6-C10 fraction is calculated using Toluene response factor.
Total C6-C10 results are corrected for BTEX contributions.
Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
C6-C10 (F1 minus BTEX) is a calculated parameter. The calculated value is F1 minus BTEX.
The calculated parameters are non-accredited. The parameters that are components of the calculation are accredited.
This method complies with the Reference Method for the CWS PHC and is validated for use in the laboratory.
nC6 and nC10 response factors are within 30% of Toluene response factor.
Extraction and holding times were met for this sample.
NA = Not Applicable

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 25Z362466

PROJECT: 103499.002

5835 COOPERS AVENUE
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CANADA L4Z 1Y2
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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

ATTENTION TO: Mohit Bhargav

SAMPLING SITE:SLB

SAMPLED BY:JG

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

DATE RECEIVED: 2025-10-28

DATE REPORTED: 2025-11-05

Parameter	Unit	SAMPLE DESCRIPTION:		MW 25-03	MW 25-103	MW 25-04	MW 25-05	MW 25-06
		SAMPLE TYPE:		Water	Water	Water	Water	Water
		DATE SAMPLED:		2025-10-27	2025-10-27	2025-10-27	2025-10-27	2025-10-27
	G / S	RDL	7188866	7188882	7188883	7188884	7188885	
Dichlorodifluoromethane	µg/L	4400	0.40	<0.40	<0.40	<0.40	<0.40	<0.40
Vinyl Chloride	µg/L	0.5	0.17	<0.17	<0.17	<0.17	<0.17	<0.17
Bromomethane	µg/L	5.6	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Trichlorofluoromethane	µg/L	2500	0.40	<0.40	<0.40	<0.40	<0.40	<0.40
Acetone	µg/L	130000	1.0	<1.0	<1.0	<1.0	<1.0	<1.0
1,1-Dichloroethylene	µg/L	1.6	0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Methylene Chloride	µg/L	610	0.30	<0.30	<0.30	<0.30	<0.30	<0.30
trans- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Methyl tert-butyl ether	µg/L	190	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1-Dichloroethane	µg/L	320	0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Methyl Ethyl Ketone	µg/L	470000	1.0	<1.0	<1.0	<1.0	<1.0	<1.0
cis- 1,2-Dichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Chloroform	µg/L	2.4	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,2-Dichloroethane	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1,1-Trichloroethane	µg/L	640	0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Carbon Tetrachloride	µg/L	0.79	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Benzene	µg/L	44	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,2-Dichloropropane	µg/L	16	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Trichloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Bromodichloromethane	µg/L	85000	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Methyl Isobutyl Ketone	µg/L	140000	1.0	<1.0	<1.0	<1.0	<1.0	<1.0
1,1,2-Trichloroethane	µg/L	4.7	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Toluene	µg/L	18000	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Dibromochloromethane	µg/L	82000	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Ethylene Dibromide	µg/L	0.25	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Tetrachloroethylene	µg/L	1.6	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
1,1,1,2-Tetrachloroethane	µg/L	3.3	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Chlorobenzene	µg/L	630	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Ethylbenzene	µg/L	2300	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
m & p-Xylene	µg/L		0.20	<0.20	<0.20	<0.20	<0.20	<0.20

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 25Z362466

PROJECT: 103499.002

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
SAMPLING SITE: SLB

ATTENTION TO: Mohit Bhargav
SAMPLED BY: JG

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

DATE RECEIVED: 2025-10-28

DATE REPORTED: 2025-11-05

Parameter	Unit	SAMPLE DESCRIPTION:		MW 25-03	MW 25-103	MW 25-04	MW 25-05	MW 25-06
		G / S	RDL	2025-10-27	2025-10-27	2025-10-27	2025-10-27	2025-10-27
Bromoform	µg/L	380	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Styrene	µg/L	1300	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,1,2,2-Tetrachloroethane	µg/L	3.2	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
o-Xylene	µg/L		0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,3-Dichlorobenzene	µg/L	9600	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,4-Dichlorobenzene	µg/L	8	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,2-Dichlorobenzene	µg/L	4600	0.10	<0.10	<0.10	<0.10	<0.10	<0.10
1,3-Dichloropropene	µg/L	5.2	0.30	<0.30	<0.30	<0.30	<0.30	<0.30
Xylenes (Total)	µg/L	4200	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
n-Hexane	µg/L	51	0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Surrogate	Unit	Acceptable Limits						
Toluene-d8	% Recovery	50-140		80	95	86	93	98
4-Bromofluorobenzene	% Recovery	50-140		74	86	93	104	102

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured Soils
Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

7188866-7188885 Xylenes total is a calculated parameter. The calculated value is the sum of m&p-Xylene and o-Xylene.
1,3-Dichloropropene total is a calculated parameter. The calculated value is the sum of Cis-1,3-Dichloropropene and Trans-1,3-Dichloropropene.
The calculated parameter is non-accredited. The parameters that are components of the calculation are accredited.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:

R. Chakraborty



Certificate of Analysis

AGAT WORK ORDER: 25Z362466

PROJECT: 103499.002

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

ATTENTION TO: Mohit Bhargav

SAMPLING SITE:SLB

SAMPLED BY:JG

O. Reg. 153(511) - Metals & Inorganics (Water)

DATE RECEIVED: 2025-10-28

DATE REPORTED: 2025-11-05

Parameter	Unit	SAMPLE DESCRIPTION:		MW 25-03	MW 25-103	MW 25-04	MW 25-05	RDL	MW 25-06
		SAMPLE TYPE:		Water	Water	Water	Water		Water
		DATE SAMPLED:		2025-10-27	2025-10-27	2025-10-27	2025-10-27		2025-10-27
	G / S	RDL	7188866	7188882	7188883	7188884		7188885	
Dissolved Antimony	µg/L	20000	1.0	<1.0	<1.0	<1.0	<1.0	1.0	<1.0
Dissolved Arsenic	µg/L	1900	1.0	<1.0	<1.0	<1.0	<1.0	1.0	<1.0
Dissolved Barium	µg/L	29000	2.0	79.1	78.7	1440	176	2.0	312
Dissolved Beryllium	µg/L	67	0.50	<0.50	<0.50	<0.50	<0.50	0.50	<0.50
Dissolved Boron	µg/L	45000	10.0	29.9	30.0	411	41.2	10.0	146
Dissolved Cadmium	µg/L	2.7	0.20	<0.20	<0.20	<0.20	<0.20	0.20	<0.20
Dissolved Chromium	µg/L	810	2.0	<2.0	<2.0	<2.0	<2.0	2.0	<2.0
Dissolved Cobalt	µg/L	66	0.50	0.64	0.75	<0.50	0.89	0.50	3.91
Dissolved Copper	µg/L	87	1.0	<1.0	<1.0	<1.0	<1.0	1.0	<1.0
Dissolved Lead	µg/L	25	0.50	<0.50	<0.50	0.77	<0.50	0.50	2.00
Dissolved Molybdenum	µg/L	9200	0.50	2.72	3.06	2.02	6.74	0.50	5.37
Dissolved Nickel	µg/L	490	1.0	2.5	2.3	<1.0	2.7	1.0	11.4
Dissolved Selenium	µg/L	63	1.0	<1.0	<1.0	1.7	<1.0	1.0	2.2
Dissolved Silver	µg/L	1.5	0.20	<0.20	<0.20	<0.20	<0.20	0.20	<0.20
Dissolved Thallium	µg/L	510	0.30	<0.30	<0.30	<0.30	<0.30	0.30	<0.30
Dissolved Uranium	µg/L	420	0.50	1.72	1.68	<0.50	2.00	0.50	4.71
Dissolved Vanadium	µg/L	250	0.40	0.53	0.41	<0.40	<0.40	0.40	0.47
Dissolved Zinc	µg/L	1100	5.0	<5.0	<5.0	<5.0	5.5	5.0	<5.0
Mercury	µg/L	0.29	0.02	<0.02	<0.02	<0.02	<0.02	0.02	<0.02
Chromium VI	µg/L	140	2.000	<2.000	<2.000	<2.000	<2.000	2.000	<2.000
Cyanide, WAD	µg/L	66	2	<2	<2	<2	<2	2	<2
Dissolved Sodium	µg/L	2300000	50	12600	12400	348000	71000	250	1000000
Chloride	µg/L	2300000	100	9510	9540	945000	230000	122	2560000
pH	pH Units		NA	7.26	7.31	7.33	7.49	NA	6.97

Certified By:

Jris Veraestegui



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 25Z362466

PROJECT: 103499.002

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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

ATTENTION TO: Mohit Bhargav

SAMPLING SITE:SLB

SAMPLED BY:JG

O. Reg. 153(511) - Metals & Inorganics (Water)

DATE RECEIVED: 2025-10-28

DATE REPORTED: 2025-11-05

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Table 3: Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition - Non-Potable Ground Water - All Types of Property Uses - Coarse Textured Soils

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

7188866-7188885 Metals analysis completed on a filtered sample.

pH is a recommended field analysis taken within 15 minutes of sample collection. Due to the potential for rapid change in sample equilibrium chemistry laboratory results may differ from field measured results

Dilution required, RDL has been increased accordingly.

Analysis performed at AGAT Toronto (unless marked by *)

Certified By:



Exceedance Summary

AGAT WORK ORDER: 25Z362466

PROJECT: 103499.002

5835 COOPERS AVENUE
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CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

ATTENTION TO: Mohit Bhargav

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	UNIT	GUIDEVALUE	RESULT
718885	MW 25-06	ON T3 NPGW CT	O. Reg. 153(511) - Metals & Inorganics (Water)	Chloride	µg/L	2300000	2560000

Quality Assurance

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
PROJECT: 103499.002
SAMPLING SITE:SLB

AGAT WORK ORDER: 25Z362466
ATTENTION TO: Mohit Bhargav
SAMPLED BY: JG

Trace Organics Analysis

RPT Date: Nov 05, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - PHCs F1 - F4 (Water)

Benzene	7193481	<0.20	<0.20	NA	< 0.20	95%	60%	140%	102%	60%	140%	86%	60%	140%
Toluene	7193481	<0.20	<0.20	NA	< 0.20	83%	60%	140%	82%	60%	140%	90%	60%	140%
Ethylbenzene	7193481	<0.10	<0.10	NA	< 0.10	107%	60%	140%	106%	60%	140%	83%	60%	140%
m & p-Xylene	7193481	<0.20	<0.20	NA	< 0.20	106%	60%	140%	111%	60%	140%	86%	60%	140%
o-Xylene	7193481	<0.10	<0.10	NA	< 0.10	106%	60%	140%	118%	60%	140%	93%	60%	140%
F1 (C6 to C10)	7193481	<25	<25	NA	< 25	104%	60%	140%	108%	60%	140%	107%	60%	140%
F2 (C10 to C16)	7194157	125	108	NA	< 100	108%	60%	140%	70%	60%	140%	79%	60%	140%
F3 (C16 to C34)	7194157	< 100	< 100	NA	< 100	105%	60%	140%	68%	60%	140%	75%	60%	140%
F4 (C34 to C50)	7194157	< 100	< 100	NA	< 100	82%	60%	140%	90%	60%	140%	65%	60%	140%

O. Reg. 153(511) - PHCs F1/BTEX (Water)

Benzene	7193481	<0.20	<0.20	NA	< 0.20	95%	60%	140%	102%	60%	140%	86%	60%	140%
Toluene	7193481	<0.20	<0.20	NA	< 0.20	83%	60%	140%	82%	60%	140%	90%	60%	140%
Ethylbenzene	7193481	<0.10	<0.10	NA	< 0.10	107%	60%	140%	106%	60%	140%	83%	60%	140%
m & p-Xylene	7193481	<0.20	<0.20	NA	< 0.20	106%	60%	140%	111%	60%	140%	86%	60%	140%
o-Xylene	7193481	<0.10	<0.10	NA	< 0.10	106%	60%	140%	118%	60%	140%	93%	60%	140%
F1 (C6 to C10)	7193481	<25	<25	NA	< 25	104%	60%	140%	108%	60%	140%	107%	60%	140%

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

F1 (C6 to C10)	7183030	< 25	< 25	NA	< 25	74%	60%	140%	85%	60%	130%	101%	50%	140%
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O. Reg. 153(511) - PAHs (Water)

Naphthalene	7179136	<0.20	<0.20	NA	< 0.20	119%	50%	140%	86%	50%	140%	75%	50%	140%
Acenaphthylene	7179136	<0.20	<0.20	NA	< 0.20	117%	50%	140%	91%	50%	140%	89%	50%	140%
Acenaphthene	7179136	<0.20	<0.20	NA	< 0.20	114%	50%	140%	75%	50%	140%	90%	50%	140%
Fluorene	7179136	<0.20	<0.20	NA	< 0.20	115%	50%	140%	94%	50%	140%	95%	50%	140%
Phenanthrene	7179136	<0.10	<0.10	NA	< 0.10	75%	50%	140%	81%	50%	140%	76%	50%	140%
Anthracene	7179136	<0.10	<0.10	NA	< 0.10	103%	50%	140%	87%	50%	140%	72%	50%	140%
Fluoranthene	7179136	<0.20	<0.20	NA	< 0.20	116%	50%	140%	89%	50%	140%	95%	50%	140%
Pyrene	7179136	<0.20	<0.20	NA	< 0.20	113%	50%	140%	100%	50%	140%	96%	50%	140%
Benzo(a)anthracene	7179136	<0.20	<0.20	NA	< 0.20	81%	50%	140%	73%	50%	140%	79%	50%	140%
Chrysene	7179136	<0.10	<0.10	NA	< 0.10	104%	50%	140%	89%	50%	140%	86%	50%	140%
Benzo(b)fluoranthene	7179136	<0.10	<0.10	NA	< 0.10	71%	50%	140%	83%	50%	140%	97%	50%	140%
Benzo(k)fluoranthene	7179136	<0.10	<0.10	NA	< 0.10	91%	50%	140%	87%	50%	140%	116%	50%	140%
Benzo(a)pyrene	7179136	<0.01	<0.01	NA	< 0.01	75%	50%	140%	74%	50%	140%	106%	50%	140%
Indeno(1,2,3-cd)pyrene	7179136	<0.20	<0.20	NA	< 0.20	81%	50%	140%	74%	50%	140%	92%	50%	140%
Dibenz(a,h)anthracene	7179136	<0.20	<0.20	NA	< 0.20	93%	50%	140%	87%	50%	140%	75%	50%	140%
Benzo(g,h,i)perylene	7179136	<0.20	<0.20	NA	< 0.20	86%	50%	140%	71%	50%	140%	82%	50%	140%

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

Dichlorodifluoromethane	7183030	< 0.40	< 0.40	NA	< 0.40	98%	60%	140%	85%	50%	140%	97%	50%	140%
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AGAT QUALITY ASSURANCE REPORT (V1)

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

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

Quality Assurance

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
AGAT WORK ORDER: 25Z362466
PROJECT: 103499.002
ATTENTION TO: Mohit Bhargav
SAMPLING SITE:SLB
SAMPLED BY:JG

Trace Organics Analysis (Continued)

RPT Date: Nov 05, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
Vinyl Chloride	7183030		< 0.17	< 0.17	NA	< 0.17	105%	60%	140%	87%	50%	140%	74%	50%	140%
Bromomethane	7183030		< 0.20	< 0.20	NA	< 0.20	98%	60%	140%	85%	50%	140%	80%	50%	140%
Trichlorofluoromethane	7183030		< 0.40	< 0.40	NA	< 0.40	85%	60%	140%	89%	50%	140%	98%	50%	140%
Acetone	7183030		< 1.0	< 1.0	NA	< 1.0	90%	60%	140%	85%	50%	140%	89%	50%	140%
1,1-Dichloroethylene	7183030		< 0.30	< 0.30	NA	< 0.30	98%	60%	140%	90%	50%	140%	85%	50%	140%
Methylene Chloride	7183030		< 0.30	< 0.30	NA	< 0.30	89%	60%	140%	86%	50%	140%	90%	50%	140%
trans- 1,2-Dichloroethylene	7183030		< 0.20	< 0.20	NA	< 0.20	85%	60%	140%	85%	50%	140%	74%	50%	140%
Methyl tert-butyl ether	7183030		< 0.20	< 0.20	NA	< 0.20	90%	60%	140%	90%	50%	140%	85%	50%	140%
1,1-Dichloroethane	7183030		< 0.30	< 0.30	NA	< 0.30	98%	60%	140%	98%	50%	140%	90%	50%	140%
Methyl Ethyl Ketone	7183030		< 1.0	< 1.0	NA	< 1.0	85%	60%	140%	89%	50%	140%	86%	50%	140%
cis- 1,2-Dichloroethylene	7183030		< 0.20	< 0.20	NA	< 0.20	105%	60%	140%	85%	50%	140%	90%	50%	140%
Chloroform	7183030		< 0.20	< 0.20	NA	< 0.20	98%	60%	140%	74%	50%	140%	98%	50%	140%
1,2-Dichloroethane	7183030		< 0.20	< 0.20	NA	< 0.20	89%	60%	140%	75%	50%	140%	78%	50%	140%
1,1,1-Trichloroethane	7183030		< 0.30	< 0.30	NA	< 0.30	85%	60%	140%	70%	50%	140%	105%	50%	140%
Carbon Tetrachloride	7183030		< 0.20	< 0.20	NA	< 0.20	90%	60%	140%	76%	50%	140%	78%	50%	140%
Benzene	7183030		< 0.20	< 0.20	NA	< 0.20	98%	60%	140%	98%	50%	140%	74%	50%	140%
1,2-Dichloropropane	7183030		< 0.20	< 0.20	NA	< 0.20	75%	60%	140%	85%	50%	140%	75%	50%	140%
Trichloroethylene	7183030		< 0.20	< 0.20	NA	< 0.20	80%	60%	140%	86%	50%	140%	80%	50%	140%
Bromodichloromethane	7183030		< 0.20	< 0.20	NA	< 0.20	98%	60%	140%	90%	50%	140%	98%	50%	140%
Methyl Isobutyl Ketone	7183030		< 1.0	< 1.0	NA	< 1.0	89%	60%	140%	98%	50%	140%	89%	50%	140%
1,1,2-Trichloroethane	7183030		< 0.20	< 0.20	NA	< 0.20	88%	60%	140%	88%	50%	140%	85%	50%	140%
Toluene	7183030		< 0.20	< 0.20	NA	< 0.20	85%	60%	140%	93%	50%	140%	105%	50%	140%
Dibromochloromethane	7183030		< 0.10	< 0.10	NA	< 0.10	98%	60%	140%	99%	50%	140%	98%	50%	140%
Ethylene Dibromide	7183030		< 0.10	< 0.10	NA	< 0.10	85%	60%	140%	85%	50%	140%	89%	50%	140%
Tetrachloroethylene	7183030		< 0.20	< 0.20	NA	< 0.20	90%	60%	140%	95%	50%	140%	85%	50%	140%
1,1,1,2-Tetrachloroethane	7183030		< 0.10	< 0.10	NA	< 0.10	88%	60%	140%	90%	50%	140%	74%	50%	140%
Chlorobenzene	7183030		< 0.10	< 0.10	NA	< 0.10	105%	60%	140%	77%	50%	140%	75%	50%	140%
Ethylbenzene	7183030		< 0.10	< 0.10	NA	< 0.10	90%	60%	140%	92%	50%	140%	98%	50%	140%
m & p-Xylene	7183030		< 0.20	< 0.20	NA	< 0.20	98%	60%	140%	98%	50%	140%	89%	50%	140%
Bromoform	7183030		< 0.10	< 0.10	NA	< 0.10	86%	60%	140%	85%	50%	140%	88%	50%	140%
Styrene	7183030		< 0.10	< 0.10	NA	< 0.10	85%	60%	140%	105%	50%	140%	89%	50%	140%
1,1,2,2-Tetrachloroethane	7183030		< 0.10	< 0.10	NA	< 0.10	85%	60%	140%	98%	50%	140%	80%	50%	140%
o-Xylene	7183030		< 0.10	< 0.10	NA	< 0.10	89%	60%	140%	89%	50%	140%	85%	50%	140%
1,3-Dichlorobenzene	7183030		< 0.10	< 0.10	NA	< 0.10	88%	60%	140%	88%	50%	140%	98%	50%	140%
1,4-Dichlorobenzene	7183030		< 0.10	< 0.10	NA	< 0.10	74%	60%	140%	74%	50%	140%	89%	50%	140%
1,2-Dichlorobenzene	7183030		< 0.10	< 0.10	NA	< 0.10	85%	60%	140%	85%	50%	140%	85%	50%	140%
n-Hexane	7183030		< 0.20	< 0.20	NA	< 0.20	78%	60%	140%	78%	50%	140%	78%	50%	140%

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

Quality Assurance

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
PROJECT: 103499.002
SAMPLING SITE:SLB

AGAT WORK ORDER: 25Z362466
ATTENTION TO: Mohit Bhargava
SAMPLED BY:JG

Trace Organics Analysis (Continued)

RPT Date: Nov 05, 2025			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE		MATRIX SPIKE				
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

Certified By: _____

R. Chakraborty

Quality Assurance

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
PROJECT: 103499.002
SAMPLING SITE: SLB

AGAT WORK ORDER: 25Z362466
ATTENTION TO: Mohit Bhargav
SAMPLED BY: JG

Water Analysis															
RPT Date: Nov 05, 2025			DUPLICATE				Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE	
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD	Measured Value		Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

O. Reg. 153(511) - Metals & Inorganics (Water)

Dissolved Antimony	7188882	7188882	<1.0	<1.0	NA	< 1.0	97%	70%	130%	97%	80%	120%	97%	70%	130%
Dissolved Arsenic	7188882	7188882	<1.0	<1.0	NA	< 1.0	100%	70%	130%	102%	80%	120%	102%	70%	130%
Dissolved Barium	7188882	7188882	78.7	80.5	2.3%	< 2.0	100%	70%	130%	98%	80%	120%	97%	70%	130%
Dissolved Beryllium	7188882	7188882	<0.50	<0.50	NA	< 0.50	100%	70%	130%	107%	80%	120%	104%	70%	130%
Dissolved Boron	7188882	7188882	30.0	31.6	NA	< 10.0	100%	70%	130%	103%	80%	120%	100%	70%	130%
Dissolved Cadmium	7188882	7188882	<0.20	<0.20	NA	< 0.20	94%	70%	130%	94%	80%	120%	92%	70%	130%
Dissolved Chromium	7188882	7188882	<2.0	<2.0	NA	< 2.0	100%	70%	130%	102%	80%	120%	104%	70%	130%
Dissolved Cobalt	7188882	7188882	0.75	0.72	NA	< 0.50	101%	70%	130%	103%	80%	120%	102%	70%	130%
Dissolved Copper	7188882	7188882	<1.0	<1.0	NA	< 1.0	100%	70%	130%	101%	80%	120%	98%	70%	130%
Dissolved Lead	7188882	7188882	<0.50	<0.50	NA	< 0.50	96%	70%	130%	93%	80%	120%	91%	70%	130%
Dissolved Molybdenum	7188882	7188882	3.06	2.53	19.0%	< 0.50	100%	70%	130%	102%	80%	120%	100%	70%	130%
Dissolved Nickel	7188882	7188882	2.3	2.6	NA	< 1.0	100%	70%	130%	102%	80%	120%	101%	70%	130%
Dissolved Selenium	7188882	7188882	<1.0	2.2	NA	< 1.0	98%	70%	130%	102%	80%	120%	99%	70%	130%
Dissolved Silver	7188882	7188882	<0.20	<0.20	NA	< 0.20	97%	70%	130%	98%	80%	120%	97%	70%	130%
Dissolved Thallium	7188882	7188882	<0.30	<0.30	NA	< 0.30	95%	70%	130%	91%	80%	120%	90%	70%	130%
Dissolved Uranium	7188882	7188882	1.68	1.67	NA	< 0.50	97%	70%	130%	94%	80%	120%	96%	70%	130%
Dissolved Vanadium	7188882	7188882	0.41	0.57	NA	< 0.40	97%	70%	130%	105%	80%	120%	106%	70%	130%
Dissolved Zinc	7188882	7188882	<5.0	<5.0	NA	< 5.0	100%	70%	130%	112%	80%	120%	100%	70%	130%
Mercury	7188882	7188882	<0.02	<0.02	NA	< 0.02	101%	70%	130%	97%	80%	120%	103%	70%	130%
Chromium VI	7135398		<2.000	<2.000	NA	< 2	104%	70%	130%	103%	80%	120%	105%	70%	130%
Cyanide, WAD	7189023		<2	<2	NA	< 2	95%	70%	130%	86%	80%	120%	130%	70%	130%
Dissolved Sodium	7188882	7188882	12400	12300	0.8%	< 50	111%	70%	130%	107%	80%	120%	98%	70%	130%
Chloride	7188884	7188884	230000	239000	3.8%	< 100	94%	70%	130%	103%	80%	120%	NA	70%	130%
pH	7176114		7.14	7.30	2.2%	NA	99%	90%	110%						

Comments: NA signifies Not Applicable.

Duplicate NA: results are under 5X the RDL and will not be calculated.

Matrix spike NA: Spike level < native concentration. Matrix spike acceptance limits do not apply and are not calculated.

Certified By: _____

Jris Verastegui

Method Summary

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
AGAT WORK ORDER: 25Z362466
PROJECT: 103499.002
ATTENTION TO: Mohit Bhargav
SAMPLING SITE:SLB
SAMPLED BY:JG

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



Method Summary

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

AGAT WORK ORDER: 25Z362466

PROJECT: 103499.002

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SAMPLING SITE:SLB

SAMPLED BY:JG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Gravimetric Heavy Hydrocarbons	VOL-91-5010	modified from MOE PHC-E3421	BALANCE
Terphenyl	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F1 (C6 to C10)	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F1 (C6 to C10) minus BTEX	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene-d8	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
F2 (C10 to C16) minus Naphthalene	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34)	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
F3 (C16 to C34) minus PAHs	VOL-91-5010	modified from MOE PHC-E3421	GC/FID
Benzene	VOL-91-5010	modified from EPA SW-846 5030C & 8260D	(P&T)GC/MS
Toluene	VOL-91-5010	modified from EPA SW-846 5030C & 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5010	modified from EPA SW-846 5030C & 8260D	(P&T)GC/MS
m & p-Xylene	VOL-91-5010	modified from EPA SW-846 5030C & 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5010	modified from EPA SW-846 5030C & 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5010	modified from EPA SW-846 5030C & 8260D	(P&T)GC/MS
F1 (C6 to C10)	VOL-91-5010	modified from MOE E3421	(P&T)GC/FID
F1 (C6 to C10) minus BTEX	VOL-91-5010	modified from MOE E3421	(P&T)GC/FID
Toluene-d8	VOL-91-5010	modified from MOE PHC-E3421	(P&T)GC/MS
Dichlorodifluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Vinyl Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromomethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichlorofluoromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Acetone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methylene Chloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
trans- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl tert-butyl ether	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Ethyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
cis- 1,2-Dichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chloroform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS



Method Summary

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS

AGAT WORK ORDER: 25Z362466

PROJECT: 103499.002

ATTENTION TO: Mohit Bhargav

SAMPLING SITE:SLB

SAMPLED BY:JG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
1,1,1-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Carbon Tetrachloride	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Benzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichloropropane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Trichloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromodichloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Methyl Isobutyl Ketone	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2-Trichloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Toluene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Dibromochloromethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylene Dibromide	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Tetrachloroethylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,1,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Chlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Ethylbenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
m & p-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Bromoform	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Styrene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,1,2,2-Tetrachloroethane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
o-Xylene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,4-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,2-Dichlorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
1,3-Dichloropropene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
Xylenes (Total)	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
n-Hexane	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS
4-Bromofluorobenzene	VOL-91-5001	modified from EPA 5030B & EPA 8260D	(P&T)GC/MS

Method Summary

CLIENT NAME: GEMTEC CONSULTING ENGINEERS AND SCIENTISTS
AGAT WORK ORDER: 25Z362466
PROJECT: 103499.002
ATTENTION TO: Mohit Bhargav
SAMPLING SITE:SLB
SAMPLED BY:JG

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Water Analysis			
Dissolved Antimony	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Arsenic	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Barium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Beryllium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Boron	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cadmium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Chromium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Cobalt	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Copper	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Lead	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Molybdenum	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Nickel	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Selenium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Silver	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Thallium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Uranium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Vanadium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Dissolved Zinc	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP-MS
Mercury	MET-93-6100	modified from EPA 245.2 and SM 3112 B	CVAAS
Chromium VI	INOR-93-6073	modified from SM 3500-CR B	LACHAT FIA
Cyanide, WAD	INOR-93-6052	modified from ON MOECC E3015, SM 4500-CN- I, G-387	SEGMENTED FLOW ANALYSIS
Dissolved Sodium	MET-93-6103	modified from EPA 200.8 and EPA 3005A	ICP/MS
Chloride	INOR-93-6004	modified from SM 4110 B	ION CHROMATOGRAPH
pH	INOR-93-6000	modified from SM 4500-H+ B	PC TITRATE



Laboratory Use Only

Work Order #: 25Z 362466

Cooler Quantity: Two-bagged ice

Arrival Temperatures: See attached!

Depot Temperatures: _____

Custody Seal Intact: Yes No N/A

Notes: _____

Chain of Custody Record

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

Report Information:

Company: GEMTEC
Contact: MOHIT BHARGAV
Address: 32 STEACIE DRIVE
OTTAWA ONTARIO K2K2A9
Phone: 566 897 0427 Fax: _____
Reports to be sent to:
1. Email: mohit.bhargav@gemtec.ca
2. Email: jeffrey.gaudier@gemte.ca

Regulatory Requirements:

(Please check all applicable boxes)

- Regulation 153/04 Regulation 406
- Table Indicate One Ind/Com Res/Park Agriculture
- Soil Texture (Check One) Coarse Fine
- Table Indicate One Ind/Com Res/Park Agriculture
- Regulation 558 CCME
- Sewer Use Sanitary Storm
- Region _____
- Prov. Water Quality Objectives (PWQO)
- Other _____
- Indicate One _____

Project Information:

Project: 103499.002
Site Location: SLB
Sampled By: JG
AGAT Quote #: _____ PO: _____
Please note: If quotation number is not provided, client will be billed full price for analysis.

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

Yes No

Report Guideline on Certificate of Analysis

Yes No

Invoice Information:

Bill To Same: Yes No

Company: _____
Contact: _____
Address: _____
Email: _____

Legal Sample

Sample Matrix Legend

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

Sample Identification	Date Sampled	Time Sampled	# of Containers	Sample Matrix	Comments/ Special Instructions	Y / N	0. Reg 153		0. Reg 406		0. Reg 558		Potentially Hazardous or High Concentration (Y/N)
							Metals & Inorganics	Metals - <input type="checkbox"/> CrVI, <input type="checkbox"/> Hg, <input type="checkbox"/> HWSB	Regulation 406 Characterization Package pH, Metals, BTEX, F1-F4 EC, SAR	Regulation 406 SPLP Rainwater Leach mSPLP: <input type="checkbox"/> Metals <input type="checkbox"/> VOCs <input type="checkbox"/> SVOCs <input type="checkbox"/> OC	Landfill Disposal Characterization TOLP: TCLP: <input type="checkbox"/> IM&I <input type="checkbox"/> VOCs <input type="checkbox"/> ABNs <input type="checkbox"/> RqIP <input type="checkbox"/> PCBs	Corrosivity: <input type="checkbox"/> Moisture <input type="checkbox"/> Sulphide	
1. MW 25-02	Oct 27, 2015	PM	5	GW									
2. MW 25-03	↓	AM	13	GW		Y	/	/	/				
3. MW 25-103		AM	13	GW		Y	/	/	/				
4. MW 25-04		AM	13	GW		Y	/	/	/				
5. MW 25-05		PM	13	GW		Y	/	/	/				
6. MW 25-06		PM	13	GW		Y	/	/	/				
7. Trip Blank		Oct 27, 2015	AM	6	-			/	/				
8. Field Blank	Oct 27, 2015	PM	6	-			/	/					
9.													
10.													
11.													

Samples Relinquished By (Print Name and Sign): <u>Mohit Bhargav</u>	Date: <u>Oct 28, 2015</u> Time: <u>3pm</u>	Samples Received By (Print Name and Sign): <u>C. Gaudier</u>	Date: <u>10/28/25</u> Time: <u>15h25</u>
Samples Relinquished By (Print Name and Sign): <u>C. Gaudier</u>	Date: <u>10/28/25</u> Time: <u>15h00</u>	Samples Received By (Print Name and Sign): <u>JG</u>	Date: <u>Oct 29</u> Time: <u>9:15 AM</u>

Pink Copy - Client | Yellow Copy - AGAT | White Copy - AGAT



AGAT Laboratories

Sample Temperature Log

Client: C.EMTEC

COC# or Work Order #: 7573674160

of Coolers: Two (2)

of Submissions: One (1)

Arrival Temperatures - Branch/Driver

Arrival Temperatures - Laboratory

Cooler #1: 7.9 / 8.4 / 8.6

MISS: Cooler #1: 3.9 / 4.7 / 4.2 } B/I

Cooler #2: 9.1 / 8.7 / 8.6 *repacked into 1

Cooler #2: _____ / _____ / _____

Cooler #3: _____ / _____ / _____ cooler*

Cooler #3: _____ / _____ / _____

Cooler #4: _____ / _____ / _____

Cooler #4: _____ / _____ / _____

Cooler #5: _____ / _____ / _____

Cooler #5: _____ / _____ / _____

Cooler #6: _____ / _____ / _____

Cooler #6: _____ / _____ / _____

Cooler #7: _____ / _____ / _____

Cooler #7: _____ / _____ / _____

Cooler #8: _____ / _____ / _____

Cooler #8: _____ / _____ / _____

Cooler #9: _____ / _____ / _____

Cooler #9: _____ / _____ / _____

Cooler #10: _____ / _____ / _____

Cooler #10: _____ / _____ / _____

IR Gun ID: M10T-3071

IR Gun ID: _____

Taken By: P. Guffin

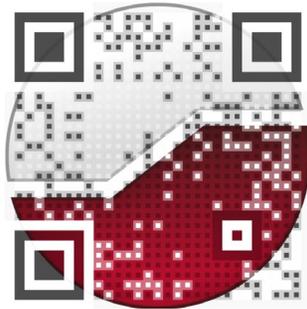
Taken By: Tiffany

Date (yyyy/mm/dd): 2025/10/28 Time: 15:25 AM / (PM)

Date (yyyy/mm/dd): 2025/10/29 Time: 9:15 AM / PM

Instructions for use of this form: 1) complete all fields of info including total # of coolers and # of submissions rec'd, 2) photocopy and place in each submission prior to giving a WO#, 3) Proceed as normal, write the WO# and scan (please make sure to scan along with the COC)

experience • knowledge • integrity



civil	civil
geotechnical	géotechnique
environmental	environnement
structural	structures
field services	surveillance de chantier
materials testing	service de laboratoire des matériaux

expérience • connaissance • intégrité

