GEMTEC
www.gemtec.ca

Phase Two Environmental Site Assessment
Zoning By-Law Amendment Application
4296 Anderson Road
Ottawa, Ontario

GEMTEC Project: 100011.121

GEMTEC
www.gemtec.ca

Submitted to:

Noel's Ottawa Snow Inc.
4296 Anderson Road
Ottawa, Ontario
K0A 1K0

Phase Two Environmental Site Assessment
Zoning By-Law Amendment Application
4296 Anderson Road
Ottawa, Ontario

October 2, 2025
GEMTEC Project: 100011.121

GEMTEC Consulting Engineers and Scientists Limited
32 Steacie Drive
Ottawa, ON, Canada
K2K 2A9

October 2, 2025 File: 100011.121

Noel's Ottawa Snow Inc.
4296 Anderson Road
Ottawa, Ontario
K0A 1K0

Attention: Kayla Blakely, MCIP, RPP, Project Manager (Novatech)

Re: Phase Two Environmental Site Assessment
Zoning By-Law Amendment Application
4296 Anderson Road
Ottawa, Ontario

Enclosed is our Phase Two Environmental Site Assessment report for the above noted project. The report presented herein is based on the scope of work discussed in Change Order No. 1 dated April 29, 2025. This report was prepared by Chris Dionne, B.ESc., OCGC, and Nicole Soucy, M.A.Sc., P.Eng, QP_{ESA}, with senior review by Daniel Elliot, 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.

Nicole Soucy, M.A.Sc., P.Eng, QP_{ESA}
Environmental Engineer

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

CD/NS/DE

EXECUTIVE SUMMARY

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by the Owners of Noel's Ottawa Snow Inc. (Noel's Ottawa) to carry out a Phase Two Environmental Site Assessment (ESA) for a portion of the property located at 4296 Anderson Road in Ottawa, Ontario. It is understood that this Phase Two ESA is required to support a minor zoning by-law amendment application with the City of Ottawa.

The proposed area (herein referred to as the 'Site') to be rezoned through a minor zoning by-law amendment application fronts along Anderson Road. The Site is considered an enhanced investigation property as defined under Ontario Regulation (O.Reg.) 153/04, as amended. The land use of the Site will not be changing to a more sensitive land use, therefore, it is anticipated the filing of a Record of Site Condition (RSC) under O.Reg. 153/04 will not be required. The Phase Two ESA was carried out in general accordance with O.Reg. 153/04, as amended.

GEMTEC completed a Phase One ESA at the Site in April 2025. The findings of the Phase One ESA are provided under a separate cover entitled:

- *Phase One Environmental Site Assessment, 4296 Anderson Road, Ottawa, Ontario*. GEMTEC Project 100011.121.

Soil and groundwater within the six areas of potential environmental concern (APECs) identified in GEMTEC's Phase One ESA was investigated through samples collection and analysis of the identified contaminants of potential concern (COPCs).

The soil analytical results were compared to Table 2 Full Depth Generic Site Condition Standards (SCS) in a Potable Ground Water Condition for Residential/Parkland/Institutional (RPI) land use with coarse textured soil. The groundwater analytical results were compared to Table 2 Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for All Types of Property Use with coarse textured soil.

Soil exceedances to the applied Table 2 SCS were reported for the following soil samples:

- SAR exceeded Table 2 SCS for BH25-06 SA1,
- Conductivity exceeded Table 2 SCS for BH25-02 SA1 and BH25-06 SA1,
- Molybdenum exceeded Table 2 SCS for BH25-05 SA1 and BH25-06 SA1,
- Nickel exceeded Table 2 SCS for BH25-03 SA1, and
- PHC F3 exceeded Table 2 SCS for BH25-05 SA3.

Groundwater exceedances to the applied Table 2 SCS were reported for the following groundwater samples:

- Chloride exceeded Table 2 SCS for MW25-02, MW25-102, and MW25-06,
- Cobalt exceeded Table 2 SCS for MW25-04, and
- Sodium exceeded Table 2 SCS for MW25-02, MW25-102, MW25-04, MW25-05, MW25-1005, and MW25-06.

However, following the supplemental environmental fieldwork, and considering the application of averaging techniques for soil, as well as resampling for groundwater after the initial round of sampling, the soil exceedances for nickel and PHC F3, and the groundwater exceedance of cobalt, are not considered exceedances of the Table 2 SCS.

Based on the results of the soil and groundwater samples collected as part of this Phase Two ESA, all results met the Table 2 SCS, with the exception of EC, SAR, and molybdenum in soil and Sodium and Chloride in groundwater. The EC, SAR, Chloride, and Sodium exceedances are attributable to historical and ongoing salt storage and are considered acceptable given the Site's continued use for this purpose. For molybdenum, application of the soil contact component value is appropriate, and the concentrations observed are not anticipated to present an environmental concern. No areas of soil or groundwater contamination were identified at the Site, provided the Site use remains the same.

TABLE OF CONTENTS

LIST OF TABLES

LIST OF APPENDICES

1.0 INTRODUCTION

GEMTEC Consulting Engineers and Scientists Limited (GEMTEC) was retained by the Owners of Noel's Ottawa Snow Inc. (Noel's Ottawa) to carry out a Phase Two Environmental Site Assessment (ESA) for a portion of the property located at 4296 Anderson Road in Ottawa, Ontario. It is understood that this Phase Two ESA is required to support a zoning by-law amendment application with the City of Ottawa.

The proposed area (herein referred to as the 'Site') to be rezoned, through a minor zoning by-law amendment application, fronts along Anderson Road. The Site is considered an enhanced investigation property as defined under Ontario Regulation (O.Reg.) 153/04, as amended. The land use of the Site will not be changing to a more sensitive land use, therefore, it is anticipated the filing of a Record of Site Condition (RSC) under O.Reg. 153/04 will not be required. The Phase Two ESA was carried out in general accordance with O.Reg. 153/04, as amended.

GEMTEC previously completed a Phase One ESA for the Site titled 'Phase One Environmental Site Assessment, 4296 Anderson Road, Ottawa, Ontario' dated April 23, 2025. The findings for the Phase One ESA are provided under a separate cover. As summarized in the Phase One ESA, GEMTEC recommended completion of a Phase Two ESA at the Site.

A Site Plan is provided on Figure A.1, Appendix A.

1.1 Site Description

The Site covers an approximate area of 1.13 acres and is occupied by five structures owned and operated by 'Noel's Ottawa Snow Inc.'. Based on the available aerial photographs, the Site was first developed between 1965 and 1976. In 1976, two structures were present in the northern portion of the Site along with what appears to be a driveway south of the structures. Building 1 matches the current location and dimensions of the residential/office dwelling, while Building 2 appears to be a small shop building that has been added on to in the present day structure configuration. The land use of the Site at the time of development was agricultural and residential. Historical land use in the Phase One Study Area (or Study Area) was predominately agricultural and rural residential with community right of ways (i.e., roadways). The Site features (including structures) are shown in Figure A.2, Appendix A.

1.2 Site Ownership

The ownership details for the Site are summarized in Table 1.1.

Table 1.1: Legal Description and Site Information

Site Information	
Legal Description[1]	Part Lot 16 Concession 7 of Gloucester Parts 1 & 2, 5R946 ; Gloucester

Site Information	
PIN	04346-0054 (LT)
Site Owner	Cory Noel
Site Contact	Cory Noel

1.3 Current and Proposed Future Uses

Currently the Site is occupied by five structures which are owned by Cory Noel and operated as Noel's Ottawa Snow Inc. The Site was used for residential and agricultural purposes historically and the current use encompasses a combination of industrial activities including: the storage of landscape materials and construction equipment, two detached maintenance garages, and several other accessory structures for storage, as well as a detached dwelling that has been partially converted to an administrative office. The future land use is not anticipated to change.

1.4 Applicable Site Condition Standards

1.4.1 Soil and Groundwater 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 relevant Site characteristics were considered in the selection of the applicable regulatory criteria are as follows:

- Land Use: The Site is currently used for a combination of industrial activities as well as a detached dwelling that has been partially converted to an administrative office. The future land use is expected to remain the same. However, given the residential occupation of the dwelling on-Site, the land use for the Site is considered Residential/Parkland/Institutional Property Use.
- Soil Texture: Based on visual observations made during the Environmental Field Investigation (field program/environmental investigation), coarse grained soils are present on-Site. Coarse 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 greater than 75 micrometres in mean diameter'. Accordingly, coarse textured soils have been considered applicable for the Site.
- 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 a review of the surficial and bedrock geology maps of the area, and results obtained from the intrusive investigation, the Site is not considered a shallow soil property as the overburden thickness is greater than 2 m for more than two-thirds of the Site. The property does not include a water body nor is it located within 30 metres of a water body.

- Groundwater Use: No well records were registered in the Phase Two Property or within 250 m of the Site. The closest well record was located approximately 650 m northeast of the Site – outside of the Study Area and is used for domestic purposes. There is a known domestic well on Site, however, this record is not present in the Ontario Water Well Records. Accordingly, the Site has been considered to be situated within a potable water well zone.
- 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.

  Through a review of samples submitted for analysis during the field program, the pH values were within range for surface soil and subsurface soil. Therefore, the Site is not considered to be an environmentally sensitive site. Additionally, no water bodies or Areas of Natural and Scientific Interest (ANSIs) were identified on or within 30 m of the Site.

Based on the review of Site characteristics, the following provincial standards were considered to be applicable to the analytical results obtained during the field investigation:

- MECP, 2011. Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for Residential/Parkland/Institutional Property Use (RPI) use with coarse textured soil.

1.4.2 Soil Waste Classification

The following provincial standards were considered to be applicable to the soil analytical results obtained during the environmental investigation to confirm off-Site disposal requirements:

- MECP Ontario Regulation (O.Reg.) 347/558 Schedule 4, Leachate Quality Criteria, to evaluate waste classification (hazardous or non-hazardous waste) for on-Site soils.

2.0 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.

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 the Phase Two ESA 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 contaminants of potential concern (COPCs) associated with the areas of potential environmental concern (APECs) identified in the Phase One ESA (GEMTEC, April 2025).

2.1 Physical Setting

The Site has a relatively flat topography and is at an elevation of between approximately 80 and 82 metres (m) above sea level (asl). The Site generally appears to be at grade with the surrounding properties.

Overburden is generally mapped as coarse-textured glaciomarine deposits consisting of sand, gravel, minor silt and clay with a thickness ranging from 39.9 to 49.7 m. The bedrock is mapped as shale, limestone, dolostone, and siltstone of the Georgian Bay Formation.

No provincially significant wetlands (PSWs) or ANSIs were identified on the Site.

The physical setting for the Site is consistent based on GEMTEC's observation during the Phase Two ESA field program.

2.2 Past Investigations

A Phase One ESA was completed by GEMTEC for the Site and is summarized below.

2.2.1 Phase One Environmental Site Assessment

GEMTEC conducted a Phase One ESA titled 'Phase One Environmental Site Assessment, 4296 Anderson Road, Ottawa, Ontario' dated April 2025 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 report, several potentially contaminating activities (PCAs) were identified resulting in six APECs at the Site.

Figure A.3, Appendix A illustrates the location of the PCAs and the APECs. The APECs identified in the Phase One ESA (GEMTEC, April 2025) are summarized in Table 2.1.

Table 2.1: APECs as per Phase One ESA (GEMTEC, April 2025)

APEC #	APEC	Location of APEC on the Site	PCA	Location of PCA (On-Site and/or Off-Site)	COPCs	Media Potentially Impacted (Soil, Groundwater and/or Sediments)
1	Presence of two shops where vehicles are washed and maintained.	Building 2 and 3	52	On-Site	Metals, PHCs, VOCs, PAHs	Soil and Groundwater
2	Five 2275 L ASTs and two waste totes containing gasoline and/or diesel and/or waste oil located at building 5.	Along the western building line of Storage Shed (Building 5)	28	On-Site	PHCs, VOCs, PAHs	Soil and Groundwater
3	Historic AST used for the heating system.	West side of Building 1	28	On-Site	PHCs, BTEX, PAHs	Soil and Groundwater
4	Bulk storage of salt on the southern portion of the Site.	Building 4	48	On-Site	EC, SAR, Sodium, Chloride	Soil and Groundwater
5	Fill Material of Unknown Quality	Phase One Property (Vicinity of Buildings 1 & 2)	30	On-Site	Metals, ORPs, PHCs, BTEX, PAHs	Soil

APEC #	APEC	Location of APEC on the Site	PCA	Location of PCA (On-Site and/or Off-Site)	COPCs	Media Potentially Impacted (Soil, Groundwater and/or Sediments)
6	Historic Pesticide Use	Across the Phase One Property	40	On-Site	Metals, ORP, OCPs	Soil

Notes:

PCA – Potentially Contaminating Activities
COPCs – Contaminants of Potential Environmental Concern
Metals – Metals parameters as per O. Reg. 153/04 including Hydride Forming Metals (Antimony, Arsenic, Selenium).
ORP – Other Regulated Parameters including some of all or (electrical conductivity (EC), sodium adsorption ratio (SAR), pH, hot water-soluble boron (B-HWS), cyanide (CN-), hexavalent chromium (CrVI) and mercury (Hg)Soluble Boron (B-HWS), Cyanide (CN-), Hexavalent Chromium (CrVI), and Mercury (Hg)
PHCs F1-F4 – Petroleum Hydrocarbons F1-F4
BTEX – Benzene, Toluene, Ethylbenzene, and Xylene
PAHs – Polycyclic Aromatic Hydrocarbons
OCPs – Organochlorine Pesticides.
28. Gasoline and Associated Products Storage in Fixed Tanks
30. Importation of Fill Material of Unknown Quality
40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
48. Salt Manufacturing, Processing and Bulk Storage
52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.

3.0 SCOPE OF THE INVESTIGATION

3.1 Overview of the Phase Two ESA Investigation

The Phase Two ESA investigation activities were completed between June 16th and June 18th, 2025 with a supplemental program on August 8, 2025, August 15, 2025, and August 19, 2025. 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 informal SAP to document the purpose, rationale, number and location of samples to be recovered as part of the Phase Two ESA investigation. More details are available in Section 4.2;
- **Borehole Advancement and Monitoring Well Installation:** The Phase Two ESA investigation activities included the drilling of seven boreholes and completion of six of the boreholes as monitoring wells. A supplemental soil sampling program was completed

following review of initial fieldwork results to confirm Petroleum Hydrocarbon (PHC) F3 and metal impacts in soil and metal impacts in groundwater. The locations of the boreholes and monitoring well are provided in Figure A.4, Appendix A;

- **Soil Sampling:** Soil samples were collected on from June 16th to 18th, 2025 and August 8th, 2025 from the boreholes. Thirteen soil samples were submitted for chemical analysis of one or more of the following COPCs:
    - Petroleum Hydrocarbon (PHC) Four Fractions (F1-F4);
    - Volatile Organic Compounds (VOCs);
    - Electrical conductivity (EC);
    - Sodium adsorption ratio (SAR);
    - pH;
    - Polycyclic Aromatic Hydrocarbons (PAHs);
    - Benzene, Toluene, Ethylbenzene, and Xylene (BTEX);
    - Metals – Metals parameters as per O. Reg. 153/04 including Hydride Forming Metals (Antimony, Arsenic, Selenium);
    - Organochlorine Pesticides (OCPs);
    - Hot Water-Soluble Boron (B-HWS);
    - Hexavalent Chromium (CrVI);
    - Cyanide (CN-); and
    - Mercury (Hg).

  Details of COPCs with respect to the sampling locations is available in Section 4.2.
- **Groundwater Monitoring and Sampling:** 8 groundwater samples were collected on July 2, 2025 from the monitoring wells, with supplemental groundwater sampling August 8, 2025, August 15, 2025, and August 19, 2025. The groundwater samples were submitted for chemical analysis of one or more of the following COPCs:
    - PAHs;
    - PHC F1-F4;
    - VOCs;
    - Metals;
    - Sodium and Chloride; and,
    - Field Blank and Trip Blank for PHC F1/VOCs.

  Details of COPCs with respect to the sampling locations is available in Section 4.2.
- **Surveying:** An elevation survey for boreholes and monitoring wells was completed using a high precision digital GPS (Trimble R10); and,
- **Reporting:** GEMTEC compiled and assessed the field and laboratory results from the above-noted activities into this report.

The Phase Two ESA was carried out in general accordance with GEMTEC's standard operating procedures, which conform to the requirements of O. Reg. 153/04.

3.2 Media Investigated

The Phase Two ESA field program included sampling of subsurface soil from boreholes and groundwater from the monitoring wells to address the potential environmental issues identified in the Phase One ESA.

No sediment was present at the Site and, therefore, no sediment sampling was completed.

3.3 Phase One ESA Conceptual Site Model

The following describes the Phase One ESA Conceptual Site Model (CSM) based on the information obtained and reviewed as part of the Phase One ESA (GEMTEC, April 2025).

- The Site is located at 4296 Anderson Road in Ottawa, Ontario and covers an approximate area of 4,572 m^2. A total of five structures are present on the Site and the Site features (including structures) are shown in Figure A.2, Appendix A.
- Based on the available aerial photographs, the Site was first developed between 1965 and 1976. In 1976, two structures were present in the northern portion of the Site along with what appears to be a driveway south of the structures. Building 1 matches the current location and dimensions of the residential/office dwelling, while Building 2 appears to be a small shop building that has been added on to in the present day structure configuration. Historical land use in the Phase One Study Area (or Study Area) was predominately agricultural and rural residential with community right of ways (i.e., roadways).
- Current surrounding land uses include agricultural, commercial, and undeveloped;
- The Site and nearby developed properties are serviced with natural gas and overhead hydro. Groundwater is used as the source of potable water in the study area;
- The Site has a relatively flat topography and is at an elevation of between approximately 80 and 82 metres (m) above sea level (asl). The Site generally appears to be at grade with the surrounding properties;
- Overburden is generally mapped as coarse-textured glaciomarine deposits consisting of sand, gravel, minor silt and clay with a thickness ranging from 39.9 to 49.7 m;
- The bedrock is mapped as shale, limestone, dolostone, and siltstone of the Georgian Bay Formation;
- Shallow groundwater direction is inferred to be southwest towards an unevaluated wetland.
- No ANSIs were identified on the Site or within the study area; and,
- Based on the review of records, the interview and the Site reconnaissance completed as part of the Phase One ESA, GEMTEC identified several PCAs resulting in six APECs on the Site. These APECs include:
    - APEC 1 – Presence of two shops where vehicles are washed and maintained. Contaminants of Potential Concern (COPCs) include Metals, PHCs, and BTEX with potential for impacts in soil and groundwater;

- APEC 2 – Five 2,275 L ASTs containing gasoline and/or diesel located at building 5. COPCs include PHCs and BTEX with potential for impacts in soil and groundwater;
- APEC 3 – Historic UST used for the heating system. COPCs include PHCs and BTEX with potential for impacts in soil and groundwater;
- APEC 4 – Bulk storage of salt on the southern portion of the Site. COPCs include EC and SAR with potential for impacts in soil and groundwater;
- APEC 5 - Fill Material of Unknown Quality. COPCs include Metals, ORPs (electrical conductivity (EC), sodium adsorption ratio (SAR), pH, hot water-soluble boron (B-HWS), cyanide (CN-), hexavalent chromium (CrVI) and mercury (Hg)), PHCs, BTEX, and PAHs; and
- APEC 6 - Historic Pesticide Use. COPCs include Metals, ORP (cyanide (CN-), and mercury (Hg)), and OCPs.

3.4 Deviations from Sampling and Analysis Plan

No deviations to the sampling and analysis plan occurred during the Phase Two ESA investigation.

3.5 Impediments

No physical impediments to the Phase Two ESA investigation were encountered.

4.0 INVESTIGATION METHOD

The following sections describe the field investigation methodology employed during the Phase Two ESA. The field work was conducted between June 16th and 18th, 2025 with supplemental sampling August 8, 2025.

4.1 General

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, GEMTEC completed public and private utility clearances.

4.2 Borehole Drilling

From June 16th to 18th, 2025, seven boreholes (labelled BH25-01 through BH25-07) were advanced to depths ranging between 5.0 m below ground surface (bgs) and 15.0 m bgs. Supplemental drilling was completed on August 8, 2025 to address metal and PHC F3 concentrations exceeding the MECP Site Condition Standards (SCS) for Table 2 RPI and coarse textures soils. During this time an additional 12 boreholes were advanced within 2 metres of the previously advanced BH25-03, BH25-05, and BH25-06 and were labelled as A, B, C & D,

respectively. Boreholes BH25-03A through BH25-03D and BH25-06A through BH25-06D were advanced to a depth of up to 1 m bgs, while BH25-05A through BH25-05D were advanced to depth of approximately 3 m bgs.

Borehole locations (with respect to APECs) are provided in Figure A.4, Appendix A.

Boreholes BH25-01 to BH25-07 were advanced using a track mounted Geoprobe 7822DT supplied and operated by Strata Drilling Group (Strata). Standard penetration tests were carried out in the boreholes at regular intervals of depth and samples of the soils encountered were recovered using a 50 millimetre diameter split barrel sampler, during supplemental sampling direct push technology was used for soil recovery during drilling. In situ vane testing was carried out in the silty clay deposits, where possible, to measure the undrained shear strength of the silty clay. Table 4.1 summarizes the location of boreholes advanced as part of the Phase Two ESA.

Table 4.1: Borehole locations with investigated APECs

Borehole ID	MW Installation Required	APEC Investigated	COPCs - Soil	COPCs – GW
BH/MW25-01	✓	APEC 3 APEC 5 APEC 6	Metals, ORPs, PHCs, BTEX, PAHs, OCPs	Metals, PHCs, BTEX, PAHs
BH/MW25-02	✓	APEC 4 APEC 6	EC, SAR, OCPs, CN-, Hg	Sodium, Chloride
BH/MW24-03,A,B,C,D	✓	APEC 2 APEC 6	Metals, PHCs, VOCs, PAHs, OCPs, CN-, Hg	PHCs, VOCs, PAHs
BH/MW24-04	✓	APEC 1 APEC 6	Metals, PHCs, VOCs, PAHs, OCPs, CN-, Hg	Metals, PHCs, VOCs, PAHs
BH/MW24-05,A,B,C,D	✓	APEC 1 APEC 2 APEC 6	Metals, PHCs, VOCs, PAHs, OCPs, CN-, Hg	Metals, PHCs, VOCs, PAHs
BH/MW25-06,A,B,C,D	✓	APEC 4 APEC 6	Metals, EC, SAR, OCPs, CN-, Hg	Sodium, Chloride
BH25-07	X	APEC 5 APEC 6	Metals, ORPs, PHCs, BTEX, PAHs, OCPs	-

Notes:

APEC 1 – Presence of two shops where vehicles are washed and maintained. Contaminants of Potential Concern (COPCs) include Metals, PHCs, and BTEX with potential for impacts in soil and groundwater.

APEC 2 – Five 2,275 L ASTs containing gasoline and/or diesel located at building 5. COPCs include PHCs and BTEX with potential for impacts in soil and groundwater.

APEC 3 – Historic UST used for the heating system. COPCs include PHCs and BTEX with potential for impacts in soil and groundwater.
APEC 4 – Bulk storage of salt on the southern portion of the Site. COPCs include EC and SAR with potential for impacts in soil and groundwater.
APEC 5 - Fill Material of Unknown Quality. COPCs include Metals, ORPs (electrical conductivity (EC), sodium adsorption ratio (SAR), pH, hot water-soluble boron (B-HWS), cyanide (CN-), hexavalent chromium (CrVI) and mercury (Hg)), PHCs, BTEX, and PAHs.
APEC 6 - Historic Pesticide Use. COPCs include Metals, ORP (cyanide (CN-), and mercury (Hg)), and OCPs.
Metals – Metals parameters as per O. Reg. 153/04 including Hydride Forming Metals (Antimony, Arsenic, Selenium).
ORPs – 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)
PHC F1-F4 – Petroleum Hydrocarbon F1-F4
BTEX – Benzene, Toluene, Ethylbenzene, and Xylene
VOCs – Volatile Organic Compounds
PAHs – Polycyclic Aromatic Hydrocarbons
OCPs – Organochlorine Pesticides.

4.3 Soil Sampling

Soil samples were collected from the seven boreholes following the Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario (MOE, 1996). Soil samples were recovered at regular intervals during drilling and were split in the field into two components. One component was placed into laboratory prepared containers, one preserved with methanol and the other packed with soil for minimal headspace, then stored in a cooler for potential laboratory analysis. The second component was placed inside a plastic bag for field screening, consisting of the soil description, and noting the presence of any staining, odour and/or debris. A gas detector (RKI Eagle 2) was used to measure the total organic vapour and combustible gas concentrations in the headspace in the sealed plastic bag. Clean gloves were worn and changed between each sample to prevent cross contamination.

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

4.4 Field Screening Measurements

Field measurements of sample headspace concentration were made using the equipment detailed in Table 4.2.

Table 4.2: RKI Eagle 2 details for field screening

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)

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. No staining, discoloration or free product was noted during the investigation.

4.5 Groundwater - Monitoring Well Installation

Seven groundwater monitoring wells (labelled BH/MW25-01, BH/MW25-02, BH/MW25-03, BH/MW24-04, BH/MW24-05, and BH/MW25-06) were installed by Strata using threaded 51 mm diameter, schedule 40, PVC well screens and riser pipe, which were brought to the Site in sealed plastic bags. Well screens were installed to straddle the inferred water table based on observations made during the drilling program. The annular space of the screened interval was filled with silica filter sand to at least 0.30 m above the well screen. The monitoring wells were sealed with bentonite from the top of the sand pack to surface and completed with a flushmount protective cap for all monitoring wells. The riser pipes were sealed with a J-plug.

4.6 Groundwater - Field Measurements for Water Quality Parameters

The field measurements for the groundwater monitoring wells were taken on July 2, 2025 and August 8, 2025. The measurements included measurement of the water level and the bottom of the monitoring well from the top of the riser pipe using an electronic water level tape.

Physical parameters including pH, temperature, conductivity (EC), dissolved oxygen (DO), and oxidation redox potential (REDOX) were monitored during groundwater collection using a Horiba Water Quality Meter.

4.7 Groundwater - Development, Purging and Sampling

Monitoring well development was conducted on June 26, 2025, which included removal of a minimum of three well volumes or to dry three times from each monitoring well. Well development activities were performed using dedicated Waterra® tubing and foot valves.

Monitoring well purging and sampling was conducted on July 2, 2025, which included monitoring well sampling using low flow techniques using a EZYflow peristaltic pump. Physical parameters pH, temperature, EC, DO, and REDOX were monitored and stabilized before groundwater sample collection. During purging and sampling, qualitative observations were made of water colour, clarity, and the presence of hydrocarbon sheen or odour. Groundwater samples were collected from the monitoring wells directly into laboratory supplied bottles using a peristaltic pump with disposable tubing.

Supplemental groundwater sampling was completed at location BH/MW25-04 based on review of initial analytical results of cobalt impacts above MECP Table 2 RPI SCS. Three supplemental

groundwater samples were obtained for analysis on August 8, 2025, August 15, 2025, and August 19, 2025.

4.8 Sediment Sampling

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

4.9 Laboratory Analytical Program

All samples were stored and transported in laboratory supplied coolers with ice. Soil and groundwater samples were submitted to Paracel Laboratories Ltd. (Paracel) of Ottawa, Ontario, for analysis of the COPCs. Paracel is accredited by the Standards Council of Canada (SCC) in cooperation with the Canadian Association of Laboratory Accreditation (CALA) for specific environmental tests listed in the scope of accreditation. The laboratory meets the ISO/IEC 17025 (2017) standards and employs in-house quality assurance and quality control programs to govern sample analysis including the analysis of method blanks, spiked blanks, and the analysis of duplicates (10%) for each sample batch. The details of COPCs with respect to the sampling locations is available in Section 4.2.

4.10 Residue Management

All soil from drilling operations were collected for screening and sampling. Any additional cuttings were stored in soil drums on-Site. Water generated during monitoring well development and sampling was stored in water barrels on-Site. The soil and groundwater drums were disposed of at the Site following receipt and review of soil and groundwater results.

All equipment used was washed with Alcanox and rinsed with Deionized (DI) water or was single use and/or disposable, wash water was disposed of with the barrelled groundwater results.

4.11 Surveying

The ground surface elevations at the location of the boreholes (ground surface) and monitoring wells (with elevations from the PVC risers) were determined using a Trimble R10 global positioning system. The coordinates of the boreholes are referenced to NAD83 (CSRS) Epoch 2010, vertical network CGVD28 and are considered to be accurate within the tolerance of the instrument. The locations of the boreholes and monitoring wells advanced on-Site are shown on Figure A.4, Appendix A.

4.12 Quality Assurance / Quality Control Program

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

- The use of standard operating procedures for all field investigation activities;
- Soil 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.I 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;
- The collection of field duplicate samples at a minimum frequency of one duplicate for every ten samples;
- The monitoring wells were to be developed following installation to remove fine particles from the filter pack and any fluids introduced during drilling;
- Monitoring wells were to be 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;
- A field blank and a trip blank were collected for PHC F1 and VOCs during the groundwater sampling event;
- Clean disposable Nitrile™ gloves were used at each sampling location to prevent cross-contamination;
- 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; and,
- The submission of samples to the analytical laboratory in accordance with standard chain of custody procedures.

5.0 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.

5.1 Geology

The soil conditions encountered during the borehole drilling program are presented in the Record of Borehole Logs provided in Appendix B.

The soil stratigraphy was visually observed and logged during the field investigation. The Record of Borehole Logs indicate the subsurface conditions encountered at the specific locations only. Boundaries between zones on the logs are often not distinct, but rather are transitional and have been interpreted based on observations by trained GEMTEC field personnel. The precision with which subsurface conditions are indicated depends on the method of drilling, the frequency and recovery of samples, the method of sampling, and the uniformity of the subsurface conditions.

Subsurface conditions at other than the test locations may vary from the conditions encountered in the boreholes. The following presents an overview of the subsurface conditions encountered in the boreholes advanced as part of this investigation.

The subsurface soil conditions encountered in the boreholes advanced as part of this Phase Two ESA generally consisted of brown silty sand with varying amounts of gravel underlain by silty clay in BH25-01 to BH25-07.

5.2 Groundwater - Elevations and Flow Direction

Groundwater elevations were calculated based on depth to groundwater measurements completed on July 2, 2025, further groundwater levels were measured August 8, 2025, August 15, 2025, and August 19, 2025. Groundwater depths were measured directly from the top of each monitoring well riser using an electronic water level tape. Depth measurements were converted to groundwater elevations by subtracting the measured depth from the elevation of the top of each monitoring well riser.

All the monitoring wells were installed to straddle the anticipated water table based on conditions observed during drilling. The well screens were located within the overburden for all the monitoring wells. No free product was identified in and of the monitoring wells.

The location of these monitoring wells is shown in Figure A.4, Appendix A. The details of these monitoring wells are provided in Table 5.1.

Table 5.1: Monitoring Well details

MW ID	Soil stratigraphy at Screen	Water Level (m b GS) July 2025	Water Level (m b gs) Aug 2025	Ground Elevation (m)	GW Elevation (m) July 2025	GW Elevation (m) Aug 2025
MW25-01	Overburden	2.11	2.28	80.90	78.79	78.62
MW25-02	Overburden	1.89	3.00	80.64	78.75	77.64
MW25-03	Overburden	1.75	2.94	80.51	78.76	77.57
MW25-04	Overburden	1.67	1.86	80.41	78.74	78.55
MW25-05	Overburden	1.97	2.15	80.68	78.71	78.53
MW25-06	Overburden	1.73	2.81	80.49	78.76	77.68

Groundwater elevations ranged from 77.55 and 78.63 m asl on August 8, 2024. The inferred direction of shallow groundwater flow is generally to the southwest based on the interpreted groundwater elevation contours presented in Figure A.5, Appendix A.

Seasonal fluctuation in water levels at the Site should be expected. Considering monitoring only took place during once season, 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.

5.3 Groundwater: Hydraulic Gradients

The horizontal hydraulic gradient between well sets is presented in Table 5.2. The horizontal hydraulic gradient was estimated for shallow groundwater conditions based on water levels measured on August 8, 2025. The inferred groundwater contours are presented in Figure A.5, Appendix A.

Table 5.2: Hydraulic gradients between monitoring well sets

MW ID	MW ID	Distance between MWs (m)	Difference in GW elevation (m)	Horizontal Hydraulic Gradient (m/m)
MW25-01	MW25-02	126.04	0.70	0.00555
MW25-01	MW25-03	79.33	1.08	0.01361
MW25-01	MW25-04	60.36	0.04	0.00066
MW25-01	MW25-05	57.22	0.08	0.00140
MW25-01	MW25-06	111.94	0.94	0.00840
MW25-02	MW25-03	47.86	0.37	0.00773
MW25-02	MW25-04	68.89	0.66	0.00958
MW25-02	MW25-05	74.53	0.62	0.00832
MW25-02	MW25-06	32.78	0.24	0.00732
MW25-03	MW25-04	30.31	1.04	0.03431
MW25-03	MW25-05	27.15	0.99	0.03646
MW25-03	MW25-06	46.53	0.13	0.00279
MW25-04	MW25-05	33.61	0.04	0.00119
MW25-04	MW25-06	51.59	0.91	0.01764
MW25-05	MW25-06	71.75	0.86	0.01199

The average horizontal hydraulic gradient for shallow groundwater conditions was 0.0111 m/m.

5.4 Soil Texture

The predominant soil grain size at the Site was assumed to be coarse textured based on the observations made during the field investigation.

5.5 Soil - Field Screening

Headspace vapour measurements were conducted on the soil samples collected from each of the boreholes advanced at the Site. Hexane readings varied between 0 ppm and 1900 ppm

whereas isobutylene readings varied between 0 ppm and 9 ppm. The results of soil headspace screening measurements are provided in the Record of Borehole Logs in Appendix B.

5.6 Soil - Quality

Soil sampling at the Site was completed during borehole advancement between June 16 to 18, 2025 and August 8, 2025. The analytical results of soil samples are presented in Table C.1, Table C.2, and Table C.3, Appendix C. The soil samples were submitted to Paracel for analysis of one or more of the following parameters: Metals, PHCs, VOCs, PAHs, BTEX, CN-, Hg, OCPs, EC, SAR, pH, B-HWS, and/or CrVI.

It is noted that the following samples met the applicable standards when evaluated using the averaging method permitted under Section 48 of O. Reg. 153/04, whereas samples not listed here or below as exceedances were assessed using the single-point compliance approach.

- Nickel and Barium at BH25-03 SA1, BH25-03A SA1, BH25-03B SA1, BH25-03C SA1, and BH25-03D SA3 met Table 2 SCS.
- PHC F3 at BH25-05 SA3, BH25-05A SA3, BH25-05B SA3, BH25-05C SA3, and BH25-05D SA3 met Table 2 SCS.
- Molybdenum at BH25-06 SA1, BH25-06A SA1, BH25-06B SA1, BH25-06C SA1, and BH25-06D SA3 met Table 2 SCS.

Exceedances to the applied Table 2 SCS were reported for the following soil samples:

- SAR exceeded Table 2 SCS for BH25-06 SA1,
- Conductivity exceeded Table 2 SCS for BH25-02 SA1 and BH25-06 SA1, and,
- Molybdenum exceeded Table 2 SCS for BH25-03 SA1 and BH25-05 SA1.

Table C.4, Appendix C contains soil analytical data for leachate analysis (Toxicity Characteristic Leaching Procedure (TCLP).

Exceedances are shown in Figure A.6, and Laboratory Certificates of Analysis for the soil samples are included in Appendix D.

5.6.1 Electrical Conductivity and Sodium Adsorption Ratio

With respect to the observed exceedances of EC and SAR, these parameters are attributable to historical and ongoing salt storage and handling activities at the site. Given that the property has been used for salt storage and distribution and is anticipated to continue in the same capacity in the future, the exceedances of EC and SAR are considered consistent with the site's intended land use and are not expected to pose an additional risk to human health or the environment beyond what is typical for this type of facility. In accordance with Section 49.7 of O.Reg. 153/04,

the EC and SAR are not anticipated to present an environmental concern within the regulatory framework.

5.6.2 Molybdenum Component Values

When applying the SCS established under O.Reg 153/04, it is important to recognize that the standards are derived from a combination of component values that address different exposure pathways and receptors. These component values include protection of groundwater for potable and non-potable uses, protection of surface water, soil vapour intrusion, protection of plants and soil organisms, mammals and birds, and protection of human health through direct contact or ingestion. In practice, the most conservative (i.e., lowest) component value becomes the governing standard for each parameter. As such, exceedances of any one component value may result in exceedance of the overall SCS, even if other pathway-specific values are met. For this reason, when evaluating soil and groundwater data, it is important to review not only the overall SCS but also the individual component values to understand which pathway or receptor is driving the standard. This review allows for informed decision-making.

For molybdenum, four component values are considered: Protection of plants and soil organisms, protection of mammals and birds, soil contact, and the free-phase threshold. The governing component value under Table 2 RPI SCS is protection of mammals and birds. However, at this site, receptors such as mammals, birds, plants, and soil organisms are not anticipated to be significant receptors. Accordingly, it is reasonable to apply the soil contact standard for molybdenum in the evaluation of site conditions. On this basis, the concentrations of molybdenum identified in site soils are not anticipated to present a concern.

5.7 Groundwater – Quality

Groundwater sampling at the Site was completed on July 2, 2025 with supplemental sampling August 8, 2025, August 15, 2025 and August 19, 2025. The analytical results of groundwater samples are presented in Table C.5 and Table C.6, Appendix C. The groundwater samples were submitted to Paracel for analysis of one or more of the following parameters: Metals, PHCs, VOCs, PAHs, Sodium, and/or Chloride. One field blank sample and one trip blank samples were also submitted for PHC F1/VOCs.

Exceedances to the applied Table 2 SCS were reported for the following groundwater samples:

- Chloride exceeded Table 2 SCS for MW25-02, MW25-102, and MW25-06,
- Cobalt exceeded Table 2 SCS for MW25-04 on July 2, 2025, three subsequent samples in August 2025 met the standards and therefore the first sample is considered not representative of the overall groundwater quality, and
- Sodium exceeded Table 2 SCS for MW25-02, MW25-102, MW25-04, MW25-05, MW25-1005, and MW25-06.

Exceedances are shown in Figure A.7, and Laboratory Certificates of Analysis for the soil samples are included in Appendix D.

5.7.1 Sodium and Chloride

With respect to the observed exceedances of sodium and chloride in groundwater, these parameters are attributable to historical and ongoing salt storage and handling activities at the site. Given that the property has been used for salt storage and distribution and is anticipated to continue in the same capacity in the future, the exceedances of sodium and chloride are considered consistent with the site's intended land use and are not expected to pose an additional risk to human health or the environment beyond what is typical for this type of facility. In accordance with Section 49.7 of O. Reg. 153/04, the observed sodium and chloride concentrations are not anticipated to present an environmental concern within the regulatory framework.

5.8 Sediment - Quality

No sediment samples were collected as part of this investigation.

5.9 Quality Assurance and Quality Control Results

The QA/QC program consisted of the use of industry standard "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) for field protocols and the collection of blind field duplicates. To measure procedural reproducibility, blind duplicates are submitted for laboratory analysis to evaluate laboratory precision, the implemented field sampling and handling procedures, and sample homogeneity. The Relative Percent Difference (RPD) of analytical results from each parent – duplicate pair is then calculated. The RPD is defined as the absolute value of the variation between a sample and its duplicate, when compared to the average concentration of the original and the duplicate.

Seven sets of parent and duplicate samples were collected as per Table 5.3.

Table 5.3: Parent and duplicate samples

Date	Media	Sample ID	Duplicate ID
June 18, 2025	Soil	BH25-03 SA3	BH25-03 SA103
June 18, 2025	Soil	BH25-07 SA1	BH25-07 SA101
August 8, 2025	Soil	BH25-03A SA1	BH25-03A SA101
August 8, 2025	Soil	BH25-05B SA1	BH25-05B SA101
August 8, 2025	Soil	BH25-05 SA3	BH25-05 SA103

Date	Media	Sample ID	Duplicate ID
July 2, 2025	Groundwater	MW25-02	MW25-1002
July 2, 2025	Groundwater	MW25-05	MW25-1005

The analytical results of the parent and duplicate soil samples indicated a satisfactory correlation between the parent and duplicate samples as per the Analytical Protocol for all parameters in soil and groundwater samples with the exception of the following soil samples: conductivity, barium, copper, lead, and PHC F4 at BH25-07, barium and molybdenum at BH25-03A, and cobalt at BH25-05B. The inconsistencies identified in the duplicate RPD samples are presumably related to the natural heterogeneous nature of soil. The calculated RPDs for all of the soil samples and their duplicates do not suggest inconsistencies in the field collection or the laboratory analysis methods.

A certificate of analysis or analytical report has been received for each sample submitted for analysis and is provided in Appendix D. Laboratory QA/QC protocols were within acceptable limits and no analytical flags were provided.

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

5.10 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 Plan
- Figure A.2 Site Features
- Figure A.3 Potentially Contaminating Activities and Areas of Potential Environmental Concern
- Figure A.4 Location of Boreholes with respect to APECs
- Figure A.5 Groundwater Contours and Flow Direction
- Figure A.6 Soil Exceedances
- Figure A.7 Groundwater Exceedances

5.10.1 Property Description and History

The Site covers an approximate area of 4,572 m^2 (0.46 hectares) and is occupied by five structures owned and operated by ‘Noel’s Ottawa Snow Inc.’. Based on the available aerial

photographs, the Site was first developed between 1965 and 1976. In 1976, two structures were present in the northern portion of the Site along with what appears to be a driveway south of the structures. Building 1 matches the current location and dimensions of the residential/office dwelling, while Building 2 appears to be a small shop building that has been added on to in the present day structure configuration. The land use of the Site at the time of development was agricultural and residential. The current use encompasses a combination of industrial activities (including the storage of landscape materials and construction equipment, two detached maintenance garages, and several other accessory structures for storage) as well as a detached dwelling that has been partially converted to an administrative office. Historical land use in the Phase One Study Area (or Study Area) was predominately agricultural and rural residential with community right of ways (i.e., roadways). The future land use is not anticipated to change.

The Site and associated Study Area Features are shown on Figure A.1 and Figure A.2, Appendix A. Pertinent identification information for the Site is provided in Table 5.4.

Table 5.4: Legal Description and Site Information

Site Information	
Legal Description[1]	Part Lot 16 Concession 7 of Gloucester Parts 1 & 2, 5R946 ; Gloucester
PIN	04346-0054 (LT)
Site Owner	Cory Noel
Site Contact	Jake Clifford - jake@noelsottawa.com

5.10.2 Previous Investigation

The following lists the previous reports available for the Site. The Phase One ESA formed the basis for completing this Phase Two ESA.

- Phase One Environmental Site Assessment, 4296 Anderson Road, Ottawa, Ontario dated April 23, 2025.

5.10.3 Potentially Contaminating Activities

The potentially contaminating activities (PCAs) identified in the Phase One ESA (GEMTEC, April 2025) are summarized in Table 5.5.

Table 5.5: Summary of Potentially Contaminating Activities

PCA ID	Type of PCA	Address / Location	Information source	PCA Description	Rationale
52	Presence of two shops where vehicles are washed and maintained.	On-Site	Aerial Photographs Site Recon	Presence of two shops where vehicles are washed and maintained	Yes – APEC 1 As per O.Reg 153/04, as amended, on-Site PCA leads to an APEC.
28	ASTs and waste totes containing gasoline and/or diesel.	On-Site	Site Recon	Five 2275 L ASTs and two waste totes containing gasoline and/or diesel and/or waste soil	Yes – APEC 2 As per O.Reg 153/04, as amended, on-Site PCA leads to an APEC.
28	Historic AST used for the heating system.	On-Site	Aerial Photographs Site Recon	Historic AST used for the heating system.	Yes – APEC 3 As per O.Reg 153/04, as amended, on-Site PCA leads to an APEC.
48	Bulk storage of salt on the southern portion of the Site.	On-Site	Site Recon	Bulk road salt stored on-Site	Yes – APEC 4 As per O.Reg 153/04, as amended, on-Site PCA leads to an APEC.
30	Fill Material of Unknown Quality	On-Site	Aerial Photographs	Fill of unknown quality used across the site	Yes – APEC 5 As per O.Reg 153/04, as amended, on-Site PCA leads to an APEC.
40	Historic Pesticide Use	On-Site	Aerial Photographs	Historic pesticide use on-Site	Yes – APEC 6 As per O.Reg 153/04, as amended, on-Site PCA leads to an APEC.

Notes:

28. Gasoline and Associated Products Storage in Fixed Tanks
30. Importation of Fill Material of Unknown Quality
40. Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
48. Salt Manufacturing, Processing and Bulk Storage
52. Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.

5.10.4 Area of Potential Environmental Concern

The areas of potential environmental concern (APECs) identified based on the PCAs are summarized in Table 5.6. Figure A.3, Appendix A indicates the location of the APECs.

Table 5.6: Areas of Potential Environmental Concern

APEC #	APEC	Location of APEC on the Site	PCA	Location of PCA (On-Site and/or Off-Site)	COPCs	Media Potentially Impacted (Soil, Groundwater and/or Sediments)
1	Presence of two shops where vehicles are washed and maintained.	Building 2 and 3	52	On-Site	Metals, PHCs, VOCs, PAHs	Soil Groundwater
2	Presence of ASTs	Along the western building line of Storage Shed (Building 5)	28	On-Site	PHCs, VOCs, PAHs	Soil Groundwater
3	Historic AST used for the heating system	West side of building 1	28	On-Site	PHCs, BTEX, PAHs	Soil Groundwater
4	Bulk storage of salt	Southern portion of the Site.	48	On-Site	EC, SAR, Sodium, Chloride	Soil and Groundwater
5	Fill Material of Unknown Quality	Phase Two Property (Vicinity of Buildings 1 & 2)	30	On-Site	Metals, ORP, PHCs, BTEX, PAHs	Soil
6	Historic Pesticide Use	Across the Phase One Property	40	On-Site	Metals, ORP, OCPs	Soil

Notes:

28. Gasoline and Associated Products Storage in Fixed Tanks
48. Salt Manufacturing, Processing and Bulk Storage
OT 1: Presence of an Oil Water Separator
PHC F1-F4 – Petroleum Hydrocarbons F1-F4
BTEX – Benzene, Toluene, Ethylbenzene, and Xylene
EC – Electrical Conductivity
SAR – Sodium Adsorption Ratio
VOC – Volatile Organic Compounds
PAH – Polycyclic Aromatic Hydrocarbons

ORPs – At least one of electrical conductivity (EC), sodium adsorption ratio (SAR), pH, hot water soluble boron (B-HWS), cyanide (CN-), hexavalent chromium (CrVI) and mercury (Hg)

5.10.5 Subsurface Structures and Utilities

Buried utility service locates completed prior to the drilling program indicated public buried utility services are present along Anderson Road. No underground utility drawings for the Site were provided for review.

5.10.6 Physical Setting

5.10.6.1 Topography

The Site has a relatively flat topography and is at an elevation of between approximately 80 and 82 metres (m) above sea level (asl). The Site generally appears to be at grade with the surrounding properties.

Based on the topography and hydrogeological features, it is anticipated that local shallow groundwater would flow to the southwest towards an unevaluated wetland, located approximately 143 m west of the Site. Based on the findings of this Phase Two ESA, shallow groundwater was interpreted to flow towards the southwest based on the interpreted groundwater elevation contours presented in Figure A.5, Appendix A.

The physical setting for the Site is consistent based on GEMTEC's observation during the Phase Two ESA field program

5.10.6.2 Stratigraphy – Boreholes

The subsurface soil conditions encountered in the boreholes advanced as part of this Phase Two ESA generally consisted of brown silty sand with varying amounts of gravel underlain by silty clay in BH25-01 to BH25-07. The Record of Borehole Logs are provided in Appendix B.

5.10.6.3 Depth to Bedrock

The presence of bedrock could not be confirmed. Refusal was not encountered at any of the borehole locations. Overburden mapping indicates that the bedrock is anticipated to be at the depth ranging between 39.9 and 49.7 m bgs.

5.10.6.4 Hydrogeological Characteristics

Based on the topography of the Study Area, it is expected that the local shallow groundwater flow will trend southwest towards an unevaluated wetland, located approximately 143 m west of the Site. Based on the interpreted groundwater elevation contours for water level measured on August 8, 2024, the inferred direction of shallow groundwater flow is generally to the southwest.

The average horizontal hydraulic gradient for shallow groundwater conditions was 0.0111 m/m.

5.10.6.5 Depth to Groundwater

Water levels were measured in the monitoring wells which were advanced at the Site. The location of these monitoring wells is shown on Figure A.4, Appendix A. Groundwater elevations ranged from 77.55 to 78.63 m asl on August 8, 2024. The inferred direction of shallow groundwater flow is generally to the southwest based on the interpreted groundwater elevation contours presented in Figure A.5, Appendix A.

5.10.6.6 Environmentally Sensitive Areas

No areas of natural significance (ANSIs) were identified on-Site or within the Study Area.

5.10.6.7 Shallow Soil Property or Water Body

The overburden thickness is greater than 2 m for more than two-thirds of the Site, the measured depth to water at the Site ranged from 1.55 to 1.98 m bgs, and there are no water bodies on or within 30 m of the Site. Therefore, Section 43.1(a) and 43.1(b) of O. Reg. 153/04 do not apply to the Site.

5.10.7 Applicable Site Condition Standards

The analytical results were compared to the Table 2 Full Depth Generic Site Condition Standards (SCS) in a Potable Ground Water Condition for Residential/Parkland/Institutional (RPI) Property Use with coarse textured soil as presented in the Ministry of the Environment, Conservation and Parks (MECP) document “Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act” dated April 15, 2011.

The applicable SCS were selected based on the following rationale:

- The Site is currently used for a combination of industrial activities (including the storage of landscape materials and construction equipment, two detached maintenance garages, and several other accessory structures for storage) as well as a detached dwelling that has been partially converted to an administrative office. The future land use is expected to remain the same. However, given the residential occupation of the dwelling on-Site, the land use for the Site is considered Residential/Parkland/Institutional Property Use.
- Based on visual observations made during the Environmental Field Investigation (field program/environmental investigation), coarse grained soils are present on-Site. Coarse 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 greater than 75 micrometres in mean diameter’. Accordingly, coarse textured soils have been considered applicable for the Site.
- 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 a review of the surficial and bedrock geology maps of the area, and results obtained from the intrusive investigation, the Site is not considered a shallow soil property as the overburden thickness is greater than 2 m for more than one-third of the Site. The property does not include a water body nor is it located within 30 metres of a water body.

- No well records were registered in the Phase Two Property or within 250 m of the Site. The closest well record was located approximately 650 m northeast of the Site – outside of the Study Area and is used for domestic purposes. There is a known domestic well on Site, however this record is not present in the Ontario Water Well Records. Accordingly, the Site has been considered to be situated within a potable water well zone.
- 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.

Through a review of samples submitted for analysis during the field program, the pH values were within range for surface soil and subsurface soil. Therefore, the Site is not considered to be an environmentally sensitive site. Additionally, no water bodies or Areas of Natural and Scientific Interest (ANSIs) were identified on or within 30 m of the Site.

Based on the review of Site characteristics, the following provincial standards were considered to be applicable to the analytical results obtained during the field investigation:

- MECP, 2011. Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 2: Full Depth Generic Site Condition Standards in a

Potable Ground Water Condition for Residential/Parkland/Institutional Property Use (ICC) use with coarse textured soil.

5.10.8 Contaminated Media

Soil and groundwater analytical results were evaluated against the Table 2 SCS using both the MECP single-point compliance approach and averaging techniques, as applicable. With the exception of EC, SAR, and molybdenum, all parameters met the applicable standards. The exceedances of EC and SAR are attributable to the historical and ongoing salt storage operations at the Site and are considered consistent with the Site's intended use, therefore, not presenting an environmental concern. Similarly, for molybdenum, while the governing component value under the Table 2 SCS is based on the protection of mammals and birds, these receptors are not anticipated to be present at the Site, therefore, the soil contact standard was applied, under which the Site meets the applicable criteria. On this basis, all soil and groundwater results are considered to comply with the applicable standards and are not anticipated to pose an environmental concern providing the site use does not change.

5.10.9 Description of Areas of Contamination on the Site

No areas of soil or groundwater contamination requiring further management were identified on the Site. Observed exceedances of EC, SAR, and molybdenum were evaluated in the context of Site use, exposure pathways, and applicable component values, and determined not to represent environmental concern. Accordingly, the Site is not considered to contain areas of contamination with respect to the applicable MECP regulatory framework.

5.10.10 Potential Influence of Utilities on Contaminant Migration

Several underground utilities are present at the Site. Although utility trenches can provide preferential pathways for groundwater or contaminant migration due to permeable backfill materials, no conclusive evidence of utility-related transport has been identified. As such, while migration along utilities remains possible, it is not expected to represent a significant mechanism at this Site.

5.10.11 Contaminant Migration

Contaminant migration at the Site is primarily expected to occur through natural groundwater flow and soil permeability rather than through utility corridors. Based on current site conditions and monitoring results, migration is anticipated to remain localized, with limited potential for off-site transport.

5.10.12 Meteorological and Climatic Considerations

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.

5.10.13 Cross Sections – Lateral and Vertical Distribution of Contaminants

No cross sections were completed for the site.

6.0 CONCLUSIONS

The Phase Two ESA investigated the APECs identified in the Phase One ESA (GEMTEC, 2025). Based on the results of the soil and groundwater samples collected as part of this Phase Two ESA, all results met the Table 2 SCS, with the exception of EC, SAR, and molybdenum in soil and Sodium and Chloride in groundwater. The EC, SAR, Chloride, and Sodium exceedances are attributable to historical and ongoing salt storage and are considered acceptable given the Site's continued use for this purpose. For molybdenum, application of the soil contact component value is appropriate, and the concentrations observed are not anticipated to present an environmental concern. No areas of soil or groundwater contamination were identified at the Site, provided the Site use remains the same.

6.1 Signatures

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,

Nicole Soucy, M.A.Sc., P.Eng, QP_{ESA}
Environmental Engineer

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

CD/NS/DE

7.0 REFERENCES

GEMTEC Consulting Engineers and Scientists Limited. April 2025. Phase One Environmental Site Assessment, 4296 Anderson Road, Ottawa, Ontario.

Ontario Ministry of the Environment, Conservation and Parks (MECP). Ontario Regulation 153/04, Made under the Environmental Protection Act, Part XV.1 – Records of Site Condition. October 31, 2011 updated January 1, 2014.

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

Ontario Ministry of the Environment, Laboratory Services Branch (MOE). Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act. March 9, 2004, amended as of July 1, 2011.

Ontario Ministry of the Environment and Climate Change (MOE). Guidance on sampling and analytical methods for use at contaminated sites in Ontario. Revised December 1996.

Geography Network Canada (GNC). October 2004. Ontario Basic Mapping Accessed: December 2020 & January 2021. Available: http://www.geographynetwork.ca/website/obm/viewer.htm.

Google Earth™ Satellite Imagery, 2019.

8.0 LIMITATION OF LIABILITY

This report was prepared for the exclusive use of the Owners of 4296 Anderson Road. This report may not be relied upon by any other person or entity without the express written consent of GEMTEC Consulting Engineers and Scientists Limited and the Owners of 4296 Anderson Road. 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.

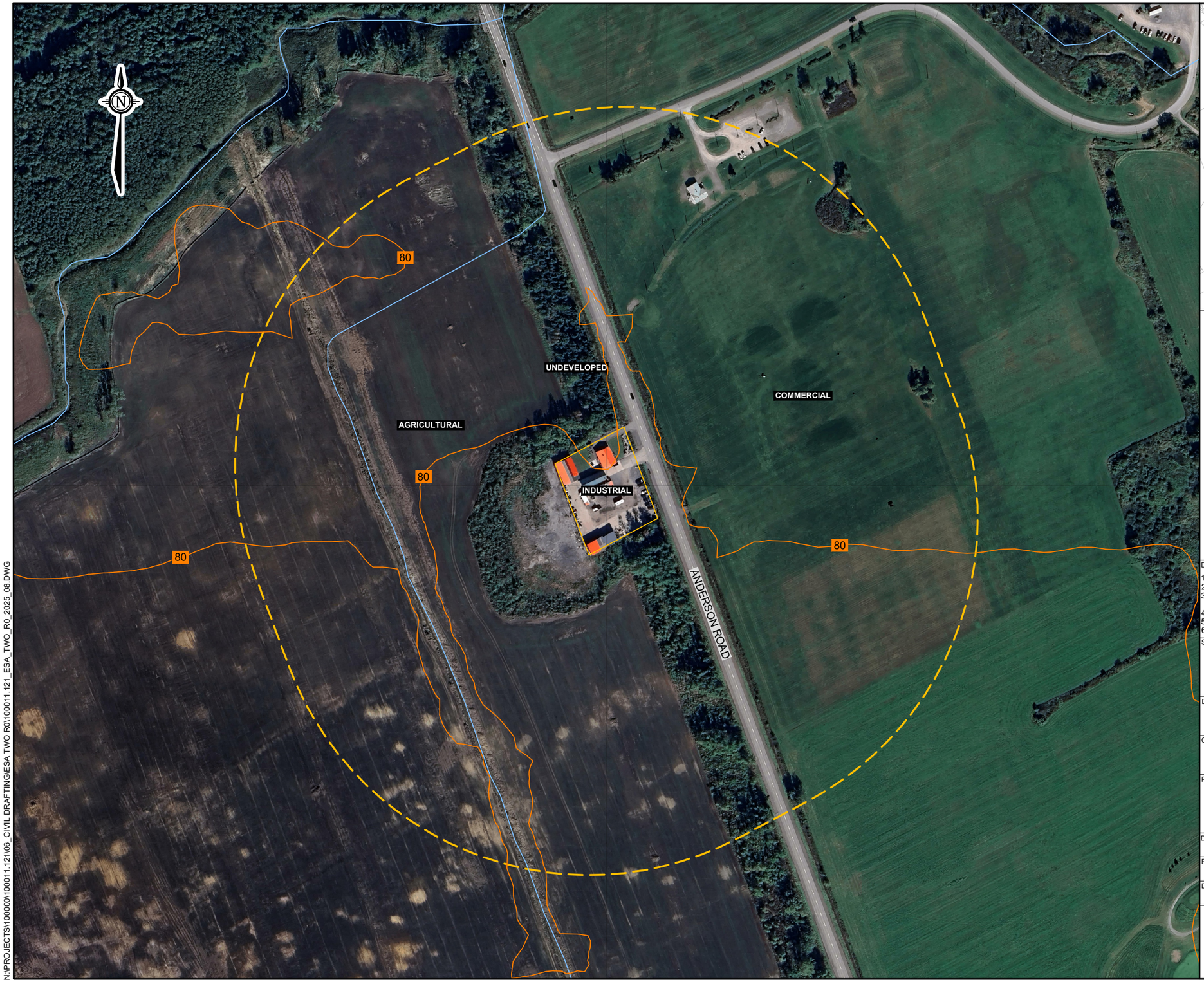
The investigation undertaken by GEMTEC with respect to this report and any conclusions or recommendations made in this report reflect the best judgements of GEMTEC based on the Site conditions observed during the investigations undertaken at the date(s) identified in the report and on the information 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.

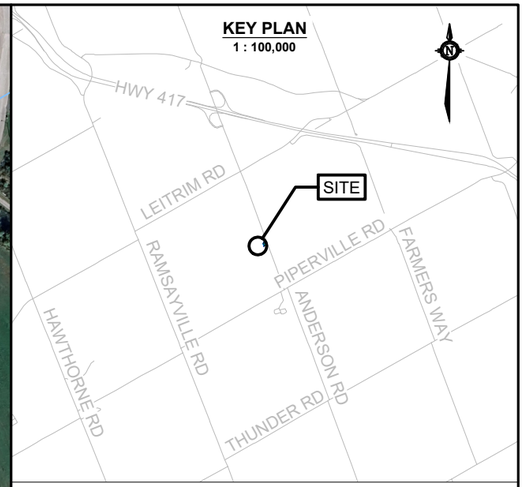
Should new information become available during future work, including excavations, borings or other studies, GEMTEC should be requested to review the information and, if necessary, re-assess the conclusions presented herein.

APPENDIX A

Figures



KEY PLAN
1 : 100,000



LEGEND

- PHASE ONE PROPERTY BOUNDARY
- PHASE ONE STUDY AREA (250 m RADIUS AROUND PHASE ONE PROPERTY BOUNDARY)
- GROUND SURFACE CONTOUR
- WATERBODY

DATA SOURCES AND REFERENCES

1. Coordinate system: NAD83 (CSRS), UTM ZONE 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

SCALE 1:3,000

0 100 200m

DRAWING
SITE PLAN AND STUDY AREA

CLIENT
NOEL'S OTTAWA SNOW INC.

PROJECT
PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT
PROPOSED LOT SEVERANCE
SEVERANCE ALONG THOMAS ARGUE ROAD AT
1500 THOMAS ARGUE ROAD
OTTAWA, ONTARIO

DRAWN BY	CHECKED BY
SL	NS
PROJECT NO. 100011.121	REVISION NO. 1
DATE OCTOBER 2025	FIGURE NO. **FIGURE A.1**

GEMTEC
Consulting Engineers and Scientists
32 Steacie Drive
Ottawa, ON, K2K 2A9
Tel: (613) 836-1422
www.gemtec.ca
ottawa@gemtec.ca

N:\PROJECTS\100000\100011.121\06_CIVIL DRAFTING\ESA TWO R0\100011.121_ESA_TWO_R0_2025_08.DWG

LEGEND

- ABOVEGROUND STORAGE TANK
- UNDERGROUND WELL
- PHASE ONE PROPERTY BOUNDARY
- WATERBODY

DATA SOURCES AND REFERENCES

1. Coordinate system: NAD83 (CSRS), UTM ZONE 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

SCALE 1:500

0 10 20 30m

DRAWING

SITE FEATURES

CLIENT

NOEL'S OTTAWA SNOW INC.

PROJECT

PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT
PROPOSED LOT SEVERANCE
SEVERANCE ALONG THOMAS ARGUE ROAD AT
1500 THOMAS ARGUE ROAD
OTTAWA, ONTARIO

DRAWN BY	CHECKED BY
SL	NS
PROJECT NO. 100011.121	REVISION NO. 1
DATE OCTOBER 2025	FIGURE NO. **FIGURE A.2**

GEMTEC
Consulting Engineers and Scientists
32 Steacie Drive
Ottawa, ON, K2K 2A9
Tel: (613) 836-1422
www.gemtec.ca
ottawa@gemtec.ca

N:\PROJECTS\100000\100011.121\06_CIVIL DRAFTING\ESA TWO R0\100011.121_ESA_TWO_R0_2025_08.DWG

LEGEND

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

POTENTIALLY CONTAMINATING ACTIVITIES

PCA #	DESCRIPTION
28	Gasoline and Associated Products Storage in Fixed Tanks
30	Importation of Fill Material of Unknown Quality
40	Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
52	Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.

AREA OF POTENTIAL ENVIRONMENTAL CONCERN

APEC #	DESCRIPTION
1	Presence of two shops where vehicles are washed and maintained.
2	Five 2,275 L ASTs and two waste totes containing gasoline and/or diesel located and/or waste oils at building 5.
3	Historic AST used for the heating system.
4	Bulk storage of salt on the southern portion of the Site.
5	Fill Material of Unknown Quality
6	Historic Pesticide Use

DATA SOURCES AND REFERENCES

1. Coordinate system: NAD83 (CSRS), UTM ZONE 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

SCALE

1:2,500

0 50 100 150m

DRAWING

POTENTIALLY CONTAMINATING ACTIVITIES AND AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

CLIENT

NOEL'S OTTAWA SNOW INC.

PROJECT

PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT
PROPOSED LOT SEVERANCE
SEVERANCE ALONG THOMAS ARGUE ROAD AT
1500 THOMAS ARGUE ROAD
OTTAWA, ONTARIO

DRAWN BY	CHECKED BY
SL	NS
PROJECT NO. 100011.121	REVISION NO. 1
DATE OCTOBER 2025	FIGURE NO. **FIGURE A.3**

GEMTEC
Consulting Engineers and Scientists
32 Steacie Drive
Ottawa, ON, K2K 2A9
Tel: (613) 836-1422
www.gemtec.ca
ottawa@gemtec.ca

N:\PROJECTS\100000\100011.121\06_CIVIL DRAFTING\ESA TWO R0\100011.121_ESA_TWO_R0_2025_08.DWG

LEGEND

- **BH #** — BOREHOLE ID
- **XX.XX** — GROUND SURFACE ELEVATION, IN METRES
- BOREHOLE (CURRENT INVESTIGATION BY GEMTEC)
- PHASE ONE PROPERTY BOUNDARY

DATA SOURCES AND REFERENCES

1. Coordinate system: NAD83 (CSRS), UTM ZONE 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

SCALE

1:500

0 10 20 30m

DRAWING

BOREHOLE LOCATION PLAN

CLIENT

NOEL'S OTTAWA SNOW INC.

PROJECT

PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT
PROPOSED LOT SEVERANCE
SEVERANCE ALONG THOMAS ARGUE ROAD AT
1500 THOMAS ARGUE ROAD
OTTAWA, ONTARIO

DRAWN BY	CHECKED BY
SL	NS
PROJECT NO. 100011.121	REVISION NO. 1
DATE OCTOBER 2025	FIGURE NO. **FIGURE A.4**

GEMTEC
Consulting Engineers and Scientists
32 Steacie Drive
Ottawa, ON, K2K 2A9
Tel: (613) 836-1422
www.gemtec.ca
ottawa@gemtec.ca

N:\PROJECTS\100000\100011.121\06_CIVIL DRAFTING\ESA TWO R0\100011.121_ESA_TWO_R0_2025_08.DWG

LEGEND

- **BH #** — BOREHOLE ID
- **XX.XX** — GROUND SURFACE ELEVATION, IN METRES
- **(XX.XX)** — GROUNDWATER ELEVATION, IN METRES
- MONITORING WELL (CURRENT INVESTIGATION BY GEMTEC)
- PHASE ONE PROPERTY BOUNDARY
- GROUNDWATER 0.005 m CONTOUR INTERVAL (JULY 2025)
- GROUNDWATER 0.05 m CONTOUR INTERVAL (AUGUST 2025)
- INFERRED SHALLOW GROUNDWATER FLOW DIRECTION

DATA SOURCES AND REFERENCES

1. Coordinate system: NAD83 (CSRS), UTM ZONE 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

SCALE

1:500

0 10 20 30m

DRAWING

GROUNDWATER CONTOURS FLOW DIRECTION

CLIENT

NOEL'S OTTAWA SNOW INC.

PROJECT

PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT
PROPOSED LOT SEVERANCE
SEVERANCE ALONG THOMAS ARGUE ROAD AT
1500 THOMAS ARGUE ROAD
OTTAWA, ONTARIO

DRAWN BY	CHECKED BY
SL	NS
PROJECT NO. 100011.121	REVISION NO. 1
DATE OCTOBER 2025	FIGURE NO. **FIGURE A.5**

GEMTEC
Consulting Engineers and Scientists
32 Steacie Drive
Ottawa, ON, K2K 2A9
Tel: (613) 836-1422
www.gemtec.ca
ottawa@gemtec.ca

N:\PROJECTS\100000\100011.121\06_CIVIL DRAFTING\ESA TWO R0\100011.121_ESA_TWO_R0_2025_08.DWG

Sample ID:	BH25-02 SA1
Sample Depth (mbgs):	0.15 - 0.76
mpling Date (mm/dd/yyyy):	06/16/2025
Contaminants of Concern	
Inorganics - Soil	
Conductivity	2070

Sample ID:	BH25-05 SA1	BH25-05A SA1	BH25-05B SA101	BH25-05C SA1	BH25-05D SA1
Sample Depth (mbgs):	0.15 - 1.52	0.15 - 1.52	0.15 - 1.52	0.15 - 1.52	0.15 - 1.52
mpling Date (mm/dd/yyyy):	06/18/2025	2025-08-08	2025-08-08	2025-08-08	2025-08-08
Contaminants of Concern					
Metals					
Molybdenum	7	10.7	9.3	11.4	7.8

Sample ID:	BH25-03A SA1	BH25-03C SA1	BH25-03D SA1
Sample Depth (mbgs):	0.15 - 0.91	0.15 - 0.91	0.15 - 0.91
mpling Date (mm/dd/yyyy):	2025-08-08	2025-08-08	2025-08-08
Contaminants of Concern			
Metals			
Molybdenum	9.3	8.6	9.4

Sample ID:	BH25-06 SA1
Sample Depth (mbgs):	0.15 - 0.76
mpling Date (mm/dd/yyyy):	06/17/2025
Contaminants of Concern	
Inorganics - Soil	
SAR	5.14
Conductivity	3650
Metals	
Molybdenum	7.1

LEGEND

BH # ← BOREHOLE ID
XX.XX ← GROUND SURFACE ELEVATION, IN METRES

BOREHOLE
(CURRENT INVESTIGATION BY GEMTEC)

PHASE ONE PROPERTY BOUNDARY

Contaminants of Concern	MECP Table 2 RPI Property Use - Coarse
Inorganics - Soil	
SAR	5
Conductivity	700
Metals	
Molybdenum	6.9

Notes:

ND - Non-Detect Sample

MECP Table 2 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition, RPI Property Use with Coarse textured soils (MECP, 2011).

BOLD - Exceeds MECP Table 2 RPI SCS

DATA SOURCES AND REFERENCES

1. Coordinate system: NAD83 (CSRS), UTM ZONE 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

SCALE

1:500

0 10 20 30m

DRAWING

SOIL EXCEEDANCES

CLIENT

NOEL'S OTTAWA SNOW INC.

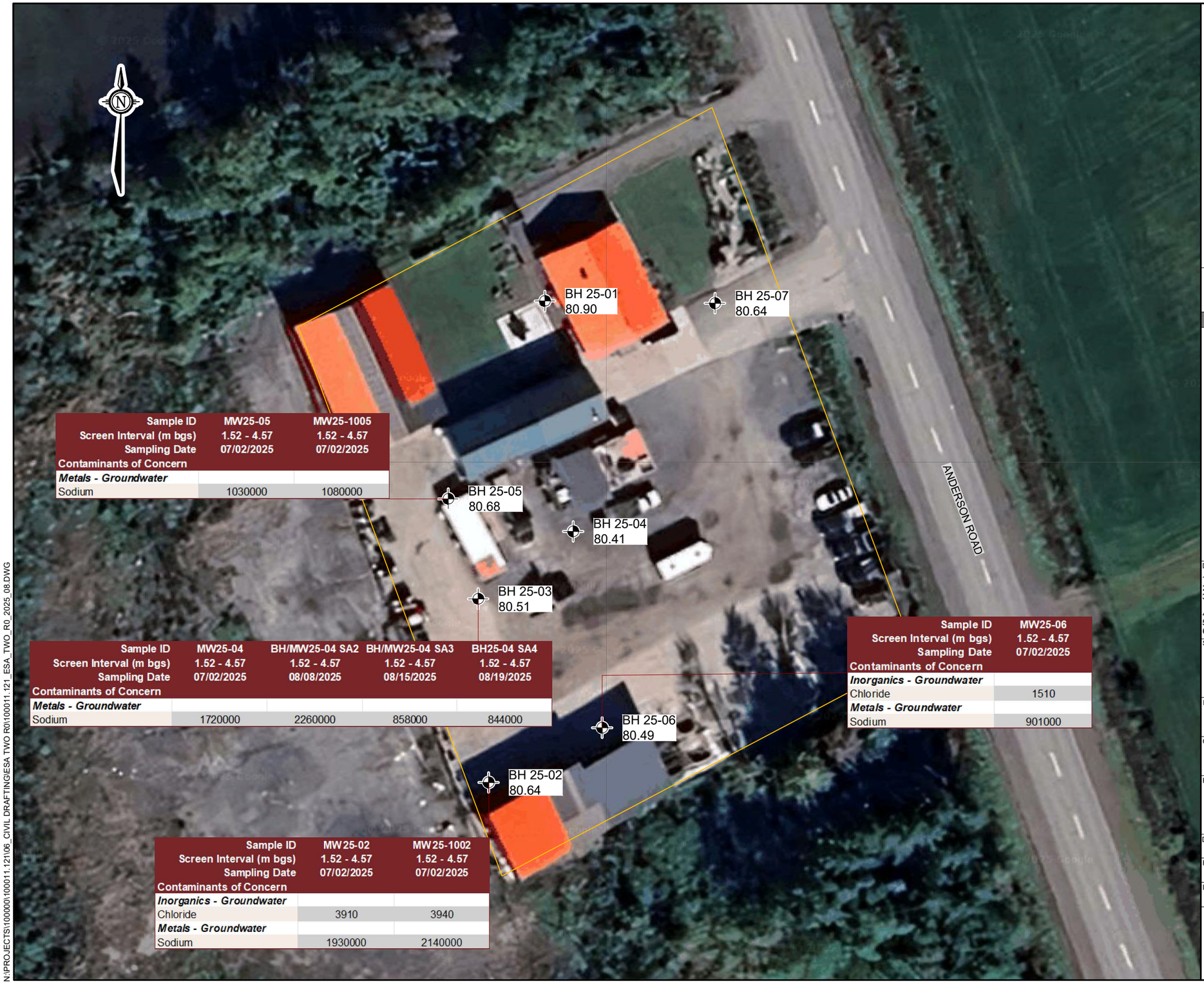
PROJECT

PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT
PROPOSED LOT SEVERANCE
SEVERANCE ALONG THOMAS ARGUE ROAD AT
1500 THOMAS ARGUE ROAD
OTTAWA, ONTARIO

DRAWN BY	CHECKED BY
SL	NS
PROJECT NO.	REVISION NO.
100011.121	1
DATE	FIGURE NO.
OCTOBER 2025	**FIGURE A.6**

GEMTEC
Consulting Engineers and Scientists
32 Steacie Drive
Ottawa, ON, K2K 2A9
Tel: (613) 836-1422
www.gemtec.ca
ottawa@gemtec.ca

N:\PROJECTS\100000\100011.121\06_CIVIL DRAFTING\ESA TWO R0\100011.121_ESA_TWO_R0_2025_08.DWG



Sample ID	MW25-05	MW25-1005
Screen Interval (m bgs)	1.52 - 4.57	1.52 - 4.57
Sampling Date	07/02/2025	07/02/2025
Contaminants of Concern		
Metals - Groundwater		
Sodium	1030000	1080000

Sample ID	MW25-04	BH/MW25-04 SA2	BH/MW25-04 SA3	BH25-04 SA4
Screen Interval (m bgs)	1.52 - 4.57	1.52 - 4.57	1.52 - 4.57	1.52 - 4.57
Sampling Date	07/02/2025	08/08/2025	08/15/2025	08/19/2025
Contaminants of Concern				
Metals - Groundwater				
Sodium	1720000	2260000	858000	844000

Sample ID	MW25-06
Screen Interval (m bgs)	1.52 - 4.57
Sampling Date	07/02/2025
Contaminants of Concern	
Inorganics - Groundwater	
Chloride	1510
Metals - Groundwater	
Sodium	901000

Sample ID	MW25-02	MW25-1002
Screen Interval (m bgs)	1.52 - 4.57	1.52 - 4.57
Sampling Date	07/02/2025	07/02/2025
Contaminants of Concern		
Inorganics - Groundwater		
Chloride	3910	3940
Metals - Groundwater		
Sodium	1930000	2140000

LEGEND

BH # ← BOREHOLE ID
XX.XX ← GROUND SURFACE ELEVATION, IN METRES

BOREHOLE
(CURRENT INVESTIGATION BY GEMTEC)

PHASE ONE PROPERTY BOUNDARY

Contaminants of Concern	MECP Table 2 Potable Groundwater - All Types of Property Uses and Coarse Soil
Inorganics - Groundwater	
Chloride	790
Metals - Groundwater	
Sodium	200

Notes:

MECP Table 2 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 2: Full Depth Generic Site Condition Standards, Potable Ground Water for All Types of Property Use with Coarse textured soils (MECP, 2011).

BOLD	- Exceeds MECP Table 2 All Property Uses

DATA SOURCES AND REFERENCES

1. Coordinate system: NAD83 (CSRS), UTM ZONE 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

SCALE
1:500
0 10 20 30m

DRAWING
GROUNDWATER EXCEEDANCES

CLIENT
NOEL'S OTTAWA SNOW INC.

PROJECT
PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT
PROPOSED LOT SEVERANCE
SEVERANCE ALONG THOMAS ARGUE ROAD AT
1500 THOMAS ARGUE ROAD
OTTAWA, ONTARIO

DRAWN BY	CHECKED BY
SL	NS
PROJECT NO. 100011.121	REVISION NO. 1
DATE OCTOBER 2025	FIGURE NO. **FIGURE A.7**

GEMTEC
CONSULTING ENGINEERS AND SCIENTISTS
32 Steacie Drive
Ottawa, ON, K2K 2A9
Tel: (613) 836-1422
www.gemtec.ca
ottawa@gemtec.ca

N:\PROJECTS\100000\100011.121\06_CIVIL DRAFTING\ESA TWO R0\100011.121_ESA_TWO_R0_2025_08.DWG

APPENDIX B

Borehole Logs

RECORD OF BOREHOLE 25-01

CLIENT: Noel's Ottawa Snow Inc.
PROJECT: Phase Two Environmental Site Assessment, 4296 Anderson Road, Ottawa, Ontario
JOB#: 100011.121
LOCATION: See Site Plan and Study Area, Figure A.1

SHEET: 1 OF 1
DATUM: CGVD28
BORING DATE: Jun 18 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE: DESCRIPTION	STRATA PLOT	ELEV. / DEPTH (m)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m	LABORATORY ANALYSES	COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		Ground Surface		80.90									
0	Direct Push	FILL - (SM) silty sand; trace gravel, with organic matter; grey brown; non-cohesive, dry, very loose			1	SS	535	2	Metals & Inorgnaics, PHC/BTEX, PAH, OCP	HEX: 70; IBL: 2			Bentonite seal
				80.14									
1		(SM) SILTY SAND; trace gravel; grey brown to brown; non-cohesive, dry to moist, very loose to loose		0.76	2	SS	455	3		HEX: 55; IBL: 0			Filter sand
					3	SS	560	5		HEX: 50; IBL: 3			
2				78.61									
		(SM) SILTY SAND; trace gravel; grey; non-cohesive, wet, compact		2.29	4	SS	330	20	Metals, PHC/VOC, PAH	HEX: 220; IBL: 2			
				78.08									
3		(CH) CLAY; trace sand; grey; cohesive, w>PL		2.82	5	SS	405	WH		HEX: 70; IBL: 2			50 mm diameter PVC well screen
4													
5					6	SS	560	WH		HEX: 70; IBL: 6			Filter sand
6					7	SS	560	WH		HEX: 60; IBL: 4			
		End of Borehole		74.19 6.71									

GROUNDWATER OBSERVATIONS

DATE	DEPTH (m)	ELEVATION (m)
Jun. 26/25	2.11 ▽	78.79
Aug. 08/25	2.28 ▼	78.62

GEMTEC
Consulting Engineers and Scientists

LOGGED: CD
CHECKED: FZ, NS

ENV - BOREHOLE LOG 100011.121_GINT_BOREHOLE LOGS-ENVIRO.GPJ GEMTEC 2018.GDT 2/9/25

RECORD OF BOREHOLE 25-02

CLIENT: Noel's Ottawa Snow Inc.
PROJECT: Phase Two Environmental Site Assessment, 4296 Anderson Road, Ottawa, Ontario
JOB#: 100011.121
LOCATION: See Site Plan and Study Area, Figure A.1

SHEET: 1 OF 4
DATUM: CGVD28
BORING DATE: Jun 16 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE: DESCRIPTION	STRATA PLOT	ELEV. / DEPTH (m)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m	LABORATORY ANALYSES	COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
0	Direct Push	Ground Surface		80.64									
		ASPHALTIC CONCRETE		0.03									
		FILL - (SM) silty sand and gravel; with pieces of asphalt; grey; non-cohesive, dry, dense		79.73	1	SS	255	43	Metals & Inorganics, OCP	HEX: 0; IBL: 9			Bentonite seal
1		(SM) SAND and SILT; trace gravel, with organic matter; grey brown; non-cohesive, moist, loose		0.91	2	SS	305	4		HEX: 0; IBL: 2			Filter sand
2					3	SS	455	9		HEX: 0; IBL: 0			
		(SM) SAND and SILT; trace gravel; grey; non-cohesive, wet, compact		78.51 2.13									
3					4	SS	405	30		HEX: 1900; IBL: 0			50 mm diameter PVC well screen
		(CH) CLAY; trace sand; grey; cohesive, w>PL		77.44 3.20	5	SS	610	WH		HEX: 160; IBL: 0			
4													
		- sand seam at 4.6 m depth											
5		- sand seam at 4.9 m depth			6	SS	610	WH		HEX: 0; IBL: 0			
6													
					7	SS	610	WH		HEX: 0; IBL: 2			Native backfill
7													
8					8	SS	610	WH		HEX: 0; IBL: 3			
9													

GEMTEC
Consulting Engineers and Scientists

LOGGED: CD
CHECKED: FZ, NS

ENV - BOREHOLE LOG 100011.121_GINT_BOREHOLE LOGS-ENVIRO.GPJ GEMTEC 2018.GDT 2/9/25

RECORD OF BOREHOLE 25-02

CLIENT: Noel's Ottawa Snow Inc.
PROJECT: Phase Two Environmental Site Assessment, 4296 Anderson Road, Ottawa, Ontario
JOB#: 100011.121
LOCATION: See Site Plan and Study Area, Figure A.1

SHEET: 2 OF 4
DATUM: CGVD28
BORING DATE: Jun 16 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE: DESCRIPTION	STRATA PLOT	ELEV. / DEPTH (m)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m	LABORATORY ANALYSES	COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
10	Direct Push	(CH) CLAY; trace sand; grey; cohesive, w>PL		70.64 / 10.00	9	SS	610	WH		HEX: 0; IBL: 2			Native backfill
11					10	SS	610	WH		HEX: 0; IBL: 0			
12													
13					11	SS	610	WH		HEX: 0; IBL: 0			
14					12	SS	610	WH		HEX: 0; IBL: 0			Native backfill
15				65.40 / 15.24									
16	Direct Push / Dynamic Cone Penetration												
17													
18													
19													

GEMTEC
Consulting Engineers and Scientists

LOGGED: CD
CHECKED: FZ, NS

RECORD OF BOREHOLE 25-02

CLIENT: Noel's Ottawa Snow Inc.
PROJECT: Phase Two Environmental Site Assessment, 4296 Anderson Road, Ottawa, Ontario
JOB#: 100011.121
LOCATION: See Site Plan and Study Area, Figure A.1

SHEET: 3 OF 4
DATUM: CGVD28
BORING DATE: Jun 16 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE: DESCRIPTION	SOIL PROFILE: STRATA PLOT	SOIL PROFILE: ELEV. / DEPTH (m)	SAMPLE DATA: NUMBER	SAMPLE DATA: TYPE	SAMPLE DATA: RECOVERY (mm)	SAMPLE DATA: BLOWS/0.3m	SAMPLE DATA: LABORATORY ANALYSES	COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
20	Direct Push Dynamic Cone Penetration			60.64 20.00									Native backfill
21													
22													
23													
24													Native backfill
25													
26													
27													
28													
29													

GEMTEC
Consulting Engineers and Scientists

LOGGED: CD
CHECKED: FZ, NS

RECORD OF BOREHOLE 25-02

CLIENT: Noel's Ottawa Snow Inc.
PROJECT: Phase Two Environmental Site Assessment, 4296 Anderson Road, Ottawa, Ontario
JOB#: 100011.121
LOCATION: See Site Plan and Study Area, Figure A.1

SHEET: 4 OF 4
DATUM: CGVD28
BORING DATE: Jun 16 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE: DESCRIPTION	SOIL PROFILE: STRATA PLOT	SOIL PROFILE: ELEV. / DEPTH (m)	SAMPLE DATA: NUMBER	SAMPLE DATA: TYPE	SAMPLE DATA: RECOVERY (mm)	SAMPLE DATA: BLOWS/0.3m	SAMPLE DATA: LABORATORY ANALYSES	COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
30	Direct Push / Dynamic Cone Penetration			50.64 / 30.00									Native backfill
		End of Borehole		50.16 / 30.48									

GROUNDWATER OBSERVATIONS

DATE	DEPTH (m)	ELEVATION (m)
Jun. 26/25	1.89 ▽	78.75
Aug. 08/25	3.00 ▼	77.64

GEMTEC
Consulting Engineers and Scientists

LOGGED: CD
CHECKED: FZ, NS

ENV - BOREHOLE LOG 100011.121_GINT_BOREHOLE LOGS-ENVIRO.GPJ GEMTEC 2018.GDT 2/9/25

RECORD OF BOREHOLE 25-03

CLIENT: Noel's Ottawa Snow Inc.
PROJECT: Phase Two Environmental Site Assessment, 4296 Anderson Road, Ottawa, Ontario
JOB#: 100011.121
LOCATION: See Site Plan and Study Area, Figure A.1

SHEET: 1 OF 1
DATUM: CGVD28
BORING DATE: Jun 18 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE: DESCRIPTION	STRATA PLOT	ELEV. / DEPTH (m)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m	LABORATORY ANALYSES	COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		Ground Surface		80.51									
0	Direct Push	ASPHALTIC CONCRETE		0.03									
		FILL - (SM) silty sand and gravel; with pieces of concrete; grey to grey brown; non-cohesive, dry			1	ST	635		Metals & Inorganics, OCP	HEX: 0; IBL: 6			Bentonite seal
1					2	ST	510			HEX: 20; IBL: 0			Filter sand
				78.99									
		(SM) SAND and SILT; trace gravel; grey brown; non-cohesive, moist to wet		1.52	3	ST	915		PHC/VOC, PAH + Duplicate	HEX: 20; IBL: 4			
2				78.07									
		(CH) CLAY; trace sand; grey; cohesive, w>PL		2.44	4	ST	610			HEX: 20; IBL: 4			
3					5	ST	760			HEX: 25; IBL: 4			50 mm diameter PVC well screen
		- sand seam at 3.7 m depth			6	ST	760			HEX: 20; IBL: 1			
4					7	ST	305			HEX: 15; IBL: 1			Filter sand
		End of Borehole		75.63 4.88									

GROUNDWATER OBSERVATIONS

DATE	DEPTH (m)	ELEVATION (m)
Jun. 26/25	1.75 ▽	78.76
Aug. 08/25	2.94 ▼	77.57

GEMTEC
Consulting Engineers and Scientists

LOGGED: CD
CHECKED: FZ, NS

ENV - BOREHOLE LOG 100011.121_GINT_BOREHOLE LOGS-ENVIRO.GPJ GEMTEC 2018.GDT 2/9/25

RECORD OF BOREHOLE 25-04

CLIENT: Noel's Ottawa Snow Inc.
PROJECT: Phase Two Environmental Site Assessment, 4296 Anderson Road, Ottawa, Ontario
JOB#: 100011.121
LOCATION: See Site Plan and Study Area, Figure A.1

SHEET: 1 OF 1
DATUM: CGVD28
BORING DATE: Jun 17 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE: DESCRIPTION	STRATA PLOT	ELEV. / DEPTH (m)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m	LABORATORY ANALYSES	COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		Ground Surface		80.41									
0	Direct Push	FILL - (SM) silty sand and gravel; grey to grey brown; non-cohesive, dry, compact			1	SS	230	25	Metals & Inorganics, OCP	HEX: 0; IBL: 0			Bentonite seal
1					2	SS	75	10		HEX: 5; IBL: 0			Filter sand
				78.73									
		(SM) SILTY SAND; trace gravel; brown; non-cohesive, moist to wet, loose		1.68	3	SS	485	9		HEX: 15; IBL: 1			
2				77.82									
		(CH) CLAY; trace sand; grey; cohesive, w>PL - sand seam at 2.9 m depth		2.59	4	SS	455	WH		HEX: 30; IBL: 3			50 mm diameter PVC well screen
3					5	SS	610	WH	Metals, PHC/VOC, PAH	HEX: 55; IBL: 3			
4					6	SS	610	WH		HEX: 15; IBL: 2			
5													Filter sand
		End of Borehole		75.23 5.18									

GROUNDWATER OBSERVATIONS

DATE	DEPTH (m)	ELEVATION (m)
Jun. 26/25	1.67 ▽	78.74
Aug. 08/25	1.86 ▼	78.55

GEMTEC
Consulting Engineers and Scientists

LOGGED: CD
CHECKED: FZ, NS

ENV - BOREHOLE LOG 100011.121_GINT_BOREHOLE LOGS-ENVIRO.GPJ GEMTEC 2018.GDT 2/9/25

RECORD OF BOREHOLE 25-05

CLIENT: Noel's Ottawa Snow Inc.
PROJECT: Phase Two Environmental Site Assessment, 4296 Anderson Road, Ottawa, Ontario
JOB#: 100011.121
LOCATION: See Site Plan and Study Area, Figure A.1

SHEET: 1 OF 1
DATUM: CGVD28
BORING DATE: Jun 18 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE: DESCRIPTION	STRATA PLOT	ELEV. / DEPTH (m)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m	LABORATORY ANALYSES	COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		Ground Surface		80.68									
0	Direct Push	FILL - (SM) silty sand and gravel; with pieces of plastic; grey; non-cohesive, dry		79.16	1	ST	330		Metals & Inorganics	HEX: 0; IBL: 0			Bentonite seal
1		(SM) SAND and SILT; trace gravel; grey brown; non-cohesive, moist		1.52 / 78.70	2	ST	355			HEX: 0; IBL: 5			Filter sand
2		(SM) SAND and SILT; trace gravel; grey; non-cohesive, wet		1.98 / 78.09	3	ST	455		Metals, PHC/VOC, PAH, OCP	HEX: 0; IBL: 0			
3		(CH) CLAY; trace sand; grey; cohesive, w>PL - sand seam at 3.1 m depth		2.59	4	ST	455			HEX: 0; IBL: 2			50 mm diameter PVC well screen
					5	ST	760			HEX: 0; IBL: 5			
4					6	ST	760			HEX: 0; IBL: 4			
					7	ST	305			HEX: 0; IBL: 2			Filter sand
		End of Borehole		75.80 / 4.88									

GROUNDWATER OBSERVATIONS

DATE	DEPTH (m)	ELEVATION (m)
Jun. 26/25	1.97 ▽	78.71
Aug. 08/25	2.15 ▼	78.53

GEMTEC
Consulting Engineers and Scientists

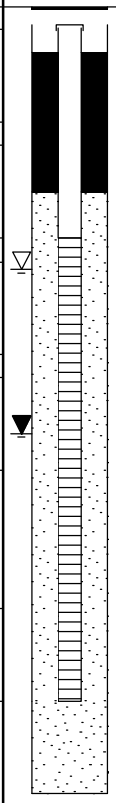
LOGGED: CD
CHECKED: FZ, NS

RECORD OF BOREHOLE 25-06

CLIENT: Noel's Ottawa Snow Inc.
PROJECT: Phase Two Environmental Site Assessment, 4296 Anderson Road, Ottawa, Ontario
JOB#: 100011.121
LOCATION: See Site Plan and Study Area, Figure A.1

SHEET: 1 OF 1
DATUM: CGVD28
BORING DATE: Jun 17 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE: DESCRIPTION	STRATA PLOT	ELEV. / DEPTH (m)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m	LABORATORY ANALYSES	COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		Ground Surface		80.49									
0		ASPHALTIC CONCRETE		0.03									
		FILL - (SM) silty sand and gravel; with pieces of wood; grey; non-cohesive, dry, dense			1	SS	305	33	Metals & Inorganics	HEX: 0; IBL: 2			
				79.58									
1		(SM) SAND and SILT; trace gravel; grey brown; non-cohesive, dry to wet, loose to compact		0.91	2	SS	230	6		HEX: 10; IBL: 0			
2					3	SS	430	23		HEX: 30; IBL: 0			
				78.05									
	Direct Push	(CH) CLAY; trace sand; grey; cohesive, w>PL		2.44	4	SS	560	WH		HEX: 250; IBL: 2			
3													
4		- sand seam at 4.0 m depth			5	SS	560	WH		HEX: 20; IBL: 2			
		- sand seam at 4.4 m depth											
5													
				75.31									
		End of Borehole		5.18									



GROUNDWATER OBSERVATIONS

DATE	DEPTH (m)	ELEVATION (m)
Jun. 26/25	1.73 ▽	78.76
Aug. 08/25	2.81 ▼	77.68

GEMTEC
Consulting Engineers and Scientists

LOGGED: CD
CHECKED: FZ, NS

RECORD OF BOREHOLE 25-07

CLIENT: Noel's Ottawa Snow Inc.
PROJECT: Phase Two Environmental Site Assessment, 4296 Anderson Road, Ottawa, Ontario
JOB#: 100011.121
LOCATION: See Site Plan and Study Area, Figure A.1

SHEET: 1 OF 1
DATUM: CGVD28
BORING DATE: Jun 18 2025

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE: DESCRIPTION	STRATA PLOT	ELEV. / DEPTH (m)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (mm)	BLOWS/0.3m	LABORATORY ANALYSES	COMBUSTIBLE VAPOUR CONCENTRATION (ppm)	ODOUR	TPH (mg/kg)	MONITORING WELL INSTALLATION AND NOTES
		Ground Surface		80.64									
0	Direct Push	ASPHALTIC CONCRETE		0.03									
		FILL - (SM) silty sand and gravel; grey to grey brown; non-cohesive, dry		80.03	1	ST	305		Metals & inorgnics, PHC/BTEX, PAH, OCP + Duplicate	HEX: 15; IBL: 3			
		(SM) SILTY SAND; trace gravel; grey brown; non-cohesive, dry to wet		0.61									
1					2	ST	485			HEX: 0; IBL: 5			
2					3	ST	865			HEX: 35; IBL: 1			Native backfill
				78.05									
		(CH) CLAY; trace sand; grey; cohesive, w>PL		2.59	4	ST	455			HEX: 5; IBL: 0			
3		- sand seam at 3.0 m depth			5	ST	735			HEX: 5; IBL: 2			
4					6	ST	735			HEX: 5; IBL: 0			
					7	ST	305			HEX: 5; IBL: 2			Groundwater observed within open borehole at 2.4 m depth upon completion of borehole
		End of Borehole		75.76 4.88									

GEMTEC
Consulting Engineers and Scientists

LOGGED: CD
CHECKED: FZ, NS

APPENDIX C

Soil and Groundwater Analytical Data

GEMTEC
Consulting Engineers and Scientists

Table C.1: Summary of Soil Analytical Results
Metals, Inorganics, and Polycyclic Aromatic Hydrocarbons
Phase Two Environmental Site Assessment
4296 Anderson Road

Contaminants of Concern	MECP Table 2 RPI Property Use - Coarse	Reporting Detection Limit	Units	Sample ID: / Sample Depth (mbgs): / Lab ID: / Sampling Date (mm/dd/yyyy):	BH25-01 SA1 0.00 - 0.61 2525396-01 06/18/2025	BH25-01 SA4 2.29 - 2.90 2525396-02 06/18/2025	BH25-02 SA1 0.15 - 0.76 2525396-03 06/16/2025	BH25-03 SA1 0.15 - 0.91 2525396-04 06/18/2025	BH25-03A SA1 0.15 - 0.91 2532367-01 8/8/2025	BH25-03A SA101 0.15 - 0.91 2532367-02 8/8/2025	BH25-03B SA1 0.15 - 0.91 2532367-03 8/8/2025	BH25-03C SA1 0.15 - 0.91 2532367-04 8/8/2025	BH25-03D SA1 0.15 - 0.91 2532367-05 8/8/2025	BH25-03 SA3 1.52 - 2.44 2525396-05 06/18/2025	BH25-03 SA103 1.52 - 2.44 2525396-06 06/18/2025	BH25-04 SA1 0.15 - 0.76 2525396-07 06/17/2025	BH25-04 SA5 3.20 - 3.81 2525396-08 06/18/2025
Inorganics - Soil																	
SAR	5	0.01	N/A		0.37	N/A	2.74	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Conductivity	700	5	uS/cm		81	N/A	**2070**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cyanide, free	0.051	0.03	ug/g		ND (0.03)	N/A	ND (0.03)	ND (0.03)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.03)	N/A
pH	Surface Soil: 5-9 Subsurface Soil: 5-11	0.05	pH Units		6.85	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Polycyclic Aromatic Hydrocarbons - Soil																	
Acenaphthene	7.9	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
Acenaphthylene	0.15	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
Anthracene	0.67	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
Benzo[a]anthracene	0.5	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
Benzo[a]pyrene	0.3	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
Benzo[b]fluoranthene	0.78	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
Benzo[g,h,i]perylene	6.6	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
Benzo[k]fluoranthene	0.78	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
Chrysene	7	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
Dibenzo[a,h]anthracene	0.1	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
Fluoranthene	0.69	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
Fluorene	62	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
Indeno [1,2,3-cd] pyrene	0.38	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
1-Methylnaphthalene	0.99	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
2-Methylnaphthalene	0.99	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
Methylnaphthalene (1&2)	0.99	0.04	µg/g		ND (0.04)	ND (0.04)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.04)	ND (0.04)	N/A	ND (0.04)
Naphthalene	0.6	0.01	µg/g		ND (0.01)	ND (0.01)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.01)	ND (0.01)	N/A	ND (0.01)
Phenanthrene	6.2	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
Pyrene	78	0.02	µg/g		ND (0.02)	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)	N/A	ND (0.02)
Metals																	
Antimony	7.5	1.0	µg/g		ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	N/A	N/A	ND (1.0)	ND (1.0)
Arsenic	18	1.0	µg/g		1.5	ND (1.0)	9.1	8.2	11.1	8.7	8.4	10.3	12.2	N/A	N/A	9.6	2.9
Barium	390	1.0	µg/g		38.0	9.4	64.5	200	**443**	110	296	**426**	326	N/A	N/A	55.3	154
Beryllium	4	0.5	µg/g		ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A	N/A	ND (0.5)	0.7
Boron, available	1.5	0.5	µg/g		ND (0.5)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Boron	120	5.0	µg/g		ND (5.0)	ND (5.0)	7.5	9.1	7.0	8.2	7.5	7.6	10.0	N/A	N/A	7.0	10.0
Cadmium	1.2	0.5	µg/g		ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)
Chromium (VI)	8	0.2	µg/g		ND (0.2)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chromium	160	5.0	µg/g		13.8	6.6	15.9	24.7	13.3	18.1	15.0	12.5	20.9	N/A	N/A	13.7	77.3
Cobalt	22	1.0	µg/g		3.3	2.4	8.9	11.8	12.5	9.4	7.3	10.2	13.3	N/A	N/A	8.8	15.7
Copper	140	5.0	µg/g		ND (5.0)	5.4	11.4	29.1	15.9	12.1	12.3	15.8	17.0	N/A	N/A	8.7	32.6
Lead	120	1.0	µg/g		6.5	1.3	20.2	22.4	29.4	22.4	20.2	29.4	29.3	N/A	N/A	19.5	6.9
Mercury	0.27	0.1	µg/g		ND (0.1)	N/A	ND (0.1)	ND (0.1)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.1)	N/A
Molybdenum	6.9	1.0	µg/g		ND (1.0)	1.5	6.5	4.3	**9.3**	6.0	5.3	**8.6**	**9.4**	N/A	N/A	6.2	ND (1.0)
Nickel	100	5.0	µg/g		7.3	ND (5.0)	18.5	**148**	31.5	19.9	37.0	34.5	29.5	N/A	N/A	19.1	42.8
Selenium	2.4	1.0	µg/g		ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	N/A	N/A	ND (1.0)	ND (1.0)
Silver	20	0.3	µg/g		ND (0.3)	ND (0.3)	ND (0.3)	1.5	0.3	ND (0.3)	0.3	0.4	ND (0.3)	N/A	N/A	ND (0.3)	ND (0.3)
Thallium	1	1.0	µg/g		ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	N/A	N/A	ND (1.0)	ND (1.0)
Uranium	23	1.0	µg/g		ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	1.0	N/A	N/A	ND (1.0)	1.1
Vanadium	86	10.0	µg/g		22.6	14.8	15.1	24.3	13.1	15.6	13.7	13.3	20.2	N/A	N/A	14.2	68.8
Zinc	340	20.0	µg/g		ND (20.0)	ND (20.0)	ND (20.0)	47.9	ND (20.0)	21.3	ND (20.0)	ND (20.0)	33.0	N/A	N/A	ND (20.0)	74.0

Notes:
Agri - Agricultural
'mbgs' - Metres Below Ground Surface
'NS' - No Standard
'NA' - Not Analyzed
'<' - Non-Detect Sample

MECP Table 2 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition, RPI Property Use with Coarse textured soils (MECP, 2011).

BOLD - Exceeds MECP Table 2 RPI SCS

Table C.1: Summary of Soil Analytical Results
Metals, Inorganics, and Polycyclic Aromatic Hydrocarbons
Phase Two Environmental Site Assessment
4296 Anderson Road

Contaminants of Concern	MECP Table 2 RPI Property Use - Coarse	Reporting Detection Limit	Units	Sample ID: / Sample Depth (mbgs): / Lab ID: / Sampling Date (mm/dd/yyyy):	BH25-05 SA1 0.15 - 1.52 2525396-09 06/18/2025	BH25-05A SA1 0.15 - 1.52 2532367-06 8/8/2025	BH25-05B SA1 0.15 - 1.52 2532367-09 8/8/2025	BH25-05B SA101 0.15 - 1.52 2532367-19 8/8/2025	BH25-05C SA1 0.15 - 1.52 2532367-11 8/8/2025	BH25-05D SA1 0.15 - 1.52 2532367-13 8/8/2025	BH25-05 SA3 1.98 - 2.60 2525396-10 06/18/2025	BH25-06 SA1 0.15 - 0.76 2525396-11 06/17/2025	BH25-06A SA1 0.15 - 0.76 2532367-15 8/8/2025	BH25-06B SA1 0.15 - 0.76 2532367-16 8/8/2025	BH25-06C SA1 0.15 - 0.76 2532367-17 8/8/2025	BH25-06D SA1 0.15 - 0.76 2532367-18 8/8/2025	BH25-07 SA1 0.15 - 0.61 2525396-12 06/18/2025	BH25-07 SA101 0.15 - 0.61 2525396-13 06/18/2025
Inorganics - Soil																		
SAR	5	0.01	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	**5.14**	N/A	N/A	N/A	N/A	0.69	1.08
Conductivity	700	5	uS/cm		N/A	N/A	N/A	N/A	N/A	N/A	N/A	**3650**	N/A	N/A	N/A	N/A	533	384
Cyanide, free	0.051	0.03	ug/g		ND (0.03)	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.03)	N/A	N/A	N/A	N/A	ND (0.03)	ND (0.03)
pH	Surface Soil: 5-9 Subsurface Soil: 5-11	0.05	pH Units		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.43	7.39
Polycyclic Aromatic Hydrocarbons - Soil																		
Acenaphthene	7.9	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Acenaphthylene	0.15	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Anthracene	0.67	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Benzo[a]anthracene	0.5	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Benzo[a]pyrene	0.3	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Benzo[b]fluoranthene	0.78	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Benzo[g,h,i]perylene	6.6	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Benzo[k]fluoranthene	0.78	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Chrysene	7	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Dibenzo[a,h]anthracene	0.1	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Fluoranthene	0.69	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Fluorene	62	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Indeno [1,2,3-cd] pyrene	0.38	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
1-Methylnaphthalene	0.99	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
2-Methylnaphthalene	0.99	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Methylnaphthalene (1&2)	0.99	0.04	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.04)	N/A	N/A	N/A	N/A	N/A	ND (0.04)	ND (0.04)
Naphthalene	0.6	0.01	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.01)	N/A	N/A	N/A	N/A	N/A	ND (0.01)	ND (0.01)
Phenanthrene	6.2	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Pyrene	78	0.02	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Metals																		
Antimony	7.5	1.0	µg/g		ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Arsenic	18	1.0	µg/g		9.1	12.4	9.3	12.6	10.4	9.8	1.0	9.9	8.7	7.9	11.0	7.6	8.5	4.2
Barium	390	1.0	µg/g		101	65.0	109	133	52.1	97.7	17.7	195	99.9	121	217	109	105	52.1
Beryllium	4	0.5	µg/g		ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
Boron, available	1.5	0.5	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.5)	ND (0.5)
Boron	120	5.0	µg/g		5.5	8.9	ND (5.0)	9.5	7.4	7.1	ND (5.0)	6.6	5.4	6.4	8.1	7.1	5.5	ND (5.0)
Cadmium	1.2	0.5	µg/g		ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
Chromium (VI)	8	0.2	µg/g		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.2)	ND (0.2)
Chromium	160	5.0	µg/g		10.3	14.8	8.8	18.4	20.5	12.0	7.8	13.7	10.3	9.9	17.0	15.1	17.8	18.1
Cobalt	22	1.0	µg/g		9.9	12.6	8.0	14.0	10.9	12.4	3.6	9.0	7.9	7.5	8.0	7.8	9.7	6.0
Copper	140	5.0	µg/g		9.8	14.0	9.6	17.2	20.1	10.1	7.1	10.8	9.6	7.3	12.6	8.8	12.5	9.1
Lead	120	1.0	µg/g		19.3	30.5	20.6	28.5	24.3	21.7	1.2	20.3	16.4	14.6	18.7	17.2	21.1	10.6
Mercury	0.27	0.1	µg/g		ND (0.1)	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.1)	N/A	N/A	N/A	N/A	ND (0.1)	ND (0.1)
Molybdenum	6.9	1.0	µg/g		**7.0**	**10.7**	6.7	**9.3**	**11.4**	**7.8**	ND (1.0)	**7.1**	5.2	4.8	5.4	4.5	6.5	3.2
Nickel	100	5.0	µg/g		20.5	28.4	16.4	28.0	26.0	22.5	6.3	18.3	17.5	14.5	17.6	15.1	21.0	13.5
Selenium	2.4	1.0	µg/g		ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Silver	20	0.3	µg/g		ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)	ND (0.3)
Thallium	1	1.0	µg/g		ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Uranium	23	1.0	µg/g		ND (1.0)	1.1	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	1.0	ND (1.0)
Vanadium	86	10.0	µg/g		10.4	13.3	ND (10.0)	20.2	13.8	12.6	16.9	13.2	16.1	12.5	17.8	14.2	19.7	21.8
Zinc	340	20.0	µg/g		29.3	30.3	ND (20.0)	32.4	40.4	ND (20.0)	ND (20.0)	21.4	ND (20.0)	ND (20.0)	25.1	23.0	27.9	ND (20.0)

Notes:
Agri - Agricultural
'mbgs' - Metres Below Ground Surface
'NS' - No Standard
'NA' - Not Analyzed
'<' - Non-Detect Sample

MECP Table 2 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition, RPI Property Use with Coarse textured soils (MECP, 2011).

BOLD - Exceeds MECP Table 2 RPI SCS

GEMTEC
Consulting Engineers and Scientists

Table C.2: Summary of Soil Analytical Results
Petroleum Hydrocarbon Four Fractions and Volatile Organic Compounds
Phase Two Environmental Site Assessment
4296 Anderson Road Ottawa Ontario

Contaminants of Concern	MECP Table 2 RPI Property Use - Coarse	Reporting Detection Limit	Sample ID Sample Depth (mbgs) Lab ID Sampling Date Units	BH25-01 SA1 0.00 - 0.61 2525396-01 06/18/2025	BH25-01 SA4 2.29 - 2.90 2525396-02 06/18/2025	BH25-02 SA1 0.15 - 0.76 2525396-03 06/16/2025	BH25-03 SA1 0.15 - 0.91 2525396-04 06/18/2025	BH25-03 SA3 1.52 - 2.44 2525396-05 06/18/2025	BH25-03 SA103 1.52 - 2.44 2525396-06 06/18/2025	BH25-04 SA1 0.15 - 0.76 2525396-07 06/17/2025	BH25-04 SA5 3.20 - 3.81 2525396-08 06/18/2025
Petroleum Hydrocarbons - Soil											
F1 PHCs (C6-C10)	55	7	µg/g	ND (7)	ND (7)	N/A	N/A	ND (7)	ND (7)	N/A	N/A
F2 PHCs (C10-C16)	98	4	µg/g	ND (4)	ND (4)	N/A	N/A	ND (4)	ND (4)	N/A	ND (4)
F3 PHCs (C16-C34)	300	8	µg/g	19	ND (8)	N/A	N/A	ND (8)	ND (8)	N/A	ND (8)
F4 PHCs (C34-C50)	2800	6	µg/g	35	ND (6)	N/A	N/A	ND (6)	ND (6)	N/A	ND (6)
F4G PHCs (gravimetric)	2800	50	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Volatile Organic Compounds - Soil											
Acetone	16	0.50	µg/g	N/A	ND (0.50)	N/A	N/A	ND (0.50)	ND (0.50)	N/A	N/A
Benzene	0.21	0.02	µg/g	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	N/A	N/A
Bromodichloromethane	1.5	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Bromoform	0.27	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Bromomethane	0.05	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Carbon Tetrachloride	0.05	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Chlorobenzene	2.4	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Chloroform	0.05	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Dibromochloromethane	2.3	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Dichlorodifluoromethane	16	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
1,2-Dichlorobenzene	1.2	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
1,3-Dichlorobenzene	4.8	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
1,4-Dichlorobenzene	0.083	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
1,1-Dichloroethane	0.47	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
1,2-Dichloroethane	0.05	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
1,1-Dichloroethylene	0.05	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
cis-1,2-Dichloroethylene	1.9	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
trans-1,2-Dichloroethylene	0.084	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
1,2-Dichloropropane	0.05	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
cis-1,3-Dichloropropylene	NS	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
trans-1,3-Dichloropropylene	NS	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
1,3-Dichloropropene, total	0.05	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Ethylbenzene	1.1	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Ethylene dibromide (dibromoethane, 1,2-)	0.05	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Hexane	2.8	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Methyl Ethyl Ketone (2-Butanone)	16	0.50	µg/g	N/A	ND (0.50)	N/A	N/A	ND (0.50)	ND (0.50)	N/A	N/A
Methyl Isobutyl Ketone	1.7	0.50	µg/g	N/A	ND (0.50)	N/A	N/A	ND (0.50)	ND (0.50)	N/A	N/A
Methyl tert-butyl ether	0.75	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Methylene Chloride	0.1	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Styrene	0.7	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
1,1,1,2-Tetrachloroethane	0.058	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
1,1,2,2-Tetrachloroethane	0.05	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Tetrachloroethylene	0.28	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Toluene	2.3	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
1,1,1-Trichloroethane	0.38	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
1,1,2-Trichloroethane	0.05	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Trichloroethylene	0.061	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Trichlorofluoromethane	4	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Vinyl Chloride	0.02	0.02	µg/g	N/A	ND (0.02)	N/A	N/A	ND (0.02)	ND (0.02)	N/A	N/A
m/p-Xylene	NS	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
o-Xylene	NS	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Xylenes, total	3.1	0.05	µg/g	N/A	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A
Benzene	0.21	0.02	µg/g	ND (0.02)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ethylbenzene	1.1	0.05	µg/g	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Toluene	2.3	0.05	µg/g	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
m/p-Xylene	NS	0.05	µg/g	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
o-Xylene	NS	0.05	µg/g	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Xylenes, total	3.1	0.05	µg/g	ND (0.05)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Notes:
RPI - Residential/Parkland/Institutional
'mbgs' - Metres Below Ground Surface
'NS' - No Standard
'NA' - Not Analyzed
<' - Non-Detect Sample

MECP Table 2 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition, RPI Property Use with Coarse textured soils (MECP, 2011).

BOLD - Exceeds MECP Table 2 RPI SCS

Client: Noel's Ottawa Snow Inc.
Project Number: 100011.121
September 2025

GEMTEC
Consulting Engineers and Scientists

Table C.2: Summary of Soil Analytical Results
Petroleum Hydrocarbon Four Fractions and Volatile Organic Compounds
Phase Two Environmental Site Assessment
4296 Anderson Road Ottawa Ontario

Contaminants of Concern	MECP Table 2 RPI Property Use - Coarse	Reporting Detection Limit	Sample ID Sample Depth (mbgs) Lab ID Sampling Date Units	BH25-05 SA1 0.15 - 1.52 2525396-09 06/18/2025	BH25-05 SA3 1.98 - 2.60 2525396-10 06/18/2025	BH25-05A SA3 1.98 - 2.60 2532367-07 8/8/2025	BH25-05A SA103 1.98 - 2.60 2532367-08 8/8/2025	BH25-05B SA3 1.98 - 2.60 2532367-10 8/8/2025	BH25-05C SA3 1.98 - 2.60 2532367-12 8/8/2025	BH25-05D SA3 1.98 - 2.60 2532367-14 8/8/2025	BH25-06 SA1 0.15 - 0.76 2525396-11 06/17/2025	BH25-07 SA1 0.15 - 0.61 2525396-12 06/18/2025	BH25-07 SA101 0.15 - 0.61 2525396-13 06/18/2025
Petroleum Hydrocarbons - Soil													
F1 PHCs (C6-C10)	55	7	µg/g	N/A	N/A	ND (7)	ND (7)	ND (7)	ND (7)	ND (7)	N/A	ND (7)	ND (7)
F2 PHCs (C10-C16)	98	4	µg/g	N/A	ND (40)	ND (4)	ND (4)	ND (4)	ND (4)	ND (4)	N/A	ND (4)	ND (4)
F3 PHCs (C16-C34)	300	8	µg/g	N/A	**328**	ND (8)	ND (8)	ND (8)	ND (8)	ND (8)	N/A	76	31
F4 PHCs (C34-C50)	2800	6	µg/g	N/A	675	ND (6)	ND (6)	ND (6)	ND (6)	ND (6)	N/A	98	31
F4G PHCs (gravimetric)	2800	50	µg/g	N/A	1350	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Volatile Organic Compounds - Soil													
Acetone	16	0.50	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Benzene	0.21	0.02	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bromodichloromethane	1.5	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bromoform	0.27	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bromomethane	0.05	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Carbon Tetrachloride	0.05	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chlorobenzene	2.4	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chloroform	0.05	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dibromochloromethane	2.3	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dichlorodifluoromethane	16	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,2-Dichlorobenzene	1.2	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,3-Dichlorobenzene	4.8	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,4-Dichlorobenzene	0.083	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1-Dichloroethane	0.47	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,2-Dichloroethane	0.05	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1-Dichloroethylene	0.05	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
cis-1,2-Dichloroethylene	1.9	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
trans-1,2-Dichloroethylene	0.084	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,2-Dichloropropane	0.05	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
cis-1,3-Dichloropropylene	NS	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
trans-1,3-Dichloropropylene	NS	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,3-Dichloropropene, total	0.05	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ethylbenzene	1.1	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ethylene dibromide (dibromoethane, 1,2-)	0.05	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hexane	2.8	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Methyl Ethyl Ketone (2-Butanone)	16	0.50	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Methyl Isobutyl Ketone	1.7	0.50	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Methyl tert-butyl ether	0.75	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Methylene Chloride	0.1	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Styrene	0.7	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1,1,2-Tetrachloroethane	0.058	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1,2,2-Tetrachloroethane	0.05	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tetrachloroethylene	0.28	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Toluene	2.3	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1,1-Trichloroethane	0.38	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1,1,2-Trichloroethane	0.05	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trichloroethylene	0.061	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trichlorofluoromethane	4	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Vinyl Chloride	0.02	0.02	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
m/p-Xylene	NS	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
o-Xylene	NS	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Xylenes, total	3.1	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Benzene	0.21	0.02	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.02)	ND (0.02)
Ethylbenzene	1.1	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	ND (0.05)
Toluene	2.3	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	ND (0.05)
m/p-Xylene	NS	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	ND (0.05)
o-Xylene	NS	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	ND (0.05)
Xylenes, total	3.1	0.05	µg/g	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ND (0.05)	ND (0.05)

Notes:
RPI - Residential/Parkland/Institutional
'mbgs' - Metres Below Ground Surface
'NS' - No Standard
'NA' - Not Analyzed
<' - Non-Detect Sample

MECP Table 2 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition, RPI Property Use with Coarse textured soils (MECP, 2011).

BOLD - Exceeds MECP Table 2 RPI SCS

GEMTEC
CONSULTING ENGINEERS AND SCIENTISTS

Table C.3: Summary of Soil Analytical Results
Organochlorine Pesticides
Phase Two Environmental Site Assessment
4296 Anderson Road Ottawa Ontario

Contaminants of Concern	MECP Table 2 RPI Property Use - Coarse	Reporting Limit or Method Detection Limit	Sample ID	BH25-01 SA1	BH25-01 SA4	BH25-02 SA1	BH25-03 SA1	BH25-03 SA3	BH25-03 SA103	BH25-04 SA1	BH25-04 SA5	BH25-05 SA1	BH25-05 SA3	BH25-06 SA1	BH25-07 SA1	BH25-07 SA101
			Sample Depth (mbgs)	0.00 - 0.61	2.29 - 2.90	0.15 - 0.76	0.15 - 0.91	1.52 - 2.44	1.52 - 2.44	0.15 - 0.76	3.20 - 3.81	0.15 - 1.52	1.98 - 2.60	0.15 - 0.76	0.15 - 0.61	0.15 - 0.61
			Lab ID	2525396-01	2525396-02	2525396-03	2525396-04	2525396-05	2525396-06	2525396-07	2525396-08	2525396-09	2525396-10	2525396-11	2525396-12	2525396-13
			Sampling Date	06/18/2025	06/18/2025	06/16/2025	06/18/2025	06/18/2025	06/18/2025	06/17/2025	06/18/2025	06/18/2025	06/18/2025	06/17/2025	06/18/2025	06/18/2025
			Units													
Organochlorine Pesticides - Soil																
Aldrin	0.05	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
gamma-BHC (Lindane)	0.056	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
alpha-Chlordane	NS	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
gamma-Chlordane	NS	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
Chlordane	0.05	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
o,p-DDD	NS	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
p,p-DDD	NS	0.02	µg/g	ND (0.02)	N/A	ND (0.02)	ND (0.02)	N/A	N/A	ND (0.02)	N/A	ND (0.02)	N/A	ND (0.02)	ND (0.02)	ND (0.02)
DDD	3.3	0.02	µg/g	ND (0.02)	N/A	ND (0.02)	ND (0.02)	N/A	N/A	ND (0.02)	N/A	ND (0.02)	N/A	ND (0.02)	ND (0.02)	ND (0.02)
o,p-DDE	NS	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
p,p-DDE	NS	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
DDE	0.26	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
o,p-DDT	NS	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
p,p-DDT	NS	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
DDT	1.4	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
Dieldrin	0.05	0.02	µg/g	ND (0.02)	N/A	ND (0.02)	ND (0.02)	N/A	N/A	ND (0.02)	N/A	ND (0.02)	N/A	ND (0.02)	ND (0.02)	ND (0.02)
Endrin	0.04	0.02	µg/g	ND (0.02)	N/A	ND (0.02)	ND (0.02)	N/A	N/A	ND (0.02)	N/A	ND (0.02)	N/A	ND (0.02)	ND (0.02)	ND (0.02)
Endosulfan I	NS	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
Endosulfan II	NS	0.02	µg/g	ND (0.02)	N/A	ND (0.02)	ND (0.02)	N/A	N/A	ND (0.02)	N/A	ND (0.02)	N/A	ND (0.02)	ND (0.02)	ND (0.02)
Endosulfan I/II	0.04	0.02	µg/g	ND (0.02)	N/A	ND (0.02)	ND (0.02)	N/A	N/A	ND (0.02)	N/A	ND (0.02)	N/A	ND (0.02)	ND (0.02)	ND (0.02)
Heptachlor	0.15	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
Heptachlor Epoxide	0.05	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
Hexachlorobenzene	0.52	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
Hexachlorobutadiene	0.012	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
Hexachloroethane	0.089	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)
Methoxychlor	0.13	0.01	µg/g	ND (0.01)	N/A	ND (0.01)	ND (0.01)	N/A	N/A	ND (0.01)	N/A	ND (0.01)	N/A	ND (0.01)	ND (0.01)	ND (0.01)

Notes:
RPI - Residential/Parkland/Institutional
'mbgs' - Metres Below Ground Surface
'NS' - No Standard
'NA' - Not Analyzed
<' - Non-Detect Sample

MECP Table 2 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition, RPI Property Use with Coarse textured soils (MECP, 2011).

BOLD - Exceeds MECP Table 2 RPI SCS

Table C.4: Summary of Soil Analytical Results
Toxicity Characteristic Leaching Procedure
Phase Two Environmental Site Assessment
4296 Anderson Road Ottawa Ontario

Contaminants of Concern	O.Reg. 347/558 Schedule 4	Reporting Detection Limit	Sample ID Lab ID Sampling Date Units	TCLP 2525395-01 06/18/2025
Physical Characteristics				
Flashpoint	NS	NA	Deg C	>70
EPA 1311 - TCLP Leachate Inorganics				
Fluoride	150	0.05	mg/L	0.11
Nitrate as N	1000	1	mg/L	ND (1)
Nitrite as N	1000	1	mg/L	ND (1)
Cyanide, free	20	0.02	mg/L	ND (0.02)
EPA 1311 - TCLP Leachate Metals				
Arsenic	2.5	0.05	mg/L	ND (0.05)
Barium	100	0.05	mg/L	0.52
Boron	500	0.10	mg/L	ND (0.10)
Cadmium	0.5	0.01	mg/L	ND (0.01)
Chromium	5	0.05	mg/L	ND (0.05)
Lead	5	0.05	mg/L	ND (0.05)
Mercury	0.1	0.005	mg/L	ND (0.005)
Selenium	1	0.05	mg/L	ND (0.05)
Silver	5	0.05	mg/L	ND (0.05)
Uranium	10	0.05	mg/L	ND (0.05)
EPA 1311 - TCLP Leachate Volatiles				
Benzene	0.5	0.005	mg/L	ND (0.005)
Carbon Tetrachloride	0.5	0.005	mg/L	ND (0.005)
Chlorobenzene	8	0.004	mg/L	ND (0.004)
Chloroform	10	0.006	mg/L	ND (0.006)
1,2-Dichlorobenzene	20	0.004	mg/L	ND (0.004)
1,4-Dichlorobenzene	0.5	0.004	mg/L	ND (0.004)
1,2-Dichloroethane	0.5	0.005	mg/L	ND (0.005)
1,1-Dichloroethylene	1.4	0.006	mg/L	ND (0.006)
Methyl Ethyl Ketone (2-Butanone)	200	0.30	mg/L	ND (0.30)
Methylene Chloride	5	0.04	mg/L	ND (0.04)
Tetrachloroethylene	3	0.005	mg/L	ND (0.005)
Trichloroethylene	5	0.004	mg/L	ND (0.004)
Vinyl Chloride	0.2	0.005	mg/L	ND (0.005)
EPA 1311 - TCLP Leachate Organics				
Benzo[a]pyrene	0.001	0.0001	mg/L	ND (0.0001)

Notes:
MDL': Method Detection Limit or Reporting Limit
NS ' : No Standard Established
ND ' : Non Detect
1. O.Reg. 347/558 Schedule 4: O.Reg 347 and O. Reg. 558/00: General – Waste Management. Schedule 4: Leachate Quality Criteria. (MECP, 2011)
Bold Exceeds O.Reg 347/558 Schedule 4

GEMTEC
Consulting Engineers and Scientists

Table C.5: Summary of Groundwater Analytical Results
Metals, Inorganics, and Polycyclic Aromatic Hydrocarbons
Phase Two Environmental Site Assessment
4296 Anderson Road Ottawa, Ontario

Contaminants of Concern	MECP Table 2 Potable Groundwater - All Types of Property Uses and Coarse Soil	Reporting Detection Limit	Sample ID	MW25-01	MW25-02	MW25-1002	MW25-03	MW25-04	BH/MW25-04 SA2	BH/MW25-04 SA3	BH25-04 SA4	MW25-05	MW25-1005	MW25-06
			Screen Interval (m bgs)	1.52 - 4.57	1.52 - 4.57	1.52 - 4.57	1.52 - 4.57	1.52 - 4.57	1.52 - 4.57	1.52 - 4.57	1.52 - 4.57	1.52 - 4.57	1.52 - 4.57	1.52 - 4.57
			Lab ID	2527228-01	2527228-02	2527228-03	2527228-04	2527228-05	2532368-01	2534009-01	2534167-01	2527228-06	2527228-07	2527228-08
			Sampling Date	07/02/2025	07/02/2025	07/02/2025	07/02/2025	07/02/2025	08/08/2025	08/15/2025	08/19/2025	07/02/2025	07/02/2025	07/02/2025
			Units											
Inorganics - Groundwater														
Chloride	790	1	mg/L	N/A	***3910***	***3940***	N/A	N/A	N/A	N/A	N/A	N/A	N/A	***1510***
Metals - Groundwater														
Antimony	6	0.5	µg/L	ND (0.5)	N/A	N/A	N/A	ND (0.5)	ND (0.5)	0.8	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Arsenic	25	1	µg/L	ND (1)	N/A	N/A	N/A	ND (1)	ND (1)	ND (1)	ND (1)	ND (1)	ND (1)	N/A
Barium	1000	1	µg/L	126	N/A	N/A	N/A	246	389	127	146	109	118	N/A
Beryllium	4	0.5	µg/L	ND (0.5)	N/A	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Boron	5000	10	µg/L	83	N/A	N/A	N/A	83	78	125	110	192	202	N/A
Cadmium	2.7	0.1	µg/L	ND (0.1)	N/A	N/A	N/A	ND (0.1)	ND (0.1)	ND (0.1)	ND (0.1)	ND (0.1)	ND (0.1)	N/A
Chromium	50	1	µg/L	ND (1)	N/A	N/A	N/A	ND (1)	ND (1)	ND (1)	ND (1)	ND (1)	ND (1)	N/A
Cobalt	3.8	0.5	µg/L	2.5	N/A	N/A	N/A	***8.6***	1.4	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Copper	87	0.5	µg/L	0.5	N/A	N/A	N/A	0.5	1	ND (0.5)	0.5	ND (0.5)	ND (0.5)	N/A
Lead	10	0.1	µg/L	ND (0.1)	N/A	N/A	N/A	ND (0.1)	ND (0.1)	ND (0.1)	ND (0.1)	ND (0.1)	ND (0.1)	N/A
Molybdenum	70	0.5	µg/L	4.9	N/A	N/A	N/A	5.3	2	0.6	1.4	1.8	1.7	N/A
Nickel	100	1	µg/L	5	N/A	N/A	N/A	11	5	1	1	ND (1)	ND (1)	N/A
Selenium	10	1	µg/L	ND (1)	N/A	N/A	N/A	ND (1)	ND (1)	ND (1)	ND (1)	ND (1)	ND (1)	N/A
Silver	1.5	0.1	µg/L	ND (0.1)	N/A	N/A	N/A	ND (0.1)	ND (0.1)	ND (0.1)	ND (0.1)	ND (0.1)	ND (0.1)	N/A
Sodium	490000	200	µg/L	368000	***1930000***	***2140000***	N/A	***1720000***	***2260000***	***858000***	***844000***	***1030000***	***1080000***	***901000***
Thallium	2	0.1	µg/L	ND (0.1)	N/A	N/A	N/A	0.1	ND (0.1)	ND (0.1)	ND (0.1)	ND (0.1)	ND (0.1)	N/A
Uranium	20	0.1	µg/L	0.8	N/A	N/A	N/A	2.1	0.9	0.1	0.3	0.1	ND (0.1)	N/A
Vanadium	6.2	0.5	µg/L	ND (0.5)	N/A	N/A	N/A	1	1.6	ND (0.5)	0.5	0.6	0.6	N/A
Zinc	1100	5	µg/L	ND (5)	N/A	N/A	N/A	ND (5)	ND (5)	ND (5)	ND (5)	ND (5)	ND (5)	N/A
Polycyclic Aromatic Hydrocarbons - Groundwater														
Acenaphthene	4.1	0.05	µg/L	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	N/A
Acenaphthylene	1	0.05	µg/L	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	N/A
Anthracene	2.4	0.01	µg/L	ND (0.01)	N/A	N/A	ND (0.01)	ND (0.01)	N/A	N/A	N/A	ND (0.01)	ND (0.01)	N/A
Benzo[a]anthracene	1	0.01	µg/L	ND (0.01)	N/A	N/A	ND (0.01)	ND (0.01)	N/A	N/A	N/A	ND (0.01)	ND (0.01)	N/A
Benzo[a]pyrene	0.01	0.01	µg/L	ND (0.01)	N/A	N/A	ND (0.01)	ND (0.01)	N/A	N/A	N/A	ND (0.01)	ND (0.01)	N/A
Benzo[b]fluoranthene	0.1	0.05	µg/L	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	N/A
Benzo[g,h,i]perylene	0.02	0.05	µg/L	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	N/A
Benzo[k]fluoranthene	0.1	0.05	µg/L	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	N/A
Chrysene	0.1	0.05	µg/L	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	N/A
Dibenzo[a,h]anthracene	0.2	0.05	µg/L	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	N/A
Fluoranthene	0.41	0.01	µg/L	ND (0.01)	N/A	N/A	ND (0.01)	ND (0.01)	N/A	N/A	N/A	ND (0.01)	ND (0.01)	N/A
Fluorene	120	0.05	µg/L	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	N/A
Indeno [1,2,3-cd] pyrene	0.2	0.05	µg/L	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	N/A
1-Methylnaphthalene	3.2	0.05	µg/L	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	N/A
2-Methylnaphthalene	3.2	0.05	µg/L	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	N/A
Methylnaphthalene (1&2)	3.2	0.10	µg/L	ND (0.10)	N/A	N/A	ND (0.10)	ND (0.10)	N/A	N/A	N/A	ND (0.10)	ND (0.10)	N/A
Naphthalene	11	0.05	µg/L	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	N/A
Phenanthrene	1	0.05	µg/L	ND (0.05)	N/A	N/A	ND (0.05)	ND (0.05)	N/A	N/A	N/A	ND (0.05)	ND (0.05)	N/A
Pyrene	4.1	0.01	µg/L	ND (0.01)	N/A	N/A	ND (0.01)	ND (0.01)	N/A	N/A	N/A	ND (0.01)	ND (0.01)	N/A

Notes:
m bgs' - Metres Below Ground Surface
'NA' - Not Analyzed
<' - Non-Detect Sample

MECP Table 2 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 2: Full Depth Generic Site Condition Standards, Potable Ground Water for All Types of Property Use with Coarse textured soils (MECP, 2011).

BOLD	- Exceeds MECP Table 2 All Property Uses

Client: Noel's Ottawa Snow Inc.
Project Number: 100011.121
September 2025

GEMTEC
Consulting Engineers and Scientists

Table C.6 Summary of Groundwater Analytical Results
Petroleum Hydrocarbon Four Fractions and Volatile Organic Compounds
Phase Two Environmental Site Assessment
4296 Anderson Road Ottawa, Ontario

Contaminants of Concern	MECP Table 2 Potable Groundwater - All Types of Property Uses and Coarse Soil	Reporting Detection Limit	Sample ID Screen Interval (m bgs) Lab ID Sampling Date Units	MW25-01 1.52 - 4.57 2527228-01 07/02/2025	MW25-02 1.52 - 4.57 2527228-02 07/02/2025	MW25-1002 1.52 - 4.57 2527228-03 07/02/2025	MW25-03 1.52 - 4.57 2527228-04 07/02/2025	MW25-04 1.52 - 4.57 2527228-05 07/02/2025	MW25-05 1.52 - 4.57 2527228-06 07/02/2025	MW25-1005 1.52 - 4.57 2527228-07 07/02/2025	MW25-06 1.52 - 4.57 2527228-08 07/02/2025
Petroleum Hydrocarbons - Groundwater											
F1 PHCs (C6-C10)	750	25	µg/L	ND (25)	N/A	N/A	ND (25)	ND (25)	ND (25)	ND (25)	N/A
F2 PHCs (C10-C16)	150	100	µg/L	ND (100)	N/A	N/A	ND (100)	ND (100)	ND (100)	ND (100)	N/A
F3 PHCs (C16-C34)	500	100	µg/L	ND (100)	N/A	N/A	ND (100)	ND (100)	ND (100)	ND (100)	N/A
F4 PHCs (C34-C50)	500	100	µg/L	ND (100)	N/A	N/A	ND (100)	ND (100)	ND (100)	ND (100)	N/A
Volatile Organic Compounds - Groundwater											
Acetone	2700	5.0	µg/L	ND (5.0)	N/A	N/A	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	N/A
Benzene	5	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Bromodichloromethane	16	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Bromoform	25	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Bromomethane	0.89	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Carbon Tetrachloride	0.79	0.2	µg/L	ND (0.2)	N/A	N/A	ND (0.2)	ND (0.2)	ND (0.2)	ND (0.2)	N/A
Chlorobenzene	30	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Chloroform	2.4	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Dibromochloromethane	25	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Dichlorodifluoromethane	590	1.0	µg/L	ND (1.0)	N/A	N/A	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	N/A
1,2-Dichlorobenzene	3	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
1,3-Dichlorobenzene	59	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
1,4-Dichlorobenzene	1	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
1,1-Dichloroethane	5	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
1,2-Dichloroethane	1.6	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
1,1-Dichloroethylene	1.6	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
cis-1,2-Dichloroethylene	1.6	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
trans-1,2-Dichloroethylene	1.6	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
1,2-Dichloropropane	5	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
cis-1,3-Dichloropropylene	NS	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
trans-1,3-Dichloropropylene	NS	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
1,3-Dichloropropene, total	0.5	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Ethylbenzene	2.4	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Ethylene dibromide (dibromoethane, 1,2-)	0.2	0.2	µg/L	ND (0.2)	N/A	N/A	ND (0.2)	ND (0.2)	ND (0.2)	ND (0.2)	N/A
Hexane	51	1.0	µg/L	ND (1.0)	N/A	N/A	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	N/A
Methyl Ethyl Ketone (2-Butanone)	1800	5.0	µg/L	ND (5.0)	N/A	N/A	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	N/A
Methyl Isobutyl Ketone	640	5.0	µg/L	ND (5.0)	N/A	N/A	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	N/A
Methyl tert-butyl ether	15	2.0	µg/L	ND (2.0)	N/A	N/A	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	N/A
Methylene Chloride	50	5.0	µg/L	ND (5.0)	N/A	N/A	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	N/A
Styrene	5.4	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
1,1,1,2-Tetrachloroethane	1.1	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
1,1,2,2-Tetrachloroethane	1	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Tetrachloroethylene	1.6	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Toluene	24	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
1,1,1-Trichloroethane	200	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
1,1,2-Trichloroethane	4.7	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Trichloroethylene	1.6	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Trichlorofluoromethane	150	1.0	µg/L	ND (1.0)	N/A	N/A	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	N/A
Vinyl Chloride	0.5	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
m/p-Xylene	NS	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
o-Xylene	NS	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A
Xylenes, total	300	0.5	µg/L	ND (0.5)	N/A	N/A	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)	N/A

Notes:
m bgs' - Metres Below Ground Surface
'NS' - No Standard
'NA' - Not Analyzed
<' - Non-Detect Sample

MECP Table 2 SCS: Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Table 2: Full Depth Generic Site Condition Standards, Potable Ground Water for All Types of Property Use with Coarse textured soils (MECP, 2011).

BOLD	- Exceeds MECP Table 2 All Property Uses

APPENDIX D

Certificate of Analysis

PARACEL LABORATORIES LTD.

TRUSTED.
RESPONSIVE.
RELIABLE.

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

Certificate of Analysis

GEMTEC Consulting Engineers and Scientists Limited
32 Steacie Drive
Kanata, ON K2K 2A9
Attn: Nicole Soucy

Client PO: Bulk
Project: 100011.121
Custody:

Report Date: 25-Jun-2025
Order Date: 19-Jun-2025

Order #: 2525396

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

Paracel ID	Client ID
2525396-01	BH25-01 SA1
2525396-02	BH25-01 SA4
2525396-03	BH25-02 SA1
2525396-04	BH25-03 SA1
2525396-05	BH25-03 SA3
2525396-06	BH25-03 SA103
2525396-07	BH25-04 SA1
2525396-08	BH25-04 SA5
2525396-09	BH25-05 SA1
2525396-10	BH25-05 SA3
2525396-11	BH25-06 SA1
2525396-12	BH25-07 SA1
2525396-13	BH25-07 SA101

Approved By:

Mark Foto, M.Sc.

Laboratory Director

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Boron, available	MOE (HWE), EPA 200.8 - ICP-MS	20-Jun-25	20-Jun-25
BTEX by P&T GC-MS	EPA 8260 - P&T GC-MS	24-Jun-25	25-Jun-25
Chromium, hexavalent - soil	MOE E3056 - Extraction, colourimetric	20-Jun-25	23-Jun-25
Conductivity	MOE E3138 - probe @25 °C, water ext	20-Jun-25	20-Jun-25
Cyanide, free	MOE E3015 - Auto Colour, water extraction	24-Jun-25	24-Jun-25
Mercury by CVAA	EPA 7471B - CVAA, digestion	20-Jun-25	20-Jun-25
pH, soil	MOE E3137 - probe @25 °C, CaCl2 ext	23-Jun-25	23-Jun-25
PHC F1	CWS Tier 1 - P&T GC-FID	24-Jun-25	25-Jun-25
PHC F4G (gravimetric)	CWS Tier 1 - Extraction Gravimetric	24-Jun-25	24-Jun-25
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	21-Jun-25	24-Jun-25
REG 153: Metals by ICP/MS, soil	EPA 6020 - Digestion - ICP-MS	20-Jun-25	20-Jun-25
REG 153: PAHs by GC-MS	EPA 8270 - GC-MS, extraction	20-Jun-25	23-Jun-25
REG 153: Pesticides, OC	EPA 8081B - GC-ECD	20-Jun-25	20-Jun-25
REG 153: VOCs by P&T GC/MS	EPA 8260 - P&T GC-MS	24-Jun-25	25-Jun-25
SAR	Calculated	20-Jun-25	20-Jun-25
Solids, %	CWS Tier 1 - Gravimetric	20-Jun-25	23-Jun-25

Certificate of Analysis

Report Date: 25-Jun-2025

Client: **GEMTEC Consulting Engineers and Scientists Limited**

Order Date: 19-Jun-2025

Client PO: **Bulk**

Project Description: 100011.121

	Client ID:	BH25-01 SA1	BH25-01 SA4	BH25-02 SA1	BH25-03 SA1	-	-
	Sample Date:	18-Jun-25 09:00	18-Jun-25 09:00	16-Jun-25 09:00	18-Jun-25 09:00		
	Sample ID:	2525396-01	2525396-02	2525396-03	2525396-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	87.5	84.5	95.2	89.4	-	-
General Inorganics							
SAR	0.01 N/A	0.37	-	2.74	-	-	-
Conductivity	5 uS/cm	81	-	2070	-	-	-
Cyanide, free	0.03 ug/g	<0.03	-	<0.03	<0.03	-	-
pH	0.05 pH Units	6.85	-	-	-	-	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	-	-
Arsenic	1.0 ug/g	1.5	<1.0	9.1	8.2	-	-
Barium	1.0 ug/g	38.0	9.4	64.5	200	-	-
Beryllium	0.5 ug/g	<0.5	<0.5	<0.5	<0.5	-	-
Boron	5.0 ug/g	<5.0	<5.0	7.5	9.1	-	-
Boron, available	0.5 ug/g	<0.5	-	-	-	-	-
Cadmium	0.5 ug/g	<0.5	<0.5	<0.5	<0.5	-	-
Chromium	5.0 ug/g	13.8	6.6	15.9	24.7	-	-
Chromium (VI)	0.2 ug/g	<0.2	-	-	-	-	-
Cobalt	1.0 ug/g	3.3	2.4	8.9	11.8	-	-
Copper	5.0 ug/g	<5.0	5.4	11.4	29.1	-	-
Lead	1.0 ug/g	6.5	1.3	20.2	22.4	-	-
Mercury	0.1 ug/g	<0.1	-	<0.1	<0.1	-	-
Molybdenum	1.0 ug/g	<1.0	1.5	6.5	4.3	-	-
Nickel	5.0 ug/g	7.3	<5.0	18.5	148	-	-
Selenium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	-	-
Silver	0.3 ug/g	<0.3	<0.3	<0.3	1.5	-	-
Thallium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	-	-

	Client ID:	BH25-01 SA1	BH25-01 SA4	BH25-02 SA1	BH25-03 SA1	-	-
	Sample Date:	18-Jun-25 09:00	18-Jun-25 09:00	16-Jun-25 09:00	18-Jun-25 09:00		
	Sample ID:	2525396-01	2525396-02	2525396-03	2525396-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Metals							
Uranium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	-	-
Vanadium	10.0 ug/g	22.6	14.8	15.1	24.3	-	-
Zinc	20.0 ug/g	<20.0	<20.0	<20.0	47.9	-	-
Volatiles							
Acetone	0.50 ug/g	-	<0.50	-	-	-	-
Benzene	0.02 ug/g	-	<0.02	-	-	-	-
Bromodichloromethane	0.05 ug/g	-	<0.05	-	-	-	-
Bromoform	0.05 ug/g	-	<0.05	-	-	-	-
Bromomethane	0.05 ug/g	-	<0.05	-	-	-	-
Carbon Tetrachloride	0.05 ug/g	-	<0.05	-	-	-	-
Chlorobenzene	0.05 ug/g	-	<0.05	-	-	-	-
Chloroform	0.05 ug/g	-	<0.05	-	-	-	-
Dibromochloromethane	0.05 ug/g	-	<0.05	-	-	-	-
Dichlorodifluoromethane	0.05 ug/g	-	<0.05	-	-	-	-
1,2-Dichlorobenzene	0.05 ug/g	-	<0.05	-	-	-	-
1,3-Dichlorobenzene	0.05 ug/g	-	<0.05	-	-	-	-
1,4-Dichlorobenzene	0.05 ug/g	-	<0.05	-	-	-	-
1,1-Dichloroethane	0.05 ug/g	-	<0.05	-	-	-	-
1,2-Dichloroethane	0.05 ug/g	-	<0.05	-	-	-	-
1,1-Dichloroethylene	0.05 ug/g	-	<0.05	-	-	-	-
cis-1,2-Dichloroethylene	0.05 ug/g	-	<0.05	-	-	-	-
trans-1,2-Dichloroethylene	0.05 ug/g	-	<0.05	-	-	-	-
1,2-Dichloropropane	0.05 ug/g	-	<0.05	-	-	-	-
cis-1,3-Dichloropropylene	0.05 ug/g	-	<0.05	-	-	-	-
trans-1,3-Dichloropropylene	0.05 ug/g	-	<0.05	-	-	-	-

	Client ID:	BH25-01 SA1	BH25-01 SA4	BH25-02 SA1	BH25-03 SA1	-	-
	Sample Date:	18-Jun-25 09:00	18-Jun-25 09:00	16-Jun-25 09:00	18-Jun-25 09:00		
	Sample ID:	2525396-01	2525396-02	2525396-03	2525396-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
1,3-Dichloropropene, total	0.05 ug/g	-	<0.05	-	-	-	-
Ethylene dibromide (dibromoethane,	0.05 ug/g	-	<0.05	-	-	-	-
Ethylbenzene	0.05 ug/g	-	<0.05	-	-	-	-
Hexane	0.05 ug/g	-	<0.05	-	-	-	-
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g	-	<0.50	-	-	-	-
Methyl Isobutyl Ketone	0.50 ug/g	-	<0.50	-	-	-	-
Methyl tert-butyl ether	0.05 ug/g	-	<0.05	-	-	-	-
Methylene Chloride	0.05 ug/g	-	<0.05	-	-	-	-
Styrene	0.05 ug/g	-	<0.05	-	-	-	-
1,1,1,2-Tetrachloroethane	0.05 ug/g	-	<0.05	-	-	-	-
1,1,2,2-Tetrachloroethane	0.05 ug/g	-	<0.05	-	-	-	-
Tetrachloroethylene	0.05 ug/g	-	<0.05	-	-	-	-
Toluene	0.05 ug/g	-	<0.05	-	-	-	-
1,1,1-Trichloroethane	0.05 ug/g	-	<0.05	-	-	-	-
1,1,2-Trichloroethane	0.05 ug/g	-	<0.05	-	-	-	-
Trichloroethylene	0.05 ug/g	-	<0.05	-	-	-	-
Trichlorofluoromethane	0.05 ug/g	-	<0.05	-	-	-	-
Vinyl chloride	0.02 ug/g	-	<0.02	-	-	-	-
m,p-Xylenes	0.05 ug/g	-	<0.05	-	-	-	-
o-Xylene	0.05 ug/g	-	<0.05	-	-	-	-
Xylenes, total	0.05 ug/g	-	<0.05	-	-	-	-
Dibromofluoromethane	Surrogate	-	113%	-	-	-	-
4-Bromofluorobenzene	Surrogate	-	107%	-	-	-	-
Toluene-d8	Surrogate	-	110%	-	-	-	-
Benzene	0.02 ug/g	<0.02	-	-	-	-	-

	Client ID:	BH25-01 SA1	BH25-01 SA4	BH25-02 SA1	BH25-03 SA1	-	-
	Sample Date:	18-Jun-25 09:00	18-Jun-25 09:00	16-Jun-25 09:00	18-Jun-25 09:00		
	Sample ID:	2525396-01	2525396-02	2525396-03	2525396-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Ethylbenzene	0.05 ug/g	<0.05	-	-	-	-	-
Toluene	0.05 ug/g	<0.05	-	-	-	-	-
m,p-Xylenes	0.05 ug/g	<0.05	-	-	-	-	-
o-Xylene	0.05 ug/g	<0.05	-	-	-	-	-
Xylenes, total	0.05 ug/g	<0.05	-	-	-	-	-
Toluene-d8	Surrogate	108%	-	-	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	<7	<7	-	-	-	-
F2 PHCs (C10-C16)	4 ug/g	<4	<4	-	-	-	-
F3 PHCs (C16-C34)	8 ug/g	19	<8	-	-	-	-
F4 PHCs (C34-C50)	6 ug/g	35	<6	-	-	-	-
Semi-Volatiles							
Acenaphthene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Acenaphthylene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Anthracene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Benzo [a] anthracene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Benzo [a] pyrene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Benzo [b] fluoranthene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Benzo [g,h,i] perylene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Benzo [k] fluoranthene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Chrysene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Dibenzo [a,h] anthracene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Fluoranthene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Fluorene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	<0.02	<0.02	-	-	-	-

	Client ID:	BH25-01 SA1	BH25-01 SA4	BH25-02 SA1	BH25-03 SA1	-	-
	Sample Date:	18-Jun-25 09:00	18-Jun-25 09:00	16-Jun-25 09:00	18-Jun-25 09:00		
	Sample ID:	2525396-01	2525396-02	2525396-03	2525396-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
1-Methylnaphthalene	0.02 ug/g	<0.02	<0.02	-	-	-	-
2-Methylnaphthalene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Methylnaphthalene (1&2)	0.04 ug/g	<0.04	<0.04	-	-	-	-
Naphthalene	0.01 ug/g	<0.01	<0.01	-	-	-	-
Phenanthrene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Pyrene	0.02 ug/g	<0.02	<0.02	-	-	-	-
2-Fluorobiphenyl	Surrogate	78.8%	78.2%	-	-	-	-
Terphenyl-d14	Surrogate	72.5%	70.1%	-	-	-	-
Pesticides, OC							
Aldrin	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
gamma-BHC (Lindane)	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
alpha-Chlordane	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
gamma-Chlordane	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Chlordane	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
o,p'-DDD	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
p,p'-DDD	0.02 ug/g	<0.02	-	<0.02	<0.02	-	-
DDD	0.02 ug/g	<0.02	-	<0.02	<0.02	-	-
o,p'-DDE	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
p,p'-DDE	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
DDE	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
o,p'-DDT	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
p,p'-DDT	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
DDT	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Dieldrin	0.02 ug/g	<0.02	-	<0.02	<0.02	-	-
Endrin	0.02 ug/g	<0.02	-	<0.02	<0.02	-	-

	Client ID:	BH25-01 SA1	BH25-01 SA4	BH25-02 SA1	BH25-03 SA1	-	-
	Sample Date:	18-Jun-25 09:00	18-Jun-25 09:00	16-Jun-25 09:00	18-Jun-25 09:00		
	Sample ID:	2525396-01	2525396-02	2525396-03	2525396-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Pesticides, OC							
Endosulfan I	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Endosulfan II	0.02 ug/g	<0.02	-	<0.02	<0.02	-	-
Endosulfan I/II	0.02 ug/g	<0.02	-	<0.02	<0.02	-	-
Heptachlor	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Heptachlor epoxide	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Hexachlorobenzene	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Hexachlorobutadiene	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Hexachloroethane	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Methoxychlor	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Decachlorobiphenyl	Surrogate	60.3%	-	54.0%	53.1%	-	-

	Client ID:	BH25-03 SA3	BH25-03 SA103	BH25-04 SA1	BH25-04 SA5	-	-
	Sample Date:	18-Jun-25 09:00	18-Jun-25 09:00	17-Jun-25 09:00	18-Jun-25 09:00		
	Sample ID:	2525396-05	2525396-06	2525396-07	2525396-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	80.1	80.0	93.3	65.4	-	-
General Inorganics							
Cyanide, free	0.03 ug/g	-	-	<0.03	-	-	-
Metals							
Antimony	1.0 ug/g	-	-	<1.0	<1.0	-	-
Arsenic	1.0 ug/g	-	-	9.6	2.9	-	-
Barium	1.0 ug/g	-	-	55.3	154	-	-
Beryllium	0.5 ug/g	-	-	<0.5	0.7	-	-
Boron	5.0 ug/g	-	-	7.0	10.0	-	-
Cadmium	0.5 ug/g	-	-	<0.5	<0.5	-	-
Chromium	5.0 ug/g	-	-	13.7	77.3	-	-
Cobalt	1.0 ug/g	-	-	8.8	15.7	-	-
Copper	5.0 ug/g	-	-	8.7	32.6	-	-
Lead	1.0 ug/g	-	-	19.5	6.9	-	-
Mercury	0.1 ug/g	-	-	<0.1	-	-	-
Molybdenum	1.0 ug/g	-	-	6.2	<1.0	-	-
Nickel	5.0 ug/g	-	-	19.1	42.8	-	-
Selenium	1.0 ug/g	-	-	<1.0	<1.0	-	-
Silver	0.3 ug/g	-	-	<0.3	<0.3	-	-
Thallium	1.0 ug/g	-	-	<1.0	<1.0	-	-
Uranium	1.0 ug/g	-	-	<1.0	1.1	-	-
Vanadium	10.0 ug/g	-	-	14.2	68.8	-	-
Zinc	20.0 ug/g	-	-	<20.0	74.0	-	-
Volatiles							
Acetone	0.50 ug/g	<0.50	<0.50	-	-	-	-

	Client ID:	BH25-03 SA3	BH25-03 SA103	BH25-04 SA1	BH25-04 SA5	-	-
	Sample Date:	18-Jun-25 09:00	18-Jun-25 09:00	17-Jun-25 09:00	18-Jun-25 09:00		
	Sample ID:	2525396-05	2525396-06	2525396-07	2525396-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Benzene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Bromodichloromethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
Bromoform	0.05 ug/g	<0.05	<0.05	-	-	-	-
Bromomethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
Carbon Tetrachloride	0.05 ug/g	<0.05	<0.05	-	-	-	-
Chlorobenzene	0.05 ug/g	<0.05	<0.05	-	-	-	-
Chloroform	0.05 ug/g	<0.05	<0.05	-	-	-	-
Dibromochloromethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
Dichlorodifluoromethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,2-Dichlorobenzene	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,3-Dichlorobenzene	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,4-Dichlorobenzene	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,1-Dichloroethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,2-Dichloroethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,1-Dichloroethylene	0.05 ug/g	<0.05	<0.05	-	-	-	-
cis-1,2-Dichloroethylene	0.05 ug/g	<0.05	<0.05	-	-	-	-
trans-1,2-Dichloroethylene	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,2-Dichloropropane	0.05 ug/g	<0.05	<0.05	-	-	-	-
cis-1,3-Dichloropropylene	0.05 ug/g	<0.05	<0.05	-	-	-	-
trans-1,3-Dichloropropylene	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,3-Dichloropropene, total	0.05 ug/g	<0.05	<0.05	-	-	-	-
Ethylbenzene	0.05 ug/g	<0.05	<0.05	-	-	-	-
Ethylene dibromide (dibromoethane,	0.05 ug/g	<0.05	<0.05	-	-	-	-
Hexane	0.05 ug/g	<0.05	<0.05	-	-	-	-
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g	<0.50	<0.50	-	-	-	-

Certificate of Analysis

Report Date: 25-Jun-2025

Client: **GEMTEC Consulting Engineers and Scientists Limited**

Order Date: 19-Jun-2025

Client PO: **Bulk**

Project Description: 100011.121

	Client ID:	BH25-03 SA3	BH25-03 SA103	BH25-04 SA1	BH25-04 SA5	-	-
	Sample Date:	18-Jun-25 09:00	18-Jun-25 09:00	17-Jun-25 09:00	18-Jun-25 09:00		
	Sample ID:	2525396-05	2525396-06	2525396-07	2525396-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Methyl Isobutyl Ketone	0.50 ug/g	<0.50	<0.50	-	-	-	-
Methyl tert-butyl ether	0.05 ug/g	<0.05	<0.05	-	-	-	-
Methylene Chloride	0.05 ug/g	<0.05	<0.05	-	-	-	-
Styrene	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,1,1,2-Tetrachloroethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,1,2,2-Tetrachloroethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
Tetrachloroethylene	0.05 ug/g	<0.05	<0.05	-	-	-	-
Toluene	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,1,1-Trichloroethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,1,2-Trichloroethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
Trichloroethylene	0.05 ug/g	<0.05	<0.05	-	-	-	-
Trichlorofluoromethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
Vinyl chloride	0.02 ug/g	<0.02	<0.02	-	-	-	-
m,p-Xylenes	0.05 ug/g	<0.05	<0.05	-	-	-	-
o-Xylene	0.05 ug/g	<0.05	<0.05	-	-	-	-
Xylenes, total	0.05 ug/g	<0.05	<0.05	-	-	-	-
Toluene-d8	Surrogate	112%	113%	-	-	-	-
Dibromofluoromethane	Surrogate	111%	115%	-	-	-	-
4-Bromofluorobenzene	Surrogate	107%	107%	-	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	<7	<7	-	-	-	-
F2 PHCs (C10-C16)	4 ug/g	<4	<4	-	<4	-	-
F3 PHCs (C16-C34)	8 ug/g	<8	<8	-	<8	-	-
F4 PHCs (C34-C50)	6 ug/g	<6	<6	-	<6	-	-
Semi-Volatiles							

	Client ID:	BH25-03 SA3	BH25-03 SA103	BH25-04 SA1	BH25-04 SA5	-	-
	Sample Date:	18-Jun-25 09:00	18-Jun-25 09:00	17-Jun-25 09:00	18-Jun-25 09:00		
	Sample ID:	2525396-05	2525396-06	2525396-07	2525396-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
Acenaphthene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Acenaphthylene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Anthracene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Benzo [a] anthracene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Benzo [a] pyrene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Benzo [b] fluoranthene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Benzo [g,h,i] perylene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Benzo [k] fluoranthene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Chrysene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Dibenzo [a,h] anthracene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Fluoranthene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Fluorene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
1-Methylnaphthalene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
2-Methylnaphthalene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Methylnaphthalene (1&2)	0.04 ug/g	<0.04	<0.04	-	<0.04	-	-
Naphthalene	0.01 ug/g	<0.01	<0.01	-	<0.01	-	-
Phenanthrene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
Pyrene	0.02 ug/g	<0.02	<0.02	-	<0.02	-	-
2-Fluorobiphenyl	Surrogate	94.2%	64.2%	-	87.1%	-	-
Terphenyl-d14	Surrogate	83.0%	59.5%	-	76.2%	-	-
Pesticides, OC							
Aldrin	0.01 ug/g	-	-	<0.01	-	-	-
gamma-BHC (Lindane)	0.01 ug/g	-	-	<0.01	-	-	-
alpha-Chlordane	0.01 ug/g	-	-	<0.01	-	-	-

	Client ID:	BH25-03 SA3	BH25-03 SA103	BH25-04 SA1	BH25-04 SA5	-	-
	Sample Date:	18-Jun-25 09:00	18-Jun-25 09:00	17-Jun-25 09:00	18-Jun-25 09:00		
	Sample ID:	2525396-05	2525396-06	2525396-07	2525396-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Pesticides, OC							
gamma-Chlordane	0.01 ug/g	-	-	<0.01	-	-	-
Chlordane	0.01 ug/g	-	-	<0.01	-	-	-
o,p'-DDD	0.01 ug/g	-	-	<0.01	-	-	-
p,p'-DDD	0.02 ug/g	-	-	<0.02	-	-	-
DDD	0.02 ug/g	-	-	<0.02	-	-	-
o,p'-DDE	0.01 ug/g	-	-	<0.01	-	-	-
p,p'-DDE	0.01 ug/g	-	-	<0.01	-	-	-
DDE	0.01 ug/g	-	-	<0.01	-	-	-
o,p'-DDT	0.01 ug/g	-	-	<0.01	-	-	-
p,p'-DDT	0.01 ug/g	-	-	<0.01	-	-	-
DDT	0.01 ug/g	-	-	<0.01	-	-	-
Dieldrin	0.02 ug/g	-	-	<0.02	-	-	-
Endrin	0.02 ug/g	-	-	<0.02	-	-	-
Endosulfan I	0.01 ug/g	-	-	<0.01	-	-	-
Endosulfan II	0.02 ug/g	-	-	<0.02	-	-	-
Endosulfan I/II	0.02 ug/g	-	-	<0.02	-	-	-
Heptachlor	0.01 ug/g	-	-	<0.01	-	-	-
Heptachlor epoxide	0.01 ug/g	-	-	<0.01	-	-	-
Hexachlorobenzene	0.01 ug/g	-	-	<0.01	-	-	-
Hexachlorobutadiene	0.01 ug/g	-	-	<0.01	-	-	-
Hexachloroethane	0.01 ug/g	-	-	<0.01	-	-	-
Methoxychlor	0.01 ug/g	-	-	<0.01	-	-	-
Decachlorobiphenyl	Surrogate	-	-	54.5%	-	-	-

Certificate of Analysis

Report Date: 25-Jun-2025

Client: **GEMTEC Consulting Engineers and Scientists Limited**

Order Date: 19-Jun-2025

Client PO: **Bulk**

Project Description: 100011.121

	Client ID:	BH25-05 SA1	BH25-05 SA3	BH25-06 SA1	BH25-07 SA1	-	-
	Sample Date:	18-Jun-25 09:00	18-Jun-25 09:00	17-Jun-25 09:00	18-Jun-25 09:00		
	Sample ID:	2525396-09	2525396-10	2525396-11	2525396-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	93.3	84.6	94.8	91.7	-	-
General Inorganics							
SAR	0.01 N/A	-	-	5.14	0.69	-	-
Conductivity	5 uS/cm	-	-	3650	533	-	-
Cyanide, free	0.03 ug/g	<0.03	-	<0.03	<0.03	-	-
pH	0.05 pH Units	-	-	-	7.43	-	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	-	-
Arsenic	1.0 ug/g	9.1	1.0	9.9	8.5	-	-
Barium	1.0 ug/g	101	17.7	195	105	-	-
Beryllium	0.5 ug/g	<0.5	<0.5	<0.5	<0.5	-	-
Boron	5.0 ug/g	5.5	<5.0	6.6	5.5	-	-
Boron, available	0.5 ug/g	-	-	-	<0.5	-	-
Cadmium	0.5 ug/g	<0.5	<0.5	<0.5	<0.5	-	-
Chromium (VI)	0.2 ug/g	-	-	-	<0.2	-	-
Chromium	5.0 ug/g	10.3	7.8	13.7	17.8	-	-
Cobalt	1.0 ug/g	9.9	3.6	9.0	9.7	-	-
Copper	5.0 ug/g	9.8	7.1	10.8	12.5	-	-
Lead	1.0 ug/g	19.3	1.2	20.3	21.1	-	-
Mercury	0.1 ug/g	<0.1	-	<0.1	<0.1	-	-
Molybdenum	1.0 ug/g	7.0	<1.0	7.1	6.5	-	-
Nickel	5.0 ug/g	20.5	6.3	18.3	21.0	-	-
Selenium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	-	-
Silver	0.3 ug/g	<0.3	<0.3	<0.3	<0.3	-	-
Thallium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	-	-

	Client ID:	BH25-05 SA1	BH25-05 SA3	BH25-06 SA1	BH25-07 SA1	-	-
	Sample Date:	18-Jun-25 09:00	18-Jun-25 09:00	17-Jun-25 09:00	18-Jun-25 09:00		
	Sample ID:	2525396-09	2525396-10	2525396-11	2525396-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Metals							
Uranium	1.0 ug/g	<1.0	<1.0	<1.0	1.0	-	-
Vanadium	10.0 ug/g	10.4	16.9	13.2	19.7	-	-
Zinc	20.0 ug/g	29.3	<20.0	21.4	27.9	-	-
Volatiles							
Benzene	0.02 ug/g	-	-	-	<0.02	-	-
Ethylbenzene	0.05 ug/g	-	-	-	<0.05	-	-
Toluene	0.05 ug/g	-	-	-	<0.05	-	-
m,p-Xylenes	0.05 ug/g	-	-	-	<0.05	-	-
o-Xylene	0.05 ug/g	-	-	-	<0.05	-	-
Xylenes, total	0.05 ug/g	-	-	-	<0.05	-	-
Toluene-d8	Surrogate	-	-	-	106%	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	-	-	-	<7	-	-
F2 PHCs (C10-C16)	4 ug/g	-	<40	-	<4	-	-
F3 PHCs (C16-C34)	8 ug/g	-	328	-	76	-	-
F4 PHCs (C34-C50)	6 ug/g	-	675 [1]	-	98	-	-
F4G PHCs (gravimetric)	50 ug/g	-	1350	-	-	-	-
Semi-Volatiles							
Acenaphthene	0.02 ug/g	-	<0.02	-	<0.02	-	-
Acenaphthylene	0.02 ug/g	-	<0.02	-	<0.02	-	-
Anthracene	0.02 ug/g	-	<0.02	-	<0.02	-	-
Benzo [a] anthracene	0.02 ug/g	-	<0.02	-	<0.02	-	-
Benzo [a] pyrene	0.02 ug/g	-	<0.02	-	<0.02	-	-
Benzo [b] fluoranthene	0.02 ug/g	-	<0.02	-	<0.02	-	-
Benzo [g,h,i] perylene	0.02 ug/g	-	<0.02	-	<0.02	-	-

	Client ID:	BH25-05 SA1	BH25-05 SA3	BH25-06 SA1	BH25-07 SA1	-	-
	Sample Date:	18-Jun-25 09:00	18-Jun-25 09:00	17-Jun-25 09:00	18-Jun-25 09:00		
	Sample ID:	2525396-09	2525396-10	2525396-11	2525396-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
Benzo [k] fluoranthene	0.02 ug/g	-	<0.02	-	<0.02	-	-
Chrysene	0.02 ug/g	-	<0.02	-	<0.02	-	-
Dibenzo [a,h] anthracene	0.02 ug/g	-	<0.02	-	<0.02	-	-
Fluoranthene	0.02 ug/g	-	<0.02	-	<0.02	-	-
Fluorene	0.02 ug/g	-	<0.02	-	<0.02	-	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	-	<0.02	-	<0.02	-	-
1-Methylnaphthalene	0.02 ug/g	-	<0.02	-	<0.02	-	-
2-Methylnaphthalene	0.02 ug/g	-	<0.02	-	<0.02	-	-
Methylnaphthalene (1&2)	0.04 ug/g	-	<0.04	-	<0.04	-	-
Naphthalene	0.01 ug/g	-	<0.01	-	<0.01	-	-
Phenanthrene	0.02 ug/g	-	<0.02	-	<0.02	-	-
Pyrene	0.02 ug/g	-	<0.02	-	<0.02	-	-
2-Fluorobiphenyl	Surrogate	-	80.3%	-	84.8%	-	-
Terphenyl-d14	Surrogate	-	74.7%	-	74.3%	-	-
Pesticides, OC							
Aldrin	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
gamma-BHC (Lindane)	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
alpha-Chlordane	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
gamma-Chlordane	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Chlordane	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
o,p'-DDD	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
p,p'-DDD	0.02 ug/g	<0.02	-	<0.02	<0.02	-	-
DDD	0.02 ug/g	<0.02	-	<0.02	<0.02	-	-
o,p'-DDE	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
p,p'-DDE	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-

	Client ID:	BH25-05 SA1	BH25-05 SA3	BH25-06 SA1	BH25-07 SA1	-	-
	Sample Date:	18-Jun-25 09:00	18-Jun-25 09:00	17-Jun-25 09:00	18-Jun-25 09:00		
	Sample ID:	2525396-09	2525396-10	2525396-11	2525396-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Pesticides, OC							
DDE	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
o,p'-DDT	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
p,p'-DDT	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
DDT	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Dieldrin	0.02 ug/g	<0.02	-	<0.02	<0.02	-	-
Endrin	0.02 ug/g	<0.02	-	<0.02	<0.02	-	-
Endosulfan I	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Endosulfan II	0.02 ug/g	<0.02	-	<0.02	<0.02	-	-
Endosulfan I/II	0.02 ug/g	<0.02	-	<0.02	<0.02	-	-
Heptachlor	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Heptachlor epoxide	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Hexachlorobenzene	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Hexachlorobutadiene	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Hexachloroethane	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Methoxychlor	0.01 ug/g	<0.01	-	<0.01	<0.01	-	-
Decachlorobiphenyl	Surrogate	56.0%	-	54.0%	56.0%	-	-

Certificate of Analysis

Report Date: 25-Jun-2025

Client: **GEMTEC Consulting Engineers and Scientists Limited**

Order Date: 19-Jun-2025

Client PO: **Bulk**

Project Description: 100011.121

	Client ID:	BH25-07 SA101				-	-
	Sample Date:	18-Jun-25 09:00					
	Sample ID:	2525396-13					
	Matrix:	Soil					
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	85.6	-	-	-	-	-
General Inorganics							
SAR	0.01 N/A	1.08	-	-	-	-	-
Conductivity	5 uS/cm	384	-	-	-	-	-
Cyanide, free	0.03 ug/g	<0.03	-	-	-	-	-
pH	0.05 pH Units	7.39	-	-	-	-	-
Metals							
Antimony	1.0 ug/g	<1.0	-	-	-	-	-
Arsenic	1.0 ug/g	4.2	-	-	-	-	-
Barium	1.0 ug/g	52.1	-	-	-	-	-
Beryllium	0.5 ug/g	<0.5	-	-	-	-	-
Boron, available	0.5 ug/g	<0.5	-	-	-	-	-
Boron	5.0 ug/g	<5.0	-	-	-	-	-
Cadmium	0.5 ug/g	<0.5	-	-	-	-	-
Chromium (VI)	0.2 ug/g	<0.2	-	-	-	-	-
Chromium	5.0 ug/g	18.1	-	-	-	-	-
Cobalt	1.0 ug/g	6.0	-	-	-	-	-
Copper	5.0 ug/g	9.1	-	-	-	-	-
Lead	1.0 ug/g	10.6	-	-	-	-	-
Mercury	0.1 ug/g	<0.1	-	-	-	-	-
Molybdenum	1.0 ug/g	3.2	-	-	-	-	-
Nickel	5.0 ug/g	13.5	-	-	-	-	-
Selenium	1.0 ug/g	<1.0	-	-	-	-	-
Silver	0.3 ug/g	<0.3	-	-	-	-	-
Thallium	1.0 ug/g	<1.0	-	-	-	-	-

	Client ID:	BH25-07 SA101				-	-
	Sample Date:	18-Jun-25 09:00					
	Sample ID:	2525396-13					
	Matrix:	Soil					
	MDL/Units						
Metals							
Uranium	1.0 ug/g	<1.0	-	-	-	-	-
Vanadium	10.0 ug/g	21.8	-	-	-	-	-
Zinc	20.0 ug/g	<20.0	-	-	-	-	-
Volatiles							
Benzene	0.02 ug/g	<0.02	-	-	-	-	-
Ethylbenzene	0.05 ug/g	<0.05	-	-	-	-	-
Toluene	0.05 ug/g	<0.05	-	-	-	-	-
m,p-Xylenes	0.05 ug/g	<0.05	-	-	-	-	-
o-Xylene	0.05 ug/g	<0.05	-	-	-	-	-
Xylenes, total	0.05 ug/g	<0.05	-	-	-	-	-
Toluene-d8	Surrogate	109%	-	-	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	<7	-	-	-	-	-
F2 PHCs (C10-C16)	4 ug/g	<4	-	-	-	-	-
F3 PHCs (C16-C34)	8 ug/g	31	-	-	-	-	-
F4 PHCs (C34-C50)	6 ug/g	31	-	-	-	-	-
Semi-Volatiles							
Acenaphthene	0.02 ug/g	<0.02	-	-	-	-	-
Acenaphthylene	0.02 ug/g	<0.02	-	-	-	-	-
Anthracene	0.02 ug/g	<0.02	-	-	-	-	-
Benzo [a] anthracene	0.02 ug/g	<0.02	-	-	-	-	-
Benzo [a] pyrene	0.02 ug/g	<0.02	-	-	-	-	-
Benzo [b] fluoranthene	0.02 ug/g	<0.02	-	-	-	-	-
Benzo [g,h,i] perylene	0.02 ug/g	<0.02	-	-	-	-	-
Benzo [k] fluoranthene	0.02 ug/g	<0.02	-	-	-	-	-

	Client ID:	BH25-07 SA101				-	-
	Sample Date:	18-Jun-25 09:00					
	Sample ID:	2525396-13					
	Matrix:	Soil					
	MDL/Units						
Semi-Volatiles							
Chrysene	0.02 ug/g	<0.02	-	-	-	-	-
Dibenzo [a,h] anthracene	0.02 ug/g	<0.02	-	-	-	-	-
Fluoranthene	0.02 ug/g	<0.02	-	-	-	-	-
Fluorene	0.02 ug/g	<0.02	-	-	-	-	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	<0.02	-	-	-	-	-
1-Methylnaphthalene	0.02 ug/g	<0.02	-	-	-	-	-
2-Methylnaphthalene	0.02 ug/g	<0.02	-	-	-	-	-
Methylnaphthalene (1&2)	0.04 ug/g	<0.04	-	-	-	-	-
Naphthalene	0.01 ug/g	<0.01	-	-	-	-	-
Phenanthrene	0.02 ug/g	<0.02	-	-	-	-	-
Pyrene	0.02 ug/g	<0.02	-	-	-	-	-
2-Fluorobiphenyl	Surrogate	88.4%	-	-	-	-	-
Terphenyl-d14	Surrogate	76.1%	-	-	-	-	-
Pesticides, OC							
Aldrin	0.01 ug/g	<0.01	-	-	-	-	-
gamma-BHC (Lindane)	0.01 ug/g	<0.01	-	-	-	-	-
alpha-Chlordane	0.01 ug/g	<0.01	-	-	-	-	-
gamma-Chlordane	0.01 ug/g	<0.01	-	-	-	-	-
Chlordane	0.01 ug/g	<0.01	-	-	-	-	-
o,p'-DDD	0.01 ug/g	<0.01	-	-	-	-	-
p,p'-DDD	0.02 ug/g	<0.02	-	-	-	-	-
DDD	0.02 ug/g	<0.02	-	-	-	-	-
o,p'-DDE	0.01 ug/g	<0.01	-	-	-	-	-
p,p'-DDE	0.01 ug/g	<0.01	-	-	-	-	-
DDE	0.01 ug/g	<0.01	-	-	-	-	-

	Client ID:	BH25-07 SA101				-	-
	Sample Date:	18-Jun-25 09:00					
	Sample ID:	2525396-13					
	Matrix:	Soil					
	MDL/Units						
Pesticides, OC							
o,p'-DDT	0.01 ug/g	<0.01	-	-	-	-	-
p,p'-DDT	0.01 ug/g	<0.01	-	-	-	-	-
DDT	0.01 ug/g	<0.01	-	-	-	-	-
Dieldrin	0.02 ug/g	<0.02	-	-	-	-	-
Endrin	0.02 ug/g	<0.02	-	-	-	-	-
Endosulfan I	0.01 ug/g	<0.01	-	-	-	-	-
Endosulfan II	0.02 ug/g	<0.02	-	-	-	-	-
Endosulfan I/II	0.02 ug/g	<0.02	-	-	-	-	-
Heptachlor	0.01 ug/g	<0.01	-	-	-	-	-
Heptachlor epoxide	0.01 ug/g	<0.01	-	-	-	-	-
Hexachlorobenzene	0.01 ug/g	<0.01	-	-	-	-	-
Hexachlorobutadiene	0.01 ug/g	<0.01	-	-	-	-	-
Hexachloroethane	0.01 ug/g	<0.01	-	-	-	-	-
Methoxychlor	0.01 ug/g	<0.01	-	-	-	-	-
Decachlorobiphenyl	Surrogate	56.0%	-	-	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics								
Conductivity	ND	5	uS/cm					
Cyanide, free	ND	0.03	ug/g					
Hydrocarbons								
F1 PHCs (C6-C10)	ND	7	ug/g					
F2 PHCs (C10-C16)	ND	4	ug/g					
F3 PHCs (C16-C34)	ND	8	ug/g					
F4 PHCs (C34-C50)	ND	6	ug/g					
F4G PHCs (gravimetric)	ND	50	ug/g					
Metals								
Antimony	ND	1.0	ug/g					
Arsenic	ND	1.0	ug/g					
Barium	ND	1.0	ug/g					
Beryllium	ND	0.5	ug/g					
Boron, available	ND	0.5	ug/g					
Boron	ND	5.0	ug/g					
Cadmium	ND	0.5	ug/g					
Chromium (VI)	ND	0.2	ug/g					
Chromium	ND	5.0	ug/g					
Cobalt	ND	1.0	ug/g					
Copper	ND	5.0	ug/g					
Lead	ND	1.0	ug/g					
Mercury	ND	0.1	ug/g					
Molybdenum	ND	1.0	ug/g					
Nickel	ND	5.0	ug/g					
Selenium	ND	1.0	ug/g					
Silver	ND	0.3	ug/g					
Thallium	ND	1.0	ug/g					
Uranium	ND	1.0	ug/g					
Vanadium	ND	10.0	ug/g					
Zinc	ND	20.0	ug/g					
Pesticides, OC								
Aldrin	ND	0.01	ug/g					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
gamma-BHC (Lindane)	ND	0.01	ug/g					
alpha-Chlordane	ND	0.01	ug/g					
gamma-Chlordane	ND	0.01	ug/g					
Chlordane	ND	0.01	ug/g					
o,p'-DDD	ND	0.01	ug/g					
p,p'-DDD	ND	0.02	ug/g					
DDD	ND	0.02	ug/g					
o,p'-DDE	ND	0.01	ug/g					
p,p'-DDE	ND	0.01	ug/g					
DDE	ND	0.01	ug/g					
o,p'-DDT	ND	0.01	ug/g					
p,p'-DDT	ND	0.01	ug/g					
DDT	ND	0.01	ug/g					
Dieldrin	ND	0.02	ug/g					
Endrin	ND	0.02	ug/g					
Endosulfan I	ND	0.01	ug/g					
Endosulfan II	ND	0.02	ug/g					
Endosulfan I/II	ND	0.02	ug/g					
Heptachlor	ND	0.01	ug/g					
Heptachlor epoxide	ND	0.01	ug/g					
Hexachlorobenzene	ND	0.01	ug/g					
Hexachlorobutadiene	ND	0.01	ug/g					
Hexachloroethane	ND	0.01	ug/g					
Methoxychlor	ND	0.01	ug/g					
Surrogate: Decachlorobiphenyl	*0.0331*		*%*	*66.2*	*50-140*			
Semi-Volatiles								
Acenaphthene	ND	0.02	ug/g					
Acenaphthylene	ND	0.02	ug/g					
Anthracene	ND	0.02	ug/g					
Benzo [a] anthracene	ND	0.02	ug/g					
Benzo [a] pyrene	ND	0.02	ug/g					
Benzo [b] fluoranthene	ND	0.02	ug/g					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [g,h,i] perylene	ND	0.02	ug/g					
Benzo [k] fluoranthene	ND	0.02	ug/g					
Chrysene	ND	0.02	ug/g					
Dibenzo [a,h] anthracene	ND	0.02	ug/g					
Fluoranthene	ND	0.02	ug/g					
Fluorene	ND	0.02	ug/g					
Indeno [1,2,3-cd] pyrene	ND	0.02	ug/g					
1-Methylnaphthalene	ND	0.02	ug/g					
2-Methylnaphthalene	ND	0.02	ug/g					
Methylnaphthalene (1&2)	ND	0.04	ug/g					
Naphthalene	ND	0.01	ug/g					
Phenanthrene	ND	0.02	ug/g					
Pyrene	ND	0.02	ug/g					
Surrogate: 2-Fluorobiphenyl	*1.30*		*%*	*97.6*	*50-140*			
Surrogate: Terphenyl-d14	*1.19*		*%*	*88.9*	*50-140*			
Volatiles								
Acetone	ND	0.50	ug/g					
Benzene	ND	0.02	ug/g					
Bromodichloromethane	ND	0.05	ug/g					
Bromoform	ND	0.05	ug/g					
Bromomethane	ND	0.05	ug/g					
Carbon Tetrachloride	ND	0.05	ug/g					
Chlorobenzene	ND	0.05	ug/g					
Chloroform	ND	0.05	ug/g					
Dibromochloromethane	ND	0.05	ug/g					
Dichlorodifluoromethane	ND	0.05	ug/g					
1,2-Dichlorobenzene	ND	0.05	ug/g					
1,3-Dichlorobenzene	ND	0.05	ug/g					
1,4-Dichlorobenzene	ND	0.05	ug/g					
1,1-Dichloroethane	ND	0.05	ug/g					
1,2-Dichloroethane	ND	0.05	ug/g					
1,1-Dichloroethylene	ND	0.05	ug/g					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
cis-1,2-Dichloroethylene	ND	0.05	ug/g					
trans-1,2-Dichloroethylene	ND	0.05	ug/g					
1,2-Dichloropropane	ND	0.05	ug/g					
cis-1,3-Dichloropropylene	ND	0.05	ug/g					
trans-1,3-Dichloropropylene	ND	0.05	ug/g					
1,3-Dichloropropene, total	ND	0.05	ug/g					
Ethylbenzene	ND	0.05	ug/g					
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.05	ug/g					
Hexane	ND	0.05	ug/g					
Methyl Ethyl Ketone (2-Butanone)	ND	0.50	ug/g					
Methyl Isobutyl Ketone	ND	0.50	ug/g					
Methyl tert-butyl ether	ND	0.05	ug/g					
Methylene Chloride	ND	0.05	ug/g					
Styrene	ND	0.05	ug/g					
1,1,1,2-Tetrachloroethane	ND	0.05	ug/g					
1,1,2,2-Tetrachloroethane	ND	0.05	ug/g					
Tetrachloroethylene	ND	0.05	ug/g					
Toluene	ND	0.05	ug/g					
1,1,1-Trichloroethane	ND	0.05	ug/g					
1,1,2-Trichloroethane	ND	0.05	ug/g					
Trichloroethylene	ND	0.05	ug/g					
Trichlorofluoromethane	ND	0.05	ug/g					
Vinyl chloride	ND	0.02	ug/g					
m,p-Xylenes	ND	0.05	ug/g					
o-Xylene	ND	0.05	ug/g					
Xylenes, total	ND	0.05	ug/g					
Surrogate: 4-Bromofluorobenzene	*8.16*		*%*	*102*	*50-140*			
Surrogate: Dibromofluoromethane	*7.55*		*%*	*94.3*	*50-140*			
Surrogate: Toluene-d8	*8.19*		*%*	*102*	*50-140*			
Benzene	ND	0.02	ug/g					
Ethylbenzene	ND	0.05	ug/g					
Toluene	ND	0.05	ug/g					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
m,p-Xylenes	ND	0.05	ug/g					
o-Xylene	ND	0.05	ug/g					
Xylenes, total	ND	0.05	ug/g					
Surrogate: Toluene-d8	*8.19*		*%*	*102*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics									
SAR	0.59	0.01	N/A	0.60			1.7	30	
Conductivity	220	5	uS/cm	222			0.9	5	
Cyanide, free	ND	0.03	ug/g	ND			NC	35	
pH	6.44	0.05	pH Units	6.43			0.2	2.3	
Hydrocarbons									
F1 PHCs (C6-C10)	ND	7	ug/g	ND			NC	40	
F2 PHCs (C10-C16)	ND	4	ug/g	ND			NC	30	
F3 PHCs (C16-C34)	17	8	ug/g	19			10.0	30	
F4 PHCs (C34-C50)	19	6	ug/g	35			NC	30	
Metals									
Antimony	ND	1.0	ug/g	ND			NC	30	
Arsenic	1.8	1.0	ug/g	1.8			1.8	30	
Barium	165	1.0	ug/g	161			2.3	30	
Beryllium	ND	0.5	ug/g	0.5			NC	30	
Boron, available	ND	0.5	ug/g	ND			NC	35	
Boron	5.4	5.0	ug/g	ND			NC	30	
Cadmium	ND	0.5	ug/g	ND			NC	30	
Chromium (VI)	ND	0.2	ug/g	ND			NC	35	
Chromium	21.2	5.0	ug/g	20.7			2.7	30	
Cobalt	6.5	1.0	ug/g	6.5			1.0	30	
Copper	13.6	5.0	ug/g	14.1			3.2	30	
Lead	6.8	1.0	ug/g	4.6			NC	30	
Mercury	ND	0.1	ug/g	ND			NC	30	
Molybdenum	ND	1.0	ug/g	ND			NC	30	
Nickel	12.3	5.0	ug/g	12.4			0.2	30	
Selenium	ND	1.0	ug/g	ND			NC	30	
Silver	ND	0.3	ug/g	ND			NC	30	
Thallium	ND	1.0	ug/g	ND			NC	30	
Uranium	ND	1.0	ug/g	ND			NC	30	
Vanadium	33.4	10.0	ug/g	32.6			2.4	30	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Zinc	53.5	20.0	ug/g	42.9			22.0	30	
Pesticides, OC									
Aldrin	ND	0.01	ug/g	ND			NC	40	
gamma-BHC (Lindane)	ND	0.01	ug/g	ND			NC	40	
alpha-Chlordane	ND	0.01	ug/g	ND			NC	40	
gamma-Chlordane	ND	0.01	ug/g	ND			NC	40	
o,p'-DDD	ND	0.01	ug/g	ND			NC	40	
p,p'-DDD	ND	0.02	ug/g	ND			NC	40	
o,p'-DDE	ND	0.01	ug/g	ND			NC	40	
p,p'-DDE	ND	0.01	ug/g	ND			NC	40	
o,p'-DDT	ND	0.01	ug/g	ND			NC	40	
p,p'-DDT	ND	0.01	ug/g	ND			NC	40	
Dieldrin	ND	0.02	ug/g	ND			NC	40	
Endrin	ND	0.02	ug/g	ND			NC	40	
Endosulfan I	ND	0.01	ug/g	ND			NC	40	
Endosulfan II	ND	0.02	ug/g	ND			NC	40	
Heptachlor	ND	0.01	ug/g	ND			NC	40	
Heptachlor epoxide	ND	0.01	ug/g	ND			NC	40	
Hexachlorobenzene	ND	0.01	ug/g	ND			NC	40	
Hexachlorobutadiene	ND	0.01	ug/g	ND			NC	40	
Hexachloroethane	ND	0.01	ug/g	ND			NC	40	
Methoxychlor	ND	0.01	ug/g	ND			NC	40	
Surrogate: Decachlorobiphenyl	*0.0348*		*%*		*60.9*	*50-140*			
Physical Characteristics									
% Solids	84.0	0.1	% by Wt.	84.7			0.9	25	
Semi-Volatiles									
Acenaphthene	ND	0.02	ug/g	ND			NC	40	
Acenaphthylene	ND	0.02	ug/g	ND			NC	40	
Anthracene	ND	0.02	ug/g	ND			NC	40	
Benzo [a] anthracene	ND	0.02	ug/g	ND			NC	40	
Benzo [a] pyrene	ND	0.02	ug/g	ND			NC	40	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [b] fluoranthene	ND	0.02	ug/g	ND			NC	40	
Benzo [g,h,i] perylene	ND	0.02	ug/g	ND			NC	40	
Benzo [k] fluoranthene	ND	0.02	ug/g	ND			NC	40	
Chrysene	ND	0.02	ug/g	ND			NC	40	
Dibenzo [a,h] anthracene	ND	0.02	ug/g	ND			NC	40	
Fluoranthene	ND	0.02	ug/g	ND			NC	40	
Fluorene	ND	0.02	ug/g	ND			NC	40	
Indeno [1,2,3-cd] pyrene	ND	0.02	ug/g	ND			NC	40	
1-Methylnaphthalene	ND	0.02	ug/g	ND			NC	40	
2-Methylnaphthalene	ND	0.02	ug/g	ND			NC	40	
Naphthalene	ND	0.01	ug/g	ND			NC	40	
Phenanthrene	ND	0.02	ug/g	ND			NC	40	
Pyrene	ND	0.02	ug/g	ND			NC	40	
Surrogate: 2-Fluorobiphenyl	*1.32*		*%*		*83.2*	*50-140*			
Surrogate: Terphenyl-d14	*1.26*		*%*		*79.4*	*50-140*			
Volatiles									
Acetone	ND	0.50	ug/g	ND			NC	50	
Benzene	ND	0.02	ug/g	ND			NC	50	
Bromodichloromethane	ND	0.05	ug/g	ND			NC	50	
Bromoform	ND	0.05	ug/g	ND			NC	50	
Bromomethane	ND	0.05	ug/g	ND			NC	50	
Carbon Tetrachloride	ND	0.05	ug/g	ND			NC	50	
Chlorobenzene	ND	0.05	ug/g	ND			NC	50	
Chloroform	ND	0.05	ug/g	ND			NC	50	
Dibromochloromethane	ND	0.05	ug/g	ND			NC	50	
Dichlorodifluoromethane	ND	0.05	ug/g	ND			NC	50	
1,2-Dichlorobenzene	ND	0.05	ug/g	ND			NC	50	
1,3-Dichlorobenzene	ND	0.05	ug/g	ND			NC	50	
1,4-Dichlorobenzene	ND	0.05	ug/g	ND			NC	50	
1,1-Dichloroethane	ND	0.05	ug/g	ND			NC	50	
1,2-Dichloroethane	ND	0.05	ug/g	ND			NC	50	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,1-Dichloroethylene	ND	0.05	ug/g	ND			NC	50	
cis-1,2-Dichloroethylene	ND	0.05	ug/g	ND			NC	50	
trans-1,2-Dichloroethylene	ND	0.05	ug/g	ND			NC	50	
1,2-Dichloropropane	ND	0.05	ug/g	ND			NC	50	
cis-1,3-Dichloropropylene	ND	0.05	ug/g	ND			NC	50	
trans-1,3-Dichloropropylene	ND	0.05	ug/g	ND			NC	50	
Ethylbenzene	ND	0.05	ug/g	ND			NC	50	
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.05	ug/g	ND			NC	50	
Hexane	ND	0.05	ug/g	ND			NC	50	
Methyl Ethyl Ketone (2-Butanone)	ND	0.50	ug/g	ND			NC	50	
Methyl Isobutyl Ketone	ND	0.50	ug/g	ND			NC	50	
Methyl tert-butyl ether	ND	0.05	ug/g	ND			NC	50	
Methylene Chloride	ND	0.05	ug/g	ND			NC	50	
Styrene	ND	0.05	ug/g	ND			NC	50	
1,1,1,2-Tetrachloroethane	ND	0.05	ug/g	ND			NC	50	
1,1,2,2-Tetrachloroethane	ND	0.05	ug/g	ND			NC	50	
Tetrachloroethylene	ND	0.05	ug/g	ND			NC	50	
Toluene	ND	0.05	ug/g	ND			NC	50	
1,1,1-Trichloroethane	ND	0.05	ug/g	ND			NC	50	
1,1,2-Trichloroethane	ND	0.05	ug/g	ND			NC	50	
Trichloroethylene	ND	0.05	ug/g	ND			NC	50	
Trichlorofluoromethane	ND	0.05	ug/g	ND			NC	50	
Vinyl chloride	ND	0.02	ug/g	ND			NC	50	
m,p-Xylenes	ND	0.05	ug/g	ND			NC	50	
o-Xylene	ND	0.05	ug/g	ND			NC	50	
Surrogate: 4-Bromofluorobenzene	*11.0*		*%*		*109*	*50-140*			
Surrogate: Dibromofluoromethane	*11.6*		*%*		*114*	*50-140*			
Surrogate: Toluene-d8	*11.3*		*%*		*112*	*50-140*			
Benzene	ND	0.02	ug/g	ND			NC	50	
Ethylbenzene	ND	0.05	ug/g	ND			NC	50	
Toluene	ND	0.05	ug/g	ND			NC	50	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
m,p-Xylenes	ND	0.05	ug/g	ND			NC	50	
o-Xylene	ND	0.05	ug/g	ND			NC	50	
Surrogate: Toluene-d8	*11.3*		*%*		*112*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics									
Cyanide, free	0.225	0.03	ug/g	ND	70.2	50-150			
Hydrocarbons									
F1 PHCs (C6-C10)	165	7	ug/g	ND	95.9	85-115			
F2 PHCs (C10-C16)	102	4	ug/g	ND	111	60-140			
F3 PHCs (C16-C34)	278	8	ug/g	19	115	60-140			
F4 PHCs (C34-C50)	183	6	ug/g	35	105	60-140			
F4G PHCs (gravimetric)	880	50	ug/g	ND	88.0	80-120			
Metals									
Antimony	44.6	1.0	ug/g	ND	89.3	70-130			
Arsenic	53.4	1.0	ug/g	ND	105	70-130			
Barium	124	1.0	ug/g	64.5	118	70-130			
Beryllium	49.3	0.5	ug/g	ND	98.1	70-130			
Boron, available	4.05	0.5	ug/g	ND	81.1	60-140			
Boron	46.9	5.0	ug/g	ND	89.8	70-130			
Cadmium	50.3	0.5	ug/g	ND	101	70-130			
Chromium (VI)	5.0	0.2	ug/g	ND	100	66-118			
Chromium	63.6	5.0	ug/g	8.3	111	70-130			
Cobalt	56.4	1.0	ug/g	2.6	108	70-130			
Copper	57.6	5.0	ug/g	5.6	104	70-130			
Lead	52.6	1.0	ug/g	1.8	102	70-130			
Mercury	1.49	0.1	ug/g	ND	99.5	70-130			
Molybdenum	53.1	1.0	ug/g	ND	106	70-130			
Nickel	57.9	5.0	ug/g	ND	106	70-130			
Selenium	47.8	1.0	ug/g	ND	95.3	70-130			
Silver	38.1	0.3	ug/g	ND	76.2	70-130			
Thallium	49.8	1.0	ug/g	ND	99.6	70-130			
Uranium	54.5	1.0	ug/g	ND	108	70-130			
Vanadium	70.3	10.0	ug/g	13.0	114	70-130			
Zinc	71.4	20.0	ug/g	ND	109	70-130			
Pesticides, OC									

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Aldrin	0.19	0.01	ug/g	ND	85.0	50-140			
gamma-BHC (Lindane)	0.18	0.01	ug/g	ND	78.2	50-140			
alpha-Chlordane	0.17	0.01	ug/g	ND	75.1	50-140			
gamma-Chlordane	0.17	0.01	ug/g	ND	74.8	50-140			
o,p'-DDD	0.23	0.01	ug/g	ND	102	50-140			
p,p'-DDD	0.21	0.02	ug/g	ND	90.9	50-140			
o,p'-DDE	0.21	0.01	ug/g	ND	91.3	50-140			
p,p'-DDE	0.18	0.01	ug/g	ND	79.3	50-140			
o,p'-DDT	0.29	0.01	ug/g	ND	125	50-140			
p,p'-DDT	0.22	0.01	ug/g	ND	96.2	50-140			
Dieldrin	0.12	0.02	ug/g	ND	52.1	50-140			
Endosulfan I	0.19	0.01	ug/g	ND	83.2	50-140			
Endosulfan II	0.15	0.02	ug/g	ND	64.1	50-140			
Heptachlor	0.22	0.01	ug/g	ND	96.7	50-140			
Heptachlor epoxide	0.19	0.01	ug/g	ND	84.5	50-140			
Hexachlorobenzene	0.26	0.01	ug/g	ND	112	50-140			
Hexachlorobutadiene	0.30	0.01	ug/g	ND	131	50-140			
Hexachloroethane	0.25	0.01	ug/g	ND	109	50-140			
Methoxychlor	0.24	0.01	ug/g	ND	105	50-140			
Surrogate: Decachlorobiphenyl	*0.0379*		*%*		*66.3*	*50-140*			
Semi-Volatiles									
Acenaphthene	0.122	0.02	ug/g	ND	61.8	50-140			
Acenaphthylene	0.133	0.02	ug/g	ND	67.1	50-140			
Anthracene	0.117	0.02	ug/g	ND	58.9	50-140			
Benzo [a] anthracene	0.123	0.02	ug/g	ND	61.9	50-140			
Benzo [a] pyrene	0.107	0.02	ug/g	ND	54.2	50-140			
Benzo [b] fluoranthene	0.140	0.02	ug/g	ND	70.5	50-140			
Benzo [g,h,i] perylene	0.132	0.02	ug/g	ND	66.8	50-140			
Benzo [k] fluoranthene	0.133	0.02	ug/g	ND	67.2	50-140			
Chrysene	0.129	0.02	ug/g	ND	65.2	50-140			
Dibenzo [a,h] anthracene	0.137	0.02	ug/g	ND	69.2	50-140			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Fluoranthene	0.134	0.02	ug/g	ND	67.6	50-140			
Fluorene	0.122	0.02	ug/g	ND	61.8	50-140			
Indeno [1,2,3-cd] pyrene	0.132	0.02	ug/g	ND	66.6	50-140			
1-Methylnaphthalene	0.156	0.02	ug/g	ND	78.8	50-140			
2-Methylnaphthalene	0.161	0.02	ug/g	ND	81.1	50-140			
Naphthalene	0.134	0.01	ug/g	ND	67.7	50-140			
Phenanthrene	0.128	0.02	ug/g	ND	64.7	50-140			
Pyrene	0.132	0.02	ug/g	ND	66.6	50-140			
Surrogate: 2-Fluorobiphenyl	*1.07*		*%*		*67.2*	*50-140*			
Surrogate: Terphenyl-d14	*0.977*		*%*		*61.7*	*50-140*			
Volatiles									
Acetone	9.63	0.50	ug/g	ND	96.3	50-140			
Benzene	2.79	0.02	ug/g	ND	69.8	60-130			
Bromodichloromethane	2.54	0.05	ug/g	ND	63.6	60-130			
Bromoform	2.80	0.05	ug/g	ND	70.1	60-130			
Bromomethane	4.26	0.05	ug/g	ND	106	50-140			
Carbon Tetrachloride	3.08	0.05	ug/g	ND	77.0	60-130			
Chlorobenzene	4.06	0.05	ug/g	ND	101	60-130			
Chloroform	3.17	0.05	ug/g	ND	79.2	60-130			
Dibromochloromethane	2.99	0.05	ug/g	ND	74.7	60-130			
Dichlorodifluoromethane	4.22	0.05	ug/g	ND	105	50-140			
1,2-Dichlorobenzene	4.19	0.05	ug/g	ND	105	60-130			
1,3-Dichlorobenzene	4.08	0.05	ug/g	ND	102	60-130			
1,4-Dichlorobenzene	4.18	0.05	ug/g	ND	105	60-130			
1,1-Dichloroethane	3.21	0.05	ug/g	ND	80.3	60-130			
1,2-Dichloroethane	3.55	0.05	ug/g	ND	88.8	60-130			
1,1-Dichloroethylene	3.87	0.05	ug/g	ND	96.8	60-130			
cis-1,2-Dichloroethylene	2.82	0.05	ug/g	ND	70.4	60-130			
trans-1,2-Dichloroethylene	3.55	0.05	ug/g	ND	88.7	60-130			
1,2-Dichloropropane	2.59	0.05	ug/g	ND	64.8	60-130			
cis-1,3-Dichloropropylene	2.76	0.05	ug/g	ND	69.0	60-130			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
trans-1,3-Dichloropropylene	2.51	0.05	ug/g	ND	62.6	60-130			
Ethylbenzene	4.17	0.05	ug/g	ND	104	60-130			
Ethylene dibromide (dibromoethane, 1,2-)	2.91	0.05	ug/g	ND	72.6	60-130			
Hexane	2.92	0.05	ug/g	ND	73.1	60-130			
Methyl Ethyl Ketone (2-Butanone)	6.32	0.50	ug/g	ND	63.2	50-140			
Methyl Isobutyl Ketone	6.21	0.50	ug/g	ND	62.1	50-140			
Methyl tert-butyl ether	6.63	0.05	ug/g	ND	66.3	50-140			
Methylene Chloride	3.89	0.05	ug/g	ND	97.2	60-130			
Styrene	5.05	0.05	ug/g	ND	126	60-130			
1,1,1,2-Tetrachloroethane	2.78	0.05	ug/g	ND	69.4	60-130			
1,1,2,2-Tetrachloroethane	2.92	0.05	ug/g	ND	72.9	60-130			
Tetrachloroethylene	4.18	0.05	ug/g	ND	104	60-130			
Toluene	4.46	0.05	ug/g	ND	111	60-130			
1,1,1-Trichloroethane	3.12	0.05	ug/g	ND	78.0	60-130			
1,1,2-Trichloroethane	2.42	0.05	ug/g	ND	60.6	60-130			
Trichloroethylene	2.71	0.05	ug/g	ND	67.8	60-130			
Trichlorofluoromethane	4.04	0.05	ug/g	ND	101	50-140			
Vinyl chloride	4.95	0.02	ug/g	ND	124	50-140			
m,p-Xylenes	9.55	0.05	ug/g	ND	119	60-130			
o-Xylene	4.83	0.05	ug/g	ND	121	60-130			
Surrogate: 4-Bromofluorobenzene	*7.16*		*%*		*89.5*	*50-140*			
Surrogate: Dibromofluoromethane	*7.40*		*%*		*92.5*	*50-140*			
Surrogate: Toluene-d8	*8.06*		*%*		*101*	*50-140*			
Benzene	2.79	0.02	ug/g	ND	69.8	60-130			
Ethylbenzene	4.17	0.05	ug/g	ND	104	60-130			
Toluene	4.46	0.05	ug/g	ND	111	60-130			
m,p-Xylenes	9.55	0.05	ug/g	ND	119	60-130			
o-Xylene	4.83	0.05	ug/g	ND	121	60-130			
Surrogate: Toluene-d8	*8.06*		*%*		*101*	*50-140*			

Qualifier Notes:

Sample Qualifiers :

1: GC-FID signal did not return to baseline by C50

Applies to Samples: BH25-05 SA3

QC Qualifiers:

Sample Data Revisions:

None

Certificate of Analysis

Report Date: 25-Jun-2025

Client: **GEMTEC Consulting Engineers and Scientists Limited**

Order Date: 19-Jun-2025

Client PO: Bulk

Project Description: 100011.121

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

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

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

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

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

CCME PHC additional information:

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

- F1 range corrected for BTEX.

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

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

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

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

PARACEL LABORATORIES LTD.

Paracel ID: 2525396

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2525396	

Client Name: GEMTEC	Project Ref: 100011.121 - Bulk	Page 1 of 2
Contact Name: Nicole Soucy	Quote #: 25-287	**Turnaround Time**
Address: 32 Steacie Drive, Kanata, ON K2K 2A9	PO #:	☐ 1 day ☐ 3 day
	E-mail: nicole.soucy@gemtec.ca	☐ 2 day ☒ Regular
Telephone: 613-836-1422		Date Required:

Regulation 153/04: ☒ Table 1 ☐ Res/Park ☐ Med/Fine ☐ Table 2 ☐ Ind/Comm ☐ Coarse ☐ Table 3 ☐ Agri/Other ☐ Table — For RSC: ☐ Yes ☒ No

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

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

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken Date	Sample Taken Time	Required Analysis: Metals	PHC	VOC	BTEX	PAH	[illegible]	EC/SAR	OCPs	CN-, Hg	pH, B-HWS	CN-, CrVI, Hg	
1	BH25-01 SA1	S		2	June 18/25	AM	X	X		X	X		X	X	X	X	X	
2	BH25-01 SA4	↓		2	June 18/25		X	X	X		X							
3	BH25-02 SA1			2	June 16/25		X						X	X	X			
4	BH25-03 SA1			1	June 19/25		X							X	X			
5	BH25-03 SA3			2	↓			X	X		X							
6	BH25-03 SA103			2	↓			X	X		X							
7	BH25-04 SA1			1	B June 17/25		X							X	X			
8	BH25-04 SA5			2	June 18/25		X	X	X		X							
9	BH25-05 SA1			1	↓		X							X	X			
10	BH25-05 SA3	↓		2	↓	↓	X	X	X		X							

Comments:

Method of Delivery: Paracel Courier

Relinquished By (Sign):	Received By Driver/Depot:	Received at Lab: JM	Verified By: SD
Relinquished By (Print): Chris Dionne	Date/Time:	Date/Time: June 19/25 1348	Date/Time: June 19, 2025 2:38 pm
Date/Time: June 19/25 1030	Temperature: °C	Temperature: 11.3	pH Verified: ☐ By:

PARACEL LABORATORIES LTD.

Paracel ID: 2525396

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2525396	

Client Name: GEMTEC	Project Ref: 100011.121 - Bulk	Page 1 of 1
Contact Name: Nicole Soucy	Quote #: 25-287	Turnaround Time
Address: 32 Steacie Drive, Kanata, ON K2K 2A9	PO #:	☐ 1 day ☐ 3 day ☐ 2 day ☒ Regular
Telephone: 613-836-1422	E-mail: nicole.soucy@gemtec.ca	Date Required:

Regulation 153/04: ☒ Table 1 ☐ Res/Park ☐ Med/Fine ☐ Table 2 ☐ Ind/Comm ☐ Coarse ☐ Table 3 ☐ Agri/Other ☐ Table — For RSC: ☐ Yes ☒ No

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

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

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken Date	Sample Taken Time	Metals	PHC	VOC	BTEX	PAH	EC/SAR	OCPs	CN-, Hg	PH, B-HWS	CN-, CrVI, Hg		
1	BH25-06 SA1	S		2	June 17/25	AM	X					X	X	X				
2	BH25-07 SA1	S		2	June 18/25	↓	X	X		X	X	X	X	X	X	X		
3	BH25-07 SA101	S		2	↓	↓	X	X		X	X	X	X	X	X	X		
4																		
5																		
6																		
7																		
8																		
9																		
10																		

Comments:

Method of Delivery: Paracel Courier

Relinquished By (Sign): Chris.	Received By Driver/Depot:	Received at Lab: JM	Verified By: SD
Relinquished By (Print): Chris Dionne	Date/Time:	Date/Time: June 19/25 1348	Date/Time: June 19, 2025 2:38p
Date/Time: June 19/25 1030	Temperature: °C	Temperature: 11.3	pH Verified: ☐ By:

PARACEL LABORATORIES LTD.
TRUSTED. RESPONSIVE. RELIABLE.

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

Certificate of Analysis

GEMTEC Consulting Engineers and Scientists Limited
32 Steacie Drive
Kanata, ON K2K 2A9
Attn: Nicole Soucy

Client PO: 100011121
Project: 100011.121
Custody: 54950, 54951

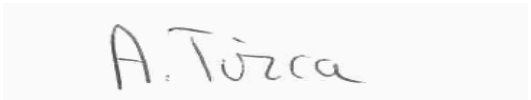
Report Date: 14-Aug-2025
Order Date: 8-Aug-2025

Order #: 2532367

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

Paracel ID	Client ID
2532367-01	BH25-03A SA1
2532367-02	BH25-03A SA101
2532367-03	BH25-03B SA1
2532367-04	BH25-03C SA1
2532367-05	BH25-03D SA1
2532367-06	BH25-05A SA1
2532367-07	BH25-05A SA3
2532367-08	BH25-05A SA103
2532367-09	BH25-05B SA1
2532367-10	BH25-05B SA3
2532367-11	BH25-05C SA1
2532367-12	BH25-05C SA3
2532367-13	BH25-05D SA1
2532367-14	BH25-05D SA3
2532367-15	BH25-06A SA1
2532367-16	BH25-06B SA1
2532367-17	BH25-06C SA1
2532367-18	BH25-06D SA1
2532367-19	BH25-05B SA101

Approved By:



Adriana Tirca, B.Eng (Chem)
Supervisor

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
PHC F1	CWS Tier 1 - P&T GC-FID	8-Aug-25	8-Aug-25
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	9-Aug-25	11-Aug-25
REG 153: Metals by ICP/MS, soil	EPA 6020 - Digestion - ICP-MS	11-Aug-25	11-Aug-25
Solids, %	CWS Tier 1 - Gravimetric	8-Aug-25	11-Aug-25

Certificate of Analysis

Report Date: 14-Aug-2025

Client: **GEMTEC Consulting Engineers and Scientists Limited**

Order Date: 8-Aug-2025

Client PO: 100011121

Project Description: 100011.121

	Client ID:	BH25-03A SA1	BH25-03A SA101	BH25-03B SA1	BH25-03C SA1	-	-
	Sample Date:	08-Aug-25 09:00	08-Aug-25 09:00	08-Aug-25 09:00	08-Aug-25 09:00		
	Sample ID:	2532367-01	2532367-02	2532367-03	2532367-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	95.0	94.8	82.1	95.3	-	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	-	-
Arsenic	1.0 ug/g	11.1	8.7	8.4	10.3	-	-
Barium	1.0 ug/g	443	110	296	426	-	-
Beryllium	0.5 ug/g	<0.5	<0.5	<0.5	<0.5	-	-
Boron	5.0 ug/g	7.0	8.2	7.5	7.6	-	-
Cadmium	0.5 ug/g	<0.5	<0.5	<0.5	<0.5	-	-
Chromium	5.0 ug/g	13.3	18.1	15.0	12.5	-	-
Cobalt	1.0 ug/g	12.5	9.4	7.3	10.2	-	-
Copper	5.0 ug/g	15.9	12.1	12.3	15.8	-	-
Lead	1.0 ug/g	29.4	22.4	20.2	29.4	-	-
Molybdenum	1.0 ug/g	9.3	6.0	5.3	8.6	-	-
Nickel	5.0 ug/g	31.5	19.9	37.0	34.5	-	-
Selenium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	-	-
Silver	0.3 ug/g	0.3	<0.3	0.3	0.4	-	-
Thallium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	-	-
Uranium	1.0 ug/g	<1.0	<1.0	<1.0	<1.0	-	-
Vanadium	10.0 ug/g	13.1	15.6	13.7	13.3	-	-
Zinc	20.0 ug/g	<20.0	21.3	<20.0	<20.0	-	-

	Client ID:	BH25-03D SA1	BH25-05A SA1	BH25-05A SA3	BH25-05A SA103	-	-
	Sample Date:	08-Aug-25 09:00	08-Aug-25 09:00	08-Aug-25 09:00	08-Aug-25 09:00		
	Sample ID:	2532367-05	2532367-06	2532367-07	2532367-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	94.0	93.3	82.8	82.7	-	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	-	-	-	-
Arsenic	1.0 ug/g	12.2	12.4	-	-	-	-
Barium	1.0 ug/g	326	65.0	-	-	-	-
Beryllium	0.5 ug/g	<0.5	<0.5	-	-	-	-
Boron	5.0 ug/g	10.0	8.9	-	-	-	-
Cadmium	0.5 ug/g	<0.5	<0.5	-	-	-	-
Chromium	5.0 ug/g	20.9	14.8	-	-	-	-
Cobalt	1.0 ug/g	13.3	12.6	-	-	-	-
Copper	5.0 ug/g	17.0	14.0	-	-	-	-
Lead	1.0 ug/g	29.3	30.5	-	-	-	-
Molybdenum	1.0 ug/g	9.4	10.7	-	-	-	-
Nickel	5.0 ug/g	29.5	28.4	-	-	-	-
Selenium	1.0 ug/g	<1.0	<1.0	-	-	-	-
Silver	0.3 ug/g	<0.3	<0.3	-	-	-	-
Thallium	1.0 ug/g	<1.0	<1.0	-	-	-	-
Uranium	1.0 ug/g	1.0	1.1	-	-	-	-
Vanadium	10.0 ug/g	20.2	13.3	-	-	-	-
Zinc	20.0 ug/g	33.0	30.3	-	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	-	-	<7	<7	-	-
F2 PHCs (C10-C16)	4 ug/g	-	-	<4	<4	-	-
F3 PHCs (C16-C34)	8 ug/g	-	-	<8	<8	-	-
F4 PHCs (C34-C50)	6 ug/g	-	-	<6	<6	-	-

	Client ID:	BH25-05B SA1	BH25-05B SA3	BH25-05C SA1	BH25-05C SA3	-	-
	Sample Date:	08-Aug-25 09:00	08-Aug-25 09:00	08-Aug-25 09:00	08-Aug-25 09:00		
	Sample ID:	2532367-09	2532367-10	2532367-11	2532367-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	91.5	80.2	94.9	83.8	-	-
Metals							
Antimony	1.0 ug/g	<1.0	-	<1.0	-	-	-
Arsenic	1.0 ug/g	9.3	-	10.4	-	-	-
Barium	1.0 ug/g	109	-	52.1	-	-	-
Beryllium	0.5 ug/g	<0.5	-	<0.5	-	-	-
Boron	5.0 ug/g	<5.0	-	7.4	-	-	-
Cadmium	0.5 ug/g	<0.5	-	<0.5	-	-	-
Chromium	5.0 ug/g	8.8	-	20.5	-	-	-
Cobalt	1.0 ug/g	8.0	-	10.9	-	-	-
Copper	5.0 ug/g	9.6	-	20.1	-	-	-
Lead	1.0 ug/g	20.6	-	24.3	-	-	-
Molybdenum	1.0 ug/g	6.7	-	11.4	-	-	-
Nickel	5.0 ug/g	16.4	-	26.0	-	-	-
Selenium	1.0 ug/g	<1.0	-	<1.0	-	-	-
Silver	0.3 ug/g	<0.3	-	<0.3	-	-	-
Thallium	1.0 ug/g	<1.0	-	<1.0	-	-	-
Uranium	1.0 ug/g	<1.0	-	<1.0	-	-	-
Vanadium	10.0 ug/g	<10.0	-	13.8	-	-	-
Zinc	20.0 ug/g	<20.0	-	40.4	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	-	<7	-	<7	-	-
F2 PHCs (C10-C16)	4 ug/g	-	<4	-	<4	-	-
F3 PHCs (C16-C34)	8 ug/g	-	<8	-	<8	-	-
F4 PHCs (C34-C50)	6 ug/g	-	<6	-	<6	-	-

Certificate of Analysis

Report Date: 14-Aug-2025

Client: **GEMTEC Consulting Engineers and Scientists Limited**

Order Date: 8-Aug-2025

Client PO: **100011121**

Project Description: **100011.121**

	Client ID:	BH25-05D SA1	BH25-05D SA3	BH25-06A SA1	BH25-06B SA1	-	-
	Sample Date:	08-Aug-25 09:00	08-Aug-25 09:00	08-Aug-25 09:00	08-Aug-25 09:00		
	Sample ID:	2532367-13	2532367-14	2532367-15	2532367-16		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	95.1	83.0	94.4	91.1	-	-
Metals							
Antimony	1.0 ug/g	<1.0	-	<1.0	<1.0	-	-
Arsenic	1.0 ug/g	9.8	-	8.7	7.9	-	-
Barium	1.0 ug/g	97.7	-	99.9	121	-	-
Beryllium	0.5 ug/g	<0.5	-	<0.5	<0.5	-	-
Boron	5.0 ug/g	7.1	-	5.4	6.4	-	-
Cadmium	0.5 ug/g	<0.5	-	<0.5	<0.5	-	-
Chromium	5.0 ug/g	12.0	-	10.3	9.9	-	-
Cobalt	1.0 ug/g	12.4	-	7.9	7.5	-	-
Copper	5.0 ug/g	10.1	-	9.6	7.3	-	-
Lead	1.0 ug/g	21.7	-	16.4	14.6	-	-
Molybdenum	1.0 ug/g	7.8	-	5.2	4.8	-	-
Nickel	5.0 ug/g	22.5	-	17.5	14.5	-	-
Selenium	1.0 ug/g	<1.0	-	<1.0	<1.0	-	-
Silver	0.3 ug/g	<0.3	-	<0.3	<0.3	-	-
Thallium	1.0 ug/g	<1.0	-	<1.0	<1.0	-	-
Uranium	1.0 ug/g	<1.0	-	<1.0	<1.0	-	-
Vanadium	10.0 ug/g	12.6	-	16.1	12.5	-	-
Zinc	20.0 ug/g	<20.0	-	<20.0	<20.0	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	-	<7	-	-	-	-
F2 PHCs (C10-C16)	4 ug/g	-	<4	-	-	-	-
F3 PHCs (C16-C34)	8 ug/g	-	<8	-	-	-	-
F4 PHCs (C34-C50)	6 ug/g	-	<6	-	-	-	-

Certificate of Analysis

Report Date: 14-Aug-2025

Client: **GEMTEC Consulting Engineers and Scientists Limited**

Order Date: 8-Aug-2025

Client PO: 100011121

Project Description: 100011.121

	Client ID:	BH25-06C SA1	BH25-06D SA1	BH25-05B SA101		-	-
	Sample Date:	08-Aug-25 09:00	08-Aug-25 09:00	08-Aug-25 09:00			
	Sample ID:	2532367-17	2532367-18	2532367-19			
	Matrix:	Soil	Soil	Soil			
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	91.3	91.7	94.5	-	-	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	<1.0	-	-	-
Arsenic	1.0 ug/g	11.0	7.6	12.6	-	-	-
Barium	1.0 ug/g	217	109	133	-	-	-
Beryllium	0.5 ug/g	<0.5	<0.5	<0.5	-	-	-
Boron	5.0 ug/g	8.1	7.1	9.5	-	-	-
Cadmium	0.5 ug/g	<0.5	<0.5	<0.5	-	-	-
Chromium	5.0 ug/g	17.0	15.1	18.4	-	-	-
Cobalt	1.0 ug/g	8.0	7.8	14.0	-	-	-
Copper	5.0 ug/g	12.6	8.8	17.2	-	-	-
Lead	1.0 ug/g	18.7	17.2	28.5	-	-	-
Molybdenum	1.0 ug/g	5.4	4.5	9.3	-	-	-
Nickel	5.0 ug/g	17.6	15.1	28.0	-	-	-
Selenium	1.0 ug/g	<1.0	<1.0	<1.0	-	-	-
Silver	0.3 ug/g	<0.3	<0.3	<0.3	-	-	-
Thallium	1.0 ug/g	<1.0	<1.0	<1.0	-	-	-
Uranium	1.0 ug/g	<1.0	<1.0	<1.0	-	-	-
Vanadium	10.0 ug/g	17.8	14.2	20.2	-	-	-
Zinc	20.0 ug/g	25.1	23.0	32.4	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons								
F1 PHCs (C6-C10)	ND	7	ug/g					
F2 PHCs (C10-C16)	ND	4	ug/g					
F3 PHCs (C16-C34)	ND	8	ug/g					
F4 PHCs (C34-C50)	ND	6	ug/g					
Metals								
Antimony	ND	1.0	ug/g					
Arsenic	ND	1.0	ug/g					
Barium	ND	1.0	ug/g					
Beryllium	ND	0.5	ug/g					
Boron	ND	5.0	ug/g					
Cadmium	ND	0.5	ug/g					
Chromium	ND	5.0	ug/g					
Cobalt	ND	1.0	ug/g					
Copper	ND	5.0	ug/g					
Lead	ND	1.0	ug/g					
Molybdenum	ND	1.0	ug/g					
Nickel	ND	5.0	ug/g					
Selenium	ND	1.0	ug/g					
Silver	ND	0.3	ug/g					
Thallium	ND	1.0	ug/g					
Uranium	ND	1.0	ug/g					
Vanadium	ND	10.0	ug/g					
Zinc	ND	20.0	ug/g					

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	ND	7	ug/g	ND			NC	40	
F2 PHCs (C10-C16)	ND	4	ug/g	ND			NC	30	
F3 PHCs (C16-C34)	90	8	ug/g	155			53.1	30	QR-04
F4 PHCs (C34-C50)	25	6	ug/g	38			40.0	30	QR-04
Metals									
Antimony	ND	1.0	ug/g	ND			NC	30	
Arsenic	2.5	1.0	ug/g	2.5			0.0	30	
Barium	58.4	1.0	ug/g	61.9			5.8	30	
Beryllium	0.6	0.5	ug/g	0.6			1.2	30	
Boron	9.2	5.0	ug/g	9.5			3.1	30	
Cadmium	ND	0.5	ug/g	ND			NC	30	
Chromium	20.3	5.0	ug/g	21.6			6.0	30	
Cobalt	7.0	1.0	ug/g	7.4			6.3	30	
Copper	8.9	5.0	ug/g	9.1			2.3	30	
Lead	7.5	1.0	ug/g	8.2			9.1	30	
Molybdenum	ND	1.0	ug/g	ND			NC	30	
Nickel	12.2	5.0	ug/g	13.0			6.5	30	
Selenium	ND	1.0	ug/g	ND			NC	30	
Silver	ND	0.3	ug/g	ND			NC	30	
Thallium	ND	1.0	ug/g	ND			NC	30	
Uranium	ND	1.0	ug/g	ND			NC	30	
Vanadium	26.4	10.0	ug/g	28.1			6.4	30	
Zinc	32.3	20.0	ug/g	34.6			6.9	30	
Physical Characteristics									
% Solids	93.8	0.1	% by Wt.	93.9			0.2	25	

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Hydrocarbons									
F1 PHCs (C6-C10)	172	7	ug/g	ND	100	85-115			
F2 PHCs (C10-C16)	75	4	ug/g	ND	91.3	60-140			
F3 PHCs (C16-C34)	305	8	ug/g	155	73.9	60-140			
F4 PHCs (C34-C50)	149	6	ug/g	38	86.5	60-140			
Metals									
Antimony	36.0	1.0	ug/g	ND	72.1	70-130			
Arsenic	50.8	1.0	ug/g	1.0	99.6	70-130			
Barium	76.9	1.0	ug/g	24.8	104	70-130			
Beryllium	52.9	0.5	ug/g	ND	105	70-130			
Boron	51.9	5.0	ug/g	ND	96.3	70-130			
Cadmium	50.0	0.5	ug/g	ND	99.9	70-130			
Chromium	64.6	5.0	ug/g	8.6	112	70-130			
Cobalt	56.2	1.0	ug/g	3.0	106	70-130			
Copper	53.8	5.0	ug/g	ND	100	70-130			
Lead	51.0	1.0	ug/g	3.3	95.4	70-130			
Molybdenum	52.3	1.0	ug/g	ND	104	70-130			
Nickel	57.0	5.0	ug/g	5.2	104	70-130			
Selenium	51.2	1.0	ug/g	ND	102	70-130			
Silver	30.9	0.3	ug/g	ND	61.7	70-130			QM-07
Thallium	49.0	1.0	ug/g	ND	97.8	70-130			
Uranium	49.4	1.0	ug/g	ND	98.5	70-130			
Vanadium	66.8	10.0	ug/g	11.3	111	70-130			
Zinc	59.6	20.0	ug/g	ND	91.5	70-130			

Qualifier Notes:

QC Qualifiers:

QM-07	The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on other acceptable QC.
QR-04	Duplicate results exceeds RPD limits due to non-homogeneous matrix.

Sample Data Revisions:

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

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

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

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

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

CCME PHC additional information:

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

- F1 range corrected for BTEX.

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

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

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

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

PARACEL LABORATORIES I

Paracel ID: 2532367

t Blvd.
G 4J8

abs.com
om

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2532367	Nº 54950

Client Name: GEMTEC	Project Ref: 100011121	Page 1 of 2
Contact Name: Nicole S	Quote #: 25-287	Turnaround Time: ☐ 1 day ☐ 3 day ☐ 2 day ☒ Regular
Address: 32 Steacie Dr	PO #: 100011121	Date Required:
Telephone: 613-836-1422	E-mail: nicole.soucy@gemtec.ca	

Regulation 153/04	Other Regulation
☐ Table 1 ☒ Res/Park ☐ Med/Fine	☐ REG 558 ☐ PWQO
☒ Table 2 ☐ Ind/Comm ☒ Coarse	☐ CCME ☐ MISA
☐ Table 3 ☐ Agri/Other	☐ SU - Sani ☐ SU - Storm
☐ Table ___	Mun: ___
For RSC: ☐ Yes ☒ No	☐ Other:

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

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken: Date	Sample Taken: Time	Required Analysis: Metals (ICP)	Required Analysis: PHC F1-F4
1	BH25-03A SA1	S		1	Aug 8/25	AM	X	
2	BH25-03A SA101			1			X	
3	BH25-03B SA1			1			X	
4	BH25-03C SA1			1			X	
5	BH25-03D SA1			1			X	
6	BH25-05A SA1			1			X	
7	BH25-05A SA3			2				X
8	BH25-05A SA1103			2			X	X
9	BH25-05B SA1			1			X	X
10	BH25-05B SA3			2			X	X

Comments:

Method of Delivery: Walk-in

Relinquished By (Sign): NS	Received By Driver/Depot:	Received at Lab: KTJ	Verified By: SO
Relinquished By (Print): Nicole Soucy	Date/Time:	Date/Time: 08/08/25 11:58	Date/Time: Aug 8, 2025 2:42p
Date/Time: Aug 8/25	Temperature: °C	Temperature: 13.2 °C	pH Verified: ☐ By:

PARACE LABORATORIES LTD.

Paracel ID: 2532367

Blvd. 4J8 abs.com om

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2532367	Nº 54951

Client Name: GEMTEC	Project Ref: 100011121	Page 2 of 2
Contact Name: Nicole S	Quote #: 25-287	Turnaround Time: ☐ 1 day ☐ 3 day ☐ 2 day ☒ Regular
Address: 32 Steacie Dr	PO #: 100011121	Date Required:
Telephone: 613-836-1422	E-mail: nicole.soucy@gemtec.ca	

Regulation 153/04	Other Regulation
☐ Table 1 ☒ Res/Park ☐ Med/Fine	☐ REG 558 ☐ PWQO
☒ Table 2 ☐ Ind/Comm ☒ Coarse	☐ CCME ☐ MISA
☐ Table 3 ☐ Agri/Other	☐ SU - Sani ☐ SU - Storm
☐ Table ___	Mun: ___
For RSC: ☐ Yes ☒ No	☐ Other:

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

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken: Date	Sample Taken: Time	Required Analysis: Metals (ICP)	Required Analysis: PHC F1-F4
1	BH25-05 C SA1	S		1	Aug 8/25	AM	x	
2	BH25-05C SA3			2				x
3	BH25-05D SA1			1			x	
4	BH25-05D SA3			2				x
5	BH25-06A SA1			1			x	
6	BH25-06B SA1			1			x	
7	BH25-06C SA1			1			x	
8	BH25-06D SA1			1		*	x	
9	BH25-05 BSA101			1			x	
10								

Comments:

Method of Delivery: Walk-in

Relinquished By (Sign):	Received By Driver/Depot:	Received at Lab: LTJ	Verified By: SD
Relinquished By (Print): Nicole Soucy	Date/Time:	Date/Time: 08/08/25 11:58	Date/Time: Aug 8, 25 2:42pm
Date/Time: Aug 8/25	Temperature: °C	Temperature: 13.2 °C	pH Verified: ☐ By:

PARACEL LABORATORIES LTD.
TRUSTED. RESPONSIVE. RELIABLE.

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

Certificate of Analysis

GEMTEC Consulting Engineers and Scientists Limited
32 Steacie Drive
Kanata, ON K2K 2A9
Attn: Nicole Soucy

Client PO:
Project: 100011.121
Custody:

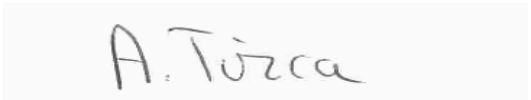
Report Date: 9-Jul-2025
Order Date: 3-Jul-2025

Order #: 2527228

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

Paracel ID	Client ID
2527228-01	MW25-01
2527228-02	MW25-02
2527228-03	MW25-03
2527228-04	MW25-04
2527228-05	MW25-05
2527228-06	MW25-06
2527228-07	MW25-1002
2527228-08	MW25-1005
2527228-09	Trip Blank
2527228-10	Field Blank

Approved By:



Adriana Tirca, B.Eng (Chem)
Supervisor

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Anions	EPA 300.1 - IC	7-Jul-25	7-Jul-25
Metals, ICP-MS	EPA 200.8 - ICP-MS	3-Jul-25	4-Jul-25
PHC F1	CWS Tier 1 - P&T GC-FID	4-Jul-25	4-Jul-25
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	7-Jul-25	8-Jul-25
REG 153: PAHs by GC-MS	EPA 625 - GC-MS, extraction	7-Jul-25	7-Jul-25
REG 153: VOCs by P&T GC/MS	EPA 624 - P&T GC-MS	4-Jul-25	4-Jul-25

	Client ID:	MW25-01	MW25-02	MW25-03	MW25-04	-	-
	Sample Date:	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00		
	Sample ID:	2527228-01	2527228-02	2527228-03	2527228-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Anions							
Chloride	1 mg/L	-	3910	-	-	-	-
Metals							
Antimony	0.5 ug/L	<0.5	-	-	<0.5	-	-
Arsenic	1 ug/L	<1	-	-	<1	-	-
Barium	1 ug/L	126	-	-	246	-	-
Beryllium	0.5 ug/L	<0.5	-	-	<0.5	-	-
Boron	10 ug/L	83	-	-	83	-	-
Cadmium	0.1 ug/L	<0.1	-	-	<0.1	-	-
Chromium	1 ug/L	<1	-	-	<1	-	-
Cobalt	0.5 ug/L	2.5	-	-	8.6	-	-
Copper	0.5 ug/L	0.5	-	-	0.5	-	-
Lead	0.1 ug/L	<0.1	-	-	<0.1	-	-
Molybdenum	0.5 ug/L	4.9	-	-	5.3	-	-
Nickel	1 ug/L	5	-	-	11	-	-
Selenium	1 ug/L	<1	-	-	<1	-	-
Silver	0.1 ug/L	<0.1	-	-	<0.1	-	-
Sodium	200 ug/L	368000	1930000	-	1720000	-	-
Thallium	0.1 ug/L	<0.1	-	-	0.1	-	-
Uranium	0.1 ug/L	0.8	-	-	2.1	-	-
Vanadium	0.5 ug/L	<0.5	-	-	1.0	-	-
Zinc	5 ug/L	<5	-	-	<5	-	-
Volatiles							
Acetone	5.0 ug/L	<5.0	-	<5.0	<5.0	-	-
Benzene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
Bromodichloromethane	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-

	Client ID:	MW25-01	MW25-02	MW25-03	MW25-04	-	-
	Sample Date:	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00		
	Sample ID:	2527228-01	2527228-02	2527228-03	2527228-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Volatiles							
Bromoform	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
Bromomethane	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
Carbon Tetrachloride	0.2 ug/L	<0.2	-	<0.2	<0.2	-	-
Chlorobenzene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
Chloroform	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
Dibromochloromethane	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
Dichlorodifluoromethane	1.0 ug/L	<1.0	-	<1.0	<1.0	-	-
1,2-Dichlorobenzene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
1,3-Dichlorobenzene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
1,4-Dichlorobenzene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
1,1-Dichloroethane	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
1,2-Dichloroethane	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
1,1-Dichloroethylene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
cis-1,2-Dichloroethylene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
trans-1,2-Dichloroethylene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
1,2-Dichloropropane	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
cis-1,3-Dichloropropylene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
trans-1,3-Dichloropropylene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
1,3-Dichloropropene, total	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
Ethylene dibromide (dibromoethane,	0.2 ug/L	<0.2	-	<0.2	<0.2	-	-
Ethylbenzene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
Hexane	1.0 ug/L	<1.0	-	<1.0	<1.0	-	-
Methyl Ethyl Ketone (2-Butanone)	5.0 ug/L	<5.0	-	<5.0	<5.0	-	-
Methyl Isobutyl Ketone	5.0 ug/L	<5.0	-	<5.0	<5.0	-	-
Methyl tert-butyl ether	2.0 ug/L	<2.0	-	<2.0	<2.0	-	-

Certificate of Analysis

Report Date: 09-Jul-2025

Client: **GEMTEC Consulting Engineers and Scientists Limited**

Order Date: 3-Jul-2025

Client PO:

Project Description: 100011.121

	Client ID:	MW25-01	MW25-02	MW25-03	MW25-04	-	-
	Sample Date:	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00		
	Sample ID:	2527228-01	2527228-02	2527228-03	2527228-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Volatiles							
Methylene Chloride	5.0 ug/L	<5.0	-	<5.0	<5.0	-	-
Styrene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
1,1,1,2-Tetrachloroethane	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
1,1,2,2-Tetrachloroethane	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
Tetrachloroethylene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
Toluene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
1,1,1-Trichloroethane	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
1,1,2-Trichloroethane	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
Trichloroethylene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
Trichlorofluoromethane	1.0 ug/L	<1.0	-	<1.0	<1.0	-	-
Vinyl chloride	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
m,p-Xylenes	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
o-Xylene	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
Xylenes, total	0.5 ug/L	<0.5	-	<0.5	<0.5	-	-
4-Bromofluorobenzene	Surrogate	111%	-	107%	105%	-	-
Toluene-d8	Surrogate	81.7%	-	94.9%	83.3%	-	-
Dibromofluoromethane	Surrogate	96.9%	-	89.6%	135%	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	25 ug/L	<25	-	<25	<25	-	-
F2 PHCs (C10-C16)	100 ug/L	<100	-	<100	<100	-	-
F3 PHCs (C16-C34)	100 ug/L	<100	-	<100	<100	-	-
F4 PHCs (C34-C50)	100 ug/L	<100	-	<100	<100	-	-
Semi-Volatiles							
Acenaphthene	0.05 ug/L	<0.05	-	<0.05	<0.05	-	-
Acenaphthylene	0.05 ug/L	<0.05	-	<0.05	<0.05	-	-

Certificate of Analysis

Report Date: 09-Jul-2025

Client: **GEMTEC Consulting Engineers and Scientists Limited**

Order Date: 3-Jul-2025

Client PO:

Project Description: 100011.121

	Client ID:	MW25-01	MW25-02	MW25-03	MW25-04	-	-
	Sample Date:	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00		
	Sample ID:	2527228-01	2527228-02	2527228-03	2527228-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Semi-Volatiles							
Anthracene	0.01 ug/L	<0.01	-	<0.01	<0.01	-	-
Benzo [a] anthracene	0.01 ug/L	<0.01	-	<0.01	<0.01	-	-
Benzo [a] pyrene	0.01 ug/L	<0.01	-	<0.01	<0.01	-	-
Benzo [b] fluoranthene	0.05 ug/L	<0.05	-	<0.05	<0.05	-	-
Benzo [g,h,i] perylene	0.05 ug/L	<0.05	-	<0.05	<0.05	-	-
Benzo [k] fluoranthene	0.05 ug/L	<0.05	-	<0.05	<0.05	-	-
Chrysene	0.05 ug/L	<0.05	-	<0.05	<0.05	-	-
Dibenzo [a,h] anthracene	0.05 ug/L	<0.05	-	<0.05	<0.05	-	-
Fluoranthene	0.01 ug/L	<0.01	-	<0.01	<0.01	-	-
Fluorene	0.05 ug/L	<0.05	-	<0.05	<0.05	-	-
Indeno [1,2,3-cd] pyrene	0.05 ug/L	<0.05	-	<0.05	<0.05	-	-
1-Methylnaphthalene	0.05 ug/L	<0.05	-	<0.05	<0.05	-	-
2-Methylnaphthalene	0.05 ug/L	<0.05	-	<0.05	<0.05	-	-
Methylnaphthalene (1&2)	0.10 ug/L	<0.10	-	<0.10	<0.10	-	-
Naphthalene	0.05 ug/L	<0.05	-	<0.05	<0.05	-	-
Phenanthrene	0.05 ug/L	<0.05	-	<0.05	<0.05	-	-
Pyrene	0.01 ug/L	<0.01	-	<0.01	<0.01	-	-
2-Fluorobiphenyl	Surrogate	74.2%	-	75.4%	78.9%	-	-
Terphenyl-d14	Surrogate	84.7%	-	84.8%	87.5%	-	-

Certificate of Analysis

Report Date: 09-Jul-2025

Client: **GEMTEC Consulting Engineers and Scientists Limited**

Order Date: 3-Jul-2025

Client PO:

Project Description: 100011.121

	Client ID:	MW25-05	MW25-06	MW25-1002	MW25-1005	-	-
	Sample Date:	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00		
	Sample ID:	2527228-05	2527228-06	2527228-07	2527228-08		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Anions							
Chloride	1 mg/L	-	1510	3940	-	-	-
Metals							
Antimony	0.5 ug/L	<0.5	-	-	<0.5	-	-
Arsenic	1 ug/L	<1	-	-	<1	-	-
Barium	1 ug/L	109	-	-	118	-	-
Beryllium	0.5 ug/L	<0.5	-	-	<0.5	-	-
Boron	10 ug/L	192	-	-	202	-	-
Cadmium	0.1 ug/L	<0.1	-	-	<0.1	-	-
Chromium	1 ug/L	<1	-	-	<1	-	-
Cobalt	0.5 ug/L	<0.5	-	-	<0.5	-	-
Copper	0.5 ug/L	<0.5	-	-	<0.5	-	-
Lead	0.1 ug/L	<0.1	-	-	<0.1	-	-
Molybdenum	0.5 ug/L	1.8	-	-	1.7	-	-
Nickel	1 ug/L	<1	-	-	<1	-	-
Selenium	1 ug/L	<1	-	-	<1	-	-
Silver	0.1 ug/L	<0.1	-	-	<0.1	-	-
Sodium	200 ug/L	1030000	901000	2140000	1080000	-	-
Thallium	0.1 ug/L	<0.1	-	-	<0.1	-	-
Uranium	0.1 ug/L	0.1	-	-	<0.1	-	-
Vanadium	0.5 ug/L	0.6	-	-	0.6	-	-
Zinc	5 ug/L	<5	-	-	<5	-	-
Volatiles							
Acetone	5.0 ug/L	<5.0	-	-	<5.0	-	-
Benzene	0.5 ug/L	<0.5	-	-	<0.5	-	-
Bromodichloromethane	0.5 ug/L	<0.5	-	-	<0.5	-	-

	Client ID:	MW25-05	MW25-06	MW25-1002	MW25-1005	-	-
	Sample Date:	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00		
	Sample ID:	2527228-05	2527228-06	2527228-07	2527228-08		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Volatiles							
Bromoform	0.5 ug/L	<0.5	-	-	<0.5	-	-
Bromomethane	0.5 ug/L	<0.5	-	-	<0.5	-	-
Carbon Tetrachloride	0.2 ug/L	<0.2	-	-	<0.2	-	-
Chlorobenzene	0.5 ug/L	<0.5	-	-	<0.5	-	-
Chloroform	0.5 ug/L	<0.5	-	-	<0.5	-	-
Dibromochloromethane	0.5 ug/L	<0.5	-	-	<0.5	-	-
Dichlorodifluoromethane	1.0 ug/L	<1.0	-	-	<1.0	-	-
1,2-Dichlorobenzene	0.5 ug/L	<0.5	-	-	<0.5	-	-
1,3-Dichlorobenzene	0.5 ug/L	<0.5	-	-	<0.5	-	-
1,4-Dichlorobenzene	0.5 ug/L	<0.5	-	-	<0.5	-	-
1,1-Dichloroethane	0.5 ug/L	<0.5	-	-	<0.5	-	-
1,2-Dichloroethane	0.5 ug/L	<0.5	-	-	<0.5	-	-
1,1-Dichloroethylene	0.5 ug/L	<0.5	-	-	<0.5	-	-
cis-1,2-Dichloroethylene	0.5 ug/L	<0.5	-	-	<0.5	-	-
trans-1,2-Dichloroethylene	0.5 ug/L	<0.5	-	-	<0.5	-	-
1,2-Dichloropropane	0.5 ug/L	<0.5	-	-	<0.5	-	-
cis-1,3-Dichloropropylene	0.5 ug/L	<0.5	-	-	<0.5	-	-
trans-1,3-Dichloropropylene	0.5 ug/L	<0.5	-	-	<0.5	-	-
1,3-Dichloropropene, total	0.5 ug/L	<0.5	-	-	<0.5	-	-
Ethylbenzene	0.5 ug/L	<0.5	-	-	<0.5	-	-
Ethylene dibromide (dibromoethane,	0.2 ug/L	<0.2	-	-	<0.2	-	-
Hexane	1.0 ug/L	<1.0	-	-	<1.0	-	-
Methyl Ethyl Ketone (2-Butanone)	5.0 ug/L	<5.0	-	-	<5.0	-	-
Methyl Isobutyl Ketone	5.0 ug/L	<5.0	-	-	<5.0	-	-
Methyl tert-butyl ether	2.0 ug/L	<2.0	-	-	<2.0	-	-

	Client ID:	MW25-05	MW25-06	MW25-1002	MW25-1005	-	-
	Sample Date:	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00		
	Sample ID:	2527228-05	2527228-06	2527228-07	2527228-08		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Volatiles							
Methylene Chloride	5.0 ug/L	<5.0	-	-	<5.0	-	-
Styrene	0.5 ug/L	<0.5	-	-	<0.5	-	-
1,1,1,2-Tetrachloroethane	0.5 ug/L	<0.5	-	-	<0.5	-	-
1,1,2,2-Tetrachloroethane	0.5 ug/L	<0.5	-	-	<0.5	-	-
Tetrachloroethylene	0.5 ug/L	<0.5	-	-	<0.5	-	-
Toluene	0.5 ug/L	<0.5	-	-	<0.5	-	-
1,1,1-Trichloroethane	0.5 ug/L	<0.5	-	-	<0.5	-	-
1,1,2-Trichloroethane	0.5 ug/L	<0.5	-	-	<0.5	-	-
Trichloroethylene	0.5 ug/L	<0.5	-	-	<0.5	-	-
Trichlorofluoromethane	1.0 ug/L	<1.0	-	-	<1.0	-	-
Vinyl chloride	0.5 ug/L	<0.5	-	-	<0.5	-	-
m,p-Xylenes	0.5 ug/L	<0.5	-	-	<0.5	-	-
o-Xylene	0.5 ug/L	<0.5	-	-	<0.5	-	-
Xylenes, total	0.5 ug/L	<0.5	-	-	<0.5	-	-
Dibromofluoromethane	Surrogate	95.6%	-	-	94.3%	-	-
Toluene-d8	Surrogate	93.3%	-	-	92.8%	-	-
4-Bromofluorobenzene	Surrogate	105%	-	-	106%	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	25 ug/L	<25	-	-	<25	-	-
F2 PHCs (C10-C16)	100 ug/L	<100	-	-	<100	-	-
F3 PHCs (C16-C34)	100 ug/L	<100	-	-	<100	-	-
F4 PHCs (C34-C50)	100 ug/L	<100	-	-	<100	-	-
Semi-Volatiles							
Acenaphthene	0.05 ug/L	<0.05	-	-	<0.05	-	-
Acenaphthylene	0.05 ug/L	<0.05	-	-	<0.05	-	-

	Client ID:	MW25-05	MW25-06	MW25-1002	MW25-1005	-	-
	Sample Date:	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00	02-Jul-25 09:00		
	Sample ID:	2527228-05	2527228-06	2527228-07	2527228-08		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Semi-Volatiles							
Anthracene	0.01 ug/L	<0.01	-	-	<0.01	-	-
Benzo [a] anthracene	0.01 ug/L	<0.01	-	-	<0.01	-	-
Benzo [a] pyrene	0.01 ug/L	<0.01	-	-	<0.01	-	-
Benzo [b] fluoranthene	0.05 ug/L	<0.05	-	-	<0.05	-	-
Benzo [g,h,i] perylene	0.05 ug/L	<0.05	-	-	<0.05	-	-
Benzo [k] fluoranthene	0.05 ug/L	<0.05	-	-	<0.05	-	-
Chrysene	0.05 ug/L	<0.05	-	-	<0.05	-	-
Dibenzo [a,h] anthracene	0.05 ug/L	<0.05	-	-	<0.05	-	-
Fluoranthene	0.01 ug/L	<0.01	-	-	<0.01	-	-
Fluorene	0.05 ug/L	<0.05	-	-	<0.05	-	-
Indeno [1,2,3-cd] pyrene	0.05 ug/L	<0.05	-	-	<0.05	-	-
1-Methylnaphthalene	0.05 ug/L	<0.05	-	-	<0.05	-	-
2-Methylnaphthalene	0.05 ug/L	<0.05	-	-	<0.05	-	-
Methylnaphthalene (1&2)	0.10 ug/L	<0.10	-	-	<0.10	-	-
Naphthalene	0.05 ug/L	<0.05	-	-	<0.05	-	-
Phenanthrene	0.05 ug/L	<0.05	-	-	<0.05	-	-
Pyrene	0.01 ug/L	<0.01	-	-	<0.01	-	-
2-Fluorobiphenyl	Surrogate	74.2%	-	-	73.3%	-	-
Terphenyl-d14	Surrogate	79.7%	-	-	82.1%	-	-

	Client ID:	Trip Blank	Field Blank			-	-
	Sample Date:	13-Jun-25 00:00	02-Jul-25 00:00				
	Sample ID:	2527228-09	2527228-10				
	Matrix:	Water	Water				
	MDL/Units						
Volatiles							
Acetone	5.0 ug/L	<5.0	<5.0	-	-	-	-
Benzene	0.5 ug/L	<0.5	<0.5	-	-	-	-
Bromodichloromethane	0.5 ug/L	<0.5	<0.5	-	-	-	-
Bromoform	0.5 ug/L	<0.5	<0.5	-	-	-	-
Bromomethane	0.5 ug/L	<0.5	<0.5	-	-	-	-
Carbon Tetrachloride	0.2 ug/L	<0.2	<0.2	-	-	-	-
Chlorobenzene	0.5 ug/L	<0.5	<0.5	-	-	-	-
Chloroform	0.5 ug/L	<0.5	<0.5	-	-	-	-
Dibromochloromethane	0.5 ug/L	<0.5	<0.5	-	-	-	-
Dichlorodifluoromethane	1.0 ug/L	<1.0	<1.0	-	-	-	-
1,2-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	-	-	-	-
1,3-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	-	-	-	-
1,4-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	-	-	-	-
1,1-Dichloroethane	0.5 ug/L	<0.5	<0.5	-	-	-	-
1,2-Dichloroethane	0.5 ug/L	<0.5	<0.5	-	-	-	-
1,1-Dichloroethylene	0.5 ug/L	<0.5	<0.5	-	-	-	-
cis-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	-	-	-	-
trans-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	-	-	-	-
1,2-Dichloropropane	0.5 ug/L	<0.5	<0.5	-	-	-	-
cis-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	-	-	-	-
trans-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	-	-	-	-
1,3-Dichloropropene, total	0.5 ug/L	<0.5	<0.5	-	-	-	-
Ethylbenzene	0.5 ug/L	<0.5	<0.5	-	-	-	-
Ethylene dibromide (dibromoethane,	0.2 ug/L	<0.2	<0.2	-	-	-	-
Hexane	1.0 ug/L	<1.0	<1.0	-	-	-	-

Certificate of Analysis

Report Date: 09-Jul-2025

Client: **GEMTEC Consulting Engineers and Scientists Limited**

Order Date: 3-Jul-2025

Client PO:

Project Description: 100011.121

	Client ID:	Trip Blank	Field Blank			-	-
	Sample Date:	13-Jun-25 00:00	02-Jul-25 00:00				
	Sample ID:	2527228-09	2527228-10				
	Matrix:	Water	Water				
	MDL/Units						
Volatiles							
Methyl Ethyl Ketone (2-Butanone)	5.0 ug/L	<5.0	<5.0	-	-	-	-
Methyl Isobutyl Ketone	5.0 ug/L	<5.0	<5.0	-	-	-	-
Methyl tert-butyl ether	2.0 ug/L	<2.0	<2.0	-	-	-	-
Methylene Chloride	5.0 ug/L	<5.0	<5.0	-	-	-	-
Styrene	0.5 ug/L	<0.5	<0.5	-	-	-	-
1,1,1,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	-	-	-	-
1,1,2,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	-	-	-	-
Tetrachloroethylene	0.5 ug/L	<0.5	<0.5	-	-	-	-
Toluene	0.5 ug/L	<0.5	<0.5	-	-	-	-
1,1,1-Trichloroethane	0.5 ug/L	<0.5	<0.5	-	-	-	-
1,1,2-Trichloroethane	0.5 ug/L	<0.5	<0.5	-	-	-	-
Trichloroethylene	0.5 ug/L	<0.5	<0.5	-	-	-	-
Trichlorofluoromethane	1.0 ug/L	<1.0	<1.0	-	-	-	-
Vinyl chloride	0.5 ug/L	<0.5	<0.5	-	-	-	-
m,p-Xylenes	0.5 ug/L	<0.5	<0.5	-	-	-	-
o-Xylene	0.5 ug/L	<0.5	<0.5	-	-	-	-
Xylenes, total	0.5 ug/L	<0.5	<0.5	-	-	-	-
4-Bromofluorobenzene	Surrogate	104%	105%	-	-	-	-
Dibromofluoromethane	Surrogate	104%	103%	-	-	-	-
Toluene-d8	Surrogate	97.8%	98.2%	-	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	25 ug/L	<25	<25	-	-	-	-

Method Quality Control: Blank

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

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [b] fluoranthene	ND	0.05	ug/L					
Benzo [g,h,i] perylene	ND	0.05	ug/L					
Benzo [k] fluoranthene	ND	0.05	ug/L					
Chrysene	ND	0.05	ug/L					
Dibenzo [a,h] anthracene	ND	0.05	ug/L					
Fluoranthene	ND	0.01	ug/L					
Fluorene	ND	0.05	ug/L					
Indeno [1,2,3-cd] pyrene	ND	0.05	ug/L					
1-Methylnaphthalene	ND	0.05	ug/L					
2-Methylnaphthalene	ND	0.05	ug/L					
Methylnaphthalene (1&2)	ND	0.10	ug/L					
Naphthalene	ND	0.05	ug/L					
Phenanthrene	ND	0.05	ug/L					
Pyrene	ND	0.01	ug/L					
Surrogate: 2-Fluorobiphenyl	*15.2*		*%*	*75.9*	*50-140*			
Surrogate: Terphenyl-d14	*16.2*		*%*	*80.8*	*50-140*			
Volatiles								
Acetone	ND	5.0	ug/L					
Benzene	ND	0.5	ug/L					
Bromodichloromethane	ND	0.5	ug/L					
Bromoform	ND	0.5	ug/L					
Bromomethane	ND	0.5	ug/L					
Carbon Tetrachloride	ND	0.2	ug/L					
Chlorobenzene	ND	0.5	ug/L					
Chloroform	ND	0.5	ug/L					
Dibromochloromethane	ND	0.5	ug/L					
Dichlorodifluoromethane	ND	1.0	ug/L					
1,2-Dichlorobenzene	ND	0.5	ug/L					
1,3-Dichlorobenzene	ND	0.5	ug/L					
1,4-Dichlorobenzene	ND	0.5	ug/L					
1,1-Dichloroethane	ND	0.5	ug/L					
1,2-Dichloroethane	ND	0.5	ug/L					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
1,1-Dichloroethylene	ND	0.5	ug/L					
cis-1,2-Dichloroethylene	ND	0.5	ug/L					
trans-1,2-Dichloroethylene	ND	0.5	ug/L					
1,2-Dichloropropane	ND	0.5	ug/L					
cis-1,3-Dichloropropylene	ND	0.5	ug/L					
trans-1,3-Dichloropropylene	ND	0.5	ug/L					
1,3-Dichloropropene, total	ND	0.5	ug/L					
Ethylbenzene	ND	0.5	ug/L					
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.2	ug/L					
Hexane	ND	1.0	ug/L					
Methyl Ethyl Ketone (2-Butanone)	ND	5.0	ug/L					
Methyl Isobutyl Ketone	ND	5.0	ug/L					
Methyl tert-butyl ether	ND	2.0	ug/L					
Methylene Chloride	ND	5.0	ug/L					
Styrene	ND	0.5	ug/L					
1,1,1,2-Tetrachloroethane	ND	0.5	ug/L					
1,1,2,2-Tetrachloroethane	ND	0.5	ug/L					
Tetrachloroethylene	ND	0.5	ug/L					
Toluene	ND	0.5	ug/L					
1,1,1-Trichloroethane	ND	0.5	ug/L					
1,1,2-Trichloroethane	ND	0.5	ug/L					
Trichloroethylene	ND	0.5	ug/L					
Trichlorofluoromethane	ND	1.0	ug/L					
Vinyl chloride	ND	0.5	ug/L					
m,p-Xylenes	ND	0.5	ug/L					
o-Xylene	ND	0.5	ug/L					
Xylenes, total	ND	0.5	ug/L					
Surrogate: 4-Bromofluorobenzene	*86.1*		*%*	*108*	*50-140*			
Surrogate: Dibromofluoromethane	*79.6*		*%*	*99.6*	*50-140*			
Surrogate: Toluene-d8	*77.5*		*%*	*96.9*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Anions									
Chloride	ND	1	mg/L	ND			NC	20	
Hydrocarbons									
F1 PHCs (C6-C10)	ND	25	ug/L	ND			NC	30	
Metals									
Antimony	ND	0.5	ug/L	ND			NC	20	
Arsenic	ND	1	ug/L	ND			NC	20	
Barium	53.6	1	ug/L	51.4			4.2	20	
Beryllium	ND	0.5	ug/L	ND			NC	20	
Boron	50	10	ug/L	50			0.2	20	
Cadmium	ND	0.1	ug/L	ND			NC	20	
Chromium	ND	1	ug/L	ND			NC	20	
Cobalt	ND	0.5	ug/L	ND			NC	20	
Copper	2.21	0.5	ug/L	2.13			3.5	20	
Lead	ND	0.1	ug/L	ND			NC	20	
Molybdenum	4.94	0.5	ug/L	5.01			1.4	20	
Nickel	ND	1	ug/L	ND			NC	20	
Selenium	ND	1	ug/L	ND			NC	20	
Silver	ND	0.1	ug/L	ND			NC	20	
Sodium	12500	200	ug/L	11700			6.5	20	
Thallium	ND	0.1	ug/L	ND			NC	20	
Uranium	2.9	0.1	ug/L	3.1			8.0	20	
Vanadium	ND	0.5	ug/L	ND			NC	20	
Zinc	ND	5	ug/L	ND			NC	20	
Volatiles									
Acetone	ND	5.0	ug/L	ND			NC	30	
Benzene	ND	0.5	ug/L	ND			NC	30	
Bromodichloromethane	3.17	0.5	ug/L	3.83			18.9	30	
Bromoform	ND	0.5	ug/L	ND			NC	30	
Bromomethane	ND	0.5	ug/L	ND			NC	30	
Carbon Tetrachloride	ND	0.2	ug/L	ND			NC	30	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Chlorobenzene	ND	0.5	ug/L	ND			NC	30	
Chloroform	3.76	0.5	ug/L	5.04			29.1	30	
Dibromochloromethane	2.87	0.5	ug/L	3.17			9.9	30	
Dichlorodifluoromethane	ND	1.0	ug/L	ND			NC	30	
1,2-Dichlorobenzene	ND	0.5	ug/L	ND			NC	30	
1,3-Dichlorobenzene	ND	0.5	ug/L	ND			NC	30	
1,4-Dichlorobenzene	ND	0.5	ug/L	ND			NC	30	
1,1-Dichloroethane	ND	0.5	ug/L	ND			NC	30	
1,2-Dichloroethane	ND	0.5	ug/L	ND			NC	30	
1,1-Dichloroethylene	ND	0.5	ug/L	ND			NC	30	
cis-1,2-Dichloroethylene	ND	0.5	ug/L	ND			NC	30	
trans-1,2-Dichloroethylene	ND	0.5	ug/L	ND			NC	30	
1,2-Dichloropropane	ND	0.5	ug/L	ND			NC	30	
cis-1,3-Dichloropropylene	ND	0.5	ug/L	ND			NC	30	
trans-1,3-Dichloropropylene	ND	0.5	ug/L	ND			NC	30	
Ethylbenzene	ND	0.5	ug/L	ND			NC	30	
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.2	ug/L	ND			NC	30	
Hexane	ND	1.0	ug/L	ND			NC	30	
Methyl Ethyl Ketone (2-Butanone)	ND	5.0	ug/L	ND			NC	30	
Methyl Isobutyl Ketone	ND	5.0	ug/L	ND			NC	30	
Methyl tert-butyl ether	ND	2.0	ug/L	ND			NC	30	
Methylene Chloride	ND	5.0	ug/L	ND			NC	30	
Styrene	ND	0.5	ug/L	ND			NC	30	
1,1,1,2-Tetrachloroethane	ND	0.5	ug/L	ND			NC	30	
1,1,2,2-Tetrachloroethane	ND	0.5	ug/L	ND			NC	30	
Tetrachloroethylene	ND	0.5	ug/L	ND			NC	30	
Toluene	ND	0.5	ug/L	ND			NC	30	
1,1,1-Trichloroethane	ND	0.5	ug/L	ND			NC	30	
1,1,2-Trichloroethane	ND	0.5	ug/L	ND			NC	30	
Trichloroethylene	ND	0.5	ug/L	ND			NC	30	
Trichlorofluoromethane	ND	1.0	ug/L	ND			NC	30	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Vinyl chloride	ND	0.5	ug/L	ND			NC	30	
m,p-Xylenes	ND	0.5	ug/L	ND			NC	30	
o-Xylene	ND	0.5	ug/L	ND			NC	30	
Surrogate: 4-Bromofluorobenzene	*88.3*		*%*		*110*	*50-140*			
Surrogate: Dibromofluoromethane	*81.2*		*%*		*101*	*50-140*			
Surrogate: Toluene-d8	*76.9*		*%*		*96.2*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Anions									
Chloride	9.48	1	mg/L	ND	94.8	70-124			
Hydrocarbons									
F1 PHCs (C6-C10)	1840	25	ug/L	ND	107	85-115			
F2 PHCs (C10-C16)	1590	100	ug/L	ND	99.5	60-140			
F3 PHCs (C16-C34)	4270	100	ug/L	ND	109	60-140			
F4 PHCs (C34-C50)	2680	100	ug/L	ND	108	60-140			
Metals									
Arsenic	49.0	1	ug/L	ND	97.0	80-120			
Barium	98.2	1	ug/L	51.4	93.5	80-120			
Beryllium	53.1	0.5	ug/L	ND	106	80-120			
Boron	104	10	ug/L	50	107	80-120			
Cadmium	49.8	0.1	ug/L	ND	99.5	80-120			
Chromium	51.1	1	ug/L	ND	102	80-120			
Cobalt	49.4	0.5	ug/L	ND	98.6	80-120			
Copper	47.4	0.5	ug/L	2.13	90.6	80-120			
Lead	39.7	0.1	ug/L	ND	79.3	80-120			QM-07
Molybdenum	46.5	0.5	ug/L	5.01	83.0	80-120			
Nickel	47.0	1	ug/L	ND	92.3	80-120			
Selenium	52.7	1	ug/L	ND	104	80-120			
Silver	43.1	0.1	ug/L	ND	86.1	80-120			
Sodium	23000	200	ug/L	11700	113	80-120			
Thallium	47.3	0.1	ug/L	ND	94.5	80-120			
Uranium	46.3	0.1	ug/L	3.1	86.3	80-120			
Vanadium	51.2	0.5	ug/L	ND	101	80-120			
Zinc	47	5	ug/L	ND	87.5	80-120			
Semi-Volatiles									
Acenaphthene	4.05	0.05	ug/L	ND	81.0	50-140			
Acenaphthylene	3.89	0.05	ug/L	ND	77.8	50-140			
Anthracene	4.20	0.01	ug/L	ND	83.9	50-140			
Benzo [a] anthracene	4.46	0.01	ug/L	ND	89.1	50-140			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [a] pyrene	4.83	0.01	ug/L	ND	96.7	50-140			
Benzo [b] fluoranthene	5.00	0.05	ug/L	ND	100	50-140			
Benzo [g,h,i] perylene	5.01	0.05	ug/L	ND	100	50-140			
Benzo [k] fluoranthene	4.67	0.05	ug/L	ND	93.5	50-140			
Chrysene	4.64	0.05	ug/L	ND	92.8	50-140			
Dibenzo [a,h] anthracene	4.52	0.05	ug/L	ND	90.4	50-140			
Fluoranthene	4.86	0.01	ug/L	ND	97.2	50-140			
Fluorene	3.80	0.05	ug/L	ND	76.0	50-140			
Indeno [1,2,3-cd] pyrene	4.52	0.05	ug/L	ND	90.4	50-140			
1-Methylnaphthalene	4.09	0.05	ug/L	ND	81.8	50-140			
2-Methylnaphthalene	4.35	0.05	ug/L	ND	87.1	50-140			
Naphthalene	4.00	0.05	ug/L	ND	80.0	50-140			
Phenanthrene	4.25	0.05	ug/L	ND	85.0	50-140			
Pyrene	4.24	0.01	ug/L	ND	84.9	50-140			
Surrogate: 2-Fluorobiphenyl	*14.7*		*%*		*73.7*	*50-140*			
Surrogate: Terphenyl-d14	*15.2*		*%*		*75.8*	*50-140*			
Volatiles									
Acetone	84.7	5.0	ug/L	ND	84.7	50-140			
Benzene	39.6	0.5	ug/L	ND	99.0	60-130			
Bromodichloromethane	41.9	0.5	ug/L	ND	105	60-130			
Bromoform	44.6	0.5	ug/L	ND	111	60-130			
Bromomethane	49.0	0.5	ug/L	ND	122	50-140			
Carbon Tetrachloride	44.8	0.2	ug/L	ND	112	60-130			
Chlorobenzene	41.0	0.5	ug/L	ND	102	60-130			
Chloroform	41.6	0.5	ug/L	ND	104	60-130			
Dibromochloromethane	42.5	0.5	ug/L	ND	106	60-130			
Dichlorodifluoromethane	33.5	1.0	ug/L	ND	83.8	50-140			
1,2-Dichlorobenzene	38.8	0.5	ug/L	ND	97.1	60-130			
1,3-Dichlorobenzene	38.7	0.5	ug/L	ND	96.8	60-130			
1,4-Dichlorobenzene	39.4	0.5	ug/L	ND	98.6	60-130			
1,1-Dichloroethane	41.1	0.5	ug/L	ND	103	60-130			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,2-Dichloroethane	41.4	0.5	ug/L	ND	103	60-130			
1,1-Dichloroethylene	47.1	0.5	ug/L	ND	118	60-130			
cis-1,2-Dichloroethylene	38.0	0.5	ug/L	ND	94.9	60-130			
trans-1,2-Dichloroethylene	45.9	0.5	ug/L	ND	115	60-130			
1,2-Dichloropropane	38.8	0.5	ug/L	ND	97.1	60-130			
cis-1,3-Dichloropropylene	42.8	0.5	ug/L	ND	107	60-130			
trans-1,3-Dichloropropylene	42.9	0.5	ug/L	ND	107	60-130			
Ethylbenzene	39.3	0.5	ug/L	ND	98.2	60-130			
Ethylene dibromide (dibromoethane, 1,2-)	38.3	0.2	ug/L	ND	95.8	60-130			
Hexane	45.3	1.0	ug/L	ND	113	60-130			
Methyl Ethyl Ketone (2-Butanone)	92.7	5.0	ug/L	ND	92.7	50-140			
Methyl Isobutyl Ketone	97.4	5.0	ug/L	ND	97.4	50-140			
Methyl tert-butyl ether	106	2.0	ug/L	ND	106	50-140			
Methylene Chloride	47.9	5.0	ug/L	ND	120	60-130			
Styrene	38.4	0.5	ug/L	ND	96.0	60-130			
1,1,1,2-Tetrachloroethane	41.7	0.5	ug/L	ND	104	60-130			
1,1,2,2-Tetrachloroethane	41.0	0.5	ug/L	ND	102	60-130			
Tetrachloroethylene	37.0	0.5	ug/L	ND	92.4	60-130			
Toluene	38.9	0.5	ug/L	ND	97.2	60-130			
1,1,1-Trichloroethane	43.8	0.5	ug/L	ND	109	60-130			
1,1,2-Trichloroethane	39.2	0.5	ug/L	ND	97.9	60-130			
Trichloroethylene	38.7	0.5	ug/L	ND	96.8	60-130			
Trichlorofluoromethane	43.8	1.0	ug/L	ND	109	60-130			
Vinyl chloride	39.8	0.5	ug/L	ND	99.6	50-140			
m,p-Xylenes	80.3	0.5	ug/L	ND	100	60-130			
o-Xylene	40.5	0.5	ug/L	ND	101	60-130			
Surrogate: 4-Bromofluorobenzene	*73.6*		*%*		*92.0*	*50-140*			
Surrogate: Dibromofluoromethane	*79.3*		*%*		*99.1*	*50-140*			
Surrogate: Toluene-d8	*76.6*		*%*		*95.8*	*50-140*			

Qualifier Notes:

Sample Qualifiers :

3: Sample collection date on the bottles is July 2, 2025; report as per the bottles as directed by the client.

Applies to Samples: MW25-01, MW25-02, MW25-03, MW25-04, MW25-05, MW25-06, MW25-1002, MW25-1005, Field Blank

QC Qualifiers:

QM-07 The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on other acceptable QC.

Sample Data Revisions:

None

Work Order Revisions / Comments:

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

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

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

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

CCME PHC additional information:

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

- F1 range corrected for BTEX.

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

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

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

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

Paracel ID: 2527228

PARACEL LABORATORIES LTD.

Laurent Blvd
tario K1G 4J8
9-1947
paracellabs.com
labs.com

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2527228	

Client Name:	Gemtec	Project Ref:	100011.121
Contact Name:	Nicole Soucey	Quote #:	#25-287 100011.121
Address:	32 Steacie Dr Ottawa, ON	PO #:	
Telephone:	613-836-1422	E-mail:	nicole.soucy@gemtec.ca chris.dionne@gemtec.ca

Page 1 of 1

Turnaround Time

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

☒ REG 153/04 ☐ REG 406/19

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

Other Regulation

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

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

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Field Filtered	Sample Taken: Date	Sample Taken: Time	PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CrVI	B (HWS)	Sodium	Chloride	VOCs F1	
1	MW25-01	GW		5	X	July 1/25	AM	X	X	X	X							
2	MW25-02	GW		2		July 1/25	AM								X	X		
3	MW25-03	GW		4		July 1/25	AM	X	X	X								
4	MW25-04	GW		5	X	July 1/25	AM	X	X	X	X							
5	MW25-05	GW		5	X	July 1/25	AM	X	X	X	X							
6	MW25-06	GW		2		July 1/25	AM								X	X		
7	MW25-1002	GW		2		July 1/25	AM								X	X		
8	MW25-1005	GW		5	X	July 1/25	AM	X	X	X	X							
9	Trip Blank June 13th	W		3		July 1/25											X	
10	Field Blank	W		3		July 1/25											X	

Required Analysis

Comments:

Method of Delivery: Paracel Courier

Relinquished By (Sign):	Received at Depot:	Received at Lab: JM	Verified By:
Relinquished By (Print): Chris Dionne	Date/Time:	Date/Time: July 3/25 1328	Date/Time: July 1.03 1504
Date/Time: July 3/25 0700	Temperature: °C	Temperature: 10.4	pH Verified: ☑ By: LTJ

PARACEL LABORATORIES LTD.

TRUSTED.
RESPONSIVE.
RELIABLE.

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

Certificate of Analysis

GEMTEC Consulting Engineers and Scientists Limited
32 Steacie Drive
Kanata, ON K2K 2A9
Attn: Nicole Soucy

Client PO:
Project: 100011.121
Custody: 149866

Report Date: 22-Aug-2025
Order Date: 19-Aug-2025

Order #: 2534167

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

Paracel ID	Client ID
2534167-01	BH25-04 SA4

Approved By:

Dale Robertson, BSc
Senior Technical Advisor

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Metals, ICP-MS	EPA 200.8 - ICP-MS	20-Aug-25	21-Aug-25

Certificate of Analysis

Report Date: 22-Aug-2025

Client: **GEMTEC Consulting Engineers and Scientists Limited**

Order Date: 19-Aug-2025

Client PO:

Project Description: 100011.121

	Client ID:	BH25-04 SA4	-	-	-		
	Sample Date:	19-Aug-25 11:30	-	-	-	-	-
	Sample ID:	2534167-01	-	-	-		
	Matrix:	Ground Water	-	-	-		
	MDL/Units						
Metals							
Antimony	0.5 ug/L	<0.5	-	-	-	-	-
Arsenic	1 ug/L	<1	-	-	-	-	-
Barium	1 ug/L	146	-	-	-	-	-
Beryllium	0.5 ug/L	<0.5	-	-	-	-	-
Boron	10 ug/L	110	-	-	-	-	-
Cadmium	0.1 ug/L	<0.1	-	-	-	-	-
Chromium	1 ug/L	<1	-	-	-	-	-
Cobalt	0.5 ug/L	<0.5	-	-	-	-	-
Copper	0.5 ug/L	0.5	-	-	-	-	-
Lead	0.1 ug/L	<0.1	-	-	-	-	-
Molybdenum	0.5 ug/L	1.4	-	-	-	-	-
Nickel	1 ug/L	1	-	-	-	-	-
Selenium	1 ug/L	<1	-	-	-	-	-
Silver	0.1 ug/L	<0.1	-	-	-	-	-
Sodium	200 ug/L	844000	-	-	-	-	-
Thallium	0.1 ug/L	<0.1	-	-	-	-	-
Uranium	0.1 ug/L	0.3	-	-	-	-	-
Vanadium	0.5 ug/L	0.5	-	-	-	-	-
Zinc	5 ug/L	<5	-	-	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Metals								
Antimony	ND	0.5	ug/L					
Arsenic	ND	1	ug/L					
Barium	ND	1	ug/L					
Beryllium	ND	0.5	ug/L					
Boron	ND	10	ug/L					
Cadmium	ND	0.1	ug/L					
Chromium	ND	1	ug/L					
Cobalt	ND	0.5	ug/L					
Copper	ND	0.5	ug/L					
Lead	ND	0.1	ug/L					
Molybdenum	ND	0.5	ug/L					
Nickel	ND	1	ug/L					
Selenium	ND	1	ug/L					
Silver	ND	0.1	ug/L					
Sodium	ND	200	ug/L					
Thallium	ND	0.1	ug/L					
Uranium	ND	0.1	ug/L					
Vanadium	ND	0.5	ug/L					
Zinc	ND	5	ug/L					

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Metals									
Antimony	ND	0.5	ug/L	ND			NC	20	
Arsenic	ND	1	ug/L	ND			NC	20	
Barium	142	1	ug/L	146			3.2	20	
Beryllium	ND	0.5	ug/L	ND			NC	20	
Boron	104	10	ug/L	110			5.0	20	
Cadmium	ND	0.1	ug/L	ND			NC	20	
Chromium	ND	1	ug/L	ND			NC	20	
Cobalt	ND	0.5	ug/L	ND			NC	20	
Copper	0.60	0.5	ug/L	0.55			8.5	20	
Lead	ND	0.1	ug/L	ND			NC	20	
Molybdenum	1.48	0.5	ug/L	1.43			3.3	20	
Nickel	1.1	1	ug/L	1.0			7.1	20	
Selenium	ND	1	ug/L	ND			NC	20	
Silver	ND	0.1	ug/L	ND			NC	20	
Sodium	921000	1310	ug/L	844000			8.8	20	
Thallium	ND	0.1	ug/L	ND			NC	20	
Uranium	0.3	0.1	ug/L	0.3			0.3	20	
Vanadium	ND	0.5	ug/L	0.50			NC	20	
Zinc	ND	5	ug/L	ND			NC	20	

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Metals									
Antimony	41.1	0.5	ug/L	ND	82.1	80-120			
Arsenic	49.1	1	ug/L	ND	97.5	80-120			
Barium	181	1	ug/L	146	70.2	80-120			QM-07
Beryllium	37.4	0.5	ug/L	ND	74.8	80-120			QM-07
Boron	50	10	ug/L	ND	99.0	80-120			
Cadmium	37.0	0.1	ug/L	ND	74.0	80-120			QM-07
Chromium	56.0	1	ug/L	ND	112	80-120			
Cobalt	56.8	0.5	ug/L	ND	113	80-120			
Copper	48.0	0.5	ug/L	0.55	94.8	80-120			
Lead	37.8	0.1	ug/L	ND	75.5	80-120			QM-07
Molybdenum	55.1	0.5	ug/L	1.43	107	80-120			
Nickel	52.6	1	ug/L	1.0	103	80-120			
Selenium	46.3	1	ug/L	ND	92.6	80-120			
Silver	49.1	0.1	ug/L	ND	98.3	80-120			
Sodium	9240	200	ug/L	ND	92.4	80-120			
Thallium	40.1	0.1	ug/L	ND	80.2	80-120			
Uranium	40.0	0.1	ug/L	0.3	79.4	80-120			QM-07
Vanadium	56.8	0.5	ug/L	ND	114	80-120			
Zinc	49	5	ug/L	ND	97.5	80-120			

Qualifier Notes:

QC Qualifiers:

QM-07 The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on other acceptable QC.

Sample Data Revisions:

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

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

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

PARACEL LABORATORIES LTD

Paracel ID: 2534167

ice
St. Laurent Blvd.
Ontario K1G 4J8
749-1947
@paracellabs.com
acellabs.com

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2534167	№ 149866

Client Name: GEMTEC	Project Ref: 100011.121	Page 1 of 1
Contact Name: Nicole Soucy	Quote #:	**Turnaround Time**
Address: 32 Steacie Drive	PO #:	☐ 1 day ☐ 3 day
	E-mail: nicole.soucy@gemtec.ca Jeffrey.gauthier@gemtec.ca	☐ 2 day ☒ Regular
Telephone:		Date Required:

☒ REG 153/04 ☐ REG 406/19

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

Other Regulation

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

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

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Field Filtered	Sample Taken: Date	Sample Taken: Time	PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CrVI	B (HWE)				
1	BH25-04 SAY	GW	/	2	Y	Aug 19/25	11:30				/							
2																		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
10																		

Required Analysis

Comments: • GEN CHEM Bottle on hold

Method of Delivery: Walk in

Relinquished By (Sign):	Received at Depot:	Received at Lab: VM	Verified By:
Relinquished By (Print): Jeffrey Gauthier	Date/Time:	Date/Time: Aug 19/25 1445	Date/Time: Aug 19/25
Date/Time: Aug 19/25 2:45	Temperature: °C	Temperature: 17.8 °C	pH Verified: ☑ By: SD

PARACEL LABORATORIES LTD.
TRUSTED. RESPONSIVE. RELIABLE.

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

Certificate of Analysis

GEMTEC Consulting Engineers and Scientists Limited
32 Steacie Drive
Kanata, ON K2K 2A9
Attn: Nicole Soucy

Client PO: 100011121
Project: 100011.121
Custody: 54952

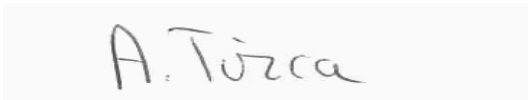
Report Date: 14-Aug-2025
Order Date: 8-Aug-2025

Order #: 2532368

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

Paracel ID	Client ID
2532368-01	BH/MW25-04 SA2

Approved By:



Adriana Tirca, B.Eng (Chem)
Supervisor

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Metals, ICP-MS	EPA 200.8 - ICP-MS	11-Aug-25	12-Aug-25

Certificate of Analysis

Report Date: 14-Aug-2025

Client: **GEMTEC Consulting Engineers and Scientists Limited**

Order Date: 8-Aug-2025

Client PO: **100011121**

Project Description: 100011.121

	Client ID:	BH/MW25-04 SA2	-	-	-	-	-
	Sample Date:	08-Aug-25 09:00	-	-	-	-	-
	Sample ID:	2532368-01	-	-	-		
	Matrix:	Ground Water	-	-	-		
	MDL/Units						
Metals							
Antimony	0.5 ug/L	<0.5	-	-	-	-	-
Arsenic	1 ug/L	<1	-	-	-	-	-
Barium	1 ug/L	389	-	-	-	-	-
Beryllium	0.5 ug/L	<0.5	-	-	-	-	-
Boron	10 ug/L	78	-	-	-	-	-
Cadmium	0.1 ug/L	<0.1	-	-	-	-	-
Chromium	1 ug/L	<1	-	-	-	-	-
Cobalt	0.5 ug/L	1.4	-	-	-	-	-
Copper	0.5 ug/L	1.0	-	-	-	-	-
Lead	0.1 ug/L	<0.1	-	-	-	-	-
Molybdenum	0.5 ug/L	2.0	-	-	-	-	-
Nickel	1 ug/L	5	-	-	-	-	-
Selenium	1 ug/L	<1	-	-	-	-	-
Silver	0.1 ug/L	<0.1	-	-	-	-	-
Sodium	200 ug/L	2260000	-	-	-	-	-
Thallium	0.1 ug/L	<0.1	-	-	-	-	-
Uranium	0.1 ug/L	0.9	-	-	-	-	-
Vanadium	0.5 ug/L	1.6	-	-	-	-	-
Zinc	5 ug/L	<5	-	-	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Metals								
Antimony	ND	0.5	ug/L					
Arsenic	ND	1	ug/L					
Barium	ND	1	ug/L					
Beryllium	ND	0.5	ug/L					
Boron	ND	10	ug/L					
Cadmium	ND	0.1	ug/L					
Chromium	ND	1	ug/L					
Cobalt	ND	0.5	ug/L					
Copper	ND	0.5	ug/L					
Lead	ND	0.1	ug/L					
Molybdenum	ND	0.5	ug/L					
Nickel	ND	1	ug/L					
Selenium	ND	1	ug/L					
Silver	ND	0.1	ug/L					
Sodium	ND	200	ug/L					
Thallium	ND	0.1	ug/L					
Uranium	ND	0.1	ug/L					
Vanadium	ND	0.5	ug/L					
Zinc	ND	5	ug/L					

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Metals									
Antimony	0.51	0.5	ug/L	0.58			11.9	20	
Arsenic	ND	1	ug/L	ND			NC	20	
Barium	112	1	ug/L	120			6.6	20	
Beryllium	ND	0.5	ug/L	ND			NC	20	
Boron	39	10	ug/L	38			3.3	20	
Cadmium	ND	0.1	ug/L	ND			NC	20	
Chromium	ND	1	ug/L	ND			NC	20	
Cobalt	1.65	0.5	ug/L	1.74			5.0	20	
Copper	1.84	0.5	ug/L	1.86			1.3	20	
Lead	ND	0.1	ug/L	ND			NC	20	
Molybdenum	12.2	0.5	ug/L	12.2			0.6	20	
Nickel	16.4	1	ug/L	16.9			3.2	20	
Selenium	ND	1	ug/L	ND			NC	20	
Silver	ND	0.1	ug/L	ND			NC	20	
Sodium	573000	200	ug/L	584000			2.0	20	
Thallium	0.21	0.1	ug/L	0.21			0.1	20	
Uranium	11.0	0.1	ug/L	10.5			4.7	20	
Vanadium	ND	0.5	ug/L	ND			NC	20	
Zinc	ND	5	ug/L	ND			NC	20	

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Metals									
Antimony	46.8	0.5	ug/L	0.58	92.4	80-120			
Arsenic	51.2	1	ug/L	ND	102	80-120			
Barium	157	1	ug/L	120	74.7	80-120			QM-07
Beryllium	47.9	0.5	ug/L	ND	95.7	80-120			
Boron	79	10	ug/L	38	82.5	80-120			
Cadmium	42.4	0.1	ug/L	ND	84.7	80-120			
Chromium	58.7	1	ug/L	ND	117	80-120			
Cobalt	60.6	0.5	ug/L	1.74	118	80-120			
Copper	54.8	0.5	ug/L	1.86	106	80-120			
Lead	41.9	0.1	ug/L	ND	83.7	80-120			
Molybdenum	61.4	0.5	ug/L	12.2	98.3	80-120			
Nickel	71.8	1	ug/L	16.9	110	80-120			
Selenium	41.3	1	ug/L	ND	81.7	80-120			
Silver	44.5	0.1	ug/L	ND	89.0	80-120			
Sodium	61000	200	ug/L	48500	125	80-120			QM-07
Thallium	48.0	0.1	ug/L	0.21	95.6	80-120			
Uranium	57.0	0.1	ug/L	10.5	93.0	80-120			
Vanadium	60.8	0.5	ug/L	ND	121	80-120			QM-07
Zinc	44	5	ug/L	5	79.0	80-120			QM-07

Qualifier Notes:

QC Qualifiers:

QM-07 The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on other acceptable QC.

Sample Data Revisions:

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

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

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

PARAC LABORATORIES

Paracel ID: 2532368

ent Blvd.
1G 4J8

llabs.com
com

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2532368	Nº 54952

Client Name: GEMTEC	Project Ref: 100011.121	Page 1 of 1
Contact Name: Nicole S	Quote #: 25-287	Turnaround Time
Address: 32 Steacie Dr	PO #: 10001121	☐ 1 day ☐ 3 day ☐ 2 day ☒ Regular
Telephone: 613-836-1422	E-mail: nicole.soucy@gemtec.ca	Date Required:

Regulation 153/04	Other Regulation
☐ Table 1 ☒ Res/Park ☐ Med/Fine	☐ REG 558 ☐ PWQO
☒ Table 2 ☐ Ind/Comm ☒ Coarse	☐ CCME ☐ MISA
☐ Table 3 ☐ Agri/Other	☐ SU - Sani ☐ SU - Storm
☐ Table ___	Mun:
For RSC: ☐ Yes ☒ No	☐ Other:

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

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken: Date	Sample Taken: Time	Required Analysis: Metals (ICP)
1	~~MW~~BH/MW 25-04 SA2	GW		1	Aug 8/25	AM	x
2							
3							
4							
5							
6							
7							
8							
9							
10							

Comments:

Method of Delivery: Walk-in

Relinquished By (Sign):	Received By Driver/Depot:	Received at Lab: LTJ	Verified By: SD
Relinquished By (Print): Nicole Soucy	Date/Time:	Date/Time: 08/08/25 11:58	Date/Time: Aug 8/25 2:44pm
Date/Time: Aug 8/25	Temperature: °C	Temperature: 13.2 °C	pH Verified: ☑ By: LTJ

PARACEL LABORATORIES LTD.

TRUSTED.
RESPONSIVE.
RELIABLE.

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

Certificate of Analysis

GEMTEC Consulting Engineers and Scientists Limited
32 Steacie Drive
Kanata, ON K2K 2A9
Attn: Nicole Soucy

Client PO:
Project: 100011.121
Custody: 77846

Report Date: 20-Aug-2025
Order Date: 15-Aug-2025

Order #: 2534009

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

Paracel ID	Client ID
2534009-01	BH/MW25-04 SA3

Approved By:

Dale Robertson, BSc
Senior Technical Advisor

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Metals, ICP-MS	EPA 200.8 - ICP-MS	18-Aug-25	19-Aug-25

	Client ID:	BH/MW25-04 SA3	-	-	-		
	Sample Date:	15-Aug-25 09:00	-	-	-	-	-
	Sample ID:	2534009-01	-	-	-		
	Matrix:	Ground Water	-	-	-		
	MDL/Units						
Metals							
Antimony	0.5 ug/L	0.8	-	-	-	-	-
Arsenic	1 ug/L	<1	-	-	-	-	-
Barium	1 ug/L	127	-	-	-	-	-
Beryllium	0.5 ug/L	<0.5	-	-	-	-	-
Boron	10 ug/L	125	-	-	-	-	-
Cadmium	0.1 ug/L	<0.1	-	-	-	-	-
Chromium	1 ug/L	<1	-	-	-	-	-
Cobalt	0.5 ug/L	<0.5	-	-	-	-	-
Copper	0.5 ug/L	<0.5	-	-	-	-	-
Lead	0.1 ug/L	<0.1	-	-	-	-	-
Molybdenum	0.5 ug/L	0.6	-	-	-	-	-
Nickel	1 ug/L	1	-	-	-	-	-
Selenium	1 ug/L	<1	-	-	-	-	-
Silver	0.1 ug/L	<0.1	-	-	-	-	-
Sodium	200 ug/L	858000	-	-	-	-	-
Thallium	0.1 ug/L	<0.1	-	-	-	-	-
Uranium	0.1 ug/L	0.1	-	-	-	-	-
Vanadium	0.5 ug/L	<0.5	-	-	-	-	-
Zinc	5 ug/L	<5	-	-	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Metals								
Antimony	ND	0.5	ug/L					
Arsenic	ND	1	ug/L					
Barium	ND	1	ug/L					
Beryllium	ND	0.5	ug/L					
Boron	ND	10	ug/L					
Cadmium	ND	0.1	ug/L					
Chromium	ND	1	ug/L					
Cobalt	ND	0.5	ug/L					
Copper	ND	0.5	ug/L					
Lead	ND	0.1	ug/L					
Molybdenum	ND	0.5	ug/L					
Nickel	ND	1	ug/L					
Selenium	ND	1	ug/L					
Silver	ND	0.1	ug/L					
Sodium	ND	200	ug/L					
Thallium	ND	0.1	ug/L					
Uranium	ND	0.1	ug/L					
Vanadium	ND	0.5	ug/L					
Zinc	ND	5	ug/L					

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Metals									
Antimony	ND	0.5	ug/L	ND			NC	20	
Arsenic	ND	1	ug/L	ND			NC	20	
Barium	25.2	1	ug/L	25.7			2.0	20	
Beryllium	ND	0.5	ug/L	ND			NC	20	
Boron	20	10	ug/L	25			NC	20	
Cadmium	ND	0.1	ug/L	ND			NC	20	
Chromium	ND	1	ug/L	ND			NC	20	
Cobalt	ND	0.5	ug/L	ND			NC	20	
Copper	2.86	0.5	ug/L	2.79			2.5	20	
Lead	ND	0.1	ug/L	ND			NC	20	
Molybdenum	0.94	0.5	ug/L	1.23			NC	20	
Nickel	2.9	1	ug/L	2.8			2.0	20	
Selenium	ND	1	ug/L	ND			NC	20	
Silver	ND	0.1	ug/L	ND			NC	20	
Sodium	15400	200	ug/L	13800			11.3	20	
Thallium	ND	0.1	ug/L	0.11			NC	20	
Uranium	ND	0.1	ug/L	ND			NC	20	
Vanadium	ND	0.5	ug/L	ND			NC	20	
Zinc	7	5	ug/L	8			15.7	20	

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Metals									
Arsenic	46.9	1	ug/L	ND	92.3	80-120			
Barium	70.1	1	ug/L	25.7	88.7	80-120			
Beryllium	56.0	0.5	ug/L	ND	112	80-120			
Boron	57	10	ug/L	ND	115	80-120			
Cadmium	49.8	0.1	ug/L	ND	99.6	80-120			
Chromium	54.2	1	ug/L	ND	108	80-120			
Cobalt	49.9	0.5	ug/L	ND	99.7	80-120			
Copper	50.0	0.5	ug/L	2.79	94.5	80-120			
Lead	42.8	0.1	ug/L	ND	85.6	80-120			
Molybdenum	41.4	0.5	ug/L	1.23	80.3	80-120			
Nickel	52.3	1	ug/L	2.8	99.0	80-120			
Selenium	36.5	1	ug/L	ND	71.8	80-120			QM-07
Silver	48.0	0.1	ug/L	ND	95.8	80-120			
Sodium	22700	200	ug/L	13800	89.1	80-120			
Thallium	42.2	0.1	ug/L	0.11	84.2	80-120			
Uranium	41.0	0.1	ug/L	ND	81.8	80-120			
Vanadium	58.4	0.5	ug/L	ND	116	80-120			
Zinc	48	5	ug/L	8	79.1	80-120			QM-07

Qualifier Notes:

QC Qualifiers:

QM-07 The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on other acceptable QC.

Sample Data Revisions:

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

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

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

PARACEL LABORATORIES LTD

Paracel ID: 2534009

paracel@paracellabs.com

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2534009	№ 77846

Client Name: GEMTEC	Project Ref: 100011.121	Page 1 of 1
Contact Name: Nicole Soucy	Quote #:	Turnaround Time
Address: 32 Steacie Drive	PO #:	☐ 1 day ☐ 3 day
	E-mail: nicole.soucy@gemtec.ca jeffrey.gauthier@gemtec.ca	☐ 2 day ☑ Regular
Telephone:		Date Required:

☑ REG 153/04 ☐ REG 406/19

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

Other Regulation

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

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

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Field Filtered	Sample Taken: Date	Sample Taken: Time	Required Analysis: Reg 153 metals by ICP-MS
1	BH/MW 25-04 SA3	GW	/	1	YES	Aug 15/25	AM	/
2								
3								
4								
5								
6								
7								
8								
9								
10								

Comments:

Method of Delivery: Walkin.

Relinquished By (Sign):	Received at Depot: CARLETON SS	Received at Lab: SS	Verified By: VM
Relinquished By (Print): Jeffrey Gauthier	Date/Time: Aug 15, 25 12:—	Date/Time: Aug 15, 2025 4:30pm	Date/Time: Aug 18/25 925
Date/Time: Aug 15/25 1255	Temperature: 19.1 °C	Temperature: 21 °C	pH Verified: ☑ By: LTJ

PARACEL LABORATORIES LTD.

TRUSTED.
RESPONSIVE.
RELIABLE.

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

Certificate of Analysis

GEMTEC Consulting Engineers and Scientists Limited
32 Steacie Drive
Kanata, ON K2K 2A9
Attn: Nicole Soucy

Client PO: TCLP
Project: 100011.121
Custody:

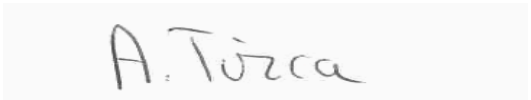
Report Date: 26-Jun-2025
Order Date: 19-Jun-2025

Order #: 2525395

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

Paracel ID	Client ID
2525395-01	TCLP-COMP

Approved By:



Adriana Tirca, B.Eng (Chem)
Supervisor

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Flashpoint	ASTM D93 - Pensky-Martens Closed Cup	20-Jun-25	20-Jun-25
Metals, ICP-MS	TCLP EPA 6020 - Digestion - ICP-MS	23-Jun-25	23-Jun-25
REG 558 - Cyanide	TCLP MOE E3015- Auto Colour	24-Jun-25	24-Jun-25
REG 558 - Fluoride	TCLP EPA 340.2 - ISE	23-Jun-25	23-Jun-25
REG 558 - Mercury by CVAA	TCLP EPA 7470A, CVAA	23-Jun-25	23-Jun-25
REG 558 - NO3/NO2	TCLP EPA 300.1 - IC	25-Jun-25	25-Jun-25
REG 558 - PAHs	TCLP EPA 625 - GC-MS	24-Jun-25	25-Jun-25
REG 558 - VOCs	TCLP ZHE EPA 624 - P&T GC-MS	20-Jun-25	24-Jun-25
Solids, %	CWS Tier 1 - Gravimetric	20-Jun-25	23-Jun-25

	Client ID:	TCLP-COMP	-	-	-	-	-
	Sample Date:	18-Jun-25 09:00	-	-	-		
	Sample ID:	2525395-01	-	-	-		
	Matrix:	Soil	-	-	-		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	68.8	-	-	-	-	-
Flashpoint	°C	>70	-	-	-	-	-
EPA 1311 - TCLP Leachate Inorganics							
Fluoride	0.05 mg/L	0.11	-	-	-	-	-
Nitrate as N	1 mg/L	<1	-	-	-	-	-
Nitrite as N	1 mg/L	<1	-	-	-	-	-
Cyanide, free	0.02 mg/L	<0.02	-	-	-	-	-
EPA 1311 - TCLP Leachate Metals							
Arsenic	0.05 mg/L	<0.05	-	-	-	-	-
Barium	0.05 mg/L	0.52	-	-	-	-	-
Boron	0.10 mg/L	<0.10	-	-	-	-	-
Cadmium	0.01 mg/L	<0.01	-	-	-	-	-
Chromium	0.05 mg/L	<0.05	-	-	-	-	-
Lead	0.05 mg/L	<0.05	-	-	-	-	-
Mercury	0.005 mg/L	<0.005	-	-	-	-	-
Selenium	0.05 mg/L	<0.05	-	-	-	-	-
Silver	0.05 mg/L	<0.05	-	-	-	-	-
Uranium	0.05 mg/L	<0.05	-	-	-	-	-
EPA 1311 - TCLP Leachate Volatiles							
Benzene	0.005 mg/L	<0.005	-	-	-	-	-
Carbon Tetrachloride	0.005 mg/L	<0.005	-	-	-	-	-
Chlorobenzene	0.004 mg/L	<0.004	-	-	-	-	-
Chloroform	0.006 mg/L	<0.006	-	-	-	-	-
1,2-Dichlorobenzene	0.004 mg/L	<0.004	-	-	-	-	-
1,4-Dichlorobenzene	0.004 mg/L	<0.004	-	-	-	-	-

	Client ID:	TCLP-COMP	-	-	-		
	Sample Date:	18-Jun-25 09:00	-	-	-	-	-
	Sample ID:	2525395-01	-	-	-		
	Matrix:	Soil	-	-	-		
	MDL/Units						
EPA 1311 - TCLP Leachate Volatiles							
1,2-Dichloroethane	0.005 mg/L	<0.005	-	-	-	-	-
1,1-Dichloroethylene	0.006 mg/L	<0.006	-	-	-	-	-
Methyl Ethyl Ketone (2-Butanone)	0.30 mg/L	<0.30	-	-	-	-	-
Methylene Chloride	0.04 mg/L	<0.04	-	-	-	-	-
Tetrachloroethylene	0.005 mg/L	<0.005	-	-	-	-	-
Trichloroethylene	0.004 mg/L	<0.004	-	-	-	-	-
Vinyl chloride	0.005 mg/L	<0.005	-	-	-	-	-
4-Bromofluorobenzene	Surrogate	103%	-	-	-	-	-
Dibromofluoromethane	Surrogate	87.4%	-	-	-	-	-
Toluene-d8	Surrogate	104%	-	-	-	-	-
EPA 1311 - TCLP Leachate Organics							
Benzo [a] pyrene	0.0001 mg/L	<0.0001	-	-	-	-	-
Terphenyl-d14	Surrogate	81.9%	-	-	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
EPA 1311 - TCLP Leachate Inorganics								
Fluoride	ND	0.05	mg/L					
Nitrate as N	ND	1	mg/L					
Nitrite as N	ND	1	mg/L					
Cyanide, free	ND	0.02	mg/L					
EPA 1311 - TCLP Leachate Metals								
Arsenic	ND	0.05	mg/L					
Barium	ND	0.05	mg/L					
Boron	ND	0.10	mg/L					
Cadmium	ND	0.01	mg/L					
Chromium	ND	0.05	mg/L					
Lead	ND	0.05	mg/L					
Mercury	ND	0.005	mg/L					
Selenium	ND	0.05	mg/L					
Silver	ND	0.05	mg/L					
Uranium	ND	0.05	mg/L					
EPA 1311 - TCLP Leachate Organics								
Benzo [a] pyrene	ND	0.0001	mg/L					
Surrogate: Terphenyl-d14	*0.16*		*%*	*82.3*	*37-156*			
EPA 1311 - TCLP Leachate Volatiles								
Benzene	ND	0.005	mg/L					
Carbon Tetrachloride	ND	0.005	mg/L					
Chlorobenzene	ND	0.004	mg/L					
Chloroform	ND	0.006	mg/L					
1,2-Dichlorobenzene	ND	0.004	mg/L					
1,4-Dichlorobenzene	ND	0.004	mg/L					
1,2-Dichloroethane	ND	0.005	mg/L					
1,1-Dichloroethylene	ND	0.006	mg/L					
Methyl Ethyl Ketone (2-Butanone)	ND	0.30	mg/L					
Methylene Chloride	ND	0.04	mg/L					
Tetrachloroethylene	ND	0.005	mg/L					
Trichloroethylene	ND	0.004	mg/L					
Vinyl chloride	ND	0.005	mg/L					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Surrogate: 4-Bromofluorobenzene	*0.0823*		*%*	*103*	*83-134*			
Surrogate: Dibromofluoromethane	*0.0685*		*%*	*85.6*	*78-124*			
Surrogate: Toluene-d8	*0.0841*		*%*	*105*	*76-118*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
EPA 1311 - TCLP Leachate Inorganics									
Fluoride	0.12	0.05	mg/L	0.12			3.1	15	
Nitrate as N	ND	1	mg/L	ND			NC	20	
Nitrite as N	ND	1	mg/L	ND			NC	20	
Cyanide, free	ND	0.02	mg/L	ND			NC	20	
EPA 1311 - TCLP Leachate Metals									
Arsenic	ND	0.05	mg/L	ND			NC	29	
Barium	0.154	0.05	mg/L	0.197			24.6	34	
Boron	ND	0.10	mg/L	ND			NC	33	
Cadmium	ND	0.01	mg/L	ND			NC	33	
Chromium	ND	0.05	mg/L	ND			NC	32	
Lead	ND	0.05	mg/L	ND			NC	32	
Mercury	ND	0.005	mg/L	ND			NC	30	
Selenium	ND	0.05	mg/L	ND			NC	28	
Silver	ND	0.05	mg/L	ND			NC	28	
Uranium	ND	0.05	mg/L	ND			NC	27	
EPA 1311 - TCLP Leachate Organics									
Benzo [a] pyrene	ND	0.0001	mg/L	ND			NC	50	
Surrogate: Terphenyl-d14	*0.17*		*%*		*87.4*	*37-156*			
EPA 1311 - TCLP Leachate Volatiles									
Benzene	ND	0.005	mg/L	0.008			NC	25	
Carbon Tetrachloride	ND	0.005	mg/L	ND			NC	25	
Chlorobenzene	ND	0.004	mg/L	ND			NC	25	
Chloroform	ND	0.006	mg/L	ND			NC	25	
1,2-Dichlorobenzene	ND	0.004	mg/L	ND			NC	25	
1,4-Dichlorobenzene	ND	0.004	mg/L	ND			NC	25	
1,2-Dichloroethane	ND	0.005	mg/L	ND			NC	25	
1,1-Dichloroethylene	ND	0.006	mg/L	ND			NC	25	
Methyl Ethyl Ketone (2-Butanone)	ND	0.30	mg/L	ND			NC	25	
Methylene Chloride	ND	0.04	mg/L	ND			NC	25	
Tetrachloroethylene	ND	0.005	mg/L	ND			NC	25	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Trichloroethylene	ND	0.004	mg/L	ND			NC	25	
Vinyl chloride	ND	0.005	mg/L	ND			NC	25	
Surrogate: 4-Bromofluorobenzene	*0.0811*		*%*		*101*	*83-134*			
Surrogate: Dibromofluoromethane	*0.0700*		*%*		*87.5*	*78-124*			
Surrogate: Toluene-d8	*0.0836*		*%*		*105*	*76-118*			
Physical Characteristics									
% Solids	84.0	0.1	% by Wt.	84.7			0.9	25	

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
EPA 1311 - TCLP Leachate Inorganics									
Fluoride	0.59	0.05	mg/L	0.12	94.4	77-129			
Nitrate as N	1	1	mg/L	ND	115	80-120			
Nitrite as N	1	1	mg/L	ND	119	80-120			
Cyanide, free	0.031	0.02	mg/L	ND	62.4	40-115			
EPA 1311 - TCLP Leachate Metals									
Arsenic	49.0	0.05	mg/L	0.158	97.6	83-119			
Barium	63.6	0.05	mg/L	19.7	87.9	80-120			
Boron	41.0	0.10	mg/L	3.22	75.5	71-128			
Cadmium	45.5	0.01	mg/L	0.030	91.0	78-119			
Chromium	54.7	0.05	mg/L	0.709	108	80-124			
Lead	38.7	0.05	mg/L	0.254	76.9	77-126			QM-07
Mercury	0.0291	0.005	mg/L	ND	96.9	70-130			
Selenium	43.0	0.05	mg/L	0.065	85.8	75-125			
Silver	44.3	0.05	mg/L	ND	88.5	70-128			
Uranium	42.2	0.05	mg/L	0.129	84.2	70-131			
EPA 1311 - TCLP Leachate Organics									
Benzo [a] pyrene	0.0382	0.0001	mg/L	ND	76.4	39-123			
Surrogate: Terphenyl-d14	*0.16*		*%*		*82.2*	*37-156*			
EPA 1311 - TCLP Leachate Volatiles									
Benzene	0.048	0.005	mg/L	ND	120	55-141			
Carbon Tetrachloride	0.037	0.005	mg/L	ND	93.2	49-149			
Chlorobenzene	0.047	0.004	mg/L	ND	116	64-137			
Chloroform	0.045	0.006	mg/L	ND	113	58-138			
1,2-Dichlorobenzene	0.044	0.004	mg/L	ND	110	60-150			
1,4-Dichlorobenzene	0.044	0.004	mg/L	ND	110	63-132			
1,2-Dichloroethane	0.043	0.005	mg/L	ND	108	50-140			
1,1-Dichloroethylene	0.032	0.006	mg/L	ND	79.0	43-153			
Methyl Ethyl Ketone (2-Butanone)	0.094	0.30	mg/L	ND	93.5	26-153			
Methylene Chloride	0.049	0.04	mg/L	ND	122	58-149			
Tetrachloroethylene	0.049	0.005	mg/L	ND	123	51-145			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Trichloroethylene	0.045	0.004	mg/L	ND	113	52-135			
Vinyl chloride	0.043	0.005	mg/L	ND	107	31-159			
Surrogate: 4-Bromofluorobenzene	*0.0825*		*%*		*103*	*83-134*			
Surrogate: Dibromofluoromethane	*0.0790*		*%*		*98.8*	*78-124*			
Surrogate: Toluene-d8	*0.0832*		*%*		*104*	*76-118*			

Certificate of Analysis

Report Date: 26-Jun-2025

Client: **GEMTEC Consulting Engineers and Scientists Limited**

Order Date: 19-Jun-2025

Client PO: TCLP

Project Description: 100011.121

Qualifier Notes:

Sample Qualifiers :

QC Qualifiers:

QM-07 The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on other acceptable QC.

Sample Data Revisions:

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

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

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

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

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

PARACE LABORATORIES LTD

Paracel ID: 2525395

t. Laurent Blvd
tario K1G4J8
0-1947
paracelabs.com
labs.com

Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2525395	

Client Name: GEMTEC	Project Ref: 100011.121 - TCLP	Page 1 of 1
Contact Name: Nicole Soucy	Quote #: 25-287	Turnaround Time
Address: 32 Steacie Drive, Kanata, ON K2K 2A9	PO #:	☐ 1 day ☐ 3 day
	E-mail: nicole.soucy@gemtec.ca	☐ 2 day ☒ Regular
Telephone: 613-836-1422		Date Required:

Regulation 153/04: ☒ Table 1 ☐ Res/Park ☐ Med/Fine ☐ Table 2 ☐ Ind/Comm ☐ Coarse ☐ Table 3 ☐ Agri/Other ☐ Table ___ For RSC: ☐ Yes ☒ No

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

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

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken Date	Sample Taken Time	Required Analysis: FP	VOC	MEI	BTEX								
1	TCLP- COMP	S		2	June 18/25	AM	X	X	X	X								
2																		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
10																		

Comments:

Method of Delivery: Paracel Courier

Relinquished By (Sign):	Received By Driver/Depot:	Received at Lab: JM	Verified By: SP
Relinquished By (Print): Chris Dionne	Date/Time:	Date/Time: June 19/25 1348	Date/Time: June 19, 2025 2:21pm
Date/Time: June 19/25 1030	Temperature: °C	Temperature: 11.3	pH Verified: ☐ By:

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