Phase Two Environmental Site Assessment Update - 1386 and 1394 Greely Lane, Ottawa, Ontario

February 6, 2026

Prepared for:
Cassidy E.W. Construction

Cambium Reference: 2600291.001

CAMBIUM INC.

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Executive Summary

Cassidy E.W. Construction (Client) retained Cambium Inc. (Cambium) to complete a Phase II Environmental Site Assessment (ESA) Update at 1386 and 1394 Greely Lane in Ottawa, Ontario (Site) for the purpose of a Site Plan Application (SPA) with the City of Ottawa. The 0.47 ha Site is developed with a car wash building (Site Building) but is otherwise parking lot and grassed areas.

A Phase I ESA was completed by CM3 Environmental Inc. (CM3) for the Site (CM3 Environmental Inc., 2023) which identified 30 potentially contaminating activity (PCAs), two on-site and 28 off-site, within the Phase One study area. The on-site PCAs and two off-site PCAs contributed to areas of potential environmental concern (APECs). The related contaminants of potential concern (COPCs) were petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and metals. Potentially contaminated media was soil and groundwater. CM3 reaffirmed these findings through a Phase I ESA Update letter (CM3 Environmental Inc., 2026) which was issued in January 2026.

Based on the 2023 Phase I ESA, Cambium developed a Phase Two ESA work program to investigate COPCs in soil and groundwater. The Phase Two ESA was completed in 2023 and included the advancement of three boreholes, each of which was completed as a groundwater monitoring well. Soil and groundwater samples were collected from each of the borehole locations, and a groundwater sample was also collected from an existing monitoring well, MW3, which was originally installed during CM3's 2016 Phase II ESA.

Concentrations of COPCs met the applicable Table 6 SCS in the analyzed soil and groundwater samples. It was Cambium's opinion that no further environmental work was required at the Site at the time.

In order to Update the Phase II ESA, Cambium completed an additional round of groundwater sampling in January 2026 to confirm if there had been any change since the previous sampling. The 2023 soil data was considered to still be valid by the QP based on industry best practices. Groundwater samples were collected from each of the four groundwater monitoring

wells, with the exception of BH107-23 which was frozen at the time of sampling and during subsequent visits in February 2026.

The laboratory analysis results indicated that all analysed COPCs in the submitted groundwater samples met the applicable regulatory standards. Based on the results of the Phase Two ESA Update, Cambium concluded that soil and groundwater at the Site meets the Table 6 SCS, although some uncertainty is noted in BH107-23. Consideration should be given to resampling BH107-23 when the well has thawed to confirm groundwater concentrations in this well.

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1.0 Introduction

Cassidy EW Construction (Cassidy, or the Client) retained Cambium to complete a Phase Two ESA at 1386-1394 Greely Lane, Ottawa, Ontario. The Phase Two ESA will be used to support filing of a SPA with the City of Ottawa Section and was, therefore, completed in general accordance with O.Reg. 153/04. As the Site will be remaining commercial land use, it is understood that a Record of Site Condition (RSC) will not be required. This report is meant to serve as an Update to the 2023 Phase Two ESA (Cambium Inc., 2023) completed by Cambium for the Site and should be read in conjunction with that report for full details.

1.1 Previous Environmental Investigations

Since the 2023 Phase Two ESA report, CM3 completed a Phase I ESA reaffirmation report (CM3 Environmental Inc., 2026) which found that no environmental changes of note had occurred at the Site since the Phase I ESA in 2023. Refer to the 2023 Phase Two ESA for a summary of the Phase I ESA findings.

1.2 Scope of Work

Cambium conducted the following activities as part of the Phase II ESA Update.

- Developed a site-specific Health and Safety Plan prior to commencement of the fieldwork.
- Arranged for Paracel Laboratories, an accredited analytical laboratory, to supply Cambium with appropriate sample containers for the proposed groundwater testing program and to undertake analytical services in accordance with standard operating protocols (MOE, 2011a).
- Groundwater sampling of the three existing wells at the Site: MW3, BH105-23, BH106-23. Sampling was also attempted of BH107-23 but could not be completed as the groundwater was frozen.

2.0 Site Description

The Site is at 1386 – 1394 Greely Lane (Figure 1). The Universal Transverse Mercator (UTM) coordinates for the centre of the Site are Zone 18T, 455173 m east and 5011849 m north.

The roughly 0.47 ha (1.15 acres) Site is an irregularly shaped property that is developed for commercial use. The Site is generally flat, includes asphalt, grass covered, and vegetated areas, and is developed with a single-storey, commercial car wash building constructed in the 1980s. The southern half of the Site is underlain by septic field, discharging towards the east. The Site is bound by Greely Lane to the east, Parkway Road to the south, and commercial use to the north and west.

Regionally, surface elevation decreases to the east toward the Rideau River. Based on the 2023 Phase Two ESA groundwater elevation data, groundwater flows southeasterly across the Site.

The Phase Two Property location is shown on Figure 1. The Phase Two Property boundary is shown on Figure 2.

Site Identification Information

Municipal Address	1386 – 1394 Greely Lane, Ottawa, Ontario
Historical Land Use	Commercial and Agricultural
Current Land Use	Commercial
Future Land Use	Commercial
PIN	04319-0701 (LT) and 04319-0702 (LT)
Universal Transverse Mercator Coordinates*	Zone 18T 455,167 m E, 5,011,845 m N
Legal Description	PCL 3-3, SEC 4M-351; PT BLK 3, PL 4M-351, Part 4, 4R5327; OSGOODE PCL 3-8, SEC 4M-351; PT BLK 3, PL 4M-351, Part 4, 4R5327; OSGOODE Concession 4, Block 3, Parts 4 and 5 of City of Ottawa Plan 4M-351
Site Area	≈ 0.47 ha

2.1 Applicable Site Condition Standards

The following site characteristics were reviewed to determine the applicable site condition standards (SCS) in the *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act* (MOE, 2011b).

- The Site is a commercial property in the Village of Greely within the City of Ottawa.
- The Site and surrounding properties rely on potable groundwater.
- The Site is not within or adjacent to an area of natural significance and does not include land within 30 m of such an area. As such, the Site is not environmentally sensitive as per Section 41 of O.Reg. 153/04.
- The average overburden thickness was greater than 2 m based on observations made during the subsurface investigation; as such, Section 43.1(a) of O.Reg. 153/04 does not apply.
- The Site is not within 30 m of a water body as defined in O.Reg. 153/04; as such, Section 43.1(b) of O.Reg. 153/04 does not apply.
- The average depth to groundwater was less than 3 m below ground surface (mbgs); therefore, the SCS for shallow soil were considered applicable to account for potential decreased biodegradation and groundwater dilution and increased vapour to indoor air migration.
- Grain size analysis completed on a representative soil sample indicated that the soil texture at the Site is coarse.

Based on the review of site characteristics, the Table 6 generic SCS for shallow soils in a potable ground water condition, industrial/commercial/community (ICC) property use, and coarse-textured soils are applicable.

3.0 Methodology

The following sections provide a detailed description of the investigations completed and methodologies used to conduct the Phase II ESA Update. The aspects of environmental concern for the Site were identified based on review of the historical and current operations at the Site and surrounding properties as described in the 2023 Phase Two ESA. The COPCs related to these environmental concerns are VOCs, BTEX, PHCs, PAHs, and metals and inorganics.

3.1 Soil Sampling

Soil sampling was completed at the Site in 2023 as part of the Phase Two ESA program. As these soil samples are less than 5 years old and soils concentrations are considered less likely to significantly change over time, no further soil samples were deemed necessary to Update the Phase Two ESA report.

3.2 Monitoring Well Installation

Boreholes BH105-23, BH106-23, BH107-23, and MW3 were previously instrumented with groundwater monitoring wells in accordance with Ontario Regulation 903 - Wells. The monitoring wells were constructed using 51 mm flush-threaded environmental quality PVC well pipe. Each well was constructed with a riser pipe and 3 m section of screen installed to intersect the groundwater table. Silica sand filter-pack was placed in the annular space to approximately 0.3 m above the top of the screen. Bentonite was placed in the remaining annular space to about 6 cm below ground surface to seal the well. The bentonite was hydrated using store bought distilled water. A flush mount protective cover was cemented in place at the ground surface to protect the well from damage. Well construction details are shown on the borehole logs within the 2023 Phase Two ESA report.

Following installation, the monitoring wells were developed by purging at least three well volumes, to remove sediment from the well, stabilize and grade the filter pack, improve connectivity between the well and the formation, and restore groundwater that may have been disturbed during the drilling process.

3.3 Groundwater Sampling

On January 16, 2026, the depth to groundwater was measured in each monitoring well prior to purging or sampling. Groundwater level could not be confirmed within BH107-23 as the well was frozen. An interface probe, which can accurately measure the depth to groundwater and the thickness of dense and light non-aqueous phase liquids (DNAPL and LNAPL, respectively) that may be present in the monitoring wells, was used to measure fluid levels. The probe was cleaned between wells with a mixture of Alconox™ soap and water and rinsed with distilled water to reduce the potential for cross-contamination between the monitoring wells.

Using the low-flow purging method, water quality parameters were measured using a flow-through cell and allowed to stabilize prior to sample collection, to ensure samples were representative of the surrounding groundwater aquifer. Groundwater samples were collected using a peristaltic pump, with dedicated tubing installed in each of the monitoring wells. The peristaltic pump reduces the amount of sediment entrained in the collected groundwater samples, as agitation of the water column is reduced by lowering the pumping rate and limiting the movement of the tubing in the water column. Groundwater samples submitted for analysis of metals were field filtered.

Field staff wore nitrile sample gloves while collecting the groundwater samples. Gloves were replaced between each sample location. The groundwater analysis results are discussed in Section 4.1.

3.4 Laboratory Testing and Analysis

Groundwater samples were maintained at a temperature less than 10°C. Select samples were transported to Paracel Laboratories, a CALA accredited analytical laboratory in Ottawa, Ontario, for analysis of VOCs, PHCs, PAHs, and metals and inorganics. The analysis results are discussed in Section 4.1. Copies of the original laboratory Certificates of Analysis as received from Paracel Laboratories are included in Appendix A.

3.5 Quality Assurance / Quality Control

A quality control sample was analyzed as part of a Quality Assurance/Quality Control (QA/QC) program. A blind duplicate groundwater sample was submitted along with the parent sample for the January 2026 sampling event. Refer to Section 4.2 for the results of the QA/QC program.

4.0 Results

4.1 Groundwater Quality

Depth to groundwater ranged from 0.30 and 0.66 mbgs on January 16, 2026, within the sampleable wells (MW3, BH105-23, and BH106-23). Groundwater was frozen at 0.73 mbgs in BH107-23.

No free phase product, hydrocarbon sheen, or unusual odours or discoloration was observed in the purge water or recovered groundwater samples.

All samples were submitted for analysis of all COPCs. The groundwater analysis results are presented in Table 1 and Table 2 and groundwater quality is shown in Figure 2.

4.2 Quality Assurance / Quality Control

One blind duplicate groundwater sample (QA/QC 1, duplicate of BH105-23) was submitted for analysis. Where analytical parameters were detected in both the parent and the duplicate samples at concentrations greater than five times the laboratory reported detection limit (RDL), relative percent difference (RPD) was calculated to assess the precision of the results. RPD between was calculated as follows:

$$RPD(\%) = \frac{|x_1 - x_2|}{x_m} \times 100\%$$

Where: x_1 = parent sample result

x_2 = duplicate sample result

x_m = arithmetic mean of parent and duplicate sample results

RPD are generally more sensitive at low parameter concentrations; as such, RPD is not calculated when the parameter concentration in the parent and/or duplicate sample is less than five times the laboratory RDL.

The calculated RPD results were compared to the performance criteria for each parameter group as outlined in the *Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act and Excess Soil Quality* (MECP, 2021)..

All calculated RPDs met the performance criteria. Accordingly, the sample results were considered suitable for use in evaluating soil and groundwater quality at the Site.

Paracel reported that the laboratory analytical data is within statistical control and has met quality control and method performance criteria as provided in the appended Certificates of Analysis.

Based on the laboratory and field QA/QC data, the groundwater analysis results can be interpreted with confidence.

5.0 Discussion and Conclusions

A Phase Two ESA Update work program was developed to investigate COPCs (BTEX/PHCs, VOCs, PAHs, metals and hydride-forming metals) in groundwater. The Phase Two ESA Update included sampling of three groundwater monitoring wells, MW3, BH105-23, and BH106-23. Groundwater sampling was also attempted at BH107-23 however groundwater within the well was frozen and unable to be sampled at the time of sampling and subsequent site visits in February 2026.

Concentrations of all COPCs were less than the Table 6 SCS in the groundwater samples collected as part of the Phase Two ESA Update. Based on the results of the Phase Two ESA Update, Cambium concluded that soil and groundwater at the Site meets the Table 6 SCS, although some uncertainty is noted in BH107-23. Consideration should be given to resampling BH107-23 when the well has thawed to confirm groundwater concentrations in this well.

When no longer required, Cambium recommends all monitoring wells should be abandoned as per the requirements of R.R.O. 1990, Regulation 903 – Wells.

6.0 Qualifications of the Assessor

This Phase Two ESA Update was completed under the supervision of Mr. Alex Reinwood, P.Eng., QPESA. Information presented in this report is true and accurate to the best of the assessors' knowledge.

Respectfully submitted,

Cambium Inc.

Alex Reinwood, P.Eng., QPESA
Project Manager – Team Lead

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7.0 References

Cambium Inc. (2023). *Phase Two Environmental Site Assessment, 1386-1394 Greely Lane, Ottawa, ON.*

CM3 Environmental Inc. (2023). *Phase I Environmental Site Assessment, 1386 Greely Lane, Greely, Ontario.* Ottawa.

CM3 Environmental Inc. (2026). *Phase I Environmental Site Assessment Reaffirmation, 1386 and 1394 Greely Lane, Greely, Ontario K4P 1A2.*

MECP. (2021). *Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act.* Ministry of the Environment, Conservation and Parks. February 19, 2021.

MOE. (2011a). *Protocol for Analytical Methods Used in the Assessment of Properties under Part XV.1 of the Environmental Protection Act.* Ministry of the Environment. July 1, 2011.

MOE. (2011b). *Soil, Groundwater, and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act.* Ministry of the Environment. April 15, 2011.

8.0 Statement of Qualifications & Limitations

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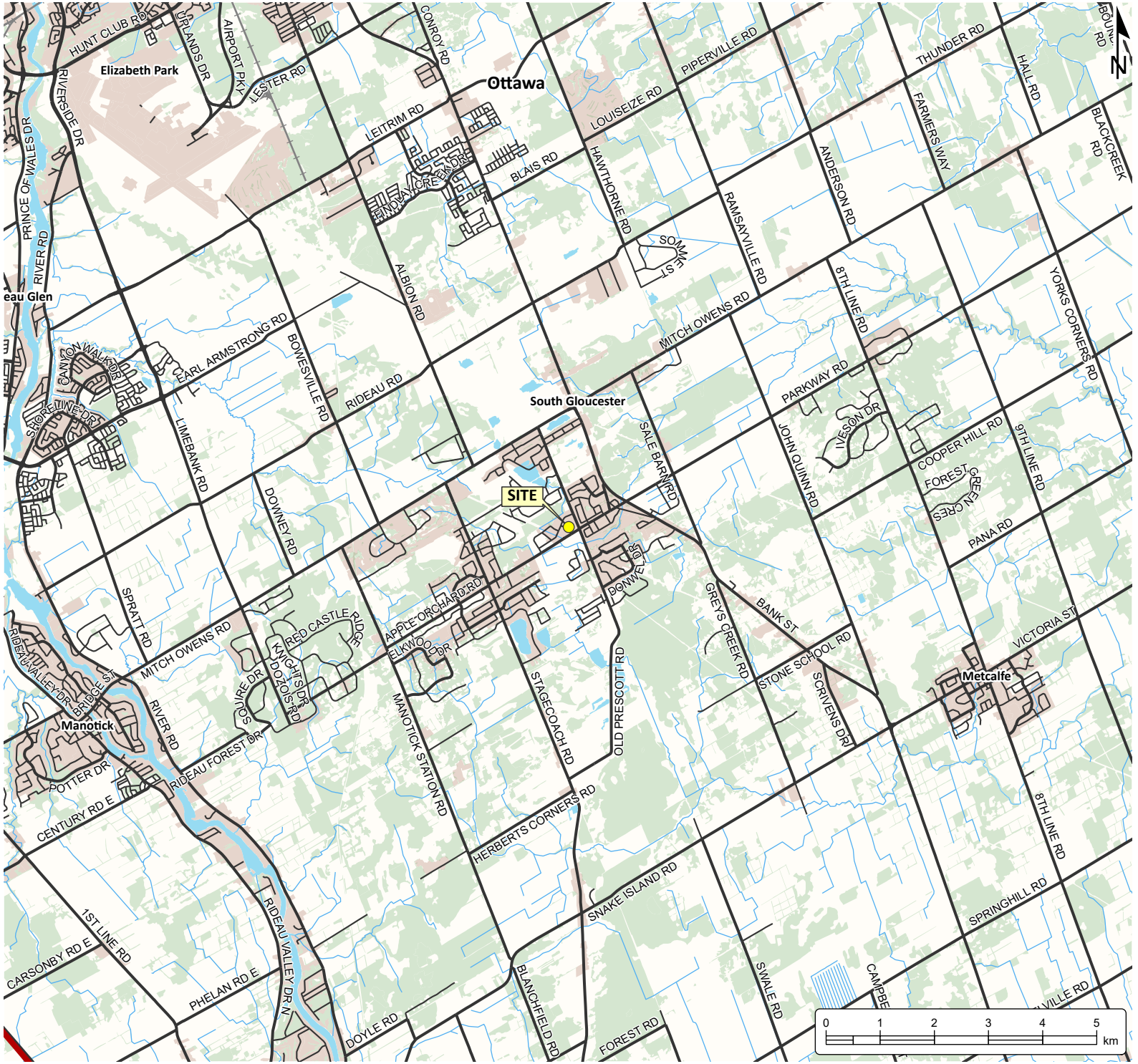
Appended Figures



PHASE TWO ENVIRONMENTAL SITE ASSESSMENT

CASSIDY E.W. CONSTRUCTION CONSULTANT LTD. &
2688023 ONTARIO INC.
1386 - 1394 Greely Lane,
Ottawa, Ontario

LEGEND

- Highway
- Major Road
- Minor Road
- Railroad
- Watercourse
- Water Area
- Wooded Area
- Built Up Area

Notes:
- Base mapping features are © Queen's Printer of Ontario, 2019 (this does not constitute an endorsement by the Ministry of Natural Resources or the Ontario Government).
- Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.
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SITE LOCATION MAP

Project No.: 2600291		Date: Feb 2026	Rev.:
Scale: 1:100,000		Projection: NAD 1983 UTM Zone 18N	
Created by: NLB	Checked by: AW	Figure: 1	

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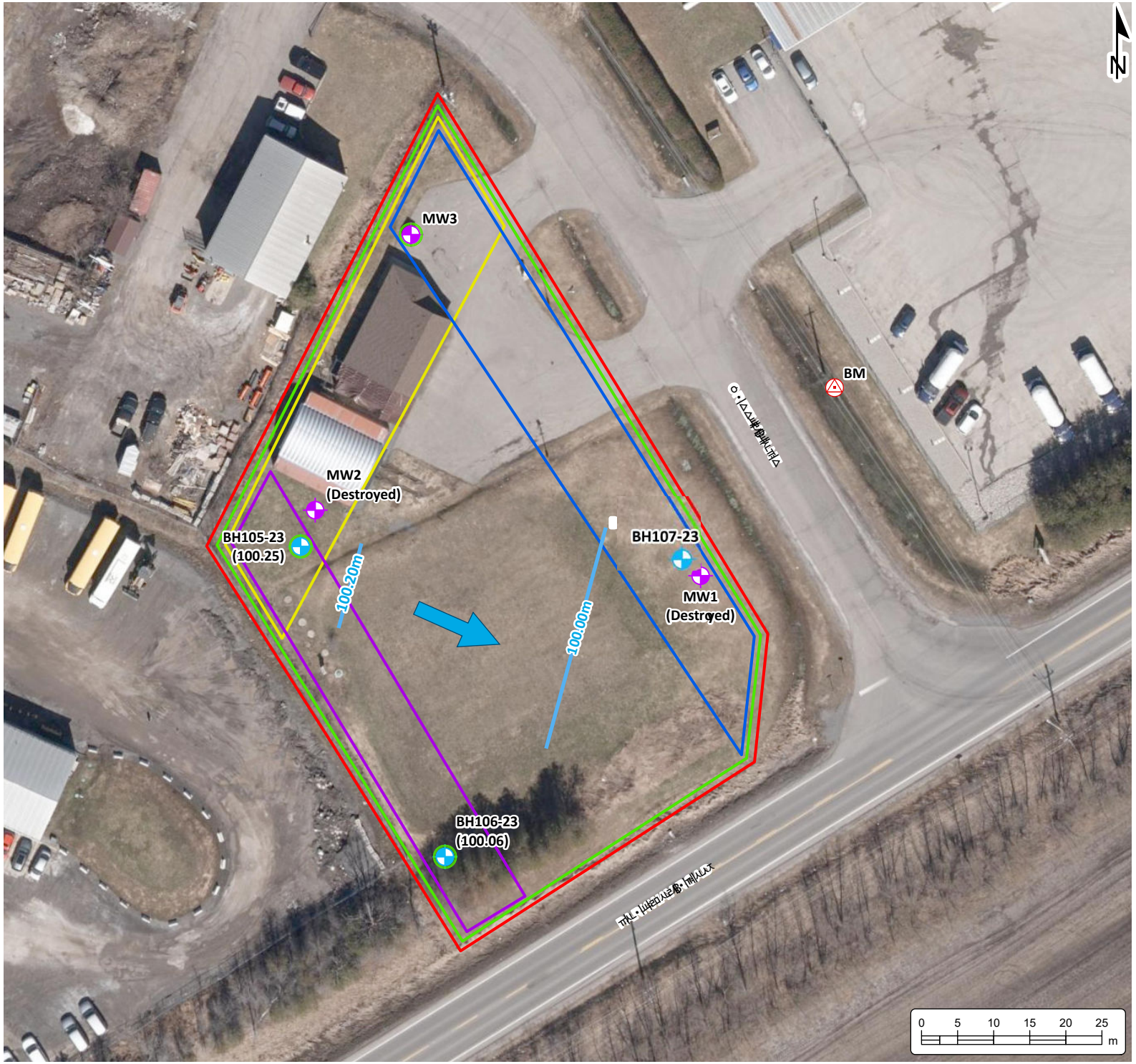

CASSIDY E.W. CONSTRUCTION CONSULTANT LTD. &
2688023 ONTARIO INC.
1386 - 1394 Greely Lane,
Ottawa, Ontario

LEGEND

Site (approximate)

Areas of Poten al Environmental Concern:

(100.00)

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GROUNDWATER QUALITY

Project No.:	Date:
2600291	Rev.:
Scale: 1:750	Projection:
Created by: NLB	Checked by: AW
Figure: 2	

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Tables

Table 1 - Groundwater Quality - PHCs & VOCs

Sample Location	Units	RDL	Table 6 RPIICC	BH105		BH106	MW3
Sample ID				BH105	QA/QC 1		
Sample Date (dd-mmm-yy)				16-Jan-26	16-Jan-26	16-Jan-26	16-Jan-26
Volatiles							
Acetone	µg/L	5	2700	< 5.0	< 5.0	< 5.0	< 5.0
Benzene	µg/L	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5
Bromodichloromethane	µg/L	0.5	16	< 0.5	< 0.5	< 0.5	< 0.5
Bromoform	µg/L	0.5	5	< 0.5	< 0.5	< 0.5	< 0.5
Bromomethane	µg/L	0.5	0.89	< 0.5	< 0.5	< 0.5	< 0.5
Carbon Tetrachloride	µg/L	0.2	0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chlorobenzene	µg/L	0.5	30	< 0.5	< 0.5	< 0.5	< 0.5
Chloroform	µg/L	0.5	2	< 0.5	< 0.5	< 0.5	< 0.5
Dibromochloromethane	µg/L	0.5	25	< 0.5	< 0.5	< 0.5	< 0.5
Dichlorodifluoromethane	µg/L	1	590	< 1.0	< 1.0	< 1.0	4.4
1,2-Dichlorobenzene	µg/L	0.5	3	< 0.5	< 0.5	< 0.5	< 0.5
1,3-Dichlorobenzene	µg/L	0.5	59	< 0.5	< 0.5	< 0.5	< 0.5
1,4-Dichlorobenzene	µg/L	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5
1,1-Dichloroethane	µg/L	0.5	5	< 0.5	< 0.5	< 0.5	< 0.5
1,2-Dichloroethane	µg/L	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5
1,1-Dichloroethylene	µg/L	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5
cis-1,2-Dichloroethylene	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5	< 0.5
trans-1,2-Dichloroethylene	µg/L	0.5	1.6	< 0.5	< 0.5	< 0.5	< 0.5
1,2-Dichloropropane	µg/L	0.5	0.58	< 0.5	< 0.5	< 0.5	< 0.5
cis-1,3-Dichloropropene	µg/L	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5
trans-1,3-Dichloropropene	µg/L	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5
1,3-Dichloropropene	µg/L	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5
Ethylbenzene	µg/L	0.5	2.4	< 0.5	< 0.5	< 0.5	< 0.5
Ethylene dibromide	µg/L	0.2	0.2	< 0.2	< 0.2	< 0.2	< 0.2
Hexane	µg/L	1	5	< 1.0	< 1.0	< 1.0	< 1.0
Methyl Ethyl Ketone	µg/L	5	1800	< 5.0	< 5.0	< 5.0	< 5.0
Methyl Isobutyl Ketone	µg/L	5	640	< 5.0	< 5.0	< 5.0	< 5.0
Methyl tert-butyl ether	µg/L	2	15	< 2.0	< 2.0	< 2.0	< 2.0
Methylene Chloride	µg/L	5	26	< 5.0	< 5.0	< 5.0	< 5.0
Styrene	µg/L	0.5	5.4	< 0.5	< 0.5	< 0.5	< 0.5
1,1,1,2-Tetrachloroethane	µg/L	0.5	1.1	< 0.5	< 0.5	< 0.5	< 0.5
1,1,2,2-Tetrachloroethane	µg/L	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5
Tetrachloroethylene	µg/L	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5
Toluene	µg/L	0.5	24	< 0.5	< 0.5	< 0.5	< 0.5
1,1,1-Trichloroethane	µg/L	0.5	23	< 0.5	< 0.5	< 0.5	< 0.5
1,1,2-Trichloroethane	µg/L	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5
Trichloroethylene	µg/L	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5
Trichlorofluoromethane	µg/L	1	150	< 1.0	< 1.0	< 1.0	< 1.0
Vinyl Chloride	µg/L	0.5	0.5	< 0.5	< 0.5	< 0.5	< 0.5
m/p-Xylene	µg/L	0.5	NV	< 0.5	< 0.5	< 0.5	< 0.5
o-Xylene	µg/L	0.5	NV	< 0.5	< 0.5	< 0.5	< 0.5
Xylene, m,p,o-	µg/L	0.5	72	< 0.5	< 0.5	< 0.5	< 0.5
Hydrocarbons							
F1 (C6 to C10)	µg/L	25	420	< 25	< 25	< 25	< 25
F2 (C10 to C16)	µg/L	100	150	< 100	< 100	< 100	< 100
F3 (C16 to C34)	µg/L	100	500	< 100	< 100	< 100	< 100
F4 (C34 to C50)	µg/L	100	500	< 100	< 100	< 100	< 100

Table 6 Standards - Generic Site Condition Standards for Shallow Soils in a Potable Ground Water Condition - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
N/A - not applicable
NC - The duplicate RPD was not calculated. One or both samples < 5x RDL.
NV - no value
"-" not analyzed
Bold and shaded - value exceeds standard
Bold and underline - RDL exceeds standard

Table 2 - Groundwater Quality - Metals and PAHs

Sample Location	Units	RDL	Table 6 RPIICC	BH105		BH106
Sample ID				BH105	QA/QC 1	
Sample Date (dd-mmm-yy)				16-Jan-26		16-Jan-26
Metals						
Antimony	µg/L	0.5	6	< 0.5	< 0.5	< 0.5
Arsenic	µg/L	1	25	< 1	< 1	< 1
Barium	µg/L	1	1000	58	60	197
Beryllium	µg/L	0.5	4	< 0.5	< 0.5	< 0.5
Boron	µg/L	10	5000	14	13	43
Cadmium	µg/L	0.1	2.1	< 0.1	< 0.1	0.3
Chromium	µg/L	1	50	< 1	< 1	< 1
Cobalt	µg/L	0.5	3.8	0.5	0.5	1.4
Copper	µg/L	0.5	69	1.2	1.1	5.5
Lead	µg/L	0.1	10	< 0.1	< 0.1	0.2
Molybdenum	µg/L	0.5	70	3.2	3.2	4.9
Nickel	µg/L	1	100	2	2	4
Selenium	µg/L	1	10	< 1	< 1	< 1
Silver	µg/L	0.1	1.2	< 0.1	< 0.1	< 0.1
Sodium	µg/L	200	490000	42000	42700	316000
Thallium	µg/L	0.1	2	< 0.1	< 0.1	< 0.1
Uranium	µg/L	0.1	20	5.3	5.2	3.5
Vanadium	µg/L	0.5	6.2	< 0.5	< 0.5	< 0.5
Zinc	µg/L	5	890	< 5	< 5	< 5
Semi-Volatiles						
Acenaphthene	µg/L	0.05	4.1	< 0.05	< 0.05	< 0.05
Acenaphthylene	µg/L	0.05	1	< 0.05	< 0.05	< 0.05
Anthracene	µg/L	0.01	1	< 0.01	< 0.01	< 0.01
Benzo(a)anthracene	µg/L	0.01	1	< 0.01	< 0.01	< 0.01
Benzo(a)pyrene	µg/L	0.01	0.01	< 0.01	< 0.01	< 0.01
Benzo(b)fluoranthene	µg/L	0.05	0.1	< 0.05	< 0.05	< 0.05
Benzo(g,h,i)perylene	µg/L	0.05	0.2	< 0.05	< 0.05	< 0.05
Benzo(k)fluoranthene	µg/L	0.05	0.1	< 0.05	< 0.05	< 0.05
Chrysene	µg/L	0.05	0.1	< 0.05	< 0.05	< 0.05
Dibenzo(a,h)anthracene	µg/L	0.05	0.2	< 0.05	< 0.05	< 0.05
Fluoranthene	µg/L	0.01	0.41	< 0.01	< 0.01	< 0.01
Fluorene	µg/L	0.05	120	< 0.05	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	µg/L	0.05	0.2	< 0.05	< 0.05	< 0.05
1-Methylnaphthalene	µg/L	0.05	3.2	< 0.05	< 0.05	< 0.05
2-Methylnaphthalene	µg/L	0.05	3.2	< 0.05	< 0.05	< 0.05
Methylnaphthalene, 2-(1-)	µg/L	0.1	3.2	< 0.10	< 0.10	< 0.10
Naphthalene	µg/L	0.05	7	< 0.05	< 0.05	< 0.05
Phenanthrene	µg/L	0.05	1	< 0.05	< 0.05	< 0.05
Pyrene	µg/L	0.01	4.1	< 0.01	< 0.01	< 0.01

Notes:
Table 6 Standards - Generic Site Condition Standards for Shallow Soils in a Potable Ground Water Condition - Residential/Parkland/Institutional/Industrial/Commercial/Community Property Use
N/A - not applicable
NC - The duplicate RPD was not calculated. One or both samples < 5x RDL.
NV - no value
"-" not analyzed
Bold and shaded - value exceeds standard
Bold and underline - RDL exceeds standard

Appendix A

Laboratory Certificates of Analysis

PARACEL LABORATORIES LTD.
TRUSTED. RESPONSIVE. RELIABLE.

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

Certificate of Analysis

Cambium Inc. (Ottawa)
301 Moodie Dr
Ottawa, ON K2H 9C4
Attn: Alex Reinwood

Client PO:
Project: 2600291.001
Custody: 146712

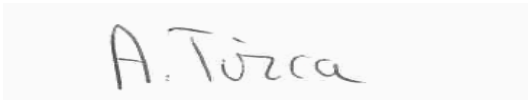
Report Date: 22-Jan-2026
Order Date: 16-Jan-2026

Order #: 2603496

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

Paracel ID	Client ID
2603496-01	BH105-23
2603496-02	BH106-23
2603496-03	MW3
2603496-04	QA/QC1

Approved By:



Adriana Tirca, B.Eng (Chem)
Supervisor

Analysis Summary Table

Analysis	Method Reference/Description	Lab Location	Extraction Date	Analysis Date
Cyanide, free	MOE E3015 - Auto Colour	Ottawa	19-Jan-26	19-Jan-26
Metals, ICP-MS	EPA 200.8 - ICP-MS	Ottawa	19-Jan-26	19-Jan-26
PHC F1	CWS Tier 1 - P&T GC-FID	Ottawa	19-Jan-26	20-Jan-26
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	Ottawa	17-Jan-26	19-Jan-26
REG 153: PAHs by GC-MS	EPA 625 - GC-MS, extraction	Ottawa	19-Jan-26	19-Jan-26
REG 153: VOCs by P&T GC/MS	EPA 624 - P&T GC-MS	Ottawa	19-Jan-26	20-Jan-26

Summary of Criteria Exceedances

If this page is blank, then there are no exceedances

Regulatory Comparison:

Paracel Laboratories has provided regulatory guidelines on this report for informational purposes only and makes no representations or warranties that the data is accurate or reflects the current regulatory values. The user is advised to consult with the appropriate official regulations to evaluate compliance. Sample results that are highlighted in red have exceeded the selected regulatory limit. A blue highlight represents a non-detect result with a reporting limit that exceeds the selected regulatory limit. Calculated uncertainty estimations have not been applied for determining regulatory exceedances.

Sample	Analyte	MDL / Units	Result	Reg 153/04 -T6 Potable Groundwater	-

	Client ID:	BH105-23	BH106-23	MW3	QA/QC1	Criteria:	
	Sample Date:	16-Jan-26 11:05	16-Jan-26 14:05	16-Jan-26 12:45	16-Jan-26 09:00	Reg 153/04 -T6 Potable Groundwater	-
	Sample ID:	2603496-01	2603496-02	2603496-03	2603496-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
General Inorganics							
Cyanide, free	2 ug/L	<2	<2	<2	<2	52 ug/L	-
Metals							
Antimony	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	6 ug/L	-
Arsenic	1 ug/L	<1	<1	<1	<1	25 ug/L	-
Barium	1 ug/L	58	197	129	60	1000 ug/L	-
Beryllium	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	4 ug/L	-
Boron	10 ug/L	14	43	18	13	5000 ug/L	-
Cadmium	0.1 ug/L	<0.1	0.3	<0.1	<0.1	2.1 ug/L	-
Chromium	1 ug/L	<1	<1	<1	<1	50 ug/L	-
Cobalt	0.5 ug/L	0.5	1.4	<0.5	0.5	3.8 ug/L	-
Copper	0.5 ug/L	1.2	5.5	<0.5	1.1	69 ug/L	-
Lead	0.1 ug/L	<0.1	0.2	<0.1	<0.1	10 ug/L	-
Molybdenum	0.5 ug/L	3.2	4.9	3.2	3.2	70 ug/L	-
Nickel	1 ug/L	2	4	14	2	100 ug/L	-
Selenium	1 ug/L	<1	<1	<1	<1	10 ug/L	-
Silver	0.1 ug/L	<0.1	<0.1	<0.1	<0.1	1.2 ug/L	-
Sodium	200 ug/L	42000	316000	185000	42700	490000 ug/L	-
Thallium	0.1 ug/L	<0.1	<0.1	<0.1	<0.1	2 ug/L	-
Uranium	0.1 ug/L	5.3	3.5	<0.1	5.2	20 ug/L	-
Vanadium	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	6.2 ug/L	-
Zinc	5 ug/L	<5	<5	<5	<5	890 ug/L	-
Volatiles							
Acetone	5.0 ug/L	<5.0	<5.0	<5.0	<5.0	2700 ug/L	-
Benzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	0.5 ug/L	-
Bromodichloromethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	16 ug/L	-

Certificate of Analysis

Report Date: 22-Jan-2026

Client: **Cambium Inc. (Ottawa)**

Order Date: 16-Jan-2026

Client PO:

Project Description: 2600291.001

	Client ID:	BH105-23	BH106-23	MW3	QA/QC1	Criteria:	
	Sample Date:	16-Jan-26 11:05	16-Jan-26 14:05	16-Jan-26 12:45	16-Jan-26 09:00	Reg 153/04 -T6 Potable Groundwater	-
	Sample ID:	2603496-01	2603496-02	2603496-03	2603496-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Volatiles							
Bromoform	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	5 ug/L	-
Bromomethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	0.89 ug/L	-
Carbon Tetrachloride	0.2 ug/L	<0.2	<0.2	<0.2	<0.2	0.2 ug/L	-
Chlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	30 ug/L	-
Chloroform	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	2 ug/L	-
Dibromochloromethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	25 ug/L	-
Dichlorodifluoromethane	1.0 ug/L	<1.0	<1.0	4.4	<1.0	590 ug/L	-
1,2-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	3 ug/L	-
1,3-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	59 ug/L	-
1,4-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	0.5 ug/L	-
1,1-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	5 ug/L	-
1,2-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	0.5 ug/L	-
1,1-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	0.5 ug/L	-
cis-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	1.6 ug/L	-
trans-1,2-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	1.6 ug/L	-
1,2-Dichloropropane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	0.58 ug/L	-
cis-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
trans-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,3-Dichloropropene, total	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	0.5 ug/L	-
Ethylene dibromide (dibromoethane,	0.2 ug/L	<0.2	<0.2	<0.2	<0.2	0.2 ug/L	-
Ethylbenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	2.4 ug/L	-
Hexane	1.0 ug/L	<1.0	<1.0	<1.0	<1.0	5 ug/L	-
Methyl Ethyl Ketone (2-Butanone)	5.0 ug/L	<5.0	<5.0	<5.0	<5.0	1800 ug/L	-
Methyl Isobutyl Ketone	5.0 ug/L	<5.0	<5.0	<5.0	<5.0	640 ug/L	-
Methyl tert-butyl ether	2.0 ug/L	<2.0	<2.0	<2.0	<2.0	15 ug/L	-

Certificate of Analysis

Report Date: 22-Jan-2026

Client: **Cambium Inc. (Ottawa)**

Order Date: 16-Jan-2026

Client PO:

Project Description: 2600291.001

	Client ID:	BH105-23	BH106-23	MW3	QA/QC1	Criteria:	
	Sample Date:	16-Jan-26 11:05	16-Jan-26 14:05	16-Jan-26 12:45	16-Jan-26 09:00	Reg 153/04 -T6 Potable Groundwater	-
	Sample ID:	2603496-01	2603496-02	2603496-03	2603496-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Volatiles							
Methylene Chloride	5.0 ug/L	<5.0	<5.0	<5.0	<5.0	26 ug/L	-
Styrene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	5.4 ug/L	-
1,1,1,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	1.1 ug/L	-
1,1,2,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	0.5 ug/L	-
Tetrachloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	0.5 ug/L	-
Toluene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	24 ug/L	-
1,1,1-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	23 ug/L	-
1,1,2-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	0.5 ug/L	-
Trichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	0.5 ug/L	-
Trichlorofluoromethane	1.0 ug/L	<1.0	<1.0	<1.0	<1.0	150 ug/L	-
Vinyl chloride	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	0.5 ug/L	-
m,p-Xylenes	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
o-Xylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Xylenes, total	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	72 ug/L	-
4-Bromofluorobenzene	Surrogate	92.6%	97.4%	92.3%	91.3%	-	-
Toluene-d8	Surrogate	115%	116%	115%	116%	-	-
Dibromofluoromethane	Surrogate	90.4%	87.6%	89.1%	89.4%	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	25 ug/L	<25	<25	<25	<25	420 ug/L	-
F2 PHCs (C10-C16)	100 ug/L	<100	<100	<100	<100	150 ug/L	-
F3 PHCs (C16-C34)	100 ug/L	<100	<100	<100	<100	500 ug/L	-
F4 PHCs (C34-C50)	100 ug/L	<100	<100	<100	<100	500 ug/L	-
Semi-Volatiles							
Acenaphthene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05	4.1 ug/L	-
Acenaphthylene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05	1 ug/L	-

	Client ID:	BH105-23	BH106-23	MW3	QA/QC1	**Criteria:**	
	Sample Date:	16-Jan-26 11:05	16-Jan-26 14:05	16-Jan-26 12:45	16-Jan-26 09:00	**Reg 153/04 -T6 Potable Groundwater**	-
	Sample ID:	2603496-01	2603496-02	2603496-03	2603496-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Semi-Volatiles							
Anthracene	0.01 ug/L	<0.01	<0.01	<0.01	<0.01	1 ug/L	-
Benzo [a] anthracene	0.01 ug/L	<0.01	<0.01	<0.01	<0.01	1 ug/L	-
Benzo [a] pyrene	0.01 ug/L	<0.01	<0.01	<0.01	<0.01	0.01 ug/L	-
Benzo [b] fluoranthene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05	0.1 ug/L	-
Benzo [g,h,i] perylene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05	0.2 ug/L	-
Benzo [k] fluoranthene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05	0.1 ug/L	-
Chrysene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05	0.1 ug/L	-
Dibenzo [a,h] anthracene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05	0.2 ug/L	-
Fluoranthene	0.01 ug/L	<0.01	<0.01	<0.01	<0.01	0.41 ug/L	-
Fluorene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05	120 ug/L	-
Indeno [1,2,3-cd] pyrene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05	0.2 ug/L	-
1-Methylnaphthalene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05	3.2 ug/L	-
2-Methylnaphthalene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05	3.2 ug/L	-
Methylnaphthalene (1&2)	0.10 ug/L	<0.10	<0.10	<0.10	<0.10	3.2 ug/L	-
Naphthalene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05	7 ug/L	-
Phenanthrene	0.05 ug/L	<0.05	<0.05	<0.05	<0.05	1 ug/L	-
Pyrene	0.01 ug/L	<0.01	<0.01	<0.01	<0.01	4.1 ug/L	-
2-Fluorobiphenyl	Surrogate	95.4%	82.9%	83.4%	84.9%	-	-
Terphenyl-d14	Surrogate	106%	91.5%	94.2%	89.8%	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics								
Cyanide, free	ND	2	ug/L					
Hydrocarbons								
F1 PHCs (C6-C10)	ND	25	ug/L					
F2 PHCs (C10-C16)	ND	100	ug/L					
F3 PHCs (C16-C34)	ND	100	ug/L					
F4 PHCs (C34-C50)	ND	100	ug/L					
Metals								
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	*16.5*		*%*	*82.7*	*50-140*			
Surrogate: Terphenyl-d14	*19.2*		*%*	*96.1*	*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	*70.8*		*%*	*88.5*	*50-140*			
Surrogate: Dibromofluoromethane	*68.0*		*%*	*85.0*	*50-140*			
Surrogate: Toluene-d8	*98.2*		*%*	*123*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics									
Cyanide, free	ND	2	ug/L	ND			NC	20	
Hydrocarbons									
F1 PHCs (C6-C10)	ND	25	ug/L	ND			NC	30	
F2 PHCs (C10-C16)	ND	100	ug/L	ND			NC	30	
F3 PHCs (C16-C34)	ND	100	ug/L	ND			NC	30	
F4 PHCs (C34-C50)	ND	100	ug/L	ND			NC	30	
Metals									
Antimony	ND	0.5	ug/L	ND			NC	20	
Arsenic	1.5	1	ug/L	1.5			1.5	20	
Barium	198	1	ug/L	198			0.2	20	
Beryllium	ND	0.5	ug/L	ND			NC	20	
Boron	43	10	ug/L	44			1.4	20	
Cadmium	ND	0.1	ug/L	ND			NC	20	
Chromium	ND	1	ug/L	ND			NC	20	
Cobalt	0.86	0.5	ug/L	0.82			4.8	20	
Copper	ND	0.5	ug/L	ND			NC	20	
Lead	ND	0.1	ug/L	ND			NC	20	
Molybdenum	3.18	0.5	ug/L	3.29			3.5	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	15300	200	ug/L	15100			1.8	20	
Thallium	ND	0.1	ug/L	ND			NC	20	
Uranium	0.4	0.1	ug/L	0.4			0.9	20	
Vanadium	0.86	0.5	ug/L	0.86			0.4	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	ND	0.5	ug/L	ND			NC	30	

Method Quality Control: Duplicate

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

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,1,2-Trichloroethane	ND	0.5	ug/L	ND			NC	30	
Trichloroethylene	ND	0.5	ug/L	ND			NC	30	
Trichlorofluoromethane	ND	1.0	ug/L	ND			NC	30	
Vinyl chloride	ND	0.5	ug/L	ND			NC	30	
m,p-Xylenes	ND	0.5	ug/L	ND			NC	30	
o-Xylene	ND	0.5	ug/L	ND			NC	30	
Surrogate: 4-Bromofluorobenzene	*69.6*		*%*		*87.0*	*50-140*			
Surrogate: Dibromofluoromethane	*81.7*		*%*		*102*	*50-140*			
Surrogate: Toluene-d8	*92.0*		*%*		*115*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics									
Cyanide, free	53.7	2	ug/L	ND	107	70-130			
Hydrocarbons									
F1 PHCs (C6-C10)	1860	25	ug/L	ND	108	85-115			
F2 PHCs (C10-C16)	1500	100	ug/L	ND	98.4	60-140			
F3 PHCs (C16-C34)	4480	100	ug/L	ND	120	60-140			
F4 PHCs (C34-C50)	2990	100	ug/L	ND	127	60-140			
Metals									
Arsenic	51.1	1	ug/L	1.5	99.1	80-120			
Barium	219	1	ug/L	198	41.7	80-120			QM-07
Beryllium	52.5	0.5	ug/L	ND	105	80-120			
Boron	92	10	ug/L	44	96.1	80-120			
Cadmium	42.2	0.1	ug/L	ND	84.4	80-120			
Chromium	50.0	1	ug/L	ND	99.9	80-120			
Cobalt	48.8	0.5	ug/L	0.82	96.0	80-120			
Copper	44.5	0.5	ug/L	ND	89.0	80-120			
Lead	40.3	0.1	ug/L	ND	80.5	80-120			
Molybdenum	51.0	0.5	ug/L	3.29	95.5	80-120			
Nickel	46.2	1	ug/L	ND	91.6	80-120			
Selenium	48.6	1	ug/L	ND	97.2	80-120			
Silver	34.8	0.1	ug/L	ND	69.7	80-120			QM-07
Sodium	22700	200	ug/L	15100	76.4	80-120			QM-07
Thallium	44.5	0.1	ug/L	ND	89.0	80-120			
Uranium	44.8	0.1	ug/L	0.4	88.8	80-120			
Vanadium	51.6	0.5	ug/L	0.86	101	80-120			
Zinc	47	5	ug/L	ND	90.5	80-120			
Semi-Volatiles									
Acenaphthene	4.17	0.05	ug/L	ND	83.4	50-140			
Acenaphthylene	4.17	0.05	ug/L	ND	83.4	50-140			
Anthracene	4.48	0.01	ug/L	ND	89.7	50-140			
Benzo [a] anthracene	4.31	0.01	ug/L	ND	86.3	50-140			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [a] pyrene	4.28	0.01	ug/L	ND	85.5	50-140			
Benzo [b] fluoranthene	4.00	0.05	ug/L	ND	80.0	50-140			
Benzo [g,h,i] perylene	3.92	0.05	ug/L	ND	78.4	50-140			
Benzo [k] fluoranthene	3.58	0.05	ug/L	ND	71.7	50-140			
Chrysene	4.41	0.05	ug/L	ND	88.3	50-140			
Dibenzo [a,h] anthracene	4.32	0.05	ug/L	ND	86.3	50-140			
Fluoranthene	4.99	0.01	ug/L	ND	99.8	50-140			
Fluorene	4.23	0.05	ug/L	ND	84.7	50-140			
Indeno [1,2,3-cd] pyrene	4.25	0.05	ug/L	ND	85.1	50-140			
1-Methylnaphthalene	4.95	0.05	ug/L	ND	99.0	50-140			
2-Methylnaphthalene	5.22	0.05	ug/L	ND	104	50-140			
Naphthalene	3.51	0.05	ug/L	ND	70.3	50-140			
Phenanthrene	4.30	0.05	ug/L	ND	86.0	50-140			
Pyrene	3.70	0.01	ug/L	ND	74.0	50-140			
Surrogate: 2-Fluorobiphenyl	*16.6*		*%*		*83.0*	*50-140*			
Surrogate: Terphenyl-d14	*18.1*		*%*		*90.6*	*50-140*			
Volatiles									
Acetone	97.9	5.0	ug/L	ND	97.9	50-140			
Benzene	45.6	0.5	ug/L	ND	114	60-130			
Bromodichloromethane	31.8	0.5	ug/L	ND	79.5	60-130			
Bromoform	34.4	0.5	ug/L	ND	85.9	60-130			
Bromomethane	40.2	0.5	ug/L	ND	100	50-140			
Carbon Tetrachloride	36.7	0.2	ug/L	ND	91.7	60-130			
Chlorobenzene	45.4	0.5	ug/L	ND	114	60-130			
Chloroform	36.6	0.5	ug/L	ND	91.6	60-130			
Dibromochloromethane	42.9	0.5	ug/L	ND	107	60-130			
Dichlorodifluoromethane	35.3	1.0	ug/L	ND	88.4	50-140			
1,2-Dichlorobenzene	44.7	0.5	ug/L	ND	112	60-130			
1,3-Dichlorobenzene	42.6	0.5	ug/L	ND	106	60-130			
1,4-Dichlorobenzene	44.0	0.5	ug/L	ND	110	60-130			
1,1-Dichloroethane	32.0	0.5	ug/L	ND	79.9	60-130			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,2-Dichloroethane	33.0	0.5	ug/L	ND	82.4	60-130			
1,1-Dichloroethylene	35.9	0.5	ug/L	ND	89.7	60-130			
cis-1,2-Dichloroethylene	35.9	0.5	ug/L	ND	89.8	60-130			
trans-1,2-Dichloroethylene	35.1	0.5	ug/L	ND	87.8	60-130			
1,2-Dichloropropane	32.6	0.5	ug/L	ND	81.4	60-130			
cis-1,3-Dichloropropylene	35.8	0.5	ug/L	ND	89.5	60-130			
trans-1,3-Dichloropropylene	29.0	0.5	ug/L	ND	72.6	60-130			
Ethylbenzene	46.7	0.5	ug/L	ND	117	60-130			
Ethylene dibromide (dibromoethane, 1,2-)	33.1	0.2	ug/L	ND	82.8	60-130			
Hexane	32.8	1.0	ug/L	ND	82.0	60-130			
Methyl Ethyl Ketone (2-Butanone)	76.6	5.0	ug/L	ND	76.6	50-140			
Methyl Isobutyl Ketone	76.1	5.0	ug/L	ND	76.1	50-140			
Methyl tert-butyl ether	75.9	2.0	ug/L	ND	75.9	50-140			
Methylene Chloride	33.2	5.0	ug/L	ND	82.9	60-130			
Styrene	41.5	0.5	ug/L	ND	104	60-130			
1,1,1,2-Tetrachloroethane	36.6	0.5	ug/L	ND	91.4	60-130			
1,1,2,2-Tetrachloroethane	42.3	0.5	ug/L	ND	106	60-130			
Tetrachloroethylene	49.1	0.5	ug/L	ND	123	60-130			
Toluene	42.9	0.5	ug/L	ND	107	60-130			
1,1,1-Trichloroethane	40.3	0.5	ug/L	ND	101	60-130			
1,1,2-Trichloroethane	45.9	0.5	ug/L	ND	115	60-130			
Trichloroethylene	31.7	0.5	ug/L	ND	79.3	60-130			
Trichlorofluoromethane	35.7	1.0	ug/L	ND	89.4	60-130			
Vinyl chloride	47.9	0.5	ug/L	ND	120	50-140			
m,p-Xylenes	86.1	0.5	ug/L	ND	108	60-130			
o-Xylene	43.9	0.5	ug/L	ND	110	60-130			
Surrogate: 4-Bromofluorobenzene	*71.1*		*%*		*88.9*	*50-140*			
Surrogate: Dibromofluoromethane	*91.9*		*%*		*115*	*50-140*			
Surrogate: Toluene-d8	*92.7*		*%*		*116*	*50-140*			

Qualifier Notes:

QC Qualifiers:

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

Sample Data Revisions:

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

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

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

CCME PHC additional information:

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

- F1 range corrected for BTEX.

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

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

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

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

PARACEL LABORATORIES LTD.

Paracel ID: 2603496

Paracel Order Number (Lab Use Only)	Chain of Custody (Lab Use Only)
2603496	№ 146712

Client Name: Cambium Inc.
Contact Name: Alex Reinwood
Address: Suite 100-301 Moodie Drive, Ottawa
Telephone: 613-876-2047

Project Ref: 26002791.001
Quote #:
PO #:
E-mail: alex.reinwood@cambium-inc.com nurein.seif

Page 1 of 1

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

☒ REG 153/04 ☐ REG 406/19

☐ Table 1 ☒ Res/Park ☐ Med/Fine
☐ Table 2 ☒ Ind/Comm ☒ Coarse
☐ Table 3 ☐ Agri/Other
☒ Table 6
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	PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CrVI	B (HWS)	Cyanide
1	BH105-23	GW		8	Jan.16/26	11:05	X	X	X	X				X
2	BH106-23					14:05	X	X	X	X				X
3	MW3					12:45	X	X	X	X				X
4	QA/QC1					—	X	X	X	X				X
5	TRIP BLANK	O		7				X						
6														
7														
8														
9														
10														

Comments:

Method of Delivery: Walk in

Relinquished By (Sign):	Received at Depot:	Received at Lab:	Verified By:
Relinquished By (Print): NUREIN SEIF	Date/Time:	Date/Time: Jan 16/26 1508	Date/Time: 1116/26 16:20
Date/Time: Jan.16,2026/15:05	Temperature: °C	Temperature: 1.4 °C	pH Verified: ☒ By: SD

Chain of Custody (Env) xlsx