

Phase II – Environmental Site Investigation

240 Bank Street
Ottawa, Ontario

Prepared for 240 Bank Street Holdings Ltd.

Report: PE6874-2

Date: May 15, 2026



TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	iii
1.0 INTRODUCTION.....	1
1.1 Site Description	1
1.2 Property Ownership.....	1
1.3 Current and Proposed Future Uses.....	1
1.4 Applicable Site Condition Standard	2
2.0 BACKGROUND INFORMATION.....	2
2.1 Physical Setting	2
2.2 Past Investigations	3
3.0 SCOPE OF INVESTIGATION	4
3.1 Overview of Site Investigation	4
3.2 Media Investigated	5
3.3 Phase I Conceptual Site Model	5
3.4 Deviations from Sampling and Analysis Plan	7
3.5 Impediments	7
4.0 INVESTIGATION METHOD	7
4.1 Subsurface Investigation	7
4.2 Soil Sampling.....	7
4.3 Field Screening Measurements.....	8
4.4 Groundwater Monitoring Well Installation	8
4.5 Field Measurement of Water Quality Parameters.....	9
4.6 Groundwater Sampling	9
4.7 Analytical Testing	9
4.8 Residue Management.....	9
4.9 Elevation Surveying.....	9
4.10 Quality Assurance and Quality Control Measures	9
5.0 REVIEW AND EVALUATION	10
5.1 Geology	10
5.2 Groundwater Elevations, Flow Direction, and Hydraulic Gradient	10
5.3 Fine-Coarse Soil Texture.....	10
5.4 Soil: Field Screening.....	10
5.5 Soil Quality	10
5.6 Groundwater Quality.....	11
5.7 Quality Assurance and Quality Control Results	11
5.8 Phase II Conceptual Site Model	12
6.0 CONCLUSIONS	16
7.0 STATEMENT OF LIMITATIONS	17

List of Figures

Figure 1 – Key Plan
Drawing PE6874-1 – Site Plan
Drawing PE6874-2 – Surrounding Land Use Plan
Drawing PE6874-3 – Test Hole Location Plan

List of Appendices

Appendix 1 Soil Profile and Test Data Sheets
Symbols and Terms
Analytical Test Results Tables
Laboratory Certificates of Analysis

EXECUTIVE SUMMARY

Assessment

A Phase II ESA was conducted for the property addressed 240 Bank Street, in the City of Ottawa, Ontario. The purpose of the Phase II ESA was to address potentially contaminating activities (PCAs) that were identified during the Phase I ESA and considered to result in areas of potential environmental concern (APECs) on the Phase II Property.

The subsurface investigation was conducted on March 11, 2025 by ORTAM, and involved the advancement of three (3) boreholes on the Phase II Property. The data provided in the ORTAM report was utilized to prepare current Phase II ESA.

The boreholes were drilled to maximum depth of 0.90m below ground surface (bgs) in the basement of the subject building (3.90m from street level). All boreholes were terminated at practical refusal, at presumed bedrock.

The soil stratigraphy generally consists of concrete slab over fill material. The fill material primarily comprises grey silty sand with gravel, extending to depths ranging from approximately 0.1 to 0.9 m below basement floor level. The fill material extended till the practical refusal at 0.9m below basement floor level, at presumed bedrock.

Soil

A total of 4 soil samples (including one duplicate) were submitted for analysis of metals, BTEX, PHCs (F1-F4) and/or PAHs.

All parameters for soil samples analysed comply with the MECP Table 7 Residential Standards.

1.0 INTRODUCTION

At the request of 240 Bank Street Holdings Ltd., Paterson Group (Paterson) conducted a Phase II Environmental Site Assessment Report for the property addressed 240 Bank Street, in the City of Ottawa, Ontario.

The purpose of this Phase II-ESA Report was to address areas of potential environmental concerns identified on the Phase II Property, during the Phase I ESA conducted by Paterson Group.

1.1 Site Description

Address: 240 Bank Street, Ottawa, Ontario

Legal Description: Lot 34 (South Lisgar Street), Registered Plan 12281, City of Ottawa.

Property Identification
Number: 04114-0320.

Location: The Phase II Property is located on the south side of the intersection of Bank Street and Lisgar Street, in the City of Ottawa, Ontario. Refer to Figure 1 - Key Plan in the Figures section following the text.

Latitude and Longitude: 45° 24' 59.167" N, 75° 41' 51.456" W

Site Description:

Configuration: Rectangular

Site Area: 0.07 ha (approximate)

1.2 Property Ownership

The Phase II Property is currently owned by 240 Bank Street Holdings Ltd. Paterson was engaged to complete the Phase II-ESA at the Phase II property by Mr. Chesketl Lefkowitz with 240 Bank Street Holdings Ltd. Mr. Chesketl Lefkowitz can be reached by email at chesky@rester.ca.

1.3 Current and Proposed Future Uses

The Phase II Property is currently occupied by a six-storey commercial building. It is our understanding that the existing building on the Phase II Property will be

retrofitted for continued mixed use on ground and first basement levels and residential use on upper levels.

1.4 Applicable Site Condition Standard

The site condition standards for the property were obtained from Table 7 of the document entitled “Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act”, prepared by the Ontario Ministry of Environment, Conservation and Parks (MECP), April 2011. The MECP selected Table 7 Standards are based on the following considerations:

- Coarse-grained soil conditions
- Shallow soil site conditions
- Non-potable groundwater conditions
- Residential land use

Section 35 of O.Reg. 153/04 applies to the Phase II Property as the Phase II Property and neighbouring properties are all serviced by municipal water. No potable water wells are considered to be present within the Phase I ESA Study Area.

Section 41 of O.Reg. 153/04 does not apply to the Phase II Property, as the property is not within 30m of an environmentally sensitive area.

Section 43.1 of O.Reg. 153/04 applies to the Phase II Property as the Phase II Property is a Shallow Soil property.

Coarse-grained soil standards were chosen as a conservative approach based on the observed site conditions. Grain size analysis was not completed. The intended use of the Phase II Property is residential; therefore, the Residential Standards have been selected for the purpose of this Phase II ESA.

2.0 BACKGROUND INFORMATION

2.1 Physical Setting

The Phase II Property is located on the south side of the intersection of Bank Street and Lisgar Street, in the City of Ottawa, Ontario. The Phase II Property is located in an urban area surrounded by residential and commercial properties. The entirety of the Phase II Property is occupied by the six-storey commercial building with a full basement level. The regional topography in surrounding area slopes slightly downward to the north and northeast. The Phase II Property is situated in a municipally serviced area.

2.2 Past Investigations

The following report was reviewed prior to conducting this assessment:

- “Phase I - Environmental Site Assessment, 240 Bank Street, Ottawa, Ontario,” prepared by Paterson Group Inc. (Paterson), dated September 2025.

The Phase I ESA was completed in general accordance with the Ontario Regulation (O.Reg.) 153/04, as amended. Historical records indicate that the Phase I Property was initially developed with commercial structured sometime prior to 1888. The Phase I Property was redeveloped with the existing commercial building circa 1974. No historical PCAs were identified on the Phase I Property.

Based on available historical information, adjacent and surrounding properties within the Phase I Study Area were primarily developed for commercial and residential purposes. Former printers and automotive service garage were identified on the properties addressed 346 and 348 Lisgar Street, adjacent to the west of the Phase I Property and are considered to represent APECs on the Phase I Property. Remaining historical PCAs identified in the Phase I Study Area are not considered to represent APECs on the Phase I Property due to their separation distance and/or the down/cross-gradient orientation with respect to the Phase I Property.

Land use within the Phase I Study Area consists of commercial (offices, restaurant, medical clinic, various stores, etc.) along with residential and community use. A tailoring and dry-cleaning establishment is located at 272 Bank Street, approximately 70m southeast of the Phase I Property. Additionally, a dry cleaner is situated at 395 Somerset Street West, approximately 130m south of the Phase I Property. Based on the separation distance with respect to the Phase I Property, these identified PCAs are not considered to represent an environmental concern on the Phase I Property.

Based on the September 2025 Phase I ESA conducted by Paterson for the Phase II property, historical off-site potentially contaminating activities (PCAs) were considered to result in two (2) areas of potential environmental concern (APECs) on the Phase I and Phase II Property, as presented in table below.

Areas of Potential Environmental Concern					
Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern with respect to Phase I Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
APEC 1 Former Printers	West portion of the Phase I Property	<i>“Item 31 – Ink Manufacturing, Processing and Bulk Storage”</i>	Off-site	BTEX PHCs (F ₁ -F ₄) VOCs	Soil Groundwater
APEC 2 Former Automotive Service Garage	West portion of the Phase I Property	<i>“Item 28 – Gasoline and Associated Products Storage in Fixed Tanks”</i> <i>“Item 52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems”</i>	Off-site	BTEX PHCs (F ₁ -F ₄) VOCs	Soil Groundwater

□ “Environmental Site Assessment (ESA) – Phase II, 240 Bank Street, Ottawa, Ontario,” prepared by ORTAM, dated April 2025.

A Phase II ESA was completed in April 2025 by ORTAM for the Phase II Property. The data presented in that report has been incorporated and utilized in the preparation of the current Phase II ESA report.

3.0 SCOPE OF INVESTIGATION

3.1 Overview of Site Investigation

The subsurface investigation by ORTAM was carried out on March 11, 2025, and consisted of 3 boreholes (BH1, BH2, and BH3) on the Phase II Property. The boreholes were drilled to maximum depth of 3.90m below ground surface (bgs). These boreholes were placed to address APECs identified during the Phase I ESA.

The data provided in ORTAM Phase II ESA report is utilized for the current Phase II ESA report. No additional site investigation was carried out by Paterson Group for the current Phase II ESA report.

3.2 Media Investigated

During the subsurface investigation, soil samples were obtained and submitted for laboratory analysis. The rationale for sampling and analyzing these media is based on the Contaminants of Potential Concern identified during the Phase I ESA.

The contaminants of potential concern for the soil and/or groundwater on the Phase II Property include the following:

- Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)
- Petroleum Hydrocarbons (PHCs) remove
- Volatile Organic Compounds (VOCs)

Analytical testing conducted by ORTAM included metals, PAHs, PHCs, and BTEX parameters. It should be noted that only soil samples were analyzed as part of the Phase II ESA.

3.3 Phase I Conceptual Site Model

Geological and Hydrogeological Setting

The Geological Survey of Canada website on the Urban Geology of the National Capital Area was consulted as part of this assessment. Based on the information from NRCAN, bedrock in the area of the site consists of shale of the Billings Formation. Based on the maps, the surficial geology consists of offshore marine deposits with an overburden thickness ranging from 10 to 15m.

The topographic maps indicate that the elevation of the Phase I Property is approximately 73m above sea level. The regional topography in the general area of the Phase I Property slightly slopes downward to the north and northeast.

Existing Buildings and Structures

Six-storey commercial building with a full basement level is present on the Phase I Property. The commercial building was constructed circa 1974 and is currently heated with a natural gas system. The subject building is constructed with a concrete foundation and is finished on the exterior with brick and has a flat tar

and gravel roof. A smaller rooftop unit, occupying a footprint proportionally smaller than the main structure, serves as a mechanical room and elevator room.

The ground floor of the commercial building consists of multiple retail spaces fronting Bank Street and Lisgar Street. Currently, three stores are occupied and operational: a comic store, a barbershop, and a cake/gift shop, while the remaining two units are vacant at the time of the site inspection. A portion of the basement, previously used as office space, is also vacant. The upper floors are designated for office use, accommodating various tenants, with approximately half of the area unoccupied at the time of the site inspection.

Water Bodies and Areas of Natural and Scientific Interest

No areas of natural and scientific interest (ANSI) were identified on or within 250m of the Phase I Property. No water bodies are present on the Phase I Property. The nearest body of water is the Ottawa River, approximately 900m northwest of the Phase I Property.

Drinking Water Wells

A search of the MECPs website was conducted on January 21, 2025, for all drilled well records within a 250 m radius of the Phase I Property. No well records were identified for the Phase I Property. One record for domestic supply well installed in 1948 was identified within the Phase I Study Area. Based on the availability of municipal services, no drinking water wells are expected to be currently in use within the Phase I Study Area.

Neighbouring Land Use

Land use within the Phase I Study consists of properties used residential and commercial purpose. Current land use and PCAs identified in the Phase I Study Area are presented on Drawing PE6874-2 – Surrounding Land Use Plan.

Potentially Contaminating Activities and Areas of Potential Environmental Concern

As per APEC Table in Section 2.2 of this report, two off-site PCAs were considered to result in APECs on the Phase II property which include former printers and former automotive service garage.

Assessment of Uncertainty and/or Absence of Information

The information available for review as part of the preparation of this Phase I-ESA is considered to be sufficient to conclude that there are former off-site PCAs that have resulted in APECs on the Phase I Property.

Additional off-site PCAs identified within the Phase I Study Area are not considered to represent APECs on the Phase I Property based on their separation distance and/or cross-gradient orientation with respect to the Phase I Property.

3.4 Deviations from Sampling and Analysis Plan

No deviations from the subsurface investigation plan were identified by ORTAM.

3.5 Impediments

No physical impediments or denial of access were noted by ORTAM during the subsurface investigation.

4.0 INVESTIGATION METHOD

4.1 Subsurface Investigation

The subsurface investigation by ORTAM was carried out on March 11, 2025, and consisted of 3 boreholes (BH1, BH2 and BH3) on the Phase II Property. The boreholes were drilled to maximum depth of 0.90m below ground surface (bgs) in the basement of the subject building (3.90m from street level). All boreholes were terminated at practical refusal, at presumed bedrock.

The boreholes were drilled with manual drilling machine under the full-time supervision of ORTAM. The borehole locations are indicated on the attached Drawing PE6874-3- Test Hole Location Plan.

4.2 Soil Sampling

A total of 3 soil samples were obtained from the boreholes by means of grab sampling from auger flights/auger samples and split spoon sampling.

Split spoon samples were taken at approximate 0.76m intervals.

The depths at which split spoon samples were obtained from the boreholes are shown as “SS” respectively on the Soil Profile and Test Data Sheets prepared by ORTAM, provided in Appendix 2.

The soil stratigraphy generally consists of concrete slab over fill material. The fill material primarily comprises grey silty sand with gravel, extending to depths ranging from approximately 0.1 to 0.9 m below basement floor level. The fill material extended till the practical refusal at 0.9m below basement floor level, at presumed bedrock.

Borehole locations are shown on Drawing PE6874-3 – Test Hole Location Plan.

4.3 Field Screening Measurements

As mentioned in ORTAM report, all procedures (soil sampling, transportation and conservation of taken soil samples) were carried out in accordance with the directives presented in the following documents produced by the “Ministry of the Environment of Ontario (MOE)”.

Each sample was the subject of a detailed description that was carried out on the premises, on the basis of visual examination. The description includes the texture, the color of the soils, the presence of olfactory and visual signs of contamination, and the presence of materials other than soils.

For the soils where no trace of contamination was detected, the composite sampling method was used. However, the soils that showed evidence of contamination and/or soils that are analysed for their content in volatile compounds (VOCs) were subjected to discrete (grab) sampling at specific location.

Soil samples were placed immediately in sterilized glass containers of 250 ml and they were flipped over in order to minimize the evacuation of all volatile compounds. For the volatile compounds analysis (VOCs), the soil samples were collected with a disposable single use Terra Core collector and placed in a 40 ML vial containing 10 ML of methanol.

4.4 Groundwater Monitoring Well Installation

Groundwater monitoring wells were not installed on the Phase II Property as part of the Phase II ESA completed by ORTAM.

4.5 Field Measurement of Water Quality Parameters

Groundwater was not encountered during subsurface investigation and water quality parameters were not measured.

4.6 Groundwater Sampling

No groundwater sampling was carried out as part of the Phase II ESA completed by ORTAM.

4.7 Analytical Testing

As part of the subsurface investigation, the soil samples were submitted for analysis of the parameters listed in Table 1: Soil Testing Summary, appended to this report. The submitted soil samples were selected for analysis based on field observations, to assess APECs and associated CPCs identified in the Phase I – ESA.

Eurofins, of Longueuil, Quebec, performed the laboratory analysis on the samples submitted for analytical testing.

4.8 Residue Management

All soil cuttings, purge water and fluids from equipment cleaning were retained on-site.

4.9 Elevation Surveying

Ground surface elevations were not collected by ORTAM as part of this assessment. The sampling locations were collected from the basement level approximately 3m below the existing street level. Boreholes elevations are expected to be approximately 70 masl.

4.10 Quality Assurance and Quality Control Measures

ORATM has indicated that a quality control program was applied to verify the analytical results. The program included the analysis of control samples made in the field. Furthermore, the staff of the GROUPE ORTAM reviewed the results of the internal quality control of the laboratory subcontractor. Quality control in the field consisted of taking simultaneous and homogeneous soil samples (duplicates). Duplicates respect a minimum ratio of 10% of all the samples taken in the field.

5.0 REVIEW AND EVALUATION

5.1 Geology

The soil stratigraphy generally consists of a concrete slab over fill material. The fill material primarily comprises grey silty sand with gravel, extending to depths ranging from approximately 0.1 to 0.9 m below basement floor level. The fill material extended till the practical refusal at 0.9m below basement floor level, at presumed bedrock.

Site geology details are provided in the Soil Profile and Test Data Sheets provided in Appendix 1.

5.2 Groundwater Elevations, Flow Direction, and Hydraulic Gradient

Groundwater was not encountered during subsurface investigation.

Based on the subsurface investigation for nearby properties and general topography of the surrounding area, groundwater flow at the Phase II Property is presumed to be in the east and northeast direction.

5.3 Fine-Coarse Soil Texture

Grain size analysis was not completed as part of the investigation. Coarse grained soil standards were chosen as a conservative approach.

5.4 Soil: Field Screening

As per ORTAM report, no visual or olfactory indications of contaminants, or visual indications of deleterious fill material were identified in the soil samples.

5.5 Soil Quality

Based on the findings of the field screening in combination with sample depth and location, a total of 3 soil samples (and one duplicate) were submitted by ORTAM for analysis of metals, PAHs, BTEX, PHCs (F1-F4) and/or pH. The results of the analytical testing completed on the Phase II Property are presented in Table 2: Soil Analytical Test Results, appended to this report. The laboratory Certificates of Analysis are also provided in the Appendix.

Metals

All metal parameters analyzed meet the MECP Table 7 Residential Standards.

BTEX

All BTEX parameters were non-detect in the soil samples analyzed as part of this Phase II-ESA and comply with the MECP Table 7 Residential Standards.

PHCs (F₁-F₄)

All PHC parameters analyzed meet the MECP Table 7 Residential Standards.

PAHs

All PAH parameters analyzed meet the MECP Table 7 Residential Standards.

Maximum Soil Parameter Concentrations

The maximum concentrations of each parameter identified in soil samples analyzed on the Phase II Property are presented in Table 2A: Maximum Concentrations - Soil, appended to this report.

5.6 Groundwater Quality

No groundwater sampling and analysis were carried out as part of the Phase II ESA.

5.7 Quality Assurance and Quality Control Results

All samples submitted as part of the current sampling event were handled in accordance with the Analytical Protocol with respect to preservation method, storage requirement, and container type. As per Subsection 47(3) of O.Reg. 153/04, as amended, under the Environmental Protection Act, a Certificate of Analysis has been received for each sample submitted for analysis and all Certificates of Analysis are appended to this report.

A duplicate soil sample of 11-03-BH1-SS1 (11-03-DUP) was submitted for analysis of metals. The duplicates were collected with the intent of calculating the relative percent difference (RPD) between duplicate sample values, as a way of assessing the quality of the analytical test results.

The RPD calculations for BH1-25-SS3 and its respective duplicate sample are provided in Tables 3: QA/QC Calculations -Relative Percent Different, appended to this report. All non-detect parameters in the original and/or the duplicate samples are not included in the tables.

Typically, RPD values below 20% indicate satisfactory quality. The relative percent difference (RPD) results calculated for soil parameters identified in sample 11-03-BH1-SS1, and its duplicate, were within the acceptable range of 20%, and meet the data quality objectives.

The quality of the field data collected during the Phase II ESA is considered to be sufficient to meet the overall objectives of the assessment.

5.8 Phase II Conceptual Site Model

The following section has been prepared in accordance with the requirements of O.Reg. 153/04, as amended by the Environmental Protection Act. Conclusions and recommendations are discussed in a subsequent section.

Site Description

Potentially Contaminating Activity and Areas of Potential Environmental Concern

Based on the results of the Phase I ESA completed for the Phase II property, two (2) off-site PCAs were considered to result in two APECs on the Phase II Property. In addition, the presence of fill material of unknown quality, as identified during the subsurface investigation, is also considered to represent an APEC. The identified APECs on the Phase II Property are presented in the table below.

The remaining off-site PCAs identified are not considered to result in APECs on the Phase II Property, due to their separation distances and/or cross/down-gradient orientations with respect to the Phase II Property.

All APECs are outlined on Drawing PE6874-3 – Test Hole Location Plan, in the figures section of this report, following the text.

Areas of Potential Environmental Concern					
Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern with respect to Phase I Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
APEC 1 Former Printers	West portion of the Phase II Property	<i>"Item 31 – Ink Manufacturing, Processing and Bulk Storage"</i>	Off-site	BTEX PHCs (F ₁ -F ₄) VOCs	Soil Groundwater

Areas of Potential Environmental Concern					
Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern with respect to Phase I Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
APEC 2 Former Automotive Service Garage	West portion of the Phase II Property	<i>"Item 28 – Gasoline and Associated Products Storage in Fixed Tanks"</i> <i>"Item 52 – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems"</i>	Off-site	BTEX PHCs (F ₁ -F ₄) VOCs	Soil Groundwater
APEC 3 Fill Material of Unknown Quality	Entire Phase II Property	<i>"Item 30 – Importation of Fill Material of Unknown Quality"</i>	On-site	BTEX PHCs (F ₁ -F ₄) PAHs	Soil

Contaminants of Potential Concern

The following CPCs are identified with respect to the Phase II Property:

- Metals (including arsenic (As), antimony (Sb), selenium (Se)) (Soil);
- Benzene, Toluene, Ethylbenzene, Xylenes (BTEX) (Soil and/or Groundwater);
- Petroleum Hydrocarbons (PHCs) (Soil and/or Groundwater);
- Polycyclic Aromatic Hydrocarbons (PAHs) (Soil); and
- Volatile Organic Compounds (VOCs) (Soil and/or Groundwater)

Analytical testing conducted by ORTAM included metals, PAHs, PHCs, and BTEX parameters. It should be noted that only soil samples were analyzed as part of the Phase II ESA.

Subsurface Structures and Utilities

Underground service locates were completed prior to the subsurface investigation by ORTAM. Underground utilities on the Phase II Property are expected to include electrical, water, sewer and telecommunication lines.

Physical Setting

Site Stratigraphy

The stratigraphy of the Phase II Property generally consists of:

- Concrete Slab** was identified at basement ground surface in all three boreholes and extended to a maximum depth of 0.10 m below basement ground surface.
- Fill material** consisting of grey silty sand with gravel; extending to a maximum depth of approximately 0.90 m below basement ground surface in all boreholes.

All boreholes were terminated in fill layer upon practical refusal on presumed bedrock layer. Site geology details are provided in the Soil Profile and Test Data Sheets provided in Appendix 1.

Hydrogeological Characteristics

Groundwater was not encountered during subsurface investigation.

Based on the subsurface investigation for nearby properties and general topography of the surrounding area, groundwater flow at the Phase II Property is presumed to be in the east and northeast direction.

Approximate Depth to Bedrock

Based on the results of the Phase II ESA investigation the approximate depth to bedrock at the Phase II property is presumed at approximately 0.90m below basement ground surface, or elevation of approximately 69 masl.

Approximate Depth to Water Table

Based on available information from nearby properties, the depth to the water table within the Phase II Property area is anticipated to be approximately 10 m below ground surface (and approximately 7m below basement level of the subject building).

Sections 41 and 43.1 of the Regulation

Section 41 of the Regulation does not apply to the Phase II Property, in that the Phase II property is not within 30m of an environmentally sensitive area.

Section 43.1 of O.Reg. 153/04 applies to the Phase II Property as the Phase II Property is a Shallow Soil property.

Fill Placement

Fill material generally consisting of grey silty sand with gravel was identified in each borehole on the Phase II Property, ranging from 0.10 to 0.90m below basement ground surface.

Existing Buildings and Structures

Six-storey commercial building with a full basement level is present on the Phase I Property. The commercial building was constructed circa 1974 and is currently heated with a natural gas system. The subject building is constructed with a concrete foundation and is finished on the exterior with brick and has a flat tar and gravel roof. A smaller rooftop unit, occupying a footprint proportionally smaller than the main structure, serves as a mechanical room and elevator room.

The ground floor of the commercial building consists of multiple retail spaces fronting Bank Street and Lisgar Street. Currently, three stores are occupied and operational: a comic store, a barbershop, and a cake/gift shop, while the remaining two units are vacant at the time of the site inspection. A portion of the basement, previously used as office space, is also vacant. The upper floors are designated for office use, accommodating various tenants, with approximately half of the area unoccupied at the time of the site inspection.

Proposed Buildings and Other Structures

It is our understanding that the existing building on the Phase II Property will be retrofitted for continued commercial use on ground level and residential use on upper levels.

Environmental Condition

Areas Where Contaminants are Present

Based on the findings of the Phase II ESA, no impacted soil was identified on the Phase II Property.

6.0 CONCLUSIONS

Assessment

A Phase II ESA was conducted for the property addressed 240 Bank Street, in the City of Ottawa, Ontario. The purpose of the Phase II ESA was to address potentially contaminating activities (PCAs) that were identified during the Phase I ESA and considered to result in areas of potential environmental concern (APECs) on the Phase II Property.

The subsurface investigation was conducted on March 11, 2025 by ORTAM, and involved the advancement of three (3) boreholes on the Phase II Property. The data provided in the ORTAM report was utilized to prepare current Phase II ESA.

The boreholes were drilled to maximum depth of 0.90m below ground surface (bgs) in the basement of the subject building (3.90m from street level). All boreholes were terminated at practical refusal, at presumed bedrock.

The soil stratigraphy generally consists of concrete slab over fill material. The fill material primarily comprises grey silty sand with gravel, extending to depths ranging from approximately 0.1 to 0.9 m below basement floor level. The fill material extended till the practical refusal at 0.9m below basement floor level, at presumed bedrock.

Soil

A total of 4 soil samples (including one duplicate) were submitted for analysis of metals, BTEX, PHCs (F1-F4) and/or PAHs.

All parameters for soil samples analysed comply with the MECP Table 7 Residential Standards.

7.0 STATEMENT OF LIMITATIONS

This Phase II - Environmental Site Assessment report has been prepared under the supervision of a Qualified Person, in general accordance with O. Reg 153/04. The conclusions presented herein are based on information gathered from a limited sampling and testing program carried out by another consultant. The test results represent conditions at specific test locations at the time of the field program.

The client should be aware that any information pertaining to soils and all test hole logs are furnished as a matter of general information only and test hole descriptions or logs are not to be interpreted as descriptive of conditions at locations other than those of the test holes themselves.

Should any conditions be encountered at the Phase II property and/or historical information that differ from our findings, we request that we be notified immediately in order to allow for a reassessment.

This report was prepared for the sole use of 240 Bank Street Holdings Ltd. Notification from 240 Bank Street Holdings Ltd. and Paterson Group will be required to release this report to any other party.

Paterson Group Inc.



Kuldeep Panchal, P.Eng., Q.P.ESA



Michael Beaudoin, P.Eng., Q.P.ESA



Report Distribution:

- 240 Bank Street Holdings Ltd.
- Paterson Group

FIGURES

FIGURE 1 – KEY PLAN

DRAWING PE6874-1 – SITE PLAN

DRAWING PE6874-2 – SURROUNDING LAND USE PLAN

DRAWING PE6874-3 – TEST HOLE LOCATION PLAN

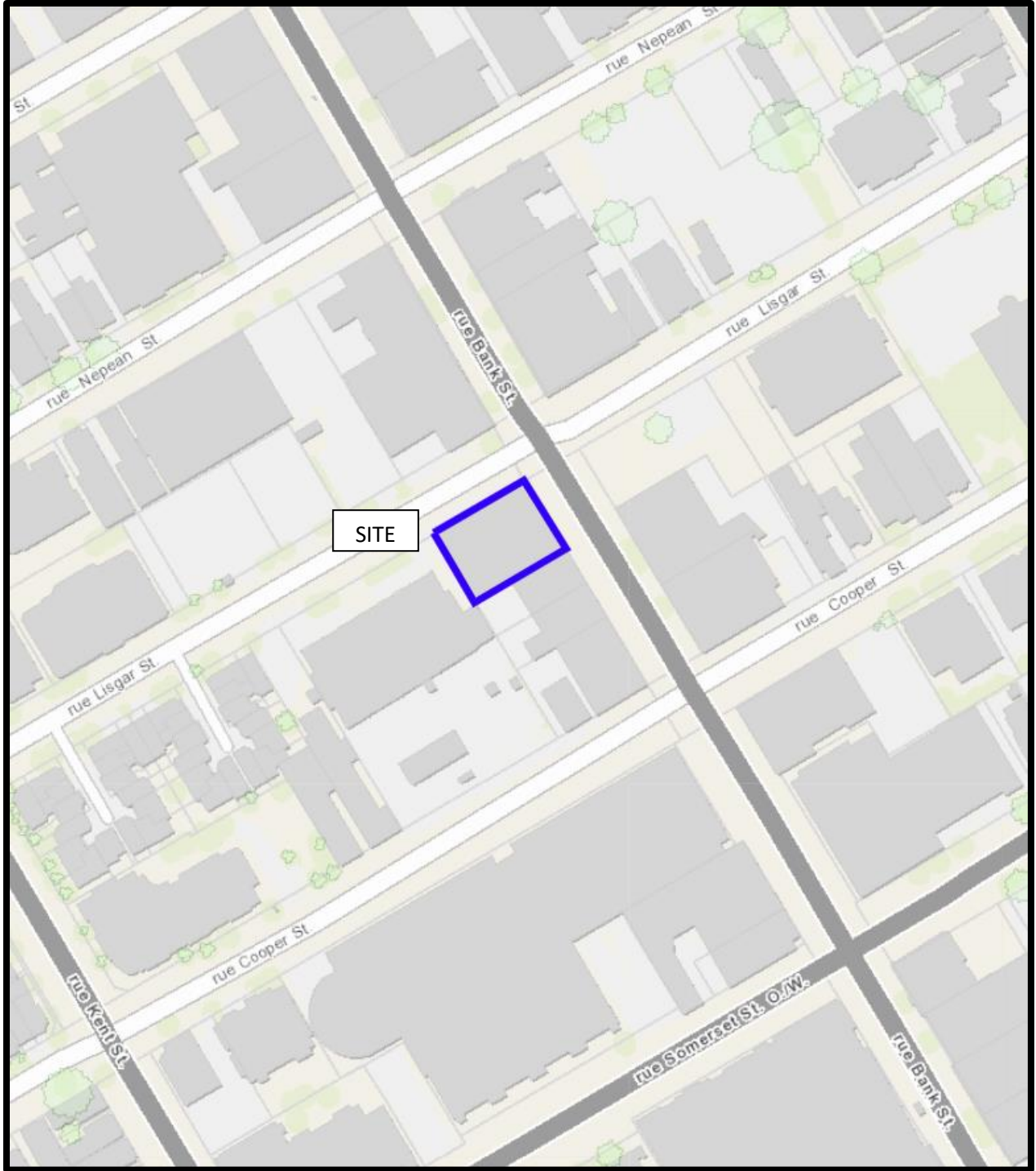
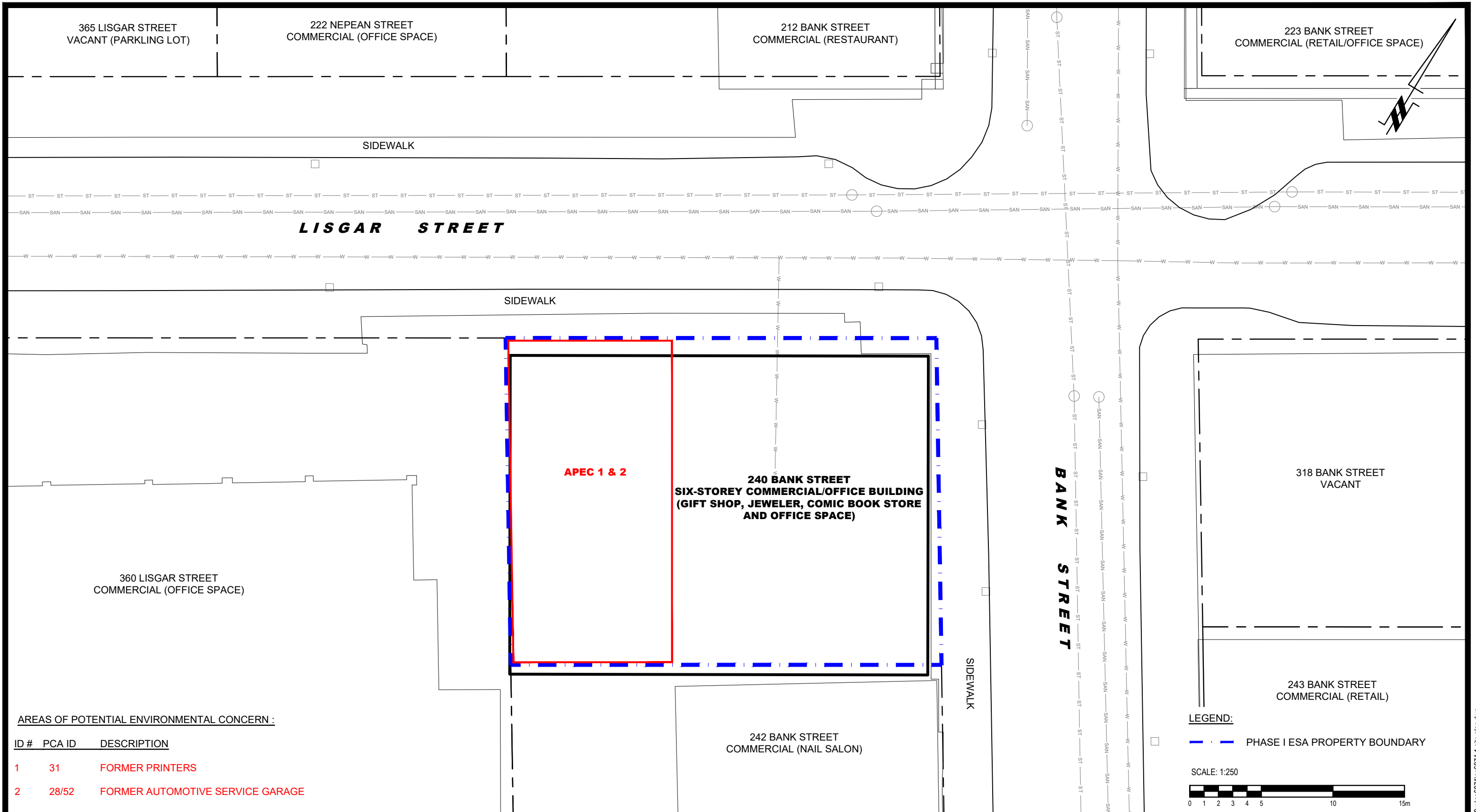


FIGURE 1
KEY PLAN



AREAS OF POTENTIAL ENVIRONMENTAL CONCERN :

ID #	PCA ID	DESCRIPTION
1	31	FORMER PRINTERS
2	28/52	FORMER AUTOMOTIVE SERVICE GARAGE

LEGEND:
 PHASE I ESA PROPERTY BOUNDARY

SCALE: 1:250

PATERSON GROUP
 9 AURIGA DRIVE
 OTTAWA, ON
 K2E 7T9
 TEL: (613) 226-7381

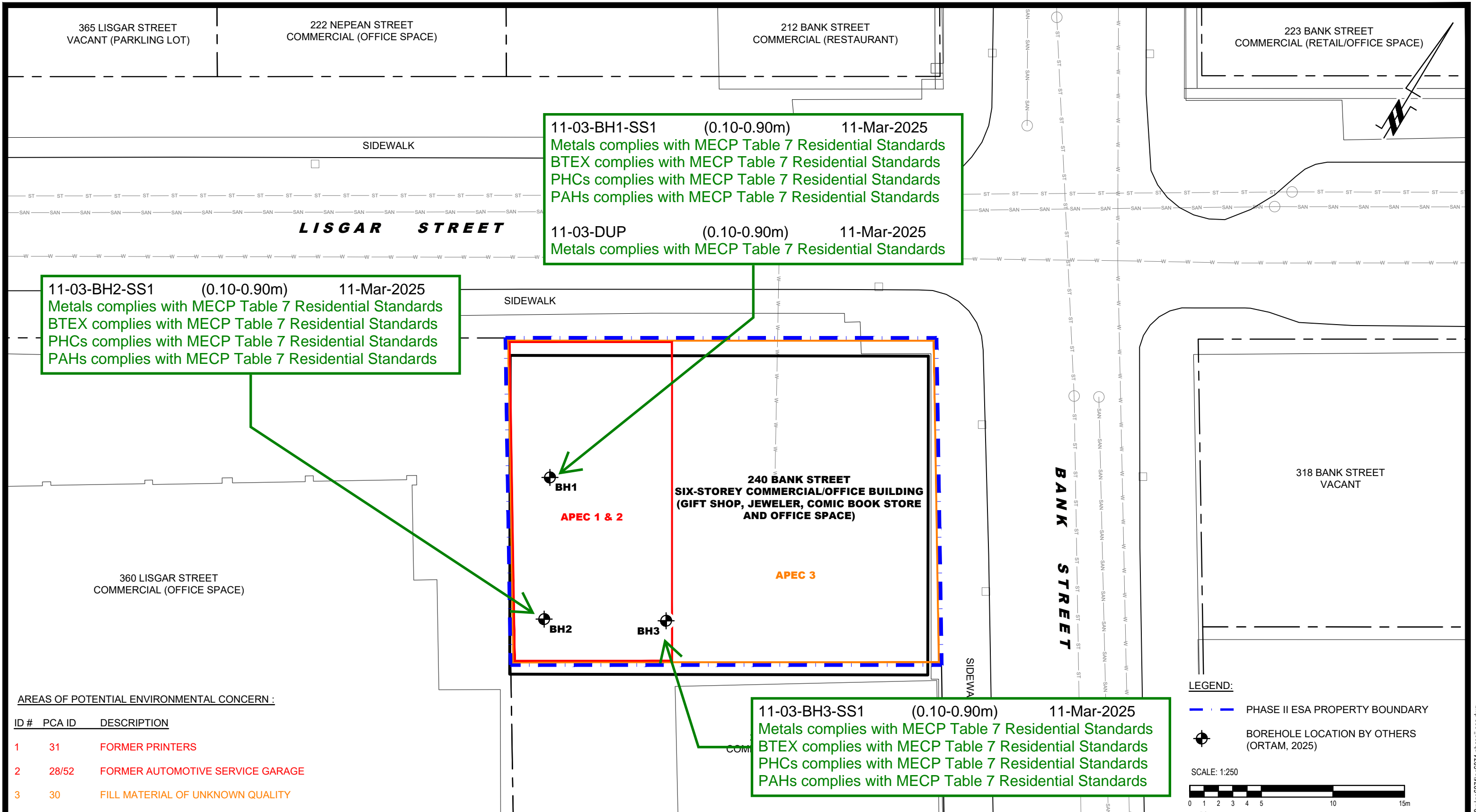
NO.	REVISIONS	DATE	INITIAL

240 BANK STREET HOLDINGS LTD.
PHASE I - ENVIRONMENTAL SITE ASSESSMENT
240 BANK STREET

OTTAWA, ONTARIO

SITE PLAN

Scale:	1:250	Date:	09/2025
Drawn by:	ZS	Report No.:	PE6874-1R
Checked by:	KP	Dwg. No.:	PE6874-1
Approved by:	MB	Revision No.:	



11-03-BH1-SS1 (0.10-0.90m) 11-Mar-2025
 Metals complies with MECP Table 7 Residential Standards
 BTEX complies with MECP Table 7 Residential Standards
 PHCs complies with MECP Table 7 Residential Standards
 PAHs complies with MECP Table 7 Residential Standards

11-03-DUP (0.10-0.90m) 11-Mar-2025
 Metals complies with MECP Table 7 Residential Standards

11-03-BH2-SS1 (0.10-0.90m) 11-Mar-2025
 Metals complies with MECP Table 7 Residential Standards
 BTEX complies with MECP Table 7 Residential Standards
 PHCs complies with MECP Table 7 Residential Standards
 PAHs complies with MECP Table 7 Residential Standards

11-03-BH3-SS1 (0.10-0.90m) 11-Mar-2025
 Metals complies with MECP Table 7 Residential Standards
 BTEX complies with MECP Table 7 Residential Standards
 PHCs complies with MECP Table 7 Residential Standards
 PAHs complies with MECP Table 7 Residential Standards

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN :

ID #	PCA ID	DESCRIPTION
1	31	FORMER PRINTERS
2	28/52	FORMER AUTOMOTIVE SERVICE GARAGE
3	30	FILL MATERIAL OF UNKNOWN QUALITY

LEGEND:

- PHASE II ESA PROPERTY BOUNDARY
- ⊙ BOREHOLE LOCATION BY OTHERS (ORTAM, 2025)

SCALE: 1:250

9 AURIGA DRIVE
 OTTAWA, ON
 K2E 7T9
 TEL: (613) 226-7381

NO.	REVISIONS	DATE	INITIAL

240 BANK STREET HOLDINGS LTD.
 PHASE II - ENVIRONMENTAL SITE ASSESSMENT
 240 BANK STREET
 OTTAWA, ONTARIO

Title: **TEST HOLE LOCATION PLAN**

Scale:	1:250	Date:	05/2026
Drawn by:	ZS	Report No.:	PE6874-2
Checked by:	KP	Dwg. No.:	PE6874-3
Approved by:	MB	Revision No.:	

APPENDIX 1

SOIL PROFILE AND TEST DATA SHEETS

ANALYTICAL TEST RESULTS TABLES

LABORATORY CERTIFICATES OF ANALYSIS



O/Ref.	18565	
Project	Environmental Site Assessment - Phase II	
Location	240, Bank Street, Ottawa, Ontario	
Client	RESTER MANAGEMENT - Nitanel Deitcher	
Equipment	Jack Hammer	Described by T.Bensafghoul
Contractor	ORTAM	Accepted by B.Malka, Eng.

SURVEY REPORT	
Borehole No.	BH1
Reference plan	18565-1
Date	03-11-2025

Stratigraphy symbols

	Clay		Fill
	Concrete		Rock
	Gravel		Sand
	Cobble		Silt

Classification	Dimension of particules	Terminology	Proportion
Silt and clay	less than 0.075 mm	Traces	1 to 10 %
Sand	0.075 to 4.75 mm	A little bit of	10 to 20 %
Gravel	4.75 to 75 mm	Adjective (ex.: sandy)	20 to 35 %
Cobble	75 to 200 mm	and (ex.: sand, gravel)	bigger than 35 %
Block	bigger than 200 mm		

Depth	Elevation (m)		Stratigraphy	Soil description	Type / No	Recovery	O: Olfactive V: Visual Observations				Contamination level following the MELCC criteria	
	(ft)	(m)					N: None W: Weak	A: Average H: High	< Table 3	> Table 3		
0.0	0.0			Difference between borehole ground level and street level.								
1												
2												
3												
4	1											
5												
6												
7	2											
8												
9												
10	3											
11	3.1			Concrete slab.								
12				Backfill : Silty sand with some gravel. Grey, very humid.	SS1	40	●				F2-F4 PAH F1/BTEX HM	
13	3.9			Refusal at 3.9 m of depth.								
14	4											
15												
16												
17	5											
18												
19												
20	6											
21												



O/Ref.	18565	
Project	Environmental Site Assessment - Phase II	
Location	240, Bank Street, Ottawa, Ontario	
Client	RESTER MANAGEMENT - Nitanel Deitcher	
Equipment	Jack Hammer	Described by T.Bensafghoul
Contractor	ORTAM	Accepted by B.Malka, Eng.

SURVEY REPORT	
Borehole No.	BH2
Reference plan	18565-1
Date	03-11-2025

Stratigraphy symbols

	Clay		Fill
	Concrete		Rock
	Gravel		Sand
	Cobble		Silt

Classification	Dimension of particules	Terminology	Proportion
Silt and clay	less than 0.075 mm	Traces	1 to 10 %
Sand	0.075 to 4.75 mm	A little bit of	10 to 20 %
Gravel	4.75 to 75 mm	Adjective (ex.: sandy)	20 to 35 %
Cobble	75 to 200 mm	and (ex.: sand, gravel)	bigger than 35 %
Block	bigger than 200 mm		

Depth	Elevation (m)		Stratigraphy	Soil description	Type / No	Recovery	O: Olfactive V: Visual Observations				Contamination level following the MELCC criteria		
	(ft)	(m)					N	W	A	H	< Table 3	> Table 3	
	0.0	0.0		Difference between borehole ground level and street level.									
1													
2													
3													
4	1												
5													
6													
7		2											
8													
9													
10	3	3.1		Concrete slab.									
11				Backfill : Silty sand with some gravel. Grey, very humid.	SS1	40	●					F2-F4 PAH F1/BTEX HM	
12													
13	3.9	4		Refusal at 3.9 m of depth.									
14													
15													
16													
17	5												
18													
19													
20		6											
21													



O/Ref.	18565	
Project	Environmental Site Assessment - Phase II	
Location	240, Bank Street, Ottawa, Ontario	
Client	RESTER MANAGEMENT - Nitanel Deitcher	
Equipment	Jack Hammer	Described by T.Bensafghoul
Contractor	ORTAM	Accepted by B.Malka, Eng.

SURVEY REPORT	
Borehole No.	BH3
Reference plan	18565-1
Date	03-11-2025

Stratigraphy symbols

	Clay		Fill
	Concrete		Rock
	Gravel		Sand
	Cobble		Silt

Classification	Dimension of particules	Terminology	Proportion
Silt and clay	less than 0.075 mm	Traces	1 to 10 %
Sand	0.075 to 4.75 mm	A little bit of	10 to 20 %
Gravel	4.75 to 75 mm	Adjective (ex.: sandy)	20 to 35 %
Cobble	75 to 200 mm	and (ex.: sand, gravel)	bigger than 35 %
Block	bigger than 200 mm		

Depth	Elevation (m)		Stratigraphy	Soil description	Type / No	Recovery	O: Olfactive V: Visual Observations				Contamination level following the MELCC criteria	
	(ft)	(m)					(m)	N: None W: Weak	A: Average H: High	< Table 3	> Table 3	
0.0	0.0			Difference between borehole ground level and street level.								
1												
2												
3												
4	1											
5												
6												
7												
8	2											
9												
10	3											
11	3.1			Concrete slab.								
12				Backfill : Silty sand with some gravel. Grey, very humid.	SS1	40	●				F2-F4 PAH F1/BTEX HM	
13	3.9			Refusal at 3.9 m of depth.								
14	4											
15												
16												
17	5											
18												
19												
20	6											
21												

Table 1: Soil Testing Summary

Sample ID and Laboratory ID	Sample Depth (mbgs)	Sampling Date	Rationale	Parameter Groups Analyzed			
				PHCs	BTEX	PAHs	Metals
11-03-BH1-SS1 6844491	0.10 - 0.90	11-Mar-2025	Assessment of APECs and/or preliminary delineation purposes	✓	✓	✓	✓
11-03-BH2-SS1 6844493	0.10 - 0.90	11-Mar-2025	Assessment of APECs and/or preliminary delineation purposes	✓	✓	✓	✓
11-03-BH3-SS1 6844494	0.10 - 0.90	11-Mar-2025	Assessment of APECs and/or preliminary delineation purposes	✓	✓	✓	✓
11-03-DUP 6844497	0.10 - 0.90	11-Mar-2025	Duplicate sample for QA/QC purposes	✓			

Table 2: Soil Analytical Test Results

Parameter	Units	Regulation	11-03-BH1-SS1 6844491	11-03-BH2-SS1 6844493	11-03-BH3-SS1 6844494	11-03-DUP 6844497
Sample Depth (m)		Reg 153/04 - Table 7 Residential, coarse	0.1 - 0.9	0.1 - 0.9	0.1 - 0.9	0.1 - 0.9
Sample Date			11-Mar-2025	11-Mar-2025	11-Mar-2025	11-Mar-2025
Metals						
Antimony	ug/g dry	7.5	-	-	-	-
Arsenic	ug/g dry	18	ND (1.5)	ND (1.5)	1.6	ND (1.5)
Barium	ug/g dry	390	134	49	333	151
Beryllium	ug/g dry	4.0	-	-	-	-
Boron	ug/g dry	120	-	-	-	-
Cadmium	ug/g dry	1.2	ND (0.9)	ND (0.9)	ND (0.9)	ND (0.9)
Chromium	ug/g dry	160	37	10	ND (10)	36
Cobalt	ug/g dry	22	10	ND (10)	ND (10)	10
Copper	ug/g dry	140	25	12	ND (10)	25
Lead	ug/g dry	120	11	ND (10)	ND (10)	ND (10)
Molybdenum	ug/g dry	6.9	ND (1.5)	ND (1.5)	ND (1.5)	ND (1.5)
Nickel	ug/g dry	100	25	ND (10)	ND (10)	26
Selenium	ug/g dry	2.4	-	-	-	-
Silver	ug/g dry	20	ND (0.5)	ND (0.5)	ND (0.5)	ND (0.5)
Thallium	ug/g dry	1.0	-	-	-	-
Uranium	ug/g dry	23	-	-	-	-
Vanadium	ug/g dry	86	-	-	-	-
Zinc	ug/g dry	340	54	21	ND (10)	51
BTEX						
Benzene	ug/g dry	0.21	ND (0.0068)	ND (0.0068)	ND (0.0068)	-
Ethylbenzene	ug/g dry	2.0	ND (0.018)	ND (0.018)	ND (0.018)	-
Toluene	ug/g dry	2.3	ND (0.08)	ND (0.08)	ND (0.08)	-
m/p-Xylene	ug/g dry	3.1	ND (0.05)	ND (0.05)	ND (0.05)	-
o-Xylene	ug/g dry	3.1	ND (0.05)	ND (0.05)	ND (0.05)	-
Xylenes, total	ug/g dry	3.1	ND (0.05)	ND (0.05)	ND (0.05)	-
PHCs						
F1 PHCs (C6-C10)	ug/g dry	55	ND (10)	ND (10)	ND (10)	-
F2 PHCs (C10-C16)	ug/g dry	98	ND (2)	ND (2)	ND (2)	-
F3 PHCs (C16-C34)	ug/g dry	300	21	ND (20)	ND (20)	-
F4 PHCs (C34-C50)	ug/g dry	2800	35	ND (20)	ND (20)	-
PAHs						
Acenaphthene	ug/g dry	7.9	ND (0.10)	ND (0.10)	ND (0.10)	-
Acenaphthylene	ug/g dry	0.15	ND (0.10)	ND (0.10)	ND (0.10)	-
Anthracene	ug/g dry	0.67	0.11	ND (0.10)	ND (0.10)	-
Benzo[a]anthracene	ug/g dry	0.5	0.25	ND (0.10)	ND (0.10)	-
Benzo[a]pyrene	ug/g dry	0.3	0.25	ND (0.10)	ND (0.10)	-
Benzo[b]fluoranthene	ug/g dry	0.78	0.19	ND (0.10)	ND (0.10)	-
Benzo[g,h,i]perylene	ug/g dry	6.6	0.15	ND (0.10)	ND (0.10)	-
Benzo[k]fluoranthene	ug/g dry	0.78	0.11	ND (0.10)	ND (0.10)	-
Chrysene	ug/g dry	7.0	0.25	ND (0.10)	ND (0.10)	-
Dibenzo[a,h]anthracene	ug/g dry	0.1	ND (0.10)	ND (0.10)	ND (0.10)	-
Fluoranthene	ug/g dry	0.69	0.69	ND (0.10)	ND (0.10)	-
Fluorene	ug/g dry	62	ND (0.10)	ND (0.10)	ND (0.10)	-
Indeno [1,2,3-cd] pyrene	ug/g dry	0.38	0.18	ND (0.10)	ND (0.10)	-
1-Methylnaphthalene	ug/g dry	0.99	ND (0.10)	ND (0.10)	ND (0.10)	-
2-Methylnaphthalene	ug/g dry	0.99	ND (0.10)	ND (0.10)	ND (0.10)	-
Methylnaphthalene (1&2)	ug/g dry	0.99	ND (0.10)	ND (0.10)	ND (0.10)	-
Naphthalene	ug/g dry	0.6	ND (0.10)	ND (0.10)	ND (0.10)	-
Phenanthrene	ug/g dry	6.2	0.63	ND (0.10)	ND (0.10)	-
Pyrene	ug/g dry	78	0.53	ND (0.10)	ND (0.10)	-

2.00 Result exceeds Reg 153/04 - Table 7 Residential, coarse Standards
 ND (0.2) MDL exceeds Reg 153/04 - Table 7 Residential, coarse Standards
 ND (0.2) No concentrations identified above the MDL
 N/A Parameter not analysed
 NV No value given for indicated parameter

Table 2A: Maximum Concentrations Soil

Parameter	Sample ID / Depth (m)	Units	Reg 153/04 - Table 7 Residential, coarse Standards	Concentration
Arsenic	11-03-BH3-SS1 6844494 - 0.1 - 0.9	ug/g dry	18	1.6
Barium	11-03-BH3-SS1 6844494 - 0.1 - 0.9	ug/g dry	390	333
Chromium	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	160	37
Cobalt	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	22	10
Copper	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	140	25
Lead	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	120	11
Nickel	11-03-DUP 6844497 - 0.1 - 0.9	ug/g dry	100	26
Zinc	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	340	54
F3 PHCs (C16-C34)	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	300	21
F4 PHCs (C34-C50)	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	2800	35
Anthracene	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	0.67	0.11
Benzo[a]anthracene	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	0.5	0.25
Benzo[a]pyrene	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	0.3	0.25
Benzo[b]fluoranthene	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	0.78	0.19
Benzo[g,h,i]perylene	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	6.6	0.15
Benzo[k]fluoranthene	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	0.78	0.11
Chrysene	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	7.0	0.25
Fluoranthene	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	0.69	0.69
Indeno [1,2,3-cd] pyrene	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	0.38	0.18
Phenanthrene	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	6.2	0.63
Pyrene	11-03-BH1-SS1 6844491 - 0.1 - 0.9	ug/g dry	78	0.53
All remaining parameters analysed were reported non-detect in all samples.				

Table 3: QA/QC Calculations Relative Percent Difference

Parameter	MDL	11-03-BH1-SS1 6844491	11-03-DUP 6844497	RPD (%)	QA/QC Result
Barium	10.0	134.0	151.0	11.9%	Within the acceptable range
Chromium	10.0	37.0	36.0	2.7%	Within the acceptable range
Cobalt	10.0	10	10	0.0%	Within the acceptable range
Copper	10.0	25.0	25.0	0.0%	Within the acceptable range
Lead	10.0	11	ND (10)	9.5%	Within the acceptable range
Nickel	10.0	25	26	3.9%	Within the acceptable range
Zinc	10	54	51	5.7%	Within the acceptable range

CERTIFICAT D'ANALYSES OFFICIEL : M2498681-V1
DEMANDE D'ANALYSE :241329
Date d'émission du certificat : 2025-03-31

LE GROUPE ORTAM
 1200, Rue de Louvain Ouest
 Mont-Royal, Québec
 H4N 1G5
 Attention : Tony Novembre

Date de réception : 2025-03-13
 Nom et no projet : 18565
 Nom du préleveur : Tarek
 Bon de commande :

Analyses	Quantité	Méthode de référence	Méthode interne
Humidité / siccité	4	MA. 100 - S.T. 1.1	ILCE-030
Balayage de métaux par ICPMS	4	MA. 200 - Mét 1.2	ILCE-069
Hydrocarbures Aromatiques Polycycliques (HAP)	3	MA. 400 - HAP 1.1	ILCE-061
Hydrocarbures pétroliers F1 à F4	3	Externe	---
Broyage	1	Externe	Externe

Notes :

- Ce certificat d'analyse est la seule référence valide et les résultats présentés ont préséance en cas de différence avec tous autres documents transmis .
- Tous les résultats d'analyses provenant de matrice solide sont calculés sur une base sèche , à moins d'avis contraire.
- Les critères présentés sur ce certificat, le cas échéant, ainsi que la comparaison des résultats d'analyses à ceux-ci est à titre indicatif seulement. De plus, les critères ABC se réfèrent aux critères du secteur Basses-Terres du Saint-Laurent, à moins d'avis contraire.
- Groupe EnvironeX détient toutes les accréditations requises pour l'analyse des paramètres présentés sur ce certificat, à moins d'avis contraire.

Légende :

LR : Limite rapportée

PNA : Paramètre non accrédité

¹ Analyse réalisée par EnvironeX Québec

MR : Matériaux de référence

TNI : Colonies trop nombreuses pour être identifiées

² Analyse réalisée par EnvironeX Longueuil

N/A : Non applicable

TNC : Colonies trop nombreuses pour être comptées

³ Résultats en annexe

Méthode Interne : CHM ou MBO (méthodes QC) ; ILCE ou ILME (méthodes LG)

* Analyse réalisée en sous-traitance externe

CERTIFICAT D'ANALYSES OFFICIEL - RÉSULTATS

		No d'échantillon EnvironeX :				6844491	6844493	6844494	6844497																																																																			
		Nature :				Sol	Sol	Sol	Sol																																																																			
		Date de prélèvement :				2025-03-11	2025-03-11	2025-03-11	2025-03-11																																																																			
		Identification de l'échantillon client :				11-03-BH1-S S1	11-03-BH2-S S1	11-03-BH3-S S1	11-03-DUP																																																																			
Paramètre	Unité	Critère																																																																										
		A	B	C	RESC																																																																							
Métaux																																																																												
Argent (Ag)	mg/Kg	2	20	40	200	<0.5	<0.5	<0.5	<0.5																																																																			
Arsenic (As)	mg/Kg	6	30	50	250	<1.5	<1.5	1.6	<1.5																																																																			
Baryum (Ba)	mg/Kg	340	500	2000	10000	134	49	333	151																																																																			
Cadmium (Cd)	mg/Kg	1.5	5	20	100	<0.9	<0.9	<0.9	<0.9																																																																			
Chrome (Cr)	mg/Kg	100	250	800	4000	37	10	<10	36																																																																			
Cobalt (Co)	mg/Kg	25	50	300	1500	10	<10	<10	10																																																																			
Cuivre (Cu)	mg/Kg	50	100	500	2500	25	12	<10	25																																																																			
Étain (Sn)	mg/Kg	5	50	300	1500	<5.0	<5.0	<5.0	<5.0																																																																			
Manganèse (Mn)	mg/Kg	1000	1000	2200	11000	328	136	298	374																																																																			
Molybdène (Mo)	mg/Kg	2	10	40	200	<1.5	<1.5	<1.5	<1.5																																																																			
Nickel (Ni)	mg/Kg	50	100	500	2500	25	<10	<10	26																																																																			
Plomb (Pb)	mg/Kg	50	500	1000	5000	11	<10	<10	<10																																																																			
Zinc (Zn)	mg/Kg	140	500	1500	7500	54	21	<10	51																																																																			
<table border="1"> <thead> <tr> <th colspan="2"></th> <th colspan="4">No d'échantillon EnvironeX :</th> <th>6844494</th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <th colspan="2"></th> <th colspan="4">Nature :</th> <td>Sol</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <th colspan="2"></th> <th colspan="4">Date de prélèvement :</th> <td>2025-03-11</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <th colspan="2"></th> <th colspan="4">Identification de l'échantillon client :</th> <td>11-03-BH3-S S1</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <th>Paramètre</th> <th>Unité</th> <th colspan="4"></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Broyage (PNA)</td> <td>-</td> <td colspan="4"></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>													No d'échantillon EnvironeX :				6844494							Nature :				Sol							Date de prélèvement :				2025-03-11							Identification de l'échantillon client :				11-03-BH3-S S1					Paramètre	Unité										Broyage (PNA)	-					-				
		No d'échantillon EnvironeX :				6844494																																																																						
		Nature :				Sol																																																																						
		Date de prélèvement :				2025-03-11																																																																						
		Identification de l'échantillon client :				11-03-BH3-S S1																																																																						
Paramètre	Unité																																																																											
Broyage (PNA)	-					-																																																																						
<table border="1"> <thead> <tr> <th colspan="2"></th> <th colspan="4">No d'échantillon EnvironeX :</th> <th>6844491</th> <th>6844493</th> <th>6844494</th> <th>6844497</th> <th></th> </tr> <tr> <th colspan="2"></th> <th colspan="4">Nature :</th> <td>Sol</td> <td>Sol</td> <td>Sol</td> <td>Sol</td> <td></td> </tr> <tr> <th colspan="2"></th> <th colspan="4">Date de prélèvement :</th> <td>2025-03-11</td> <td>2025-03-11</td> <td>2025-03-11</td> <td>2025-03-11</td> <td></td> </tr> <tr> <th colspan="2"></th> <th colspan="4">Identification de l'échantillon client :</th> <td>11-03-BH1-S S1</td> <td>11-03-BH2-S S1</td> <td>11-03-BH3-S S1</td> <td>11-03-DUP</td> <td></td> </tr> <tr> <th>Paramètre</th> <th>Unité</th> <th colspan="4"></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Pourcentage d'humidité</td> <td>%</td> <td colspan="4"></td> <td>19.1</td> <td>8.0</td> <td>1.9</td> <td>21.7</td> <td></td> </tr> </tbody> </table>													No d'échantillon EnvironeX :				6844491	6844493	6844494	6844497				Nature :				Sol	Sol	Sol	Sol				Date de prélèvement :				2025-03-11	2025-03-11	2025-03-11	2025-03-11				Identification de l'échantillon client :				11-03-BH1-S S1	11-03-BH2-S S1	11-03-BH3-S S1	11-03-DUP		Paramètre	Unité										Pourcentage d'humidité	%					19.1	8.0	1.9	21.7	
		No d'échantillon EnvironeX :				6844491	6844493	6844494	6844497																																																																			
		Nature :				Sol	Sol	Sol	Sol																																																																			
		Date de prélèvement :				2025-03-11	2025-03-11	2025-03-11	2025-03-11																																																																			
		Identification de l'échantillon client :				11-03-BH1-S S1	11-03-BH2-S S1	11-03-BH3-S S1	11-03-DUP																																																																			
Paramètre	Unité																																																																											
Pourcentage d'humidité	%					19.1	8.0	1.9	21.7																																																																			

CERTIFICAT D'ANALYSES OFFICIEL - RÉSULTATS

		No d'échantillon Environex :				6844491	6844493	6844494	
		Nature :				Sol	Sol	Sol	
		Date de prélèvement :				2025-03-11	2025-03-11	2025-03-11	
		Identification de l'échantillon client :				11-03-BH1-S S1	11-03-BH2-S S1	11-03-BH3-S S1	
Paramètre	Unité	Critère							
		A	B	C	RESC				
HAP									
Acénaphène	mg/Kg	0.1	10	100	100	<0.10	<0.10	<0.10	
Acénaphthylène	mg/Kg	0.1	10	100	100	<0.10	<0.10	<0.10	
Anthracène	mg/Kg	0.1	10	100	100	0.11	<0.10	<0.10	
Benzo (a) anthracène	mg/Kg	0.1	1	10	34	0.25	<0.10	<0.10	
Benzo (a) pyrène	mg/Kg	0.1	1	10	34	0.26	<0.10	<0.10	
benzo (b) fluoranthène	mg/Kg	0.1	1	10	-	0.19	<0.10	<0.10	
benzo(j)fluoranthène	mg/Kg	0.1	1	10	-	0.11	<0.10	<0.10	
Benzo (k) fluoranthène	mg/Kg	0.1	1	10	-	0.11	<0.10	<0.10	
Benzo (bjk) fluoranthène (Somme)	mg/Kg	-	-	-	136	0.41	<0.10	<0.10	
Benzo (c) phénanthrène	mg/Kg	0.1	1	10	56	<0.10	<0.10	<0.10	
Benzo (g,h,i) pérylène	mg/Kg	0.1	1	10	18	0.15	<0.10	<0.10	
Chloro-2-naphtalène (PNA)	mg/Kg	-	-	-	56	<0.10	<0.10	<0.10	
Chrysène	mg/Kg	0.1	1	10	34	0.25	<0.10	<0.10	
Dibenzo (a,h) anthracène	mg/Kg	0.1	1	10	82	<0.10	<0.10	<0.10	
Dibenzo (a,h) pyrène	mg/Kg	0.1	1	10	34	<0.10	<0.10	<0.10	
Dibenzo (a,i) pyrène	mg/Kg	0.1	1	10	34	<0.10	<0.10	<0.10	
Dibenzo (a,l) pyrène	mg/Kg	0.1	1	10	34	<0.10	<0.10	<0.10	
Diméthyl-1,3 naphtalène	mg/Kg	0.1	1	10	56	<0.10	<0.10	<0.10	
Diméthyl-7,12 benzo (a) anthracène	mg/Kg	0.1	1	10	34	<0.10	<0.10	<0.10	
Fluoranthène	mg/Kg	0.1	10	100	100	0.69	<0.10	<0.10	
Fluorène	mg/Kg	0.1	10	100	100	<0.10	<0.10	<0.10	
Indéno (1,2,3-cd) pyrène	mg/Kg	0.1	1	10	34	0.18	<0.10	<0.10	
Méthyl-1 naphtalène	mg/Kg	0.1	1	10	56	<0.10	<0.10	<0.10	
Méthyl-2 naphtalène	mg/Kg	0.1	1	10	56	<0.10	<0.10	<0.10	
Méthyl-3 cholanthrène	mg/Kg	0.1	1	10	150	<0.10	<0.10	<0.10	
Naphtalène	mg/Kg	0.1	5	50	56	<0.10	<0.10	<0.10	
Phénanthrène	mg/Kg	0.1	5	50	56	0.63	<0.10	<0.10	
Pyrène	mg/Kg	0.1	10	100	100	0.53	<0.10	<0.10	
Triméthyl-2,3,5 naphtalène	mg/Kg	0.1	1	10	56	<0.10	<0.10	<0.10	
% de récupération des étalons analogues									
d10-acénaphène	%	-	-	-	-	87	87	81	
d10-phénanthrène	%	-	-	-	-	81	80	81	
D14-Dibenzo (a,h) anthracène	%	-	-	-	-	82	83	87	

		No d'échantillon Environex :				6844491	6844493	6844494	
		Nature :				Sol	Sol	Sol	
		Date de prélèvement :				2025-03-11	2025-03-11	2025-03-11	
		Identification de l'échantillon client :				11-03-BH1-S S1	11-03-BH2-S S1	11-03-BH3-S S1	
Paramètre	Unité								
* CCME F1	-	Annexe				Annexe	Annexe	Annexe	
* CCME F2-F4	-	Annexe				Annexe	Annexe	Annexe	

* Cette analyse a été effectuée en sous-traitance.

Échantillons	Commentaires
6844491, 6844493	HAP : Le matériau de référence 7,12-Diméthylbenzo(a)anthracène est hors critères d'acceptabilité, mais aucun impact sur les résultats.




 Leila Gholami, Chimiste, Site Longueuil




 Mihaela Rosca, Chimiste, Site Longueuil




 France Luneau, Chimiste, Site Longueuil

CERTIFICAT D'ANALYSES OFFICIEL - CONTRÔLE QUALITÉ

Paramètre	Unité	Blanc	LR	MR obtenu %	MR écart acceptable %	Date d'analyse
Métaux	-					
Argent (Ag)	mg/Kg	<0.50	0.5	106%	80 - 120%	3/18/2025
Arsenic (As)	mg/Kg	<1.50	1.5	102%	80 - 120%	3/18/2025
Baryum (Ba)	mg/Kg	<10.0	10	103%	80 - 120%	3/18/2025
Cadmium (Cd)	mg/Kg	<0.90	0.9	107%	80 - 120%	3/18/2025
Chrome (Cr)	mg/Kg	<10.0	10	92.8%	80 - 120%	3/18/2025
Cobalt (Co)	mg/Kg	<10.0	10	91.6%	80 - 120%	3/18/2025
Cuivre (Cu)	mg/Kg	<10.0	10	99.6%	80 - 120%	3/18/2025
Étain (Sn)	mg/Kg	<5.00	5	118%	80 - 120%	3/18/2025
Manganèse (Mn)	mg/Kg	<10.0	10	92.8%	80 - 120%	3/18/2025
Molybdène (Mo)	mg/Kg	<1.50	1.5	114%	80 - 120%	3/18/2025
Nickel (Ni)	mg/Kg	<10.0	10	95.2%	80 - 120%	3/18/2025
Plomb (Pb)	mg/Kg	<10.0	10	105%	80 - 120%	3/18/2025
Zinc (Zn)	mg/Kg	<10.0	10	99.2%	80 - 120%	3/18/2025
Échantillons EnvironeX associés : 6844491, 6844493						
Métaux	-					
Argent (Ag)	mg/Kg	<0.50	0.5	106%	80 - 120%	3/19/2025
Arsenic (As)	mg/Kg	<1.50	1.5	98.9%	80 - 120%	3/19/2025
Baryum (Ba)	mg/Kg	<10.0	10	105%	80 - 120%	3/19/2025
Cadmium (Cd)	mg/Kg	<0.90	0.9	107%	80 - 120%	3/19/2025
Chrome (Cr)	mg/Kg	<10.0	10	90.0%	80 - 120%	3/19/2025
Cobalt (Co)	mg/Kg	<10.0	10	87.4%	80 - 120%	3/19/2025
Cuivre (Cu)	mg/Kg	<10.0	10	95.6%	80 - 120%	3/19/2025
Étain (Sn)	mg/Kg	<5.00	5	117%	80 - 120%	3/19/2025
Manganèse (Mn)	mg/Kg	<10.0	10	90.2%	80 - 120%	3/19/2025
Molybdène (Mo)	mg/Kg	<1.50	1.5	115%	80 - 120%	3/19/2025
Nickel (Ni)	mg/Kg	<10.0	10	95.2%	80 - 120%	3/19/2025
Plomb (Pb)	mg/Kg	<10.0	10	101%	80 - 120%	3/19/2025
Zinc (Zn)	mg/Kg	<10.0	10	98.0%	80 - 120%	3/19/2025
Échantillons EnvironeX associés : 6844494, 6844497						

CERTIFICAT D'ANALYSES OFFICIEL - CONTRÔLE QUALITÉ

Paramètre	Unité	Blanc	LR	MR obtenu %	MR écart acceptable %	Date d'analyse
HAP	-					
Acénaphène	mg/Kg	<0.10	0.1	86.7%	60 - 140%	3/19/2025
Acénaphthylène	mg/Kg	<0.10	0.1	82.1%	60 - 140%	3/19/2025
Anthracène	mg/Kg	<0.10	0.1	79.8%	60 - 140%	3/19/2025
Benzo (a) anthracène	mg/Kg	<0.10	0.1	86.4%	60 - 140%	3/19/2025
Benzo (a) pyrène	mg/Kg	<0.10	0.1	81.7%	60 - 140%	3/19/2025
benzo (b) fluoranthène	mg/Kg	<0.10	0.1	77.6%	60 - 140%	3/19/2025
benzo(j)fluoranthène	mg/Kg	<0.10	0.1	83.3%	60 - 140%	3/19/2025
Benzo (k) fluoranthène	mg/Kg	<0.10	0.1	77.3%	60 - 140%	3/19/2025
Benzo (c) phénanthrène	mg/Kg	<0.10	0.1	88.0%	60 - 140%	3/19/2025
Benzo (g,h,i) pérylène	mg/Kg	<0.10	0.1	77.0%	60 - 140%	3/19/2025
Chloro-2-naphtalène (PNA)	mg/Kg	<0.10	0.1	89.9%	60 - 140%	3/19/2025
Chrysène	mg/Kg	<0.10	0.1	87.4%	60 - 140%	3/19/2025
Dibenzo (a,h) anthracène	mg/Kg	<0.10	0.1	82.4%	60 - 140%	3/19/2025
Dibenzo (a,h) pyrène	mg/Kg	<0.10	0.1	98.6%	60 - 140%	3/19/2025
Dibenzo (a,i) pyrène	mg/Kg	<0.10	0.1	91.3%	60 - 140%	3/19/2025
Dibenzo (a,l) pyrène	mg/Kg	<0.10	0.1	87.5%	60 - 140%	3/19/2025
Diméthyl-1,3 naphtalène	mg/Kg	<0.10	0.1	82.3%	60 - 140%	3/19/2025
Diméthyl-7,12 benzo (a) anthracène	mg/Kg	<0.10	0.1	45.3%	60 - 140%	3/19/2025
Fluoranthène	mg/Kg	<0.10	0.1	82.6%	60 - 140%	3/19/2025
Fluorène	mg/Kg	<0.10	0.1	87.3%	60 - 140%	3/19/2025
Indéno (1,2,3-cd) pyrène	mg/Kg	<0.10	0.1	85.0%	60 - 140%	3/19/2025
Méthyl-1 naphtalène	mg/Kg	<0.10	0.1	85.5%	60 - 140%	3/19/2025
Méthyl-2 naphtalène	mg/Kg	<0.10	0.1	85.5%	60 - 140%	3/19/2025
Méthyl-3 cholanthrène	mg/Kg	<0.10	0.1	81.8%	60 - 140%	3/19/2025
Naphtalène	mg/Kg	<0.10	0.1	82.1%	60 - 140%	3/19/2025
Phénanthrène	mg/Kg	<0.10	0.1	78.3%	60 - 140%	3/19/2025
Pyrène	mg/Kg	<0.10	0.1	83.4%	60 - 140%	3/19/2025
Triméthyl-2,3,5 naphtalène	mg/Kg	<0.10	0.1	91.2%	60 - 140%	3/19/2025
<i>% de récupération des étalons analogues</i>	-	-		-		3/19/2025
<i>d10-acénaphène</i>	%	101		88%	60 - 130%	3/19/2025
<i>d10-phénanthrène</i>	%	97		82%	60 - 130%	3/19/2025
<i>D14-Dibenzo (a,h) anthracène</i>	%	98		85%		3/19/2025

 Échantillons EnvironeX associés : **6844491, 6844493**

CERTIFICAT D'ANALYSES OFFICIEL - CONTRÔLE QUALITÉ

Paramètre	Unité	Blanc	LR	MR obtenu %	MR écart acceptable %	Date d'analyse
HAP	-					
Acénaphène	mg/Kg	<0.10	0.1	91.6%	60 - 140%	3/19/2025
Acénaphthylène	mg/Kg	<0.10	0.1	88.2%	60 - 140%	3/19/2025
Anthracène	mg/Kg	<0.10	0.1	77.1%	60 - 140%	3/19/2025
Benzo (a) anthracène	mg/Kg	<0.10	0.1	80.0%	60 - 140%	3/19/2025
Benzo (a) pyrène	mg/Kg	<0.10	0.1	81.0%	60 - 140%	3/19/2025
benzo (b) fluoranthène	mg/Kg	<0.10	0.1	76.0%	60 - 140%	3/19/2025
benzo(j)fluoranthène	mg/Kg	<0.10	0.1	79.9%	60 - 140%	3/19/2025
Benzo (k) fluoranthène	mg/Kg	<0.10	0.1	75.1%	60 - 140%	3/19/2025
Benzo (c) phénanthrène	mg/Kg	<0.10	0.1	82.5%	60 - 140%	3/19/2025
Benzo (g,h,i) pérylène	mg/Kg	<0.10	0.1	76.6%	60 - 140%	3/19/2025
Chloro-2-naphtalène (PNA)	mg/Kg	<0.10	0.1	90.5%	60 - 140%	3/19/2025
Chrysène	mg/Kg	<0.10	0.1	79.8%	60 - 140%	3/19/2025
Dibenzo (a,h) anthracène	mg/Kg	<0.10	0.1	81.5%	60 - 140%	3/19/2025
Dibenzo (a,h) pyrène	mg/Kg	<0.10	0.1	95.2%	60 - 140%	3/19/2025
Dibenzo (a,i) pyrène	mg/Kg	<0.10	0.1	97.2%	60 - 140%	3/19/2025
Dibenzo (a,l) pyrène	mg/Kg	<0.10	0.1	83.5%	60 - 140%	3/19/2025
Diméthyl-1,3 naphtalène	mg/Kg	<0.10	0.1	87.3%	60 - 140%	3/19/2025
Diméthyl-7,12 benzo (a) anthracène	mg/Kg	<0.10	0.1	61.8%	60 - 140%	3/19/2025
Fluoranthène	mg/Kg	<0.10	0.1	79.8%	60 - 140%	3/19/2025
Fluorène	mg/Kg	<0.10	0.1	99.4%	60 - 140%	3/19/2025
Indéno (1,2,3-cd) pyrène	mg/Kg	<0.10	0.1	84.6%	60 - 140%	3/19/2025
Méthyl-1 naphtalène	mg/Kg	<0.10	0.1	75.4%	60 - 140%	3/19/2025
Méthyl-2 naphtalène	mg/Kg	<0.10	0.1	81.1%	60 - 140%	3/19/2025
Méthyl-3 cholanthrène	mg/Kg	<0.10	0.1	85.1%	60 - 140%	3/19/2025
Naphtalène	mg/Kg	<0.10	0.1	69.7%	60 - 140%	3/19/2025
Phénanthrène	mg/Kg	<0.10	0.1	74.9%	60 - 140%	3/19/2025
Pyrène	mg/Kg	<0.10	0.1	78.8%	60 - 140%	3/19/2025
Triméthyl-2,3,5 naphtalène	mg/Kg	<0.10	0.1	81.1%	60 - 140%	3/19/2025
<i>% de récupération des étalons analogues</i>	-	-		-		3/19/2025
<i>d10-acénaphène</i>	%	82		86%	60 - 130%	3/19/2025
<i>d10-phénanthrène</i>	%	95		83%	60 - 130%	3/19/2025
<i>D14-Dibenzo (a,h) anthracène</i>	%	93		92%		3/19/2025
Échantillons EnvironeX associés : 6844494						

OFFICIAL CERTIFICATE OF ANALYSIS : 4269807

WORK REQUEST : 100343959

Report Date : 2025-03-24

EnvironeX
 2325, boul. Fernand-Lafontaine
 Longueuil, QC
 J4N 1N7
 Attention : Sample Reception

Reception Date : 2025-03-20
 Project : ENVIRONEX
 Sampler : NA
 PO Number : Not Applicable
 Temperature : 9 °C

Analysis	Quantity	External Method
BTEX (Soil, GC/MS)	1	Modified from EPA 8260
Moisture (Soil, Gravimetric)	1	Modified from ASTM D2216
PHC F1-BTEX (Soil, Calculation)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
PHCs F1 (Soil, GC-FID)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
PHCs F2-F4 (Soil, GC-FID)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method

Sample status upon receipt :

8450673

Compliant

Notes :

- All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise stated.
- Eurofins Environment Testing Canada Inc. is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at <https://directory.cala.ca/>
- Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline or regulatory limits listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official guideline or regulation as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Legend :		
RL : Reporting limit	N/A : Not applicable	* : Analysis conducted by external subcontracting
QC : Reference material (QC)	1 : Results in annex	^ : Analysis not accredited

OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : Environex
Project : ENVIRONEX

Reception Date: 2025-03-20

Eurofins Sample No :		8450673					
Matrix :		Soil					
Sampling Date :		2025-03-11					
Client Sample Identification :		6844491					
Petroleum Hydrocarbons	RL	Unit					
F1 minus BTEX	10	ug/g	<10				
F1 (C6 to C10)	10	ug/g	<10				
PHCs F2-F4 (Soil, GC-FID)							
F2 (C10 to C16)	2	ug/g	<2				
F3 (C16 to C34)	20	ug/g	21				
F4 (C34 to C50)	20	ug/g	35				
5-alpha-Androstane (surrogate)	1	%	82				

Eurofins Sample No :		8450673					
Matrix :		Soil					
Sampling Date :		2025-03-11					
Client Sample Identification :		6844491					
Sample Preparation	RL	Unit					
Moisture	0.1	%	16.9				

Eurofins Sample No :		8450673					
Matrix :		Soil					
Sampling Date :		2025-03-11					
Client Sample Identification :		6844491					
Volatile Organic Compounds	RL	Unit					
BTEX (Soil, GC/MS)							
Benzene	0.0068	ug/g	<0.0068				
Ethylbenzene	0.018	ug/g	<0.018				
m/p-Xylene	0.05	ug/g	<0.05				
o-Xylene	0.05	ug/g	<0.05				
Toluene	0.08	ug/g	<0.08				
Xylene (Total)	0.05	ug/g	<0.05				
Toluene-d8 (surrogate)	0	%	110				

Approved by :



Patrick Jacques,
Ottawa, Environmental Chemist,

OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : Environex
Project : ENVIRONEX

Reception Date: 2025-03-20

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
BTEX (Soil, GC/MS)									
<i>Method : Volatile Organic Compounds (Soil, GC/MS). Internal method: AMVOMSE8.</i>									
Benzene	ug/g	0.0068	<0.0068	120	70-130	120	70-130	-	0-30
Ethylbenzene	ug/g	0.018	<0.018	95	70-130	95	70-130	-	0-30
m/p-Xylene	ug/g	0.05	<0.05	100	70-130	100	70-130	-	0-30
o-Xylene	ug/g	0.05	<0.05	90	70-130	90	70-130	-	0-30
Toluene	ug/g	0.08	<0.08	97	70-130	97	70-130	-	0-30
Xylene (Total)	ug/g	0.05	<0.05				-		-
Associated Samples : 8450673								Prep Date: 2025-03-21 Analysis Date: 2025-03-21	
PHCs F1 (Soil, GC-FID)									
<i>Method : Petroleum Hydrocarbons (Soil, GC-FID). Internal method: OTT-O-PHC-WI45386.</i>									
F1 (C6 to C10)	ug/g	10	<10	98	70-130	88	70-130	-	0-30
Associated Samples : 8450673								Prep Date: 2025-03-21 Analysis Date: 2025-03-21	
PHCs F2-F4 (Soil, GC-FID)									
<i>Method : Petroleum Hydrocarbons (Soil, GC-FID). Internal method: OTT-O-PHC-WI45386.</i>									
F2 (C10 to C16)	ug/g	2	<2	86	80-120	-	60-140	-	0-30
F3 (C16 to C34)	ug/g	20	<20	86	80-120	65	60-140	-	0-30
F4 (C34 to C50)	ug/g	20	<20	86	80-120	-	60-140	-	0-30
Associated Samples : 8450673								Prep Date: 2025-03-24 Analysis Date: 2025-03-24	

Where RPD % is reported as "-" the calculation is not available because one or both of the duplicates is within 5 times the RL.

Notes:

- The laboratory method complies with CCME Tier 1 reference method for PHC in soil. It is validated for laboratory use.
- Where the F1 fraction (C6 to C10) and BTEX are both measured, F1-BTEX is reported.
- Where the F2 fraction (C10 to C16) and naphthalene are both measured, F2-naphthalene is reported.
- Where the F3 fraction (C16 to C34) and PAHs* are both measured, F3-PAH is reported.
- F4G is analyzed if the chromatogram does not descend to baseline before C50. Where F4 (C34 to C50) and F4G are both reported, the higher result is compared to the standard.
- Unless otherwise stated in the sample comments, the following criteria have been met where applicable:
 - nC6 and nC10 response factors within 30% of response factor for toluene;
 - nC10, nC16, and nC34 response factors within 10% of each other;
 - C50 response factors within 70% of nC10 + nC16 + nC34 average; and,
 - Linearity is within 15%.
- Unless otherwise stated in the sample comments, sampling requirements and analytical holding times have been met.
- Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
- *PAHs = phenanthrene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-c,d)pyrene and pyrene.
- Where F4G-sg is reported, the F4G extract has been cleaned with silica gel.

OFFICIAL CERTIFICATE OF ANALYSIS : 4269806

WORK REQUEST : 100343959

Report Date : 2025-03-24

EnvironeX
 2325, boul. Fernand-Lafontaine
 Longueuil, QC
 J4N 1N7
 Attention : Sample Reception

Reception Date : 2025-03-20
 Project : ENVIRONEX
 Sampler : NA
 PO Number : Not Applicable
 Temperature : 9 °C

Analysis	Quantity	External Method
BTEX (Soil, GC/MS)	1	Modified from EPA 8260
Moisture (Soil, Gravimetric)	1	Modified from ASTM D2216
PHC F1-BTEX (Soil, Calculation)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
PHCs F1 (Soil, GC-FID)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
PHCs F2-F4 (Soil, GC-FID)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method

Sample status upon receipt :

8450671

Compliant

Notes :

- All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise stated.
- Eurofins Environment Testing Canada Inc. is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at <https://directory.cala.ca/>
- Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline or regulatory limits listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official guideline or regulation as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Legend :		
RL : Reporting limit	N/A : Not applicable	* : Analysis conducted by external subcontracting
QC : Reference material (QC)	1 : Results in annex	^ : Analysis not accredited

OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : Environex
Project : ENVIRONEX

Reception Date: 2025-03-20

Eurofins Sample No :		8450671					
Matrix :		Soil					
Sampling Date :		2025-03-11					
Client Sample Identification :		6844493					
Petroleum Hydrocarbons	RL	Unit					
F1 minus BTEX	10	ug/g	<10				
F1 (C6 to C10)	10	ug/g	<10				
PHCs F2-F4 (Soil, GC-FID)							
F2 (C10 to C16)	2	ug/g	<2				
F3 (C16 to C34)	20	ug/g	<20				
F4 (C34 to C50)	20	ug/g	<20				
5-alpha-Androstane (surrogate)	1	%	71				

Eurofins Sample No :		8450671					
Matrix :		Soil					
Sampling Date :		2025-03-11					
Client Sample Identification :		6844493					
Sample Preparation	RL	Unit					
Moisture	0.1	%	7.2				

Eurofins Sample No :		8450671					
Matrix :		Soil					
Sampling Date :		2025-03-11					
Client Sample Identification :		6844493					
Volatile Organic Compounds	RL	Unit					
BTEX (Soil, GC/MS)							
Benzene	0.0068	ug/g	<0.0068				
Ethylbenzene	0.018	ug/g	<0.018				
m/p-Xylene	0.05	ug/g	<0.05				
o-Xylene	0.05	ug/g	<0.05				
Toluene	0.08	ug/g	<0.08				
Xylene (Total)	0.05	ug/g	<0.05				
Toluene-d8 (surrogate)	0	%	119				

Approved by :



Patrick Jacques,
Ottawa, Environmental Chemist,

OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : Environex
Project : ENVIRONEX

Reception Date: 2025-03-20

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
BTEX (Soil, GC/MS)									
<i>Method : Volatile Organic Compounds (Soil, GC/MS). Internal method: AMVOMSE8.</i>									
Benzene	ug/g	0.0068	<0.0068	120	70-130	120	70-130	-	0-30
Ethylbenzene	ug/g	0.018	<0.018	95	70-130	95	70-130	-	0-30
m/p-Xylene	ug/g	0.05	<0.05	100	70-130	100	70-130	-	0-30
o-Xylene	ug/g	0.05	<0.05	90	70-130	90	70-130	-	0-30
Toluene	ug/g	0.08	<0.08	97	70-130	97	70-130	-	0-30
Xylene (Total)	ug/g	0.05	<0.05				-		-
Associated Samples : 8450671								Prep Date: 2025-03-21 Analysis Date: 2025-03-21	
PHCs F1 (Soil, GC-FID)									
<i>Method : Petroleum Hydrocarbons (Soil, GC-FID). Internal method: OTT-O-PHC-WI45386.</i>									
F1 (C6 to C10)	ug/g	10	<10	98	70-130	88	70-130	-	0-30
Associated Samples : 8450671								Prep Date: 2025-03-21 Analysis Date: 2025-03-21	
PHCs F2-F4 (Soil, GC-FID)									
<i>Method : Petroleum Hydrocarbons (Soil, GC-FID). Internal method: OTT-O-PHC-WI45386.</i>									
F2 (C10 to C16)	ug/g	2	<2	86	80-120	-	60-140	-	0-30
F3 (C16 to C34)	ug/g	20	<20	86	80-120	65	60-140	-	0-30
F4 (C34 to C50)	ug/g	20	<20	86	80-120	-	60-140	-	0-30
Associated Samples : 8450671								Prep Date: 2025-03-24 Analysis Date: 2025-03-24	

Where RPD % is reported as "-" the calculation is not available because one or both of the duplicates is within 5 times the RL.

Notes:

- 1) The laboratory method complies with CCME Tier 1 reference method for PHC in soil. It is validated for laboratory use.
- 2) Where the F1 fraction (C6 to C10) and BTEX are both measured, F1-BTEX is reported.
- 3) Where the F2 fraction (C10 to C16) and naphthalene are both measured, F2-naphthalene is reported.
- 4) Where the F3 fraction (C16 to C34) and PAHs* are both measured, F3-PAH is reported.
- 5) F4G is analyzed if the chromatogram does not descend to baseline before C50. Where F4 (C34 to C50) and F4G are both reported, the higher result is compared to the standard.
- 6) Unless otherwise stated in the sample comments, the following criteria have been met where applicable:
 - nC6 and nC10 response factors within 30% of response factor for toluene;
 - nC10, nC16, and nC34 response factors within 10% of each other;
 - C50 response factors within 70% of nC10 + nC16 + nC34 average; and,
 - Linearity is within 15%.
- 7) Unless otherwise stated in the sample comments, sampling requirements and analytical holding times have been met.
- 8) Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
- 9) *PAHs = phenanthrene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-c,d)pyrene and pyrene.
- 10) Where F4G-sg is reported, the F4G extract has been cleaned with silica gel.

OFFICIAL CERTIFICATE OF ANALYSIS : 4274087

WORK REQUEST : 100344132

Report Date : 2025-03-28

EnvironeX
 2325, boul. Fernand-Lafontaine
 Longueuil, QC
 J4N 1N7
 Attention : Sample Reception

Reception Date : 2025-03-21
 Project : ENVIRONEX
 Sampler : NA
 PO Number : Not Applicable
 Temperature : 10 °C

Analysis	Quantity	External Method
BTEX (Soil, GC/MS)	1	Modified from EPA 8260
Moisture (Soil, Gravimetric)	1	Modified from ASTM D2216
PHC F1-BTEX (Soil, Calculation)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
PHCs F1 (Soil, GC-FID)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method
PHCs F2-F4 (Soil, GC-FID)	1	CCME Petroleum Hydrocarbons in Soil, Tier 1 Method

Sample status upon receipt :

8452427

Compliant

Notes :

- All analysis is completed at Eurofins Environment Testing Canada Inc. (Ottawa, Ontario) unless otherwise stated.
- Eurofins Environment Testing Canada Inc. is accredited by CALA, Canadian Association for Laboratory Accreditation to ISO/IEC 17025 for tests which appear on the scope of accreditation. The scope is available at <https://directory.cala.ca/>
- Please note: Field data, where presented on the report, has been provided by the client and is presented for informational purposes only. Guideline or regulatory limits listed on this report are provided for ease of use (informational purposes) only. Eurofins recommends consulting the official guideline or regulation as required. Unless otherwise stated, measurement uncertainty is not taken into account when determining guideline or regulatory exceedances.

Legend :		
RL : Reporting limit	N/A : Not applicable	* : Analysis conducted by external subcontracting
QC : Reference material (QC)	1 : Results in annex	^ : Analysis not accredited

OFFICIAL CERTIFICATE OF ANALYSIS - RESULTS

Client : Environex
Project : ENVIRONEX

Reception Date: 2025-03-21

Eurofins Sample No :		8452427					
Matrix :		Soil					
Sampling Date :		2025-03-11					
Client Sample Identification :		6844494					
Petroleum Hydrocarbons	RL	Unit					
F1 minus BTEX	10	ug/g	<10				
F1 (C6 to C10)	10	ug/g	<10				
PHCs F2-F4 (Soil, GC-FID)							
F2 (C10 to C16)	2	ug/g	<2				
F3 (C16 to C34)	20	ug/g	<20				
F4 (C34 to C50)	20	ug/g	<20				
5-alpha-Androstane (surrogate)	1	%	78				

Eurofins Sample No :		8452427					
Matrix :		Soil					
Sampling Date :		2025-03-11					
Client Sample Identification :		6844494					
Sample Preparation	RL	Unit					
Moisture	0.1	%	1.9				

Eurofins Sample No :		8452427					
Matrix :		Soil					
Sampling Date :		2025-03-11					
Client Sample Identification :		6844494					
Volatile Organic Compounds	RL	Unit					
BTEX (Soil, GC/MS)							
Benzene	0.0068	ug/g	<0.0068				
Ethylbenzene	0.018	ug/g	<0.018				
m/p-Xylene	0.05	ug/g	<0.05				
o-Xylene	0.05	ug/g	<0.05				
Toluene	0.08	ug/g	<0.08				
Xylene (Total)	0.05	ug/g	<0.05				
Toluene-d8 (surrogate)	0	%	92				

Approved by :



Patrick Jacques,
Ottawa, Environmental Chemist,

OFFICIAL CERTIFICATE OF ANALYSIS - QUALITY CONTROL

Client : Environex
Project : ENVIRONEX

Reception Date: 2025-03-21

Parameter	Unit	RL	Blank	QC		Matrix Spike		Duplicate	
				Recovery %	Range %	Recovery %	Range %	RPD %	Range %
BTEX (Soil, GC/MS)									
<i>Method : Volatile Organic Compounds (Soil, GC/MS). Internal method: AMVOMSE8.</i>									
Benzene	ug/g	0.0068	<0.0068	89	70-130	98	70-130	-	0-30
Ethylbenzene	ug/g	0.018	<0.018	75	70-130	87	70-130	-	0-30
m/p-Xylene	ug/g	0.05	<0.05	87	70-130	82	70-130	-	0-30
o-Xylene	ug/g	0.05	<0.05	76	70-130	80	70-130	-	0-30
Toluene	ug/g	0.08	<0.08	78	70-130	90	70-130	-	0-30
Xylene (Total)	ug/g	0.05	<0.05				-		-
Associated Samples : 8452427								Prep Date: 2025-03-25 Analysis Date: 2025-03-28	
PHCs F1 (Soil, GC-FID)									
<i>Method : Petroleum Hydrocarbons (Soil, GC-FID). Internal method: OTT-O-PHC-WI45386.</i>									
F1 (C6 to C10)	ug/g	10	<10	98	70-130	97	70-130	-	0-30
Associated Samples : 8452427								Prep Date: 2025-03-25 Analysis Date: 2025-03-28	
PHCs F2-F4 (Soil, GC-FID)									
<i>Method : Petroleum Hydrocarbons (Soil, GC-FID). Internal method: OTT-O-PHC-WI45386.</i>									
F2 (C10 to C16)	ug/g	2	<2	112	80-120	-	60-140	-	0-30
F3 (C16 to C34)	ug/g	20	<20	112	80-120	63	60-140	-	0-30
F4 (C34 to C50)	ug/g	20	<20	112	80-120	-	60-140	-	0-30
Associated Samples : 8452427								Prep Date: 2025-03-24 Analysis Date: 2025-03-28	

Where RPD % is reported as "-" the calculation is not available because one or both of the duplicates is within 5 times the RL.

Notes:

- 1) The laboratory method complies with CCME Tier 1 reference method for PHC in soil. It is validated for laboratory use.
- 2) Where the F1 fraction (C6 to C10) and BTEX are both measured, F1-BTEX is reported.
- 3) Where the F2 fraction (C10 to C16) and naphthalene are both measured, F2-naphthalene is reported.
- 4) Where the F3 fraction (C16 to C34) and PAHs* are both measured, F3-PAH is reported.
- 5) F4G is analyzed if the chromatogram does not descend to baseline before C50. Where F4 (C34 to C50) and F4G are both reported, the higher result is compared to the standard.
- 6) Unless otherwise stated in the sample comments, the following criteria have been met where applicable:
 - nC6 and nC10 response factors within 30% of response factor for toluene;
 - nC10, nC16, and nC34 response factors within 10% of each other;
 - C50 response factors within 70% of nC10 + nC16 + nC34 average; and,
 - Linearity is within 15%.
- 7) Unless otherwise stated in the sample comments, sampling requirements and analytical holding times have been met.
- 8) Gravimetric heavy hydrocarbons (F4G) cannot be added to the C6 and C50 hydrocarbons.
- 9) *PAHs = phenanthrene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, fluoranthene, dibenz(a,h)anthracene, indeno(1,2,3-c,d)pyrene and pyrene.
- 10) Where F4G-sg is reported, the F4G extract has been cleaned with silica gel.