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Phase Two
Environmental Site Assessment

312 Lisgar Street
Ottawa, Ontario

Prepared for:

Islam Care Centre
375 Somerset Street West
Ottawa, Ontario
K2P 0E2

Attention: Abdul Rahman Amoud

LRL File No.: 250080

December 4, 2025

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EXECUTIVE SUMMARY

The Islam Care Centre has retained LRL Engineering (LRL) to complete a Phase Two Environmental Site Assessment (ESA) on the property located at 312 Lisgar Street, Ottawa, Ontario (herein referred to as the 'Site'). The location of the Site is presented in in the included **Figure 1**. The assessment was conducted in the context of property redevelopment.

The purpose of a Phase Two ESA is to determine if recognized potential environmental concerns have negatively impacted soil and groundwater quality of the subject Site. Such an assessment provides information regarding the nature and extent of potential contamination to assist in making informed business decisions about the property. The areas of potential environmental concerns (APECs) identified that requires investigation include: possible fill of unknown origin across the Site, a former heating oil tank present on the Site, a historic metal fabrication and a metal finishing company to the south of the Site, a few commercial newspaper printers located up-gradient of the Site, former gasoline and fuel oil tanks located up-gradient of the Site, former dry-cleaning operations up-gradient of the Site, a historical chemical manufacturing plant south of the Site, two (2) former auto repair shops located south of the Site, a lumber yard located up-gradient to the Site, and two (2) waste generators of photo processing wastes.

The Executive Summary for this Phase Two ESA is as follows:

Executive Summary	
Summary of Phase Two ESA Property ('Site')	The Phase Two ESA is located at 312 Lisgar Street, Ottawa, Ontario. The Site is a rectangle in shape, being approximately 10 m wide (along Lisgar Street) by approximately 65 m deep (north - south). The Site has been undeveloped and vacant since at least the late 2017. Prior to then, the Site was developed with a commercial building used as office space, developed in approximately 1917.
Phase Two ESA Investigation	The assessment was completed as per CSA Standards.
Geologic Conditions	Generalized surficial geology is found to comprise of Offshore Marine Deposits: Clay and silty underlying erosional terraces; upper part of marine deposits removed to variable depths by fluvial erosions so in places clay is uniform blue-grey; unit includes lenses, bars, and channels-fills to sand and pockets of nonmarine silt that were formed during terrace (or channel) cuttings. Generalized bedrock geology is found to be the Ottawa Formation: limestone with some shaly partings: some sandstone in basal part.

Hydrogeological Conditions	The investigation involved advancing six (6) boreholes across the Site at strategic locations based on Areas of Potential Environmental Concern APECs. Five (5) of the boreholes were completed as monitoring wells to assess hydrogeological conditions and facilitate groundwater sampling. Pavement structure across the majority of the Site, including approximately 51 to 76 mm of asphalt over sandy gravel fill was encountered to depths of between 1.0 and 1.2 m below ground surface (bgs). Following the fill, and beneath the pavement structure was a clay material with trace sand and silt to depths of 6.1 m below grade where each of the boreholes were terminated. Bedrock was not encountered in any of the boreholes. The overburden material was noted to be saturated at depths between 2.4 and 3.6 m bgs. Groundwater depth measured in MW25-01 was 4.79 m bgs (95.16 m), MW25-03 was 4.89 m bgs (95.16 m), MW25-04 was 4.56 m bgs (95.48 m), MW25-05 was 4.39 m bgs (95.81), and MW25-06 was 4.48 m bgs (95.60 m). Based on these elevations and general groundwater flow in the area and topographic features, the groundwater flow direction on the Site is northerly towards the Ottawa River.
Applicable Site Condition Standards	Regulatory requirements for assessing environmental conditions of a Site are established by Ontario Regulation 153/04 – Records of Site Conditions, Part XV.1 of the Environmental Protection Act (O. Reg. 153/04). Site condition standards are set out in the MECP's" Soil, Ground Water and Sediment Standards for Use Under Part IV.1 of the Environmental Protection Act", April 15, 2011, as amended. The applicable SCS used was the Table 3 Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, commercial property use and fine-textured soils.
Soil and Groundwater Quality	Contaminants of potential concern (COPCs), for the soil and groundwater on the Site, include Petroleum Hydrocarbon Compounds (PHCs), Volatile Organic Compounds (VOCs), Semi-Volatiles (SVOCs), metals, and inorganics. No olfactory or visual evidence of petroleum hydrocarbon impacts were observed in the soils collected from all boreholes. The CSV concentrations measured in the soil samples collected were all below the detection limit of 0.1 ppm. PHC and SVOC parameters analysed were not detected in any of the samples submitted. Select VOC parameters analysed were detected, of which all were below the applicable Table 3 SCS's in the soil samples submitted for analysis. Various metals parameters analysed were detected, of which the majority were below the applicable Table 3 SCS's in the soil samples submitted for analysis. Only one sample, BH25-03-SB2 (1.2 to 2.4 m bgs), encountered an exceedance of vanadium. Headspace VOC levels in MW25-01, MW25-03, MW25-04, MW25-05, and MW25-06 were 1.0 ppm, 2.1 ppm, 3.9 ppm, 0.3 ppm and 0.1 ppm, respectively, prior to development of the wells. During the sampling event, following well development, the VOC levels in all wells were either undetected (<0.1 ppm) or 0.1 ppm. PHC and VOC parameters were detected in select groundwater samples submitted for analysis. Various exceedances of cis-1,2-Dichloroethylene, Trichloroethylene, F3 PHCs (C16-C34) and F4 PHCs (C34-C50) to the applicable Table 3 SCS were encountered across the five (5) monitoring wells.

	SVOC parameters were detected in select groundwater samples, however, no exceedances to the applicable Table 3 SCS were encountered. General inorganics and chloride were detected in select groundwater samples, however, there were not exceedances to the applicable Table 3 SCS. Various metals parameters were detected in the samples submitted for laboratory analysis, however, no exceedances were encountered to the Table 3 SCS.
Conclusions	The soil and groundwater across the Site generally meet the applicable SCS with the following exceptions: **Soil:** Only one (1) exceedance to the applicable Table 3 SCS was encountered in the soil samples submitted for analysis. BH25-03-SB2, collected from depths of between 1.2 to 2.4 m bgs, reported an elevated concentration of vanadium with a value of 102 µg/g, above the Table 3 SCS of 86 µg/g. As vanadium is a naturally occurring metal in the environment and the concentration of vanadium that was detected is marginally above the Table 3 standard, there is low concern associated with this exceedance. **Groundwater:** PHC and VOC parameters were detected in select groundwater samples submitted for analysis. Various exceedances to the applicable Table 3 SCS were encountered in each of the five (5) monitoring wells. The following PHC and VOC exceedances were detected: • MW25-01 had an exceedance of cis-1,2-Dichloroethylene, it was detected at 256 ug/L, above the 17 ug/L Table 3 SCS; • MW25-03 had an exceedance of cis-1,2-Dichloroethylene, it was detected at 148 ug/L, above the 17 ug/L Table 3 SCS; • MW25-04 had exceedances of cis-1,2-Dichloroethylene and Trichloroethylene, they were detected at 65.3 ug/L and 23.6 ug/L, respectively, above the 17 ug/L Table 3 SCS; • MW25-05 had an exceedance of Trichloroethylene it was detected at 31 ug/L, above the 17 ug/L Table 3 SCS and an exceedance of F4 PHCs (C34-C50) it was detected at 622 ug/L, above the 500 ug/L Table 3 SCS; and • MW25-06 had an exceedance of cis-1,2-Dichloroethylene it was detected at 18.4 ug/L, above the 17 ug/L Table 3 SCS, as well as exceedances of F3 PHCs (C16-C34) and F4 PHCs (C34-C50) were detected at 581 ug/L and 1960 ug/L, respectively, above the 500 ug/L Table 3 SCS.

Recommendations	The findings presented herein, in this Phase Two ESA report, may be relied upon by the client for the purposes of re-development, subject to the applicable conclusions and limitation outlined herein. The findings presented herein, in this Phase Two ESA report, may be relied upon by the client for the purposes of re-development, subject to the applicable conclusions and limitation outlined herein. Although the soils were identified to meet the applicable Site Condition Standards, it is recommended that at the time of re-development, soils being removed from the Site should be done so in general accordance with the following provincial regulations: • O. Reg. 406/19: On-Site and Excess Soil Management • O. Regulation 558/00: General -Waste Management; and • O. Reg. 153/04: Record of Site Condition. The elevated concentrations of select VOC and PHC parameters encountered in the groundwater present a potential risk for future development, or Site activities. It is recommended that prior to development, a remediation action plan, or risk assessment be established to address the elevated concentrations of the parameters of concern identified. The location and inferred groundwater flow direction suggest that the source of these impacts is likely originating from an off-Site source, therefore on-Site remediation would considered in-practical as the likeliness of re-contamination is high. Rather, a risk assessment should be implemented to address the risk to future occupants with respect to the identified contaminates, as well as to address the intended below grade stormwater drainage patterns on the Site (stormwater collected below grade around the footings). Options to address the imminent risk to the on-Site stormwater drainage systems proposed can include: • The permanent installation of a groundwater treatment system which is monitored periodically to ensure the effectiveness of the process, and the quality of the outlet matrix into the City of Ottawa storm system; • Installation of a sub-slab vapour extraction system to prevent the potential risk to occupants with respect to the accumulation of VOCs within the structure, originating from the groundwater; and • Inclusion of chemical reactive barriers on the up-gradient face of the Site to reduce the concentrations migrating on to the Site. Domestic water supply service lines proposed for the development should be comprised of copper or be wrapped in a metal foil to prevent contamination infiltration or reactions. It is understood that a Record of Site Condition will not be required for the intended use of the Site. It is worth noting that should activities or use on Site render the Site as a more sensitive use, a Record of Site Condition will be required. The Site must meet the appliable Site Condition Standards prior to submission of a Record of Site Condition with the MECP. We do recommend that any of the groundwater monitoring wells, not intended for future use, be decommissioned in accordance with Section 21 of the Ontario Water Resources Act, Regulation 903 – Wells.
Limitations	Findings contained in this report are based on data and information collected during the Phase Two ESA of the subject property conducted by LRL Engineering. Conclusions and recommendations are based solely on-site conditions encountered at the time of our fieldwork between November 5th and

	November 21st, 2025, supplemented by historical information and data obtained as described in this report. No assurance is made regarding changes in conditions subsequent to the time of this investigation. If additional information is discovered or obtained, LRL Engineering should be requested to re-evaluate the conclusions presented in this report and to provide amendments as required. In evaluating the subject property, LRL Engineering has relied in good faith on information provided by individuals as noted in this report. We assume that the information provided is factual and accurate. We accept no responsibility for any deficiencies, misstatements or inaccuracies contained in this report as a result of omissions, misinterpretation or fraudulent acts of the persons contacted. Additional Limitations and Use of the Report are provided at the end of the subsequent report.

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1 INTRODUCTION

The Islam Care Centre has retained LRL Engineering (LRL) to complete a Phase Two Environmental Site Assessment (ESA) on the property located at 312 Lisgar Street Ottawa, Ontario (herein referred to as the 'Site'). The location of the Site is presented in in the included **Figure 1**. The assessment was conducted in the context of property redevelopment. The Site is set within an urban residential, and commercial area of the City of Ottawa and is presently un-developed. Based on available information, the Site has been undeveloped and vacant since at least the late 2017. Prior to then, the Site was developed with a commercial building used as office space, developed in approximately 1917. The assessment was completed as per Canadian Standards Association (CSA) Standards.

The purpose of a Phase Two ESA is to determine if recognized potential environmental concerns have negatively impacted soil and groundwater quality of the subject Site. Such an assessment provides information regarding the nature and extent of potential contamination to assist in making informed business decisions about the property.

The areas of potential environmental concerns (APECs), as identified in the corresponding Phase One ESA (greater details are included in Section 4.3.1) which require investigation include the following:

- **APEC 1** was generated due to the presence of **PCA 30**: Importation of Fill Material of Unknown Quality which is associated with the presence of former buildings and structures on the property from at least between the late 1890's and mid 2010's (approximately 2015).
- **APEC 2** was generated due to the presence of **PCA 31**: Ink Manufacturing, Processing and Bulk Storage, due to the former digital printing facility which operated at 273 Bank Street, approximately 80 m south (up-gradient) of the Site.
- **APEC 3** was generated due to the presence of **PCA 31**: Ink Manufacturing, Processing and Bulk Storage, due to the former newspaper printing facility identified at 396 Cooper Street, approximately 50 m up-gradient of the Site.
- **APEC 4** was generated due to the presence of **PCA 34**: Metal Fabrication, due to the former Industrial Machinery Manufacturer identified at 396 Cooper Street, approximately 50 m up-gradient of the Site.
- **APEC 5** was generated due to the presence of **PCA 28:** Gasoline and Associated Products Storage in Fixed Tanks, due to the presence of a former heating oil storage tank on the Site from at least between 1940 and 1960.
- **APEC 6** was generated due to the presence of **PCA 31**: Ink Manufacturing, Processing and Bulk Storage, due to the former commercial printing facility which operated at 297 Bank Street, approximately 160 m southeast of the Site (up-gradient).
- **APEC 7** was generated due to the presence of **PCA 31**: Ink Manufacturing, Processing and Bulk Storage, due to the former commercial printing facility which operated at 389 Cooper Street, adjacent to the Site on the southern side (up-gradient).
- **APEC 8** was generated due to the presence of **PCA 28:** Gasoline and Associated Products Storage in Fixed Tanks, due to the presence of a former heating oil tank at 251 Bank Street, approximately 15 m south of the Site (up-gradient)
- **APEC 9** was generated due to the presence of **PCA 28:** Gasoline and Associated Products Storage in Fixed Tanks, due to the presence of former gasoline storage tanks at 271/273 Bank Street, approximately 80 m south (up-gradient) of the Site.

- **APEC 10** was generated due to the presence of **PCA 28:** Gasoline and Associated Products Storage in Fixed Tanks, due to the presence of former gasoline storage tanks at 311 Bank Street, approximately 225 m southeast of the Site (up-gradient).
- **APEC 11** was generated due to the presence of **PCA 37:** Operation of Dry-Cleaning Equipment, due to the presence of a former dry-cleaning facility at 271/273 Bank Street, approximately 80 m south (up-gradient) of the Site.
- **APEC 12** was generated due to the presence of **PCA 37:** Operation of Dry-Cleaning Equipment, due to the presence of a former dry-cleaning facility at 301 Bank Street, approximately 175 m southeast of the Site (up-gradient).
- **APEC 13** was generated due to the presence of **PCA 37:** Operation of Dry-Cleaning Equipment, due to the presence of a former dry-cleaning facility at 318 Lisgar Street, located adjacent to the Site on the western side (up-gradient).
- **APEC 14** was generated due to the presence of **PCA 33:** Metal Treatment, Coating, Plating and Finishing, due to the presence of a former tinsmith at 271/273 Bank Street, approximately 80 m south (up-gradient) of the Site.
- **APEC 15** was generated due to the presence **PCA 8:** Chemical Manufacturing, Processing, and Bulk Storage, due to the presence of a former chemical products manufacturing company at 297 Bank Street, approximately 160 m southeast of the Site (up-gradient).
- **APEC 16** was generated due to the presence **PCA 10:** Commercial Autobody Shops, due to the presence of a former motor vehicle repair shop at 301 Bank Street, approximately 175 m southeast of the Site (up-gradient).
- **APEC 17** was generated due to the presence **PCA 10:** Commercial Autobody Shops, due to the presence of a former motor vehicle repair shop at 317 Bank Street, approximately 245 m southeast of the Site (up-gradient).
- **APEC 18** was generated due to the presence **PCA 59:** Wood Treating and Preservative Facility and Bulk Storage, due to the presence of a former wholesale lumber yard at 317 Bank Street, approximately 245 m southeast of the Site (up-gradient).
- **APEC 19** was generated due to the presence **PCA Other**: Photo Processing Wastes, due to the presence of a former camera and photographic supply store at 396 Cooper Street/263 Bank Street, approximately 50 m up-gradient of the Site.
- **APEC 20** was generated due to the presence **PCA Other**: Photo Processing Wastes, due to the presence of a former film development services company at 271/273 Bank Street, approximately 80 m south (up-gradient) of the Site.

The contaminates of concern for the above identified APECs are outlined in the following **Table A**:

Table A: Contaminates of Concern and Parameters

Contaminates	Parameters
Petroleum Hydrocarbon Compounds (PHCs)	PHC Fraction F1 through Fraction F4
Volatile Organic Compounds (VOCs)	Acetone; Benzene; Bromodichloromethane; Bromoform; Bromomethane; Carbon Tetrachloride; Chlorobenzene; Chloroform; Dibromochloromethane; Dichlorodifluoromethane; 1,2-Dichlorobenzene; 1,3-Dichlorobenzene; 1,4-Dichlorobenzene; 1,1-Dichloroethane; 1,2-Dichloroethane; 1,1-Dichloroethylene; cis-1,2-Dichloroethylene; trans-1,2-Dichloroethylene; 1,2-Dichloropropane; cis-1,3-Dichloropropylene; trans-1,3-Dichloropropylene; 1,3-Dichloropropene, total; Ethylbenzene; Ethylene dibromide (dibromoethane, 1,2-); Hexane; Methyl Ethyl Ketone (2-Butanone); Methyl Isobutyl Ketone; Methyl tert-butyl ether; Methylene Chloride; Styrene; 1,1,1,2-Tetrachloroethane; 1,1,2,2-Tetrachloroethane; Tetrachloroethylene; Toluene; 1,1,1-Trichloroethane; 1,1,2-Trichloroethane; Trichloroethylene; Trichlorofluoromethane; Vinyl Chloride; m/p-Xylene; o-Xylene; and Xylenes, total
Semi-Volatiles (SVOCs)	1,2,4-Trichlorobenzene; 1-Methylnaphthalene; 2-Methylnaphthalene; Methylnaphthalene (1&2); 2,4-Dinitrotoluene; 2,6-Dinitrotoluene; Dinitrotoluene (2,4 & 2,6); 3,3'-Dichlorobenzidine; 4-Chloroaniline; Acenaphthene; Acenaphthylene; Anthracene; Benzo[a]anthracene; Benzo[a]pyrene; Benzo[b]fluoranthene; Benzo[g,h,i]perylene; Benzo[k]fluoranthene; 1,1-Biphenyl; Bis(2-chloroethyl)ether; Bis(2-chloroisopropyl)ether; Bis(2-ethylhexyl)phthalate; Chrysene; Diethylphthalate; Dimethylphthalate; Dibenzo[a,h]anthracene; Fluoranthene; Fluorene; Indeno [1,2,3-cd] pyrene; Naphthalene; Phenanthrene; Pyrene; 2,4,5-Trichlorophenol; 2,4,6-Trichlorophenol; 2,4-Dichlorophenol; 2,4-Dimethylphenol; 2,4-Dinitrophenol; 2-Chlorophenol; Pentachlorophenol; Phenol
Regulation 153/04 Metals; and	Antimony; Arsenic; Barium; Beryllium; Boron (available); Boron; Cadmium; Chromium VI; Chromium; Cobalt; Copper; Lead; Mercury; Molybdenum; Nickel; Selenium; Silver; Thallium; Uranium; Vanadium; Zinc
General Inorganics	Ammonia as N; Sodium Absorption Ration (SAR); Conductivity; Cyanide, free; pH; and Phosphorus, total.
PCBs	PCBs, total
Anions	Sulphate

The Phase Two ESA will establish the Site's subsurface geology and hydrogeological conditions. Soil and groundwater conditions will be evaluated with respect to the contaminants of concern in the context of the current regulations and guidelines applicable to contaminated sites. Findings and conclusions presented in this report apply only to the recognized environmental conditions assessed.

2 SITE DESCRIPTION

The subject Site is located at 312 Lisgar Street, in Ottawa, Ontario. It is located within a generally residential and commercial area of Ottawa, between Bank Street and O'Connor Street on Lisgar Street. The location of the Site is presented in **Figure 1**. The legal description of the Site is Part of Lot 36, South Side of Lisgar Street, Plan 12281, Parts 2 and 3, Plan 4R13966; Ottawa. Subject to and together with rights over Part 2 On Plan 4R-13966 as in N544490 and LT1139568 with

Zoning – Minor Institutional Zone (I1). It is understood that the proposed development will not require a zoning amendment or zoning change.

The Site has an approximate area of 650 m² or 0.16 acres and is rectangular in shape, being approximately 10 m wide (along Lisgar Street) by approximately 65 m deep (north - south). The dimensions of the Site, and general configuration, are presented in **Figure 2**.

For the purposes of this report, Lisgar Street will be inferred as running in an east – west direction.

2.1 Property Information

Parameters	Information
Location/ Address:	312 Lisgar Street, Ottawa, Ontario The location of the Site is presented in **Figure 1**.
Property Identification Numbers (PIN):	PIN#:04115-0279 (LT)
Legal Description:	Part of Lot 36, South Side of Lisgar Street, Plan 12281, Parts 2 and 3, Plan 4R13966; Ottawa. Subject to and together with rights over Part 2 On Plan 4R-13966 as in N544490 and LT1139568.
Dimensions/Shape:	Rectangle in shape, being approximately 10 m wide (along Lisgar Street) by approximately 65 m deep (north - south). The general Site configuration is shown on the Site Plan in **Figure 2**. For the purposes of this report, Lisgar Street will be inferred as running in an east – west direction.
Frontage:	Lisgar Street
Zoning:	I1 – Minor Institutional Zone
Area:	The Site has an approximate area of 650 m² or 0.16 acres.

2.2 Site Occupancy

Parameters	Information
Current use/ Occupancy:	Undeveloped – Vacant.
Current use since:	The Site has been undeveloped and vacant since at least the late 2017. Prior to then, the Site was developed with a commercial building used as office space, developed in approximately 1917.
Proposed Land Use:	Institutional – Islam Care Centre

2.3 Property Ownership

Parameters	Information
Current owner:	Islam Care Centre
Owner since:	The current property owners have owned the Phase One ESA property since December 2002.
Owner Contact:	Abdul Rahman Amound, Islam Care Centre Phone: 613-232-0210 Email: online@islamcare.ca

2.4 Current and Proposed Land Use

The Site is currently undeveloped with small trees, grasses and shrubs covering the Site.

The subject Site and neighbouring lands are serviced by municipal water supply and wastewater system.

3 APPLICABLE GUIDELINE CRITERIA

Regulatory requirements for assessing the environmental conditions of a site are established by Ontario Regulation 153/04 – Records of Site Conditions, Part XV.1 of the Environmental Protection Act (O. Reg. 153/04). The site condition standards are set out in the Ministry of Environment, Conservation and Parks' "*Soil, Ground Water and Sediment Standards for Use Under Part IV.1 of the Environmental Protection Act*", as amended. The applicable site condition standard used was the Table 3 Site Condition Standards (SCS) Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition, commercial property use and fine textured soils for the following reasons outlined in the **Table B** below.

Table B: Applicable Guideline Criteria Rationale

Parameters	Information
Property Land Use	Vacant (Institutionally zoned), past use was commercial
Potable or Non-Potable Groundwater Conditions	Non-Potable Groundwater Conditions
Proximity to Surface Water	The Ottawa River is identified 870 m north of the Site, the Rideau River is located 1060 m east of the Site.
Areas of Natural Significance	The Phase One ESA property is not considered to be within an Area of Natural Significance
Bedrock Details	Based on available well record data available through the Ontario Water Well Record (WWR) database, bedrock (shale) is found to be between approximate 6.0 and 8.5 m below grade. Various wells in the vicinity of the Site were advanced to 20.0 m, with no encounter of bedrock. Generalized bedrock geology is found to be the Ottawa Formation: limestone with some shaly partings: some sandstone in basal part.
Direction of Groundwater Flow	The regional groundwater flow direction is north towards the Ottawa River, located approximately 870 m north of the Site. According to the Atlas of Canada – Toporama, the Ottawa River flows in an easterly direction. Based on on-Site features, and topography, as discussed in further sections of this Phase Two ESA report, the overburden groundwater flow direction on the Site is revealed to be towards the north.
Grain Size Analysis	Not completed as a part of this Phase II Environmental Assessment
pH of Soil	Laboratory Analysis, discussed in greater detail below in Section 6.1.3, reported soil pH values of between 6.89 and 7.49 pH units from depths between 0 and 2.4 m bgs.

4 BACKGROUND INFORMATION

4.1 Physical Setting

The topography of the Site and neighbouring lands is generally flat. The subject Site and the neighbouring lands have a common topographic elevation of approximately 72 m above mean sea level (amsl) according to *The Atlas of Canada - Toporama*.

The inferred groundwater flow direction is north towards the Ottawa River, located approximately 870 m north of the Site. According to the Atlas of Canada – Toporama, the Ottawa River flows in an easterly direction.

Based on a review of the Canada Radon, Radon Potential Map of Ontario, the Site is situated within a Relative Radon Hazard Zone 3 – Guarded.

4.2 Neighbouring Properties and Land Uses

According to the City of Ottawa's Zoning information, available through the City of Ottawa's on-line interactive mapping portal, geo-Ottawa, the neighbouring lands are zoned as follows:

- Traditional Mainstreet Zone (TMH) to the west; and
- Residential Fifth Density Zone (R5B) to the north, east, and south of the Site.

The neighbouring land uses generally include the following:

- South of the Site includes a multi-story residential building;
- East of the Site, includes a multi-story residential apartment building;
- West of the Site, is currently undeveloped; and
- North of the Site, following Lisgar Street, is a multi-unit residential building.

4.3 Previous Reports

The following reports were reviewed as part of this Phase Two Environmental Site Assessment.

4.3.1 Phase One Environmental Site Assessment Update, 312 Lisgar Avenue, Ottawa, Ontario, October 2025

LRL was retained by The Islam Care Centre to perform a Phase One ESA for the property located at 312 Lisgar Street, Ottawa, Ontario. This assessment was conducted to identify potential environmental concerns or liabilities related to the past and present operations conducted on the property and the adjacent lands. The assessment was conducted to Plan/Drawing prepared by 25:8 Architecture Urban Design; and Ontario Regulation 153/04, as amended. A historical review of the Site was conducted, as well as contact with relevant regulatory agencies, a walk-through Site inspection of the property and interviews with those knowledgeable of the Site. It is our understanding that this Phase One Environmental Site Assessment is required for the above-referenced property in support of an anticipated development application with the City of Ottawa.

The Conceptual Site Model shows twenty (20) PCAs on the Phase One Property and surrounding areas, which have been based on consideration of groundwater flow direction and general attributes of the corresponding records or products identified. The PCAs that affect the Phase One Property include two (2) onsite PCAs, namely PCA 28 for a former heating oil tank, and PCA 30, which is the importation of fill material of unknown quality. The remaining PCAs are related to historical events, incidents, or general operations. Eighteen (18) off-site PCAs include **PCA 31, PCA 34, PCA 28, PCA 37, PCA 33, PCA 8, PCA 10, PCA 59** and **PCA Other** for Waste Generators. Each of the PCAs is a contributor to the onsite Areas of Potential Environmental Concern (APECs).

- **APEC 1** was generated due to the presence of **PCA 30**: Importation of Fill Material of Unknown Quality which is associated with the presence of former buildings and structures on the property from at least between the late 1890's and mid 2010's (approximately 2015).
- **APEC 2** was generated due to the presence of **PCA 31**: Ink Manufacturing, Processing and Bulk Storage, due to the former digital printing facility which operated at 273 Bank Street, approximately 80 m south (up-gradient) of the Site.
- **APEC 3** was generated due to the presence of **PCA 31**: Ink Manufacturing, Processing and Bulk Storage, due to the former newspaper printing facility identified at 396 Cooper Street, approximately 50 m up-gradient of the Site.

- **APEC 4** was generated due to the presence of **PCA 34**: Metal Fabrication, due to the former Industrial Machinery Manufacturer identified at 396 Cooper Street, approximately 50 m up-gradient of the Site.
- **APEC 5** was generated due to the presence of **PCA 28:** Gasoline and Associated Products Storage in Fixed Tanks, due to the presence of a former heating oil storage tank on the Site from at least between 1940 and 1960.
- **APEC 6** was generated due to the presence of **PCA 31**: Ink Manufacturing, Processing and Bulk Storage, due to the former commercial printing facility which operated at 297 Bank Street, approximately 160 m southeast of the Site (up-gradient).
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- **APEC 10** was generated due to the presence of **PCA 28:** Gasoline and Associated Products Storage in Fixed Tanks, due to the presence of former gasoline storage tanks at 311 Bank Street, approximately 225 m southeast of the Site (up-gradient).
- **APEC 11** was generated due to the presence of **PCA 37:** Operation of Dry-Cleaning Equipment, due to the presence of a former dry-cleaning facility at 271/273 Bank Street, approximately 80 m south (up-gradient) of the Site.
- **APEC 12** was generated due to the presence of **PCA 37:** Operation of Dry-Cleaning Equipment, due to the presence of a former dry-cleaning facility at 301 Bank Street, approximately 175 m southeast of the Site (up-gradient).
- **APEC 13** was generated due to the presence of **PCA 37:** Operation of Dry-Cleaning Equipment, due to the presence of a former dry-cleaning facility at 318 Lisgar Street, located adjacent to the Site on the western side (up-gradient).
- **APEC 14** was generated due to the presence of **PCA 33:** Metal Treatment, Coating, Plating and Finishing, due to the presence of a former tinsmith at 271/273 Bank Street, approximately 80 m south (up-gradient) of the Site.
- **APEC 15** was generated due to the presence **PCA 8:** Chemical Manufacturing, Processing, and Bulk Storage, due to the presence of a former chemical products manufacturing company at 297 Bank Street, approximately 160 m southeast of the Site (up-gradient).
- **APEC 16** was generated due to the presence **PCA 10:** Commercial Autobody Shops, due to the presence of a former motor vehicle repair shop at 301 Bank Street, approximately 175 m southeast of the Site (up-gradient).
- **APEC 17** was generated due to the presence **PCA 10:** Commercial Autobody Shops, due to the presence of a former motor vehicle repair shop at 317 Bank Street, approximately 245 m southeast of the Site (up-gradient).

- **APEC 18** was generated due to the presence **PCA 59:** Wood Treating and Preservative Facility and Bulk Storage, due to the presence of a former wholesale lumber yard at 317 Bank Street, approximately 245 m southeast of the Site (up-gradient).
- **APEC 19** was generated due to the presence **PCA Other**: Photo Processing Wastes, due to the presence of a former camera and photographic supply store at 396 Cooper Street/263 Bank Street, approximately 50 m up-gradient of the Site.
- **APEC 20** was generated due to the presence **PCA Other**: Photo Processing Wastes, due to the presence of a former film development services company at 271/273 Bank Street, approximately 80 m south (up-gradient) of the Site.

4.4 Media Investigation

The Phase Two ESA was initiated to investigate the potential for impact to the soil and groundwater on, within or under the Site. No sediment sampling was completed as part of this Phase Two ESA, as no surface water bodies are present on the Site at the time of the investigation.

4.5 Scope of Investigation

LRL conducted this work in accordance with the standard Phase Two ESA procedures, which generally reflect the requirements of:

- Canadian Standards Association (CSA) Phase Two Environmental Site Assessment, Z769-00 (R2022).
- Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario, Ministry of the Environment, Conservation and Parks, March 2009; and
- O. Reg. 153/04, as amended.

This report will present the results of the ESA carried out between November 5th and November 21st, 2025.

4.5.1 Soil Investigation

The subsurface soil investigation was initiated to confirm the possible impacts associated with the areas of potential environmental concern identified. The investigation was generally completed as such:

- The drilling contractor was Downing Drilling (Hawkesbury Ontario) and worked under LRL field staff supervision;
- Six (6) boreholes (BH25-01 through BH25-06) were advanced within the overburden to depths of 6.1 m below ground surface (bgs);
- Soil samples were collected using geoprobe drilling equipment and using direct push methods;
- Representative soil samples from each soil stratum encountered, or approximately every 0.6 m intervales, were collected and transferred immediately into sealed laboratory supplied glass containers and polyethylene freezer bags;
- Samples were examined for soil type, colour, staining/discolouration and odours;
- Samples were logged, labelled and stored on-Site in a cooler chilled with ice to prevent evaporation of potential combustible soil vapours (CSV);

- Soil samples stored in bags were screened for CSV presence using a RKI 6000 GX Photoionization Detector (PID);
- All field-screening devices such as the combustible gas detector, were calibrated prior to use, to ensure accuracy and reliability of readings;
- Thorough decontamination of all sampling equipment. Use of dedicated sampling equipment when possible;
- Duplicate samples were collected, of which one (1) for every ten (10) samples submitted for analysis were included in the analytical program;
- Thorough documentation of all field activities and sample handling practices including field notes, chain of custody forms, memos to files, etc.;
- Samples were submitted to a laboratory which is certified by the Canadian Association for Laboratory Accreditation (CALA); and

Details of the borehole drilling are provided in the borehole logs in **Appendix A**. Locations of the boreholes are presented in **Figure 3**.

4.5.2 Groundwater Investigation

The groundwater investigation was initiated to intercept the overburden groundwater table, anticipated to be located within the upper 6.0 m of soil across the Site. Generally, the following activities were carried out to confirm the overburden groundwater conditions:

- Five (5) boreholes were completed as monitoring wells: BH25-01, BH25-03, BH25-04, BH25-05 and BH25-06 (herein referred to as MW25-01, MW25-03, MW25-04, MW25-05 and MW25-06) to facilitate the assessment of the Sites hydrogeological conditions and groundwater sampling;
- Monitoring wells were constructed within the 152 mm diameter boreholes with either a 32 mm or a 51 mm slotted PVC piezometer;
- Newly installed wells were instrumented with dedicated LDPE tubing to facilitate well development, purging and sampling requirements;
- Prior to sampling, water levels were measured using an electronic water level meter and reduced to static elevations based on monitoring well survey data;
- Each well was developed by remaining up to ten (10) well volumes or removing sufficient volume to create dry conditions a total of three (3) consecutive times. Purge water was observed for colour, sheens, or odour;
- Using a hand-held pH/EC/TDS parameter pen (Hanna Instruments), field parameters were collected during the well development process to demonstrate stable conditions have been meet;
- Using a peristaltic pump, and low-flow sampling techniques, groundwater was transferred into laboratory supplied water bottles. Samples were logged, labelled and stored on site in a cooler chilled with ice;
- One (1) duplicate sample, for every ten (10) samples collected was included in the sample submission, for the respective parameters related to the Site; and

4.6 Phase One Environmental Site Assessment Conceptual Model

The PCAs identified on the Phase One Property, as well as those identified within the Phase One Study Area, were recognized through the records review, interview, and Site reconnaissance. A total of twenty (20) PCAs were identified. They are further summarized below in **Table C** as follows:

Table C: Summary of Conceptual Site Model – PCAs

APEC No.	O. Reg 153/04 Schedule D PCA	Direction from Phase One Property	Approximate Distance from Phase One Property (m)	Source Information	Remarks	APEC	Rationale
APEC 1	**PCA 30:** Importation of Fill Material of Unknown Quality	n/a	On Site	Aerial Photographs, City Directories, Previous Phase One ESA	The Site was formerly developed from at least the late 1890's through to approximately 2015.	Entirety of the Site	Potential impact on soil and groundwater
APEC 2	**PCA 31**: Ink Manufacturing, Processing and Bulk Storage	South	273 Bank Street, approximately 80 m south (up-gradient) of the Site	Ecolog Eris Report	Biz Point Inc., was established in 2004 and is a digital printing facility.	Southern Extent of the Site	Potential impact on soil and groundwater
APEC 3	**PCA 31:** Ink Manufacturing, Processing and Bulk Storage	South	396 Cooper Street, approximately 50 m up-gradient of the Site.	Ecolog Eris Report	The Ottawa Xpress is a Newspaper Publisher established in 1992. Communications Voir is a Newspaper Publisher established in 1992 which operated on the property.	Southern Extent of the Site	Potential impact on soil and groundwater
APEC 4	**PCA 34:** Metal Fabrication	South	396 Cooper Street, approximately 50 m up-gradient of the Site.	Ecolog Eris Report	Imagnan Corp. is an Industrial Machinery Manufacturer established in 1995 which operated on the property.	Southern Extent of the Site	Potential impact on soil and groundwater
APEC 5	**PCA 28:** Gasoline and Associated Products Storage in Fixed Tanks	n/a	On Site	Property Underwriters Report	From between at least the 1940's through 1960, the Site included a heating oil fired forced warm system, with heating oil stored in a 900 L tank, located in the former building.	Within former footprint of building on the Site.	Potential impact on soil and groundwater.
APEC 6	**PCA 31:** Ink Manufacturing, Processing and Bulk Storage	South	297 Bank Street, approximately 160 m southeast of the Site (up-gradient)	City of Ottawa HLUI	Capital Stamp and Stationary Co (commercial printing industries) was present in 1948 and Nicholas Press Limited (commercial printing industries) was present in 1948 to 1956.	Southern extent of the Site	Potential impact on soil and groundwater
APEC 7	**PCA 31:** Ink Manufacturing, Processing and Bulk Storage	South	389 Cooper Street, adjacent to the Site on the southern side (up-gradient)	City of Ottawa HLUI	The Ottawa Record Printing Company (commercial printing industries) was present from 1920 to 1922.	Southern extent of the Site	Potential impact on soil and groundwater

APEC No.	O. Reg 153/04 Schedule D PCA	Direction from Phase One Property	Approximate Distance from Phase One Property (m)	Source Information	Remarks	APEC	Rationale
APEC 8	**PCA 28:** Gasoline and Associated Products Storage in Fixed Tanks	South	251 Bank Street, approximately 15 m south of the Site (up-gradient)	City of Ottawa HLUI	Former heating fuel oil tank for Brouse Holdings Store & Office Building was installed in 1956.	Southern extent of the Site	Potential impact on soil and groundwater.
APEC 9	**PCA 28:** Gasoline and Associated Products Storage in Fixed Tanks	South	271/273 Bank Street, approximately 80 m south (up-gradient) of the Site.	City of Ottawa HLUI	Former gasoline USTs for Ottawa Taxi Holdings Ltd installed in 1956 and 1975.	Southern extent of the Site	Potential impact on soil and groundwater
APEC 10	**PCA 28:** Gasoline and Associated Products Storage in Fixed Tanks	South	311 Bank Street, approximately 225 m southeast of the Site (up-gradient)	City of Ottawa HLUI	Former gasoline USTs for Independent Taxi / New Empire Taxi installed between 1948 and 1975.	Southern extent of the Site	Potential impact on soil and groundwater
APEC 11	**PCA 37:** Operation of Dry-Cleaning Equipment	South	271/273 Bank Street, approximately 80 m south (up-gradient) of the Site.	City of Ottawa HLUI	Parker Cleaners and Dryers Limited (laundries and cleaners) was present from 1960 to 1970	Southern extent of the Site	Potential impact on soil and groundwater.
APEC 12	**PCA 37:** Operation of Dry-Cleaning Equipment	South	301 Bank Street, approximately 175 m southeast of the Site (up-gradient).	City of Ottawa HLUI	Spic & Span Cleaners and Dyers (laundries and cleaners) was present in 1960.	Southern extent of the Site	Potential impact on soil and groundwater
APEC 13	**PCA 37:** Operation of Dry-Cleaning Equipment	West	318 Lisgar Street, located adjacent to the Site on the western side (up-gradient)	City of Ottawa HLUI	Cleanaway Laundry and Dry Cleaners (laundries and cleaners) was present in 1998.	Western extent of the Site	Potential impact on soil and groundwater
APEC 14	**PCA 33:** Metal Treatment, Coating, Plating and Finishing	South	271/273 Bank Street, approximately 80 m south (up-gradient) of the Site.	City of Ottawa HLUI	A tinsmith (stamped, pressed, and coated metal products industries) was present from 1900 to 1922.	Southern extent of the Site	Potential impact on soil and groundwater.
APEC 15	**PCA 8:** Chemical Manufacturing, Processing, and Bulk Storage	South	297 Bank Street, approximately 160 m southeast of the Site (up-gradient)	City of Ottawa HLUI	Dixol Products Co (chemical products; germicides, disinfectants, polish) was present in 1930 to 1950.	Southern extent of the Site	Potential impact on soil and groundwater
APEC 16	**PCA 10:** Commercial Autobody Shops	South	301 Bank Street, approximately 175 m southeast of the Site (up-gradient)	City of Ottawa HLUI	Motor Sales (motor vehicle repair shop) was present from 1920 to 1930, Central Motor Sales (motor vehicle repair shop) was present in 1930, and Emmerson Motor Sales (motor vehicle repair shop) was present in 1920.	Southern extent of the Site	Potential impact on soil and groundwater

APEC No.	O. Reg 153/04 Schedule D PCA	Direction from Phase One Property	Approximate Distance from Phase One Property (m)	Source Information	Remarks	APEC	Rationale
APEC 17	**PCA 10:** Commercial Autobody Shops	South	317 Bank Street, approximately 245 m southeast of the Site (up-gradient).	City of Ottawa HLUI	Midas (motorvehicle repair shop) was present in 2006.	Southern extent of the Site	Potential impact on soil and groundwater.
APEC 18	**PCA 59:** Wood Treating and Preservative Facility and Bulk Storage	South	317 Bank Street, approximately 245 m southeast of the Site (up-gradient)	City of Ottawa HLUI	A lumber yard (wholesale lumber and building materials) was present from 1900 to 1950.	Southern extent of the Site	Potential impact on soil and groundwater
APEC 19	**PCA Other**: Photo Processing Wastes	South	396 Cooper Street/263 Bank Street, approximately 50 m up-gradient of the Site.	City of Ottawa HLUI	Henry's (camera and photographic supply stores) was present in 2005.	Southern extent of the Site	Potential impact on soil and groundwater
APEC 20	**PCA Other**: Photo Processing Wastes	South	271/273 Bank Street, approximately 80 m south (up-gradient) of the Site.	City of Ottawa HLUI	GPC Labworks Ltd (film development services) was present from 2006 to 2012.	Southern extent of the Site	Potential impact on soil and groundwater.

5 INVESTIGATION METHOD

5.1 General

5.1.1 Field Preparation

Location of all buried and overhead services were obtained by LRL prior to initiation of the subsurface investigation.

5.1.2 Intrusive Investigation

An intrusive investigation was carried out on November 5th, 2025. Six (6) boreholes were advanced across the Site, five (5) of which were completed as monitoring wells (MW):

Borehole	Location	Rational
BH/MW25-01	North-west portion of the Site.	To confirm the conditions of suspected fill of unknown origin deposited at this location, and the potential contaminates associated with the neighbouring dry cleaner activities. VOC, PHC, O. Reg. 153/04 Metals, Inorganics (including cyanide).
BH25-02	North-Central portion of the Site	To confirm the conditions of suspected fill of unknown origin deposited at this location, and the potential contaminates associated with the neighbouring dry cleaner activities. VOC, PHC, O. Reg. 153/04 Metals, Inorganics (including cyanide).

BH/MW25-03	South-Central portion of the Site	To confirm the conditions of suspected fill of unknown origin deposited at this location, and the potential contaminates associated with the neighbouring dry cleaner activities. VOC, PHC, O. Reg. 153/04 Metals, Inorganics (including cyanide).
BH/MW25-04	South-Central portion of the Site	To confirm the conditions of suspected fill of unknown origin deposited at this location, up-gradient former waste generators, former up-gradient fuel oil and gasoline tanks, and up-gradient contaminating activities (printing facilities, metal fabrication, dry cleaners, chemical manufacturing, auto shops, and lumber yard.) VOC, PHC, PAH, O. Reg. 153/04 Metals, Inorganics (including cyanide).
BH/MW25-05	South-west portion of the Site	To confirm the conditions of suspected fill of unknown origin deposited at this location, up-gradient former waste generators, former up-gradient fuel oil and gasoline tanks, and up-gradient contaminating activities (printing facilities, metal fabrication, dry cleaners, chemical manufacturing, auto shops, and lumber yard.) VOC, PHC, PAH, O. Reg. 153/04 Metals, Inorganics (including cyanide).
BH/MW25-06	South-east portion of the Site	To confirm the conditions of suspected fill of unknown origin deposited at this location, up-gradient former waste generators, former up-gradient fuel oil and gasoline tanks, and up-gradient contaminating activities (printing facilities, metal fabrication, dry cleaners, chemical manufacturing, auto shops, and lumber yard.) VOC, PHC, PAH, O. Reg. 153/04 Metals, Inorganics (including cyanide).

Borehole and monitoring well locations are presented in the included **Figure 3.**

5.2 Borehole Drilling

The drilling contractor was Downing Drilling (Calumet, Quebec) and worked under LRL field staff supervision. Six (6) boreholes (BH25-01 through BH25-06) were advanced within the overburden to depths of 6.1 m below ground surface (bgs). The drilling equipment used as part of the investigation was a Geoprobe. The soil samples were collected using the direct push methods.

Details of the borehole drilling are provided in the borehole logs in **Appendix A**. Locations of the boreholes are presented in **Figure 2**.

5.2.1 Soil Sampling and Field Screening

Representative soil samples from each soil stratum encountered, or approximately every two (2) feet, were collected and transferred immediately into sealed laboratory supplied glass containers and polyethylene freezer bags. Samples were examined for soil type, colour, staining/discolouration and odours. Samples were logged, labelled and stored on-Site in a cooler chilled with ice to prevent evaporation of potential combustible soil vapours (CSV). Soil samples stored in bags were screened for CSV presence using RKI 6000 GX Photoionization Detector (PID).

Measures taken to minimize cross contamination during the intrusive investigation are provided below in Section 5.6.

5.3 Monitoring Well Installation

Five (5) boreholes were completed as monitoring wells: BH25-01, BH25-03, BH25-04, BH25-05 and BH25-06 (herein referred to as MW25-01, MW25-03, MW25-04, MW25-05, and MW25-06) to facilitate the assessment of the Sites hydrogeological conditions and groundwater sampling.

Monitoring wells were constructed within the 152 mm diameter boreholes with either a 32 mm or a 51 mm slotted PVC piezometer. The top of the screen was extended to the ground surface using a solid riser pipe. Annular space around the slotted portion of the piezometer was backfilled with pre-washed and graded silica sand up to 300 mm above the top of the screen. A bentonite seal was placed above the sand pack and bentonite was used to fill the remainder of the hole to the surface. Monitoring wells were finished above the surface with PVC risers.

Details of monitoring wells are provided in borehole logs in **Appendix A**.

5.3.1 Groundwater Monitoring and Sampling

Headspace vapour measurements for volatile organic compounds (VOC) were measured in each monitoring well immediately after removing the cap, prior to purging and sampling. VOC concentrations were measured by placing the combustible soil vapour nozzle at least 15 cm below the top of the casing and recording the peak VOC reading.

Newly installed wells were instrumented with dedicated LDPE tubing to facilitate well development. Sampling was complete using peristaltic pump and low-flow sampling techniques. Prior to sampling, water levels were measured using an electronic water level meter and reduced to static elevations based on monitoring well survey data. Each monitoring well was developed by removing three (3) well volumes or dry a total of three (3) consecutive times using dedicated LDPE tubing and foot valve. Purge water was observed for colour, sheens, or odour. Using dedicated tubing, connected to the low-flow sampling trend, groundwater was transferred into laboratory supplied water bottles. Samples were logged, labelled and stored on site in a cooler chilled with ice.

5.4 Elevation Surveying

Ground surface elevations and tops of all monitoring well risers were surveyed and referenced to a temporary benchmark, assigned an arbitrary elevation of 100.00 m. Subsequent measurements of water elevations were made in reference to top of well risers. This benchmark was established at the base of a hydro pole (X61859) located on the south side of Lisgar Street just northwest of the Site.

For the purposes of this assessment, geodetic elevations of the groundwater across the property are not considered a requirement. Should the water levels presented herein be considered for development purposes, reference to a known benchmark elevations should be assigned to the ground surface and groundwater levels included in **Table 1**.

5.5 Analytical Testing

Representative soil and groundwater samples (where available) collected during the investigation were submitted for laboratory analysis. The rationale for selection of the samples submitted for analysis was based on the results of the sample field screening (CSVs), visual/olfactory observations and/or proximity to the water table.

Samples were submitted to Paracel Laboratories Ltd., (Ottawa, Ontario) for the following contaminants of concern: VOC, PHC fractions F1 (C6 – C10), F2 (>C11 – C16), F3 (>C16 – C34) and F4 (>C34), PAH, metals, and general inorganics.

Laboratory Certificates of Analysis are included in **Appendix C**. All remaining samples not analyzed will be kept in storage for a period of one month following submission of this report at which time they shall be disposed of unless a written or verbal notice is received, stating otherwise.

5.6 QA/QC Protocols

Quality assurance/quality control (QA/QC) protocols were followed during the borehole drilling and sampling to ensure that representative samples were obtained. The protocols were generally performed in accordance with the following:

- Ontario Ministry of Environment, Conservation and Parks' (MECP) "*Guidance on* Sampling and Analytical Methods for Use at Contaminated Sites in Ontario", revised February 1997.
- Canadian Standards Association (CSA) Phase II Environmental Site Assessment, Z769-00 (R2018).

Field protocols that were employed include:

- All field-screening devices such as the combustible gas detector, were calibrated prior to use, to ensure accuracy and reliability of readings;
- Thorough decontamination of all sampling equipment. Use of dedicated sampling equipment when possible;
- Soil and groundwater samples collected were placed in laboratory supplied glass sample containers;
- Thorough documentation of all field activities and sample handling practices including field notes, chain of custody forms, memos to files, etc.; and
- Samples were submitted to a laboratory which is certified by the Canadian Association for Laboratory Accreditation (CALA).

Other QA/QC procedures conducted by LRL are outlined in the methodologies detailed below in Section 0.

6 REVIEW & EVALUATION

6.1 Soil Sampling

6.1.1 Geology

The subsurface soil conditions in the area investigated on the Site are summarized in the following table. Detailed borehole logs are presented in **Appendix A**.

Borehole Identification	Type	Geological Description	Depth Range (m bgs)	Soil Sample
BH25-01 (MW25-01)	Loam	Loam with traces of sand and organics, moist, brown	0.0 – 1.2	SB1
	Hard Clay	Hard clay, grey, dry	1.2 – 2.4	SB2
	Clay	Grey clay, saturated, traces of sand and silt between 4.8 – 6.1 m	2.4 – 6.1	SB3, SB4, SB5
BH25-02	Loam	Loam with traces of sand and organics, brown, moist	0.0 – 0.9	SB1
	Rock	Grey rock, moist	0.9 – 1.8	SB2
	Clay	Grey clay, saturated, traces of silt between 4.8 – 6.1 m	1.8 – 6.1	SB2, SB3, SB4, SB5
BH25-03 (MW25-03)	Asphalt	76 mm	0.0 – 0.076	--
	Pavement Structure	Sand and gravel fill, dry	0.076 – 1.2	SB1
	Clay	Grey clay, saturated, traces of sand and silt between 4.8 – 6.1 m	1.2 – 6.1	SB2, SB3, SB4, SB5
BH25-04 (MW25-04)	Asphalt	51 mm	0.0 – 0.051	--
	Pavement Structure	Sand and gravel fill, dry	0.051 – 1.2	SB1
	Clay	Grey clay, saturated, traces of sand between 1.2 – 2.4 m and traces of sand and silt between 4.8 – 6.1 m	1.2 – 6.1	SB2, SB3, SB4, SB5
BH25-05 (MW25-05)	Asphalt	51 mm	0.0 – 0.051	--
	Pavement Structure	Sand and gravel fill, moist, brown	0.051 – 1.2	SB1
	Clay	Grey clay, saturated, traces of sand between 1.2 – 2.4 m and traces of sand and silt between 4.8 – 6.1 m	1.2 – 6.1	SB2, SB3, SB4, SB5
BH25-06 (MW25-06)	Asphalt	51 mm	0.0 – 0.051	--
	Pavement Structure	Sand and gravel fill, moist, light brown	0.051 – 1.2	SB1
	Clay	Grey clay, saturated, traces of sand and silt between 4.8 – 6.1 m	1.2 – 6.1	SB2, SB3, SB4, SB5

6.1.2 Soil: Field Screening

No olfactory or visual evidence of petroleum hydrocarbon impacts were observed in the soils collected from all boreholes. The CSV concentrations measured in the soil samples were all undetected (below 0.1 ppm).

CSV measurements are summarized in the borehole logs in **Appendix A**.

6.1.3 Soil Quality

The analytical results of the submitted soil samples and respective MECP standards are presented in the included **Table 2** through **Table 4**. The soil exceedances are presented in **Figure 5**. At least one (1) soil sample from each borehole was submitted for chemical analysis to determine the impacts of recognized APECs. The laboratory certificates of analysis for soil are included in **Appendix B**.

Contaminants of potential concern (COPCs), for the soil and groundwater on the Site, include Petroleum Hydrocarbon Compounds (PHCs), Volatile Organic Compounds (VOCs), Semi-Volatiles (SVOCs), metals, and general inorganics. No olfactory or visual evidence of petroleum hydrocarbon impacts were observed in the soils collected from all boreholes. The CSV concentrations measured in the soil samples were all undetected (below 0.1 ppm).

PHC and SVOC parameters analysed were not detected in any of the samples submitted. Select VOC parameters analysed were detected, of which all were below the applicable Table 3 SCS's in the soil samples submitted for analysis.

Various metals parameters analysed were detected, of which the majority were below the applicable Table 3 SCS's in the soil samples submitted for analysis. Only one sample, BH25-03-SB2 (1.2 to 2.4 m bgs), encountered an exceedance of vanadium. The exceedance reported an elevated concentration of vanadium with a value of 102 µg/g, above the Table 3 SCS of 86 µg/g. Vanadium is known to be naturally elevated within the region, namely within the historical Champlain Sea deposits. As vanadium is a naturally occurring metal in the environment and the concentration of vanadium that was detected is marginally above the Table 3 standard, there is low concern associated with this exceedance.

The impacts in the soils presented in **Figure 5**. The analytical results are summarised in **Table 2** through **Table 4**.

6.2 Groundwater Sampling

6.2.1 Groundwater Quality

Each of the five (5) monitoring wells installed had sufficient groundwater available for sampling and analysis. The groundwater analytical results and respective MECP standards are summarized in **Table 5** and **Table 7**. The groundwater exceedances are presented in **Figure 6A** through **Figure 6C**. Laboratory certificates of analysis for the data can be found in **Appendix B**.

6.2.2 Monitoring Well Development

As part of the Phase Two ESA, prior to the well development activities, the groundwater elevations from the recently installed groundwater monitoring wells were collected. The elevations were collected by carefully lowering the probe of an oil/water interface meter into the structure. The probe was used to confirm if the presence of Light Non-Aqueous Phase Liquids (LNAPLs) and Dense Non-Aqueous Phase Liquids (DNAPL) are present.

Once the groundwater level elevations were collected, each well was developed by removing sufficient volume to create dry conditions a total of three (3) consecutive times using dedicated LDPE tubing and foot valve. Purge water was observed for colour, sheens, or odour. Using dedicated tubing, and a peristaltic pump and low-flow sampling techniques, groundwater was transferred into laboratory supplied water bottles. Samples were logged, labelled and stored on Site in a cooler chilled with ice.

The amount of water removed from each monitoring well was recorded, and is summarized as follows:

Monitoring Well	Groundwater Level (m bgs)	Depth of water column (m bgs)	Required Purge Volume (L)	Date of Development	Volume Removed-Liquid Matrix (L)
MW25-01	95.16	93.85	11	November 19, 2025	5.5
MW25-03	95.16	93.95	11	November 19, 2025	6
MW25-04	95.48	93.94	15	November 19, 2025	5.5
MW25-05	95.81	94.10	11	November 19, 2025	7
MW25-06	95.60	93.98	12	November 19, 2025	7.5

6.2.3 Groundwater: Field Measurements

Headspace VOC levels in MW25-01, MW25-03, MW25-04, MW25-05, and MW25-06 were 1.0 ppm, 2.1 ppm, 3.9 ppm, 0.3 ppm and 0.1 ppm, respectively, prior to development of the wells. During the sampling event, following well development, the VOC levels in all wells were either undetected (<0.1 ppm) or 0.1 ppm.

6.2.4 Groundwater Elevations & Flow Direction

Static groundwater elevation measured at each of the wells is summarized in **Table 1**. Groundwater depth measured in MW25-01 was 4.79 m bgs (95.16 m), MW25-03 was 4.89 m bgs (95.16 m), MW25-04 was 4.56 m bgs (95.48 m), MW25-05 was 4.39 m bgs (95.81), and MW25-06 was 4.48 m bgs (95.60 m). The groundwater elevation and interpreted flow contours are shown in **Figure 4**. Based on these elevations and general groundwater flow in the area and topographic features, the groundwater flow direction on the Site is northerly towards the Ottawa River.

For the purposes of this assessment, geodetic elevations of the groundwater across the property are not considered a requirement. Should the water levels presented herein be considered for development purposes, reference to a known benchmark elevations should be assigned to the ground surface and groundwater levels included in **Table 1**.

6.2.5 Groundwater Quality

PHC and VOC parameters were detected in select groundwater samples submitted for analysis. Various exceedances to the applicable Table 3 SCS were encountered in each of the five (5) monitoring wells. The PHC and VOC analysis results are summarised in **Table 5**. The following PHC and VOC exceedances were detected:

- MW25-01 had an exceedance of cis-1,2-Dichloroethylene, it was detected at 256 ug/L, above the 17 ug/L Table 3 SCS;
- MW25-03 had an exceedance of cis-1,2-Dichloroethylene, it was detected at 148 ug/L, above the 17 ug/L Table 3 SCS;
- MW25-04 had exceedances of cis-1,2-Dichloroethylene and Trichloroethylene, they were detected at 65.3 ug/L and 23.6 ug/L, respectively, above the 17 ug/L Table 3 SCS;
- MW25-05 had an exceedance of Trichloroethylene it was detected at 31 ug/L, above the 17 ug/L Table 3 SCS and an exceedance of F4 PHCs (C34-C50) it was detected at 622 ug/L, above the 500 ug/L Table 3 SCS; and
- MW25-06 had an exceedance of cis-1,2-Dichloroethylene it was detected at 18.4 ug/L, above the 17 ug/L Table 3 SCS, as well as exceedances of F3 PHCs (C16-C34) and F4 PHCs (C34-C50) were detected at 581 ug/L and 1960 ug/L, respectively, above the 500 ug/L Table 3 SCS.

SVOC parameters were detected in select groundwater samples, however, no exceedances to the applicable Table 3 SCS were encountered. General inorganics and chloride were detected in select groundwater samples, however, there were not exceedances to the applicable Table 3 SCS. These results are summarized in **Table 6**.

Various metals parameters were detected in the samples submitted for laboratory analysis, however, no exceedances were encountered to the Table 3 SCS. The metals analysis is presented in **Table 7**.

7 CONCLUSIONS

Based on our Site visit, results of soil and groundwater sampling and laboratory analytical programs, LRL offers the following conclusions regarding environmental conditions of the subject Site:

- The Phase Two ESA subject Site is located at 312 Lisgar Street, in Ottawa, Ontario.
- The Site is a rectangular shape, with a total area of approximately 650 m² or 0.16 acres, being approximately 10 m wide (along Lisgar Street) by approximately 65 m deep (north - south). The Site is set within an urban residential, and commercial area of the City of Ottawa and is presently un-developed. Based on available information, the Site has been undeveloped and vacant since at least the late 2017. Prior to then, the Site was developed with a commercial building used as office space, developed in approximately 1917.
- The assessment was completed as per CSA Standards in support of a Site redevelopment Site Plan Application to the City of Ottawa.
- Generalized surficial geology is found to comprise of Offshore Marine Deposits: Clay and silty underlying erosional terraces; upper part of marine deposits removed to variable depths by fluvial erosions so in places clay is uniform blue-grey; unit includes lenses, bars, and channels-fills to sand and pockets of nonmarine silt that were formed during terrace

(or channel) cuttings. Generalized bedrock geology is found to be the Ottawa Formation: limestone with some shaly partings: some sandstone in basal part.

- The investigation involved advancing six (6) boreholes across the Site at strategic locations based on areas of APECs identified in a corresponding Phase One ESA. Five (5) of the boreholes were completed as monitoring wells to assess hydrogeological conditions and facilitate groundwater sampling.
- Pavement structure across the majority of the Site, including approximately 51 to 76 mm of asphalt over sandy gravel fill was encountered to depths of between 1.0 and 1.2 m below ground surface (bgs). Following the fill, and beneath the pavement structure was a clay material with trace sand and silt to depths of 6.1 m below grade where each of the boreholes were terminated. Bedrock was not encountered in any of the boreholes.
- The overburden material was noted to be saturated at depths between 2.4 and 3.6 m bgs.
- Groundwater depth measured in MW25-01 was 4.79 m bgs (95.16 m), MW25-03 was 4.89 m bgs (95.16 m), MW25-04 was 4.56 m bgs (95.48 m), MW25-05 was 4.39 m bgs (95.81), and MW25-06 was 4.48 m bgs (95.60 m). Based on these elevations and general groundwater flow in the area and topographic features, the groundwater flow direction on the Site is northerly towards the Ottawa River.
- Regulatory requirements for assessing environmental conditions of a Site are established by Ontario Regulation 153/04 – Records of Site Conditions, Part XV.1 of the Environmental Protection Act (O. Reg. 153/04). Site condition standards are set out in the MECP's "Soil, Ground Water and Sediment Standards for Use Under Part IV.1 of the Environmental Protection Act", April 15, 2011, as amended. The applicable SCS used was the Table 3 Site Condition Standards (SCS) in full depth generic site condition standards in a non-potable groundwater condition, commercial property use and fine textured soils.
- Contaminants of potential concern (COPCs), for the soil and groundwater on the Site, include Petroleum Hydrocarbon Compounds (PHCs), Volatile Organic Compounds (VOCs), Semi-Volatiles (SVOCs), metals, and general inorganics.
- No olfactory or visual evidence of petroleum hydrocarbon impacts were observed in the soils collected from all boreholes. The CSV concentrations measured in the soil samples were all undetected (below 0.1 ppm).
- PHC and SVOC parameters analysed were not detected in any of the soil samples submitted. Select VOC parameters analysed were detected, of which all were below the applicable Table 3 SCS's in the soil samples submitted for analysis.
- Various metals parameters analysed were detected, of which the majority were below the applicable Table 3 SCS's in the soil samples submitted for analysis. Only one (1) sample, BH25-03-SB2 (1.2 to 2.4 m bgs), encountered an exceedance of vanadium. The exceedance reported an elevated concentration of vanadium with a value of 102 µg/g, above the Table 3 SCS of 86 µg/g. Vanadium is known to be naturally elevated within the region, namely within the historical Champlain Sea deposits. As vanadium is a naturally occurring metal in the environment and the concentration of vanadium that was detected is marginally above the Table 3 standard, there is low concern associated with this exceedance.
- Headspace VOC levels in MW25-01, MW25-03, MW25-04, MW25-05, and MW25-06 were 1.0 ppm, 2.1 ppm, 3.9 ppm, 0.3 ppm and 0.1 ppm, respectively, prior to development of the wells. During the sampling event, following well development, the VOC levels in all wells were either undetected (<0.1 ppm) or 0.1 ppm.

- PHC and VOC parameters were detected in select groundwater samples submitted for analysis. The exceedances are summarized below:
    - MW25-01 had an exceedance of cis-1,2-Dichloroethylene, it was detected at 256 ug/L, above the 17 ug/L Table 3 SCS;
    - MW25-03 had an exceedance of cis-1,2-Dichloroethylene, it was detected at 148 ug/L, above the 17 ug/L Table 3 SCS;
    - MW25-04 had exceedances of cis-1,2-Dichloroethylene and Trichloroethylene, they were detected at 65.3 ug/L and 23.6 ug/L, respectively, above the 17 ug/L Table 3 SCS;
    - MW25-05 had an exceedance of Trichloroethylene it was detected at 31 ug/L, above the 17 ug/L Table 3 SCS and an exceedance of F4 PHCs (C34-C50) it was detected at 622 ug/L, above the 500 ug/L Table 3 SCS; and
    - MW25-06 had an exceedance of cis-1,2-Dichloroethylene it was detected at 18.4 ug/L, above the 17 ug/L Table 3 SCS, as well as exceedances of F3 PHCs (C16-C34) and F4 PHCs (C34-C50) were detected at 581 ug/L and 1960 ug/L, respectively, above the 500 ug/L Table 3 SCS.
- SVOC parameters were detected in select groundwater samples, however, no exceedances to the applicable Table 3 SCS were encountered. General inorganics and chloride were detected in select groundwater samples, however, there were not exceedances to the applicable Table 3 SCS.
- Various metals parameters were detected in the groundwater samples submitted for laboratory analysis, however, no exceedances were encountered to the Table 3 SCS.
- The findings presented herein, in this Phase Two ESA report, may be relied upon by the client for the purposes of re-development, subject to the appliable conclusions and limitation outlined herein.

8 RECOMMENDATIONS

The findings presented herein, in this Phase Two ESA report, may be relied upon by the client for the purposes of re-development, subject to the applicable conclusions and limitation outlined herein. Although the soils were identified to meet the applicable Site Condition Standards, it is recommended that at the time of re-development, soils being removed from the Site should be done so in general accordance with the following provincial regulations:

- O. Reg. 406/19: On-Site and Excess Soil Management
- O. Regulation 558/00: General -Waste Management; and
- O. Reg. 153/04: Record of Site Condition.

The elevated concentrations of select VOC and PHC parameters encountered in the groundwater present a potential risk for future development, or Site activities. It is recommended that prior to development, a remediation action plan, or risk assessment be established to address the elevated concentrations of the parameters of concern identified. The location and inferred groundwater flow direction suggest that the source of these impacts is likely originating from an off-Site source, therefore on-Site remediation would considered in-practical as the likeliness of re-contamination is high. Rather, a risk assessment should be implemented to address the risk to future occupants with respect to the identified contaminates, as well as to address the intended below grade stormwater drainage patterns on the Site (stormwater collected below grade around

the footings). Options to address the imminent risk to the on-Site stormwater drainage systems proposed can include:

- The permanent installation of a groundwater treatment system which is monitored periodically to ensure the effectiveness of the process, and the quality of the outlet matrix into the City of Ottawa storm system;
- Installation of a sub-slab vapour extraction system to prevent the potential risk to occupants with respect to the accumulation of VOCs within the structure, originating from the groundwater; and
- Inclusion of chemical reactive barriers on the up-gradient face of the Site to reduce the concentrations migrating on to the Site.

Domestic water supply service lines proposed for the development should be comprised of copper or be wrapped in a metal foil to prevent contamination infiltration or reactions.

It is understood that a Record of Site Condition will not be required for the intended use of the Site. It is worth noting that should activities or use on Site render the Site as a more sensitive use, a Record of Site Condition will be required. The Site must meet the appliable Site Condition Standards prior to submission of a Record of Site Condition with the MECP.

We do recommend that any of the groundwater monitoring wells, not intended for future use, be decommissioned in accordance with Section 21 of the Ontario Water Resources Act, Regulation 903 – Wells.

9 LIMITATIONS AND USE OF REPORT

Results of this Phase Two ESA should not be considered a warranty that the subject property is free from any and all contaminants from former and current practices, other than those noted in this report, nor that all compliance issues have been addressed.

Findings contained in this report are based on data and information collected during the Phase Two ESA of the subject property conducted by LRL Engineering. Conclusions and recommendations are based solely on-site conditions encountered at the time of our fieldwork between November 5th and November 21st, 2025, supplemented by historical information and data obtained as described in this report. No assurance is made regarding changes in conditions subsequent to the time of this investigation. If additional information is discovered or obtained, LRL Engineering should be requested to re-evaluate the conclusions presented in this report and to provide amendments as required.

In evaluating the subject property, LRL Engineering has relied in good faith on information provided by individuals as noted in this report. We assume that the information provided is factual and accurate. We accept no responsibility for any deficiencies, misstatements or inaccuracies contained in this report as a result of omissions, misinterpretation or fraudulent acts of the persons contacted.

This report is intended for the sole use of The Islam Care Centre and their authorized agents. LRL Engineering will not be responsible for any use of the information contained within this report by any third party.

In addition, LRL Engineering will not be responsible for the real or perceived decrease in the property value, its saleability or ability to gain financing, through the reporting of factual information.

Yours truly,
LRL Engineering

Olivia Wanamaker

Olivia Wanamaker
Environmental Technician

John (Gianni) Lametti, P. Eng. QPESA
Environmental Engineer

LICENSED PROFESSIONAL ENGINEER
G. LAMETTI
90232703
4 Dec 2025
PROVINCE OF ONTARIO

10 REFERENCES

Canadian Standards Association, Phase II Environmental Site Assessment CAN/CSA-Z769-00, March 2000 (R2022).

City of Ottawa Interactive Map accessed through: http://maps.ottawa.ca/geoottawa/

Ministry of Environment, Conservations and Parks, Ontario Regulation 153/04: Records of Site Condition – Part XV.1 of the Environmental Protection Act, as amended.

Ontario Ministry of the Environment, *Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario*, 1996.

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

Ontario Regulation 903, made under the Water Resources Act of the Environmental Protection Act, *Wells*, R.R.O. 1990.

Ontario Well Records Map accessed through: https://www.ontario.ca/environment-and-energy/map-well-records

Phase One Environmental Site Assessment Update, 312 Lisgar Avenue, Ottawa, Ontario, prepared by LRL Engineering, October 2025

FIGURES

LRL
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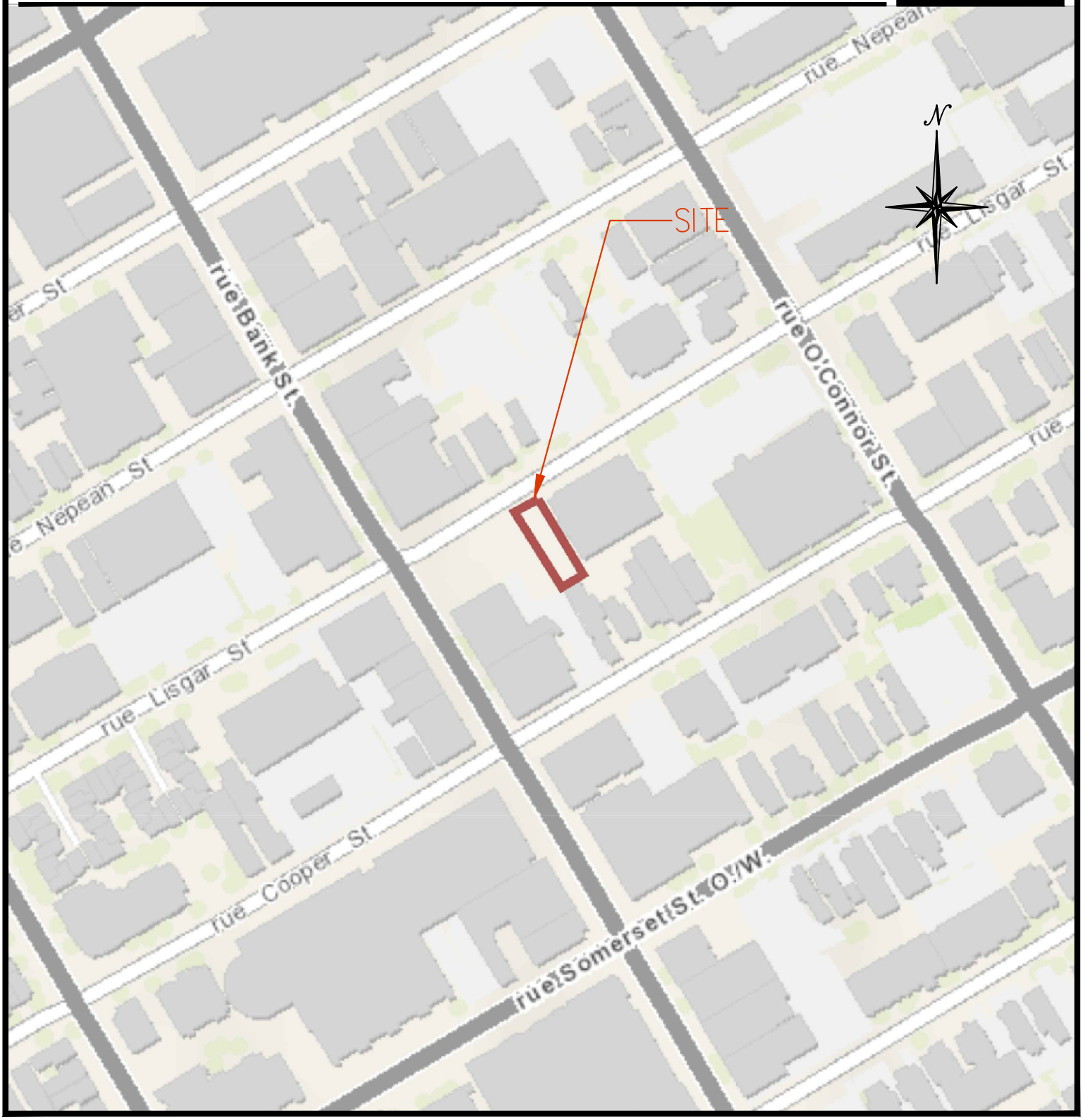
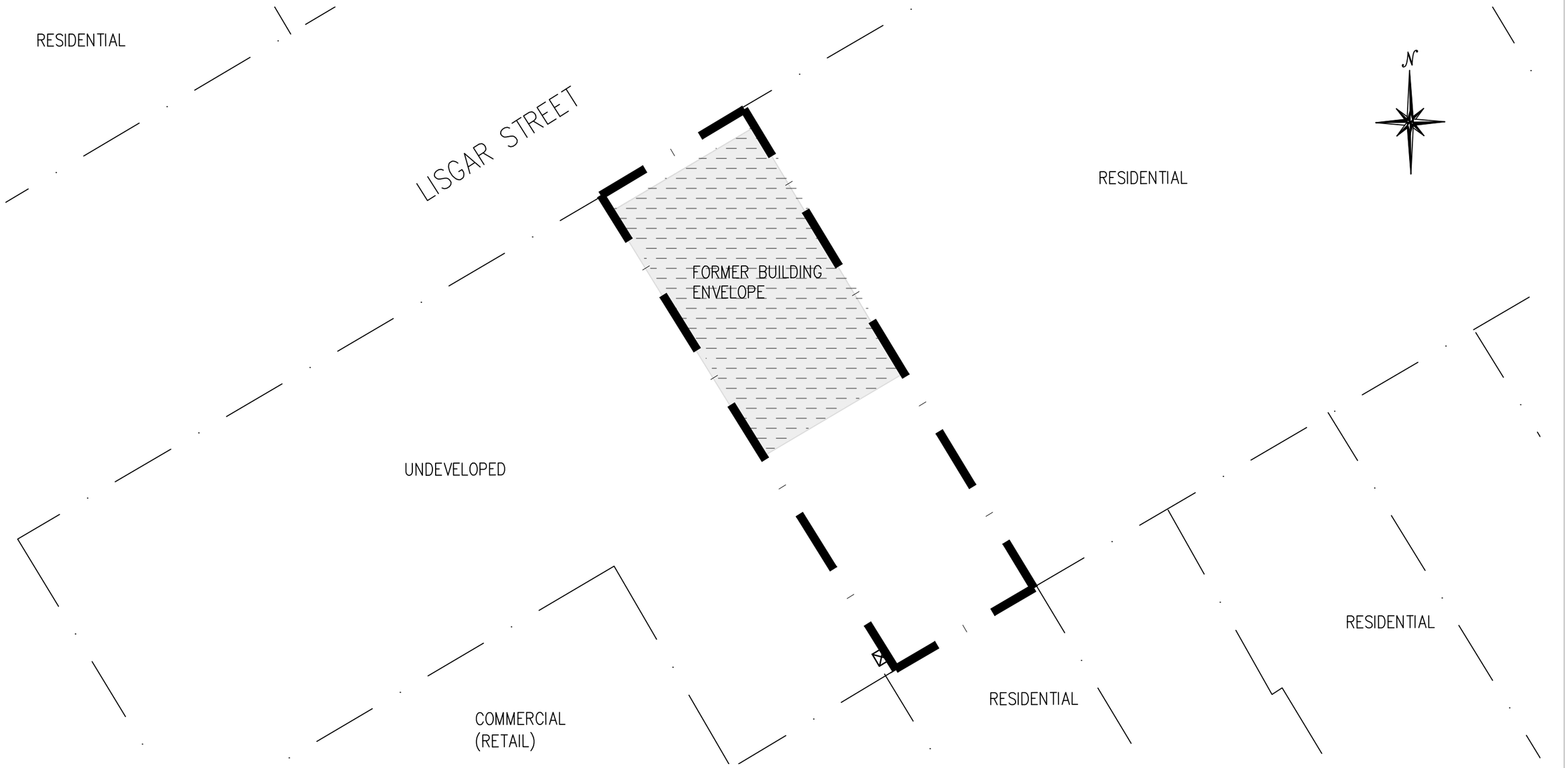
PROJECT
PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT
312 LISGAR STREET
OTTAWA, ONTARIO

DRAWING TITLE
SITE LOCATION
(NOT TO SCALE)
SOURCE: GEOOTTAWA

CLIENT	DATE	PROJECT	
ISLAM CARE CENTRE	DECEMBER 2025	250080	FIGURE1





Legend

- Subject Sites
- Former Building Envelope
- Bell Box

5m 0 5 10m

SCALE: 1:250

No.	REVISIONS	BY	DATE
01	ISSUED FOR REVIEW	O.W.	02/12/2025

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CLIENT
ISLAM CARE CENTRE

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J.A.	O.W.	J.L.

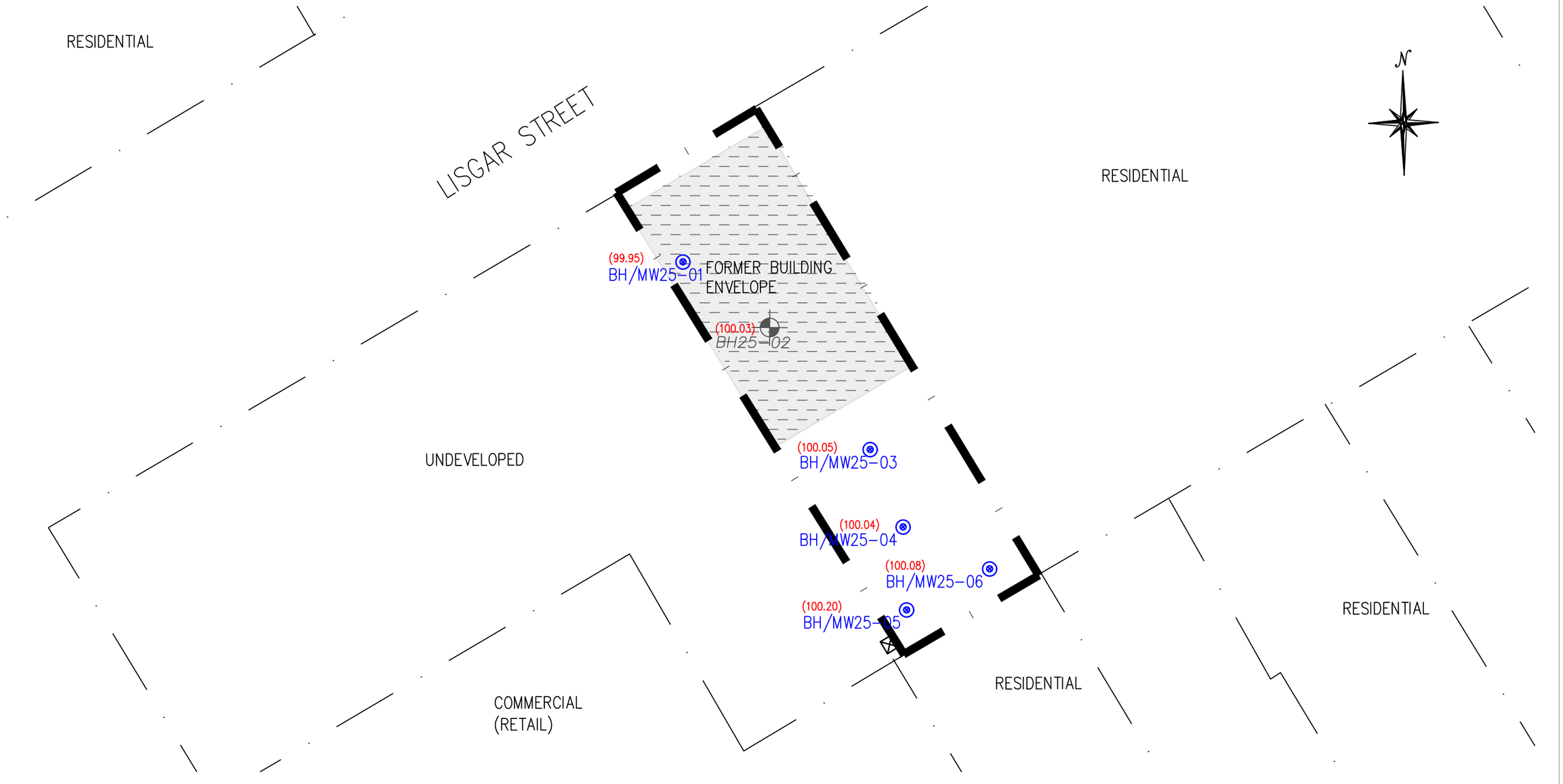
PROJECT
PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT
312 LISGAR STREET
OTTAWA, ONTARIO

DRAWING TITLE
SITE PLAN & UTILITY LAYOUT

PROJECT NO.
250080

DATE
DECEMBER 2025

FIGURE2



Legend

- Subject Sites
- Former Building Envelope
- Bell Box
- BH/MW25-XX — Monitoring Well Location
- BH25-XX — Borehole Location
- (XX.XX) — Ground Surface Elevation (m)

5m 0 5 10m

SCALE: 1:250

No.	REVISIONS	BY	DATE
01	ISSUED FOR REVIEW	O.W.	02/12/2025

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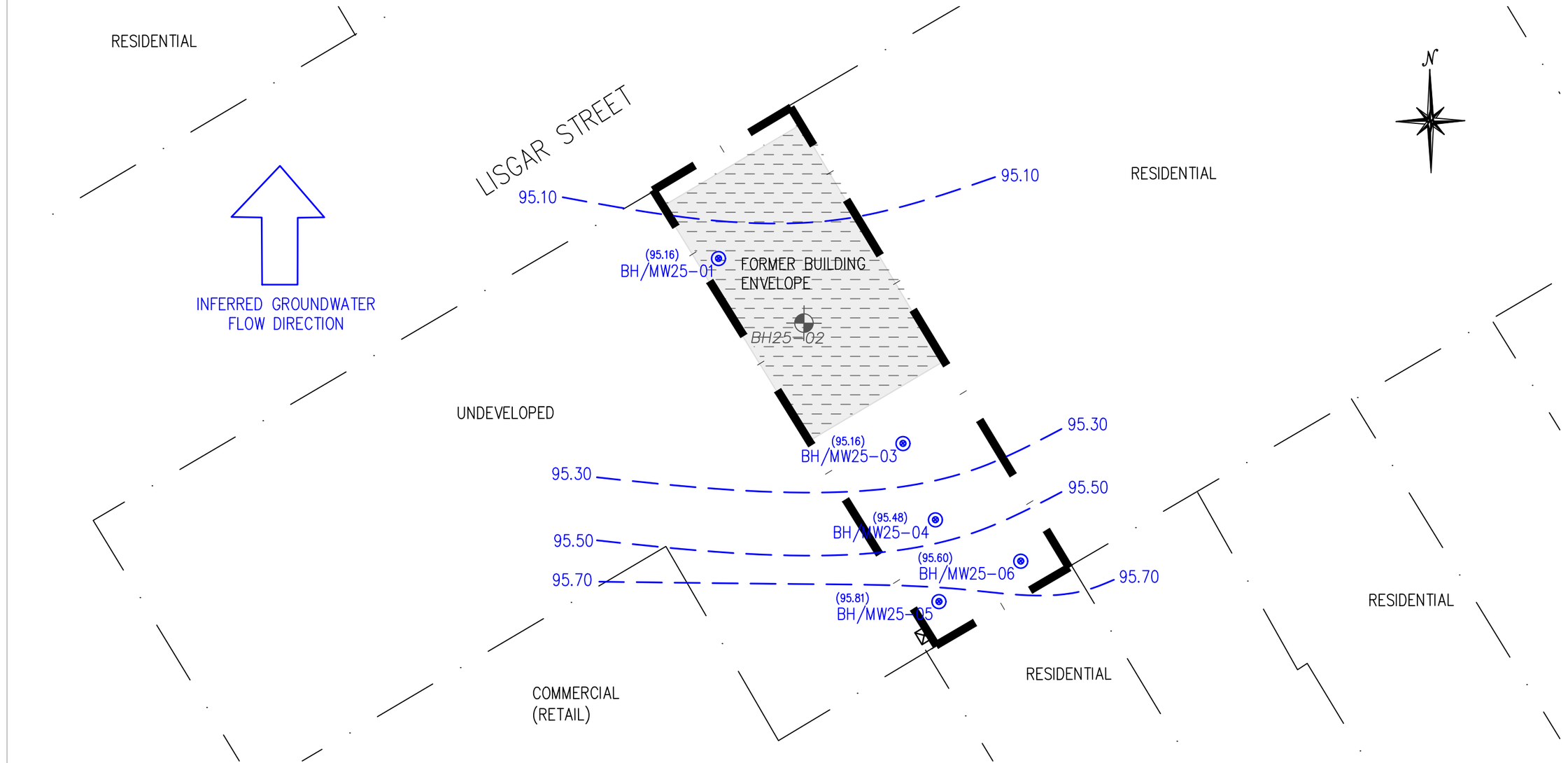
PROJECT
PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT
312 LISGAR STREET
OTTAWA, ONTARIO

DRAWING TITLE
BOREHOLE & MONITORING WELL LOCATIONS

PROJECT NO.
250080

DATE
DECEMBER 2025

FIGURE3



Legend

- Subject Sites
- Former Building Envelope
- Bell Box
- BH/MW25-XX (xx.xx) — Monitoring Well Location (groundwater elevation)
- BH25-XX — Borehole Location
- (xx.xx) — Groundwater Contour

5m 0 5 10m

SCALE: 1:250

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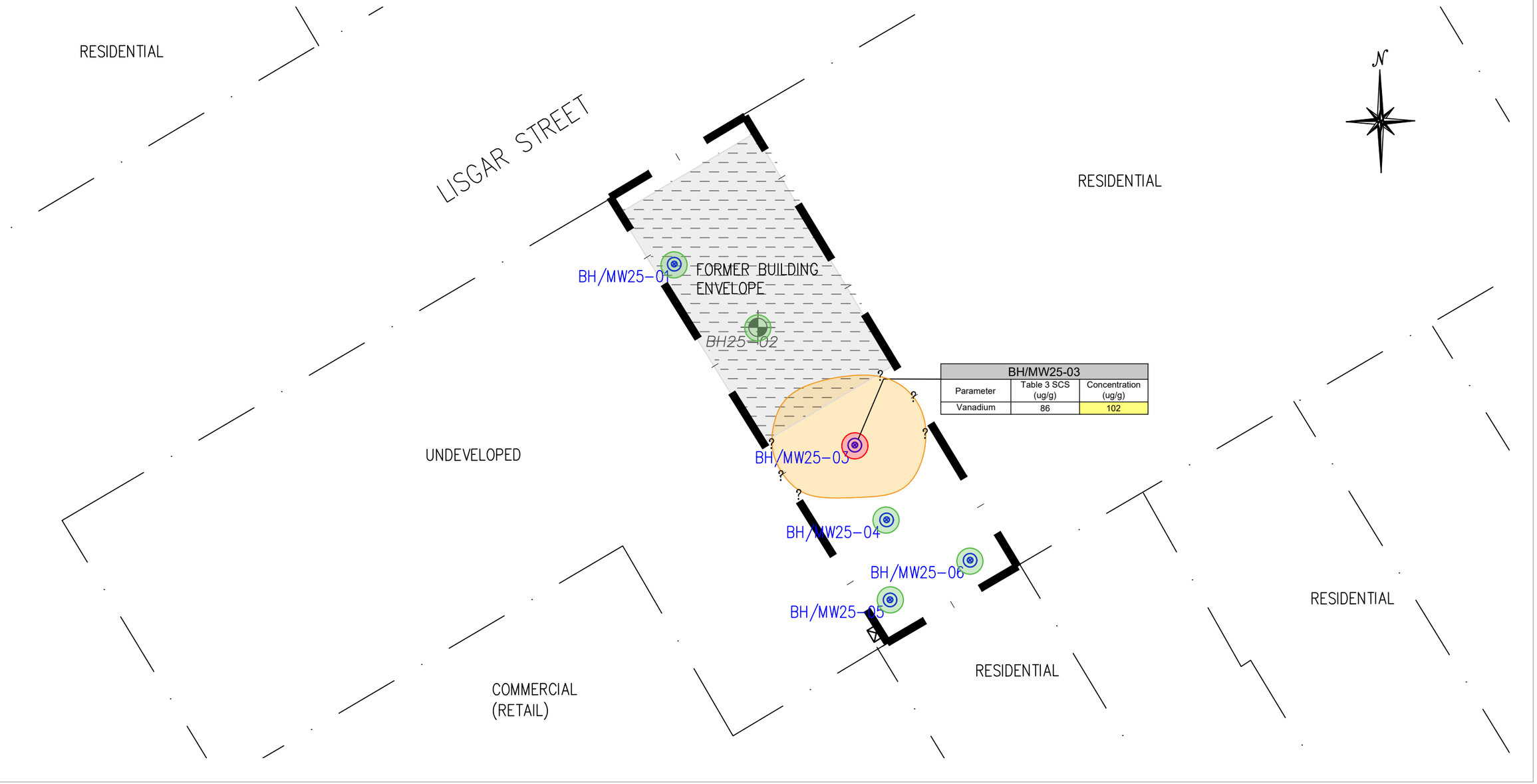
PROJECT
PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT
312 LISGAR STREET
OTTAWA, ONTARIO

DRAWING TITLE
GROUNDWATER ELEVATIONS AND INTERPRETED GROUNDWATER FLOW DIRECTION

PROJECT NO.
250080

DATE
DECEMBER 2025

FIGURE4



Legend

- Subject Sites
- Former Building Envelope
- Bell Box
- Borehole/Monitoring Well Exceeds Table 3 SCS
- Borehole/Monitoring Well Meets Table 3 SCS
- BH/MW25-XX — Monitoring Well Location
- BH25-XX — Borehole Location
- Concentration Exceeding Table 3 SCS
- Approximate Contamination Plume
- ? — Extents of Contamination Plume Not Fully Delineated

5m 0 5 10m

SCALE: 1:250

No.	REVISIONS	BY	DATE
01	ISSUED FOR REVIEW	O.W.	02/12/2025

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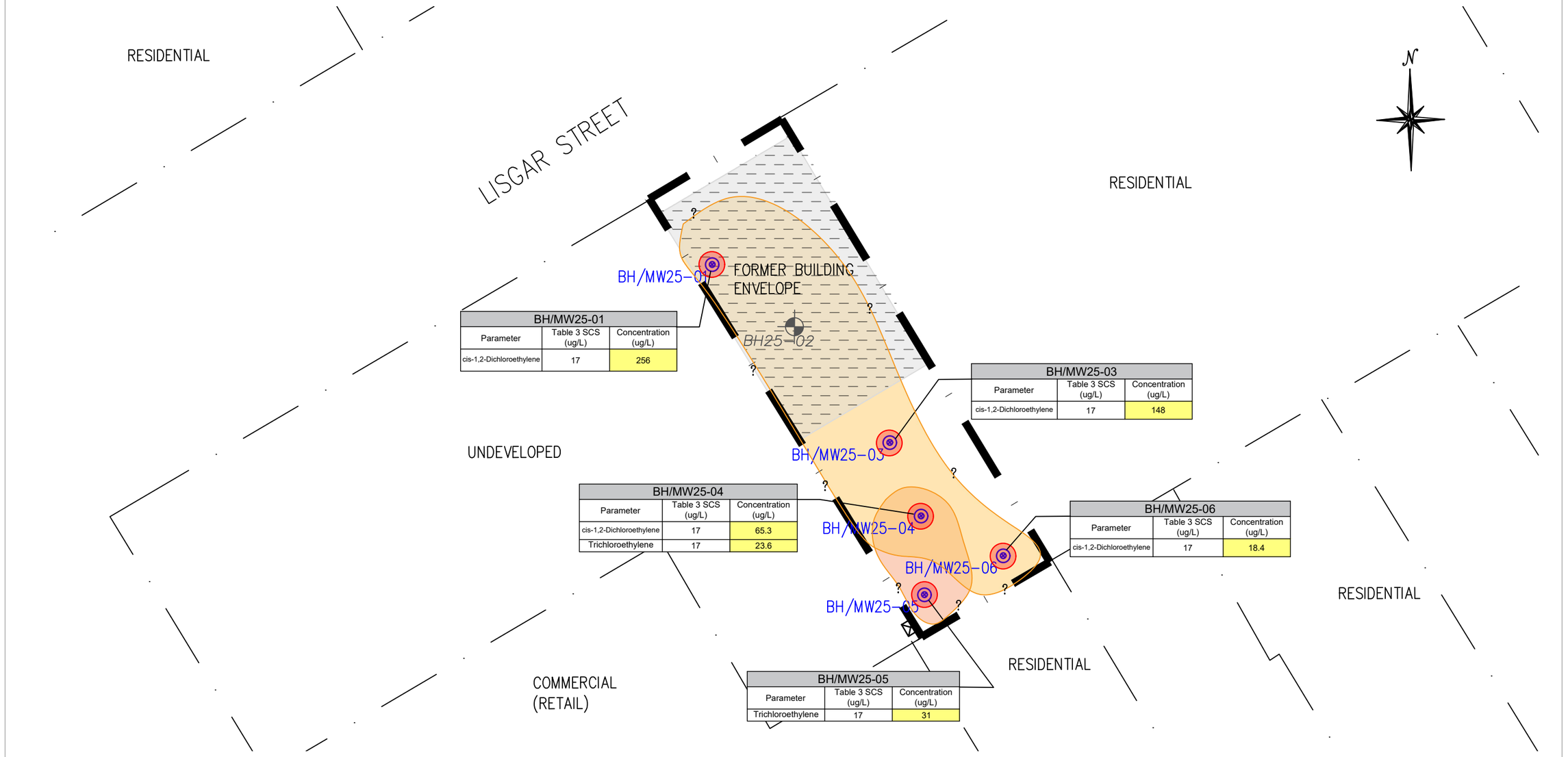
PROJECT
PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT
312 LISGAR STREET
OTTAWA, ONTARIO

DRAWING TITLE
SOIL EXCEEDANCES

PROJECT NO.
250080

DATE
DECEMBER 2025

FIGURE5



Legend

- Subject Sites
- Former Building Envelope
- Bell Box
- Borehole/Monitoring Well Exceeds Table 3 SCS
- Borehole/Monitoring Well Meets Table 3 SCS
- BH/MW25-XX — Monitoring Well Location
- BH25-XX — Borehole Location
- Concentration Exceeding Table 3 SCS
- Approximate Contamination Plume
- ? — Extents of Contamination Plume Not Fully Delineated

5m 0 5 10m

SCALE: 1:250

No.	REVISIONS	BY	DATE
01	ISSUED FOR REVIEW	O.W.	02/12/2025

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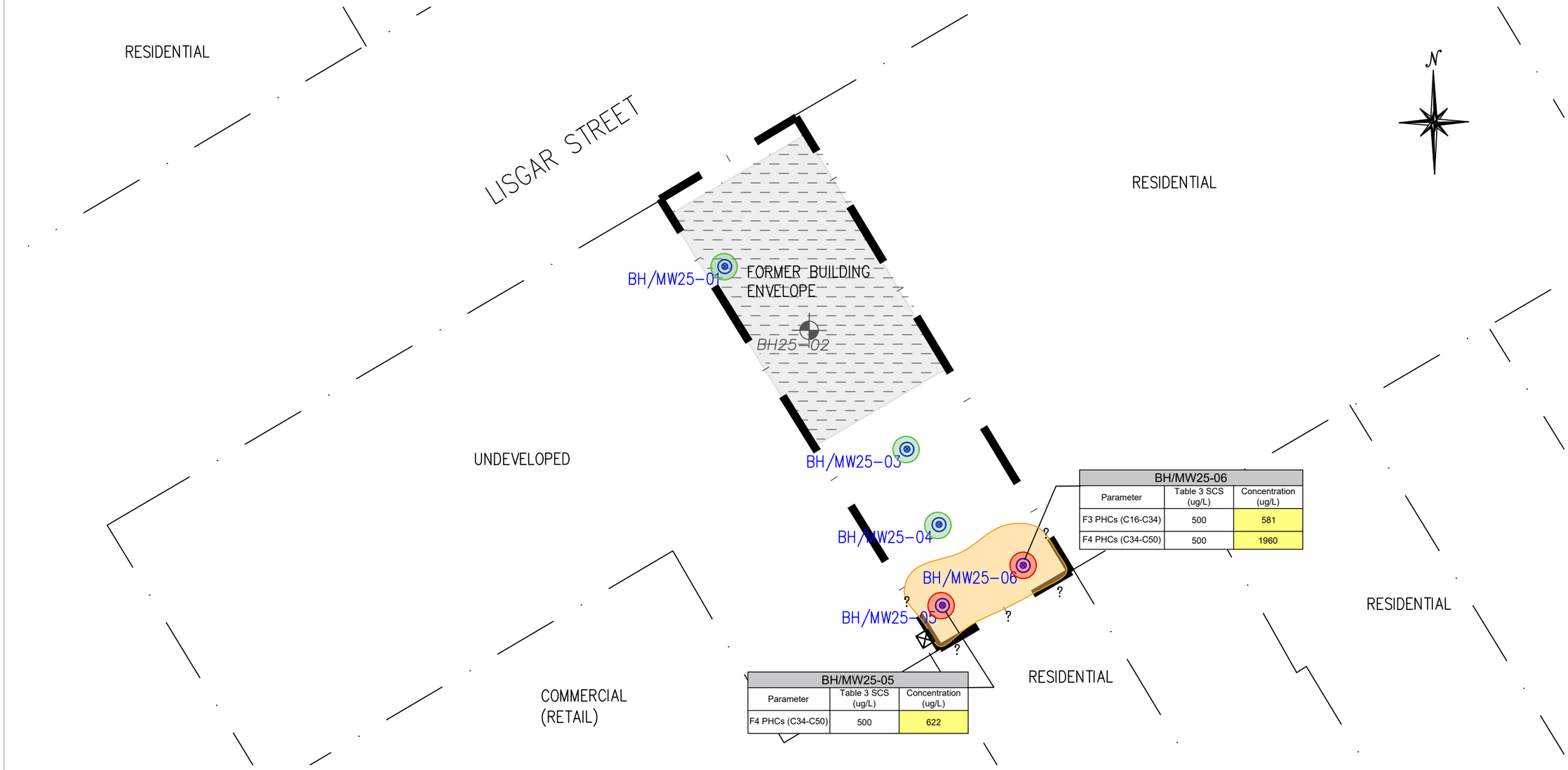
PROJECT
PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT
312 LISGAR STREET
OTTAWA, ONTARIO

DRAWING TITLE
VOC GROUNDWATER EXCEEDANCES

PROJECT NO.
250080

DATE
DECEMBER 2025

FIGURE6A



BH/MW25-06		
Parameter	Table 3 SCS (ug/L)	Concentration (ug/L)
F3 PHCs (C16-C34)	500	581
F4 PHCs (C34-C50)	500	1960

BH/MW25-05		
Parameter	Table 3 SCS (ug/L)	Concentration (ug/L)
F4 PHCs (C34-C50)	500	622

Legend

- Subject Sites
- Former Building Envelope
- Bell Box
- Borehole/Monitoring Well Exceeds Table 3 SCS
- Borehole/Monitoring Well Meets Table 3 SCS
- BH/MW25-XX — Monitoring Well Location
- BH25-XX — Borehole Location
- Concentration Exceeding Table 3 SCS
- Approximate Contamination Plume
- ? — Extents of Contamination Plume Not Fully Delineated

5m 0 5 10m

SCALE: 1:250

No.	REVISIONS	BY	DATE
01	ISSUED FOR REVIEW	O.W.	02/12/2025

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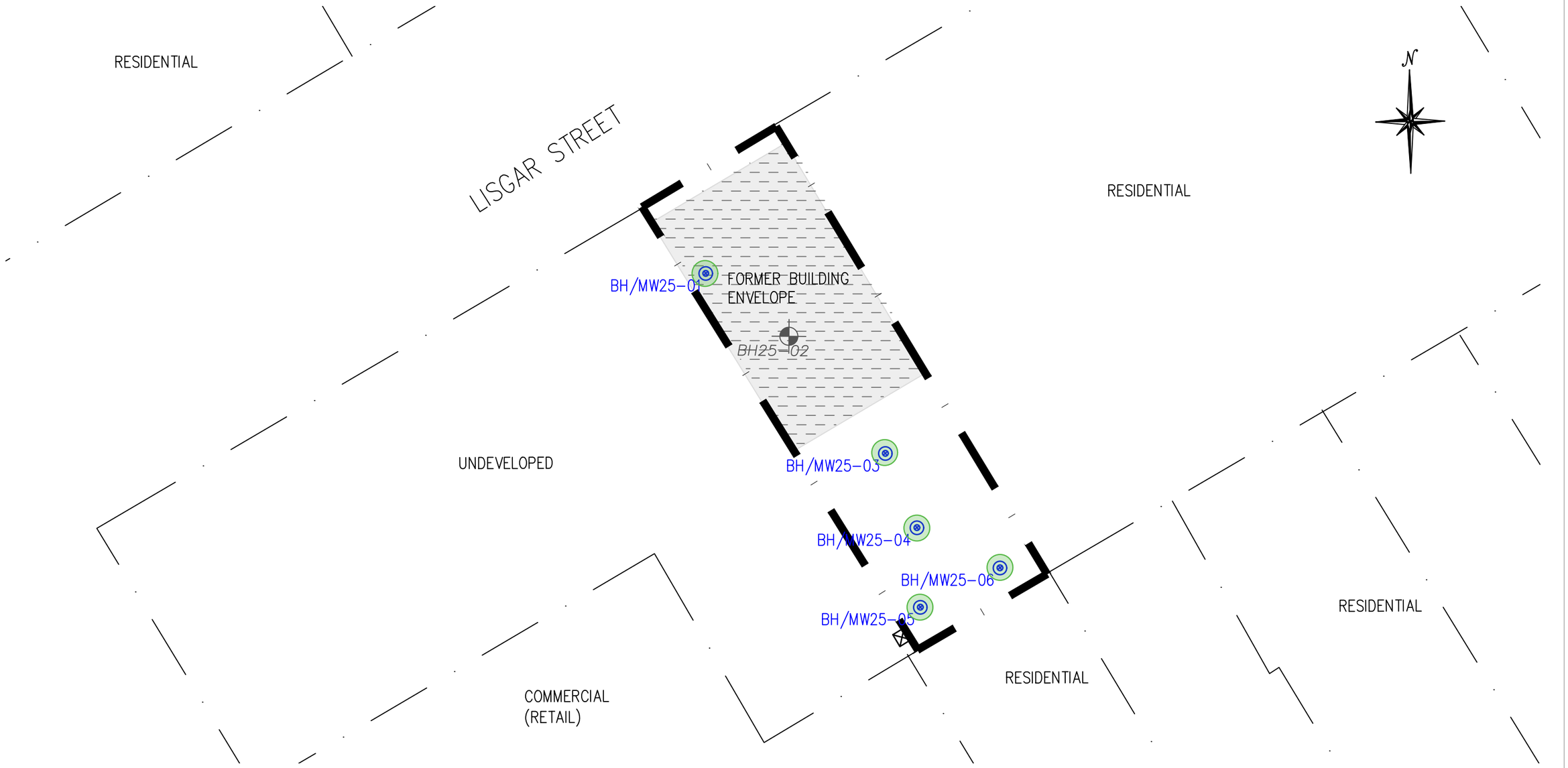
312 LISGAR STREET
OTTAWA, ONTARIO

DRAWING TITLE
PHC GROUNDWATER EXCEEDANCES

PROJECT NO.
250080

DATE
DECEMBER 2025

FIGURE6B



Legend

- Subject Sites
- Former Building Envelope
- Bell Box
- Borehole/Monitoring Well Exceeds Table 3 SCS
- Borehole/Monitoring Well Meets Table 3 SCS
- BH/MW25-XX — Monitoring Well Location
- BH25-XX — Borehole Location
- Concentration Exceeding Table 3 SCS
- Approximate Contamination Plume
- ? — Extents of Contamination Plume Not Fully Delineated

5m 0 5 10m

SCALE: 1:250

No.	REVISIONS	BY	DATE
01	ISSUED FOR REVIEW	O.W.	02/12/2025

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PHASE TWO
ENVIRONMENTAL SITE ASSESSMENT
312 LISGAR STREET
OTTAWA, ONTARIO

DRAWING TITLE
INORGANICS, METALS AND SVOC GROUNDWATER EXCEEDANCES

PROJECT NO.
250080

DATE
DECEMBER 2025

FIGURE6C

TABLES

Table 1
Summary of Groundsurface and Groundwater Elevations (November 21, 2025)
Phase Two Environmental Site Assessment
312 Lisgar Street, Ottawa, Ontario
LRL File: 250080

Monitoring Well	Ground Surface Elevation[1] (m)	Reference Elevation[2] (m)	Depth To Water Table (m)		Groundwater Elevation (m)
			Reference Point	Ground Surface	
MW25-01	99.95	101.07	5.91	4.79	95.16
BH25-02	100.03	--	--	--	--
MW25-03	100.05	101.21	6.05	4.89	95.16
MW25-04	100.04	101.26	5.78	4.56	95.48
MW25-05	100.20	101.44	5.63	4.39	95.81
MW25-06	100.08	101.31	5.71	4.48	95.60

NOTES:

1 Elevations measured from temporary benchmark established at a hydropole along the south side of Lisgar Street.

2 Reference elevation is top of PVC riser.

Table 2
Summary of Soil VOC and PHC Analysis
Phase Two Environmental Site Assessment
312 Lisgar Street, Ottawa, Ontario
LRL File: 250080

Parameter	Units	MDL	O. Reg. 153/04[1] Table 3[2]	Sample																		
				BH25-01			BH25-02		BH25-03				BH25-04		BH25-05				BH25-06			
			Commercial Property Use Fine textured soil	SB1	SB1 (Duplicate)	SB3	SB1	SB2	SB1	SB2	SB3	SB4	SB3	SB4	SB1	SB3	SB5	SB5 (Duplicate)	SB2	SB3	SB5
Sample Date (d/m/y)			--	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05
Depth	m		--	0-1.2	0-1.2	2.4-3.6	0-1.2	1.2-2.4	0-1.2	1.2-2.4	2.4-3.6	3.6-4.8	2.4-3.6	3.6-4.8	0-1.2	2.4-3.6	4.8-6.1	4.8-6.1	1.2-2.4	2.4-3.6	4.8-6.1
CSV Readings[3]	ppm	0.1	--	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Physical Characteristics																						
% Solids	% by wt.	0.1		82.9	84.5	57.5	88.7	65.6	89.5	68.2	58.4	62.7	54.0	56.5	89.4	56.6	64.8	64.2	92.7	54.7	77.4
General Inorganics																						
Cyanide, free	ug/g dry	0.03	0.051	<0.03	<0.03	--	--	<0.03	<0.03	--	--	<0.03	<0.03	<0.03	<0.03	--	--	--	--	--	--
pH	pH Units	0.05		7.25	7.39	--	7.28	7.17	6.80	--	--	7.18	6.99	--	--	7.00	--	--	--	--	--
Volatiles																						
Acetone	ug/g dry	0.50	28	--	--	<0.50	--	<0.50	--	--	<0.50	--	<0.50	--	--	--	<0.50	<0.50	--	<0.50	<0.50
Benzene	ug/g dry	0.02	0.4	--	--	<0.02	--	<0.02	--	--	<0.02	--	<0.02	--	--	--	<0.02	<0.02	--	<0.02	<0.02
Bromodichloromethane	ug/g dry	0.05	18	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Bromoform	ug/g dry	0.05	1.7	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Bromomethane	ug/g dry	0.05	0.05	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Carbon Tetrachloride	ug/g dry	0.05	1.5	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Chlorobenzene	ug/g dry	0.05	2.7	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Chloroform	ug/g dry	0.05	0.18	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Dibromochloromethane	ug/g dry	0.05	13	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Dichlorodifluoromethane	ug/g dry	0.05	25	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
1,2-Dichlorobenzene	ug/g dry	0.05	8.5	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
1,3-Dichlorobenzene	ug/g dry	0.05	12	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
1,4-Dichlorobenzene	ug/g dry	0.05	0.84	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
1,1-Dichloroethane	ug/g dry	0.05	21	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
1,2-Dichloroethane	ug/g dry	0.05	0.05	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
1,1-Dichloroethylene	ug/g dry	0.05	0.48	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
cis-1,2-Dichloroethylene	ug/g dry	0.05	37	--	--	<0.05	--	<0.05	--	--	<0.05	--	0.14	--	--	--	<0.05	<0.05	--	<0.05	<0.05
trans-1,2-Dichloroethylene	ug/g dry	0.05	9.3	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
1,2-Dichloropropane	ug/g dry	0.05	0.68	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
cis-1,3-Dichloropropylene	ug/g dry	0.05		--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
trans-1,3-Dichloropropylene	ug/g dry	0.05		--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
1,3-Dichloropropene, total	ug/g dry	0.05	0.21	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Ethylbenzene	ug/g dry	0.05	19	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Ethylene dibromide (dibromoethane, 1,2-)	ug/g dry	0.05	0.05	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Hexane	ug/g dry	0.05	88	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Methyl Ethyl Ketone (2-Butanone)	ug/g dry	0.50	88	--	--	<0.50	--	<0.50	--	--	<0.50	--	<0.50	--	--	--	<0.50	<0.50	--	<0.50	<0.50
Methyl Isobutyl Ketone	ug/g dry	0.50	210	--	--	<0.50	--	<0.50	--	--	<0.50	--	<0.50	--	--	--	<0.50	<0.50	--	<0.50	<0.50
Methyl tert-butyl ether	ug/g dry	0.05	3.2	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Methylene Chloride	ug/g dry	0.05	2	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Styrene	ug/g dry	0.05	43	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
1,1,1,2-Tetrachloroethane	ug/g dry	0.05	0.11	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
1,1,2,2-Tetrachloroethane	ug/g dry	0.05	0.094	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Tetrachloroethylene	ug/g dry	0.05	21	--	--	<0.05	--	<0.05	--	--	<0.05	--	0.3	--	--	--	0.63	0.62	--	<0.05	0.16
Toluene	ug/g dry	0.05	78	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
1,1,1-Trichloroethane	ug/g dry	0.05	12	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
1,1,2-Trichloroethane	ug/g dry	0.05	0.11	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Trichloroethylene	ug/g dry	0.05	0.61	--	--	<0.05	--	<0.05	--	--	<0.05	--	0.15	--	--	--	0.19	0.19	--	<0.05	<0.05
Trichlorofluoromethane	ug/g dry	0.05	5.8	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Vinyl Chloride	ug/g dry	0.02	0.25	--	--	<0.02	--	<0.02	--	--	<0.02	--	<0.02	--	--	--	<0.02	<0.02	--	<0.02	<0.02
m/p-Xylene	ug/g dry	0.05		--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
o-Xylene	ug/g dry	0.05		--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Xylenes, total	ug/g dry	0.05	30	--	--	<0.05	--	<0.05	--	--	<0.05	--	<0.05	--	--	--	<0.05	<0.05	--	<0.05	<0.05
Hydrocarbons																						
F1 PHCs (C6-C10)	ug/g dry	7	65	--	--	<7	--	<7	--	--	<7	--	<7	--	--	--	<7	<7	--	<7	<7
F2 PHCs (C10-C16)	ug/g dry	4	250	--	--	<4	--	<4	--	--	<4	--	<4	--	--	--	<4	<4	--	<4	<4
F3 PHCs (C16-C34)	ug/g dry	8	2500	--	--	<8	--	<8	--	--	<8	--	<8	--	--	--	<8	<8	--	<8	<8
F4 PHCs (C34-C50)	ug/g dry	6	6600	--	--	<6	--	<6	--	--	<6	--	<6	--	--	--	<6	<6	--	<6	<6

NOTES:

[1] MOE's *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011*

[2] Table 3: Full depth generic site condition standards in a non-potable groundwater condition.

[3] Combustible soil vapour concentrations measured with a MiniRAE 2000 PID

MDL Method Detection Limit
-- No Value/Not Analysed
PHC Petroleum Hydrocarbon
BOLD Exceedance to Table 3 SCS

Table 3
Summary of Soil Semi Volatile Analysis
Phase Two Environmental Site Assessment
312 Lisgar Street, Ottawa, Ontario
LRL File: 250080

Parameter	Units	MDL	O. Reg. 153/04[1] Table 3[2] Commercial Property Use Fine textured soil	Sample																	
				BH25-01			BH25-02		BH25-03				BH25-04		BH25-05				BH25-06		
				SB1	SB1 (Duplicate)	SB3	SB1	SB2	SB1	SB2	SB3	SB4	SB3	SB4	SB1	SB3	SB5	SB5 (Duplicate)	SB2	SB3	SB5
Sample Date (d/m/y)			--	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05
Depth	m		--	0-1.2	0-1.2	2.4-3.6	0-1.2	1.2-2.4	0-1.2	1.2-2.4	2.4-3.6	3.6-4.8	2.4-3.6	3.6-4.8	0-1.2	2.4-3.6	4.8-6.1	4.8-6.1	1.2-2.4	2.4-3.6	4.8-6.1
CSV Readings[3]	ppm	0.1	--	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Semi-Volatiles																					
Acenaphthene	ug/g dry	0.02	96	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
Acenaphthylene	ug/g dry	0.02	0.17	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
Anthracene	ug/g dry	0.02	0.74	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
Benzo[a]anthracene	ug/g dry	0.02	0.96	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
Benzo[a]pyrene	ug/g dry	0.02	0.3	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
Benzo[b]fluoranthene	ug/g dry	0.02	0.96	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
Benzo[g,h,i]perylene	ug/g dry	0.02	9.6	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
Benzo[k]fluoranthene	ug/g dry	0.02	0.96	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
Chrysene	ug/g dry	0.02	9.6	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
Dibenzo[a,h]anthracene	ug/g dry	0.02	0.1	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
Fluoranthene	ug/g dry	0.02	9.6	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
Fluorene	ug/g dry	0.02	69	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
Indeno [1,2,3-cd] pyrene	ug/g dry	0.02	0.95	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
1-Methylnaphthalene	ug/g dry	0.02	85	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
2-Methylnaphthalene	ug/g dry	0.02	85	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
Methylnaphthalene (1&2)	ug/g dry	0.04	85	--	--	<0.04	--	--	--	--	--	<0.04	--	<0.04	--	<0.04	--	--	--	--	--
Naphthalene	ug/g dry	0.01	28	--	--	<0.01	--	--	--	--	--	<0.01	--	<0.01	--	<0.01	--	--	--	--	--
Phenanthrene	ug/g dry	0.02	16	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--
Pyrene	ug/g dry	0.02	96	--	--	<0.02	--	--	--	--	--	<0.02	--	<0.02	--	<0.02	--	--	--	--	--

NOTES:

[1] MOE's *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011*

[2] Table 3: Full depth generic site condition standards in a non-potable groundwater condition.

[3] Combustible soil vapour concentrations measured with a MiniRAE 2000 PID

MDL Method Detection Limit

-- No Value/Not Analysed

BOLD Exceedance to Table 3 SCS

Table 4
Summary of Soil Metals Analysis
Phase Two Environmental Site Assessment
312 Lisgar Street, Ottawa, Ontario
LRL File: 250080

Parameter	Units	MDL	O. Reg. 153/04[1] Table 3[2] Commercial Property Use Fine textured soil	Sample																	
				BH25-01			BH25-02		BH25-03				BH25-04		BH25-05					BH25-06		
				SB1	SB1 (Duplicate)	SB3	SB1	SB2	SB1	SB2	SB3	SB4	SB3	SB4	SB1	SB3	SB5	SB5 (Duplicate)	SB2	SB3	SB5
Sample Date (d/m/y)			--	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05	2025-11-05
Depth	m		--	0-1.2	0-1.2	2.4-3.6	0-1.2	1.2-2.4	0-1.2	1.2-2.4	2.4-3.6	3.6-4.8	2.4-3.6	3.6-4.8	0-1.2	2.4-3.6	4.8-6.1	4.8-6.1	1.2-2.4	2.4-3.6	4.8-6.1
CSV Readings[3]	ppm	5	--	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Metals																					
Antimony	ug/g dry	1.0	50	<1.0	<1.0	--	<1.0	--	<1.0	<1.0	--	--	--	--	<1.0	--	--	--	<1.0	--	--
Arsenic	ug/g dry	1.0	18	1.5	1.5	--	3.2	--	<1.0	3.0	--	--	--	--	<1.0	--	--	--	<1.0	--	--
Barium	ug/g dry	1.0	670	57.0	47.2	--	71.3	--	19.1	286	--	--	--	--	15.9	--	--	--	14.3	--	--
Beryllium	ug/g dry	0.5	10	<0.5	<0.5	--	<0.5	--	<0.5	0.8	--	--	--	--	<0.5	--	--	--	<0.5	--	--
Boron	ug/g dry	5.0	120	5.4	<5.0	--	12.7	--	<5.0	7.7	--	--	--	--	<5.0	--	--	--	<5.0	--	--
Cadmium	ug/g dry	0.5	1.9	<0.5	<0.5	--	<0.5	--	<0.5	<0.5	--	--	--	--	<0.5	--	--	--	<0.5	--	--
Chromium (VI)	ug/g dry	0.2	10	0.3	0.2	--	<0.2	--	<0.2	0.3	--	--	--	--	<0.2	--	--	--	0.2	--	--
Chromium	ug/g dry	5.0	160	21.1	22.3	--	19.2	--	11.9	118	--	--	--	--	12.1	--	--	--	7.8	--	--
Cobalt	ug/g dry	1.0	100	4.4	5.4	--	7.1	--	3.5	21.9	--	--	--	--	2.9	--	--	--	1.7	--	--
Copper	ug/g dry	5.0	300	9.8	8.1	--	12.9	--	<5.0	49.4	--	--	--	--	<5.0	--	--	--	<5.0	--	--
Lead	ug/g dry	1.0	120	27.6	10.7	--	21.5	--	1.9	6.6	--	--	--	--	3.3	--	--	--	1.2	--	--
Mercury	ug/g dry	0.1	20	<0.1	<0.1	--	<0.1	--	<0.1	<0.1	--	--	--	--	<0.1	--	--	--	<0.1	--	--
Molybdenum	ug/g dry	1.0	40	<1.0	<1.0	--	1.5	--	<1.0	<1.0	--	--	--	--	<1.0	--	--	--	<1.0	--	--
Nickel	ug/g dry	5.0	340	11.5	11.9	--	14.4	--	7.9	64.3	--	--	--	--	6.6	--	--	--	<5.0	--	--
Selenium	ug/g dry	1.0	5.5	<1.0	<1.0	--	<1.0	--	<1.0	<1.0	--	--	--	--	<1.0	--	--	--	<1.0	--	--
Silver	ug/g dry	0.3	50	0.8	0.7	--	0.7	--	0.5	0.9	--	--	--	--	0.6	--	--	--	0.5	--	--
Thallium	ug/g dry	1.0	3.3	<1.0	<1.0	--	<1.0	--	<1.0	<1.0	--	--	--	--	<1.0	--	--	--	<1.0	--	--
Uranium	ug/g dry	1.0	33	<1.0	<1.0	--	<1.0	--	<1.0	<1.0	--	--	--	--	<1.0	--	--	--	<1.0	--	--
Vanadium	ug/g dry	10.0	86	26.4	28.5	--	22.0	--	13.0	**102**	--	--	--	--	13.5	--	--	--	<10.0	--	--
Zinc	ug/g dry	20.0	340	102	46.5	--	32.2	--	<20.0	108	--	--	--	--	<20.0	--	--	--	<20.0	--	--

NOTES:
[1] MOE's *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011*
[2] Table 3: Full depth generic site condition standards in a non-potable groundwater condition.
[3] Combustible soil vapour concentrations measured with a MiniRAE 2000 PID
MDL Method Detection Limit
-- No Value/Not Analysed
BOLD Exceedance to Table 3 SCS

Table 5
Summary of Groundwater Volatiles & Hydrocarbons Analysis
Phase Two Environmental Site Assessment
312 Lisgar Street, Ottawa, Ontario
LRL File: 250080

Parameter	Units	MDL	O. Reg. 153/04[1] Table 3[2] Commercial Property Use Fine textured soil	Sample				
				MW25-01	MW25-03	MW25-04	MW25-05	MW25-06
Sample Date (d/m/y)				**November 21, 2025**	**November 21, 2025**	**November 21, 2025**	**November 21, 2025**	**November 21, 2025**
Headspace VOC Readings[3]	ppm	0.1		<0.1	0.1	0.1	<0.1	<0.1
Evidence of free product?	--	--	[4]	No	No	No	No	No
Volatiles								
Acetone	ug/L	5	130000	7.9	6.2	27.7	11.8	5.4
Benzene	ug/L	0.5	430	<0.5	<0.5	<0.5	<0.5	<0.5
Bromodichloromethane	ug/L	0.5	85000	<0.5	<0.5	<0.5	<0.5	<0.5
Bromoform	ug/L	0.5	770	<0.5	<0.5	<0.5	<0.5	<0.5
Bromomethane	ug/L	0.5	56	<0.5	<0.5	<0.5	<0.5	<0.5
Carbon Tetrachloride	ug/L	0.2	8.4	<0.2	<0.2	<0.2	<0.2	<0.2
Chlorobenzene	ug/L	0.5	630	<0.5	<0.5	<0.5	<0.5	<0.5
Chloroform	ug/L	0.5	22	<0.5	<0.5	0.6	<0.5	<0.5
Dibromochloromethane	ug/L	0.5	82000	<0.5	<0.5	<0.5	<0.5	<0.5
Dichlorodifluoromethane	ug/L	1	4400	<1.0	<1.0	<1.0	<1.0	<1.0
1,2-Dichlorobenzene	ug/L	0.5	9600	<0.5	<0.5	<0.5	<0.5	<0.5
1,3-Dichlorobenzene	ug/L	0.5	9600	<0.5	<0.5	<0.5	<0.5	<0.5
1,4-Dichlorobenzene	ug/L	0.5	67	<0.5	<0.5	<0.5	<0.5	<0.5
1,1-Dichloroethane	ug/L	0.5	3100	<0.5	<0.5	<0.5	<0.5	<0.5
1,2-Dichloroethane	ug/L	0.5	12	<0.5	<0.5	<0.5	<0.5	<0.5
1,1-Dichloroethylene	ug/L	0.5	17	<0.5	<0.5	<0.5	<0.5	<0.5
cis-1,2-Dichloroethylene	ug/L	0.5	17	**256**	**148**	**65.3**	7.4	**18.4**
trans-1,2-Dichloroethylene	ug/L	0.5	17	15.0	3.2	1.4	<0.5	0.6
1,2-Dichloropropane	ug/L	0.5	140	<0.5	<0.5	<0.5	<0.5	<0.5
cis-1,3-Dichloropropylene	ug/L	0.5		<0.5	<0.5	<0.5	<0.5	<0.5
trans-1,3-Dichloropropylene	ug/L	0.5		<0.5	<0.5	<0.5	<0.5	<0.5
1,3-Dichloropropene, total	ug/L	0.5	45	<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	ug/L	0.5	2300	<0.5	<0.5	<0.5	<0.5	<0.5
Ethylene dibromide (dibromoethane, 1,2-)	ug/L	0.2	0.83	<0.2	<0.2	<0.2	<0.2	<0.2
Hexane	ug/L	1	520	<1.0	<1.0	<1.0	<1.0	<1.0
Methyl Ethyl Ketone (2-Butanone)	ug/L	5	1500000	<5.0	<5.0	5.4	<5.0	<5.0
Methyl Isobutyl Ketone	ug/L	5	580000	<5.0	<5.0	<5.0	<5.0	<5.0
Methyl tert-butyl ether	ug/L	2	1400	<2.0	<2.0	<2.0	<2.0	<2.0
Methylene Chloride	ug/L	5	5500	5.5	5.6	6.4	<5.0	<5.0
Styrene	ug/L	0.5	9100	<0.5	<0.5	<0.5	<0.5	<0.5
1,1,1,2-Tetrachloroethane	ug/L	0.5	28	<0.5	<0.5	<0.5	<0.5	<0.5
1,1,2,2-Tetrachloroethane	ug/L	0.5	15	<0.5	<0.5	<0.5	<0.5	<0.5
Tetrachloroethylene	ug/L	0.5	17	0.9	0.6	3.7	14.1	5.3
Toluene	ug/L	0.5	18000	<0.5	<0.5	<0.5	<0.5	<0.5
1,1,1-Trichloroethane	ug/L	0.5	6700	<0.5	<0.5	<0.5	<0.5	<0.5
1,1,2-Trichloroethane	ug/L	0.5	30	<0.5	<0.5	<0.5	<0.5	<0.5
Trichloroethylene	ug/L	0.5	17	0.9	7.6	**23.6**	**31.0**	7.8
Trichlorofluoromethane	ug/L	1	2500	<1.0	<1.0	<1.0	<1.0	<1.0
Vinyl Chloride	ug/L	0.5	1.7	1.2	<0.5	<0.5	<0.5	<0.5
m/p-Xylene	ug/L	0.5		<0.5	<0.5	<0.5	<0.5	<0.5
o-Xylene	ug/L	0.5		<0.5	<0.5	<0.5	<0.5	<0.5
Xylenes, total	ug/L	0.5	4200	<0.5	<0.5	<0.5	<0.5	<0.5
Hydrocarbons								
F1 PHCs (C6-C10)	ug/L	25	750	<25	<25	<25	<25	<25
F2 PHCs (C10-C16)	ug/L	100	150	<100	<100	<100	<100	<100
F3 PHCs (C16-C34)	ug/L	100	500	<100	<100	<100	196	**581**
F4 PHCs (C34-C50)	ug/L	100	500	<100	<100	<100	**622**	**1960**

NOTES:

[1] MOE's *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011*

[2] Table 3: Full depth generic site condition standards in a non-potable groundwater condition.

[3] Headspace values were measured with a MiniRAE 2000 PID

[4] To meet the standard there must be no evidence of free product including film or sheen.

MDL Method Detection Limit

-- No Value/Not Analysed

PHC Petroleum Hydrocarbon

BOLD Exceedance to Table 3 SCS

Table 6
Summary of Groundwater Semi-Volatiles Analysis
Phase Two Environmental Site Assessment
312 Lisgar Street, Ottawa, Ontario
LRL File: 250080

Parameter	Units	MDL	O. Reg. 153/04[1] Table 3[2] Commercial Property Use Fine textured soil	Sample				
				MW25-01	MW25-03	MW25-04	MW25-05	MW25-06
Sample Date (d/m/y)				**November 21, 2025**	**November 21, 2025**	**November 21, 2025**	**November 21, 2025**	**November 21, 2025**
Headspace VOC Readings[3]	ppm	0.1		<0.1	0.1	0.1	<0.1	<0.1
Semi-Volatiles								
Acenaphthene	ug/L	0.05	1700	<0.05	<0.05	<0.05	--	<0.05
Acenaphthylene	ug/L	0.05	1.8	<0.05	<0.05	<0.05	--	<0.05
Anthracene	ug/L	0.01	2.4	<0.01	<0.01	<0.01	--	<0.01
Benzo[a]anthracene	ug/L	0.01	4.7	0.29	<0.01	<0.01	--	<0.01
Benzo[a]pyrene	ug/L	0.01	0.81	<0.01	<0.01	<0.01	--	<0.01
Benzo[b]fluoranthene	ug/L	0.05	0.75	<0.05	<0.05	<0.05	--	<0.05
Benzo[g,h,i]perylene	ug/L	0.05	0.2	<0.05	<0.05	<0.05	--	<0.05
Benzo[k]fluoranthene	ug/L	0.05	0.4	<0.05	<0.05	<0.05	--	<0.05
Chrysene	ug/L	0.05	1	<0.05	<0.05	<0.05	--	<0.05
Dibenzo[a,h]anthracene	ug/L	0.05	0.52	<0.05	<0.05	<0.05	--	<0.05
Fluoranthene	ug/L	0.01	130	0.49	0.32	<0.01	--	1.25
Fluorene	ug/L	0.05	400	<0.05	<0.05	<0.05	--	<0.05
Indeno [1,2,3-cd] pyrene	ug/L	0.05	0.2	<0.05	<0.05	<0.05	--	<0.05
1-Methylnaphthalene	ug/L	0.05	1800	<0.05	<0.05	<0.05	--	<0.05
2-Methylnaphthalene	ug/L	0.05	1800	<0.05	<0.05	<0.05	--	<0.05
Methylnaphthalene (1&2)	ug/L	0.10	1800	<0.10	<0.10	<0.10	--	<0.10
Naphthalene	ug/L	0.05	6400	<0.05	<0.05	<0.05	--	<0.05
Phenanthrene	ug/L	0.05	580	<0.05	<0.05	<0.05	--	<0.05
Pyrene	ug/L	0.01	68	0.34	0.25	<0.01	--	0.86

NOTES:

1 MOE's *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011*

2 Table 3: Full depth generic site condition standards in a non-potable groundwater condition.

3 Headspace values were measured with a MiniRAE 2000 PID and an Eagel RKI II (methane elimination mode on)

4 To meet the standard there must be no evidence of free product including film or sheen.

MDL Method Detection Limit

-- No Value/Not Analysed

BOLD Exceedance to Table 3 SCS

Table 7
Summary of Groundwater Metals and Inorganics Analysis
Phase Two Environmental Site Assessment
312 Lisgar Street, Ottawa, Ontario
LRL File: 250080

Parameter	Units	MDL	O. Reg. 153/04[1] Table 3[2] Commercial Property Use Fine textured soil	Sample				
				MW25-01	MW25-03	MW25-04	MW25-05	MW25-06
Sample Date (d/m/y)				**November 21, 2025**	**November 21, 2025**	**November 21, 2025**	**November 21, 2025**	**November 21, 2025**
Headspace VOC Readings[3]	ppm	0.1		<0.1	0.1	0.1	<0.1	<0.1
General Inorganics								
Cyanide, free	ug/L	2	66	<2.0	<2.0	<2.0	<2.0	<2.0
pH	pH Units	0.1		7.5	7.6	7.5	7.5	7.7
Anions								
Chloride	mg/L	1	2300	316	106	124	184	85
Metals								
Mercury	ug/L	0.1	2.8	<0.1	<0.1	<0.1	<0.1	<0.1
Antimony	ug/L	0.5	20000	<0.5	<0.5	<0.5	<0.5	<0.5
Arsenic	ug/L	1	1900	1	<1.0	<1.0	1	1
Barium	ug/L	1	29000	191	260	290	103	173
Beryllium	ug/L	0.5	67	<0.5	<0.5	<0.5	<0.5	<0.5
Boron	ug/L	10	45000	233	94	94	50	91
Cadmium	ug/L	0.1	2.7	<0.1	<0.1	<0.1	<0.1	<0.1
Chromium	ug/L	1	810	<1.0	<1.0	<1.0	<1.0	1
Chromium (VI)	ug/L	10	140	<10.0	<10.0	<10.0	<10.0	<10.0
Cobalt	ug/L	0.5	66	0.6	<0.5	0.6	0.7	0.9
Copper	ug/L	0.5	87	1.3	1.7	1.3	0.6	2.5
Lead	ug/L	0.1	25	<0.1	<0.1	<0.1	0.2	2.6
Molybdenum	ug/L	0.5	9200	11.2	7.7	10.0	9.6	12.1
Nickel	ug/L	1	490	3	2	3	1	3
Selenium	ug/L	1	63	<1.0	<1.0	<1.0	<1.0	<1.0
Silver	ug/L	0.1	1.5	<0.1	<0.1	<0.1	<0.1	<0.1
Sodium	ug/L	200	2300000	157000	66000	102000	47000	102000
Thallium	ug/L	0.1	510	<0.1	<0.1	<0.1	<0.1	<0.1
Uranium	ug/L	0.1	420	1.4	1.3	2.3	0.3	2.4
Vanadium	ug/L	0.5	250	3.0	2.6	3.2	2.8	3.9
Zinc	ug/L	5	1100	<5.0	<5.0	<5.0	<5.0	<5.0

NOTES:

[1] MOE's *Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, April 15, 2011*

[2] Table 3: Full depth generic site condition standards in a non-potable groundwater condition.

[3] Headspace values were measured with a MiniRAE 2000 PID and an Eagel RKI II (methane elimination mode on)

[4] To meet the standard there must be no evidence of free product including film or sheen.

MDL Method Detection Limit

-- No Value/Not Analysed

BOLD Exceedance to Table 3 SCS

APPENDIX A

Borehole Logs

BOREHOLE LOG: MW25-01

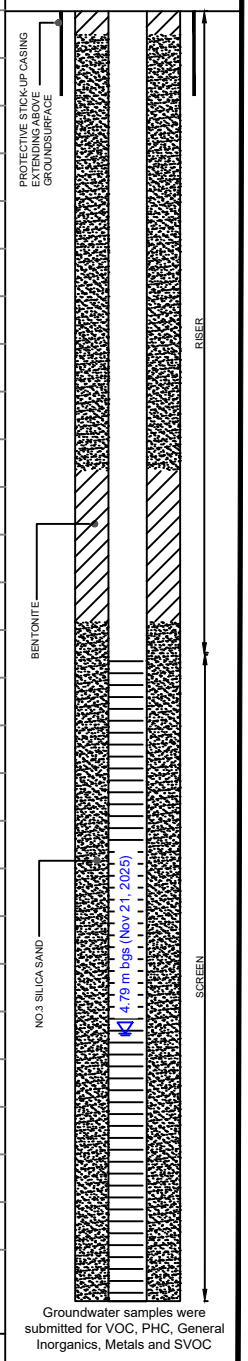
LRL
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

PROJECT NO.: 250080
PROJECT: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
CLIENT: ISLAM CARE CENTRE
LOCATION: 312 LISGAR STREET, OTTAWA, ONTARIO
DATE: NOVEMBER 5, 2025
FIELD PERSONNEL: ERIC LAVERGNE

DRILLER: DOWNING DRILLING
DRILLING EQUIPMENT: GEOPROBE
DRILLING METHOD: DIRECT PUSH

DEPTH (FT / M)	SOIL DESCRIPTION	ELEV./DEPTH (m)	SAMPLE NUMBER	N OR RQD (%)	RECOVERY (%)	LABORATORY ANALYSIS	Combustible Soil Vapours (ppb) 100 300 500 700 900 / ISOBUTYLENE (ppm) 200 600 1000 1400 1800
0.0 / 0.0	**LOAM:** Sandy loam, trace organics, moist, brown.	0.00	SB1 & SBX		50	Metals and General Inorganics	<0.1
		98.73					
	CLAY: Hard clay, grey, dry.	1.22	SB2		65	N/A	<0.1
		97.51					
	CLAY: Softer clay, grey, moist.	2.44	SB3		100	VOC, PHC, PAH	<0.1
		96.29					
	CLAY: Softer clay, grey, saturated.	3.66	SB4		100	N/A	<0.1
		95.07					
	CLAY: Clay with trace sand and silt, grey, saturated.	4.88	SB5		100	N/A	<0.1
		93.85					
	End of Borehole	6.10					

MONITORING WELL DETAILS



Groundwater samples were submitted for VOC, PHC, General Inorganics, Metals and SVOC

EASTING: 0445489
NORTHING: 5029490
SITE DATUM: Elevations measured from temporary benchmark established at the hydro pole northwest of the Site on the south side of Lisgar Street (100.00 m).
GROUNDSURFACE ELEVATION: 99.95 m
TOP OF RISER ELEVATION: 101.07 m
HOLE DIAMETER: 152 mm
MONITORING WELL DIAMETER: 32 mm

NOTES:
bgs: Below Ground Surface
VOC: Volatile Organic Compounds
PHC: Petroleum Hydrocarbons
PAH: Polycyclic Aromatic Hydrocarbons
PCB: Polychlorinated Biphenyls
N/A: Not applicable

BOREHOLE LOG: BH25-02

LRL
ENGINEERING | HYDROGEOLOGY
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

PROJECT NO.: 250080
PROJECT: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
CLIENT: ISLAM CARE CENTRE
LOCATION: 312 LISGAR STREET, OTTAWA, ONTARIO
DATE: NOVEMBER 5, 2025
FIELD PERSONNEL: ERIC LAVERGNE

DRILLER: DOWNING DRILLING
DRILLING EQUIPMENT: GEOPROBE
DRILLING METHOD: DIRECT PUSH

DEPTH (FT / M)	SOIL DESCRIPTION	ELEV./DEPTH (m)	LITHOLOGY	TYPE	SAMPLE NUMBER	N OR RQD (%)	RECOVERY (%)	LABORATORY ANALYSIS	Combustible Soil Vapours (ppb) 100 300 500 700 900 / ISOBUTYLENE (ppm) 200 600 1000 1400 1800	MONITORING WELL DETAILS
0.0 / 0.0	**LOAM:** Sandy loam, trace organics, moist, brown. Rocks and gravel at 3.0 ft	0.00			SB1		15	Metals and General Inorganics	<0.1	
3.0 / 1.0		98.81								
4.0	**CLAY:** Rocks and Gravel followed by grey, moist, clay.	1.22			SB2		75	VOC, PHC	<0.1	
7.0 / 2.0		97.59								
8.0	**CLAY:** Grey clay, saturated.	2.44			SB3		100	N/A	<0.1	
10.0 / 3.0		96.37								
12.0	**CLAY:** Grey clay, saturated.	3.66			SB4		100	N/A	<0.1	
13.0 / 4.0		95.15								
16.0	**CLAY:** Clay with trace silt, grey, saturated.	4.88			SB5		100	N/A	<0.1	
17.0 / 5.0		93.93								
20.0 / 6.0	End of Borehole	6.10								

EASTING: 0445478
NORTHING: 5029476

SITE DATUM: Elevations measured from temporary benchmark established at the hydro pole northwest of the Site on the south side of Lisgar Street (100.00 m).

GROUNDSURFACE ELEVATION: 100.03 m
TOP OF RISER ELEVATION: --
HOLE DIAMETER: 152 mm
MONITORING WELL DIAMETER: 32 mm

NOTES:
bgs: Below Ground Surface
VOC: Volatile Organic Compounds
PHC: Petroleum Hydrocarbons
PAH: Polycyclic Aromatic Hydrocarbons
PCB: Polychlorinated Biphenyls
N/A: Not applicable

LRL
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

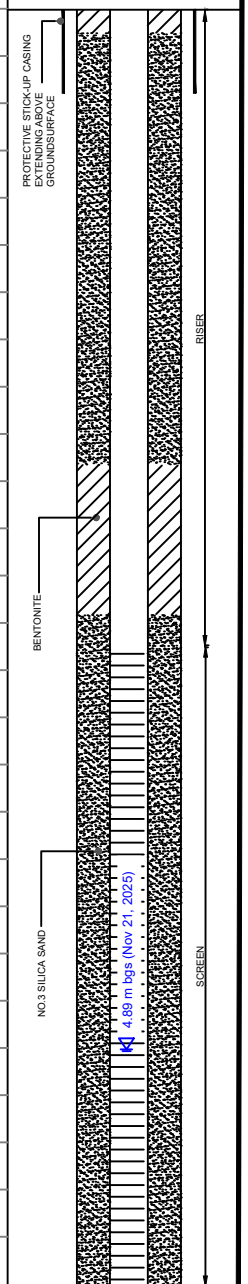
BOREHOLE LOG: MW25-03

PROJECT NO.: 250080
PROJECT: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
CLIENT: ISLAM CARE CENTRE
LOCATION: 312 LISGAR STREET, OTTAWA, ONTARIO
DATE: NOVEMBER 5, 2025
FIELD PERSONNEL: ERIC LAVERGNE

DRILLER: DOWNING DRILLING
DRILLING EQUIPMENT: GEOPROBE
DRILLING METHOD: DIRECT PUSH

DEPTH (FT / M)	SOIL DESCRIPTION	ELEV./DEPTH (m)	LITHOLOGY	TYPE	SAMPLE NUMBER	N OR RQD (%)	RECOVERY (%)	LABORATORY ANALYSIS	Combustible Soil Vapours (ppb) / ISOBUTYLENE (ppm)
0.0 / 0.0	**PAVEMENT STRUCTURE:** 76 mm of asphalt, over sand fill.	0.00			SB1 & SBX		38	Metals and General Inorganics	<0.1
		98.83							
	CLAY: Grey clay, moist.	1.22			SB2		38	Metals and General Inorganics	<0.1
		97.61							
	CLAY: Grey clay, moist.	2.44			SB3		100	VOC, PHC	<0.1
		96.39							
	CLAY: Grey clay, saturated.	3.66			SB4		100	PAH	<0.1
		95.17							
	CLAY: Clay with trace sand and silt, grey, saturated.	4.88			SB5		100	N/A	<0.1
		93.95							
	End of Borehole	6.10							

MONITORING WELL DETAILS



Groundwater samples were submitted for VOC, PHC, General Inorganics, Metals and SVOC

EASTING: 0445487
NORTHING: 5029475
SITE DATUM: Elevations measured from temporary benchmark established at the hydro pole northwest of the Site on the south side of Lisgar Street (100.00 m).
GROUNDSURFACE ELEVATION: 100.05 m
TOP OF RISER ELEVATION: 101.21 m
HOLE DIAMETER: 152 mm
MONITORING WELL DIAMETER: 32 mm

NOTES:
bgs: Below Ground Surface
VOC: Volatile Organic Compounds
PHC: Petroleum Hydrocarbons
PAH: Polycyclic Aromatic Hydrocarbons
PCB: Polychlorinated Biphenyls
N/A: Not applicable

BOREHOLE LOG: MW25-04

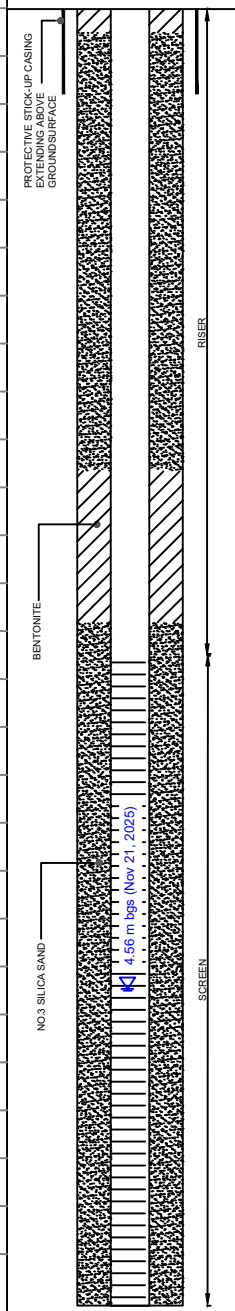
LRL
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

PROJECT NO.: 250080
PROJECT: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
CLIENT: ISLAM CARE CENTRE
LOCATION: 312 LISGAR STREET, OTTAWA, ONTARIO
DATE: NOVEMBER 5, 2025
FIELD PERSONNEL: ERIC LAVERGNE

DRILLER: DOWNING DRILLING
DRILLING EQUIPMENT: GEOPROBE
DRILLING METHOD: DIRECT PUSH

DEPTH (FT / M)	SOIL DESCRIPTION	ELEV./DEPTH (m)	SAMPLE NUMBER	N OR RQD (%)	RECOVERY (%)	LABORATORY ANALYSIS	Combustible Soil Vapours (ppb) 100 300 500 700 900 / ISOBUTYLENE (ppm) 200 600 1000 1400 1800
0.0 / 0.0	**PAVEMENT STRUCTURE:** 51 mm of asphalt, over sand and gravel fill.	0.00	SB1		73	N/A	<0.1
3.0 / 1.0		98.82					
4.0	**CLAY:** Grey clay with trace sand, moist.	1.22	SB2		79	N/A	<0.1
7.0 / 2.0		97.60					
8.0	**CLAY:** Grey clay, moist.	2.44	SB3		100	VOC, PHC	<0.1
10.0 / 3.0		96.38					
12.0	**CLAY:** Grey clay, saturated.	3.66	SB4		100	PAH	<0.1
13.0 / 4.0		95.16					
16.0	**CLAY:** Clay with trace sand and silt, grey, saturated.	4.88	SB5		100	N/A	<0.1
17.0 / 5.0		93.94					
20.0 / 6.0	End of Borehole	6.10					

MONITORING WELL DETAILS



Groundwater samples were submitted for VOC, PHC, General Inorganics, Metals and SVOC

EASTING: 0445493
NORTHING: 5029485

SITE DATUM: Elevations measured from temporary benchmark established at the hydro pole northwest of the Site on the south side of Lisgar Street (100.00 m).

GROUNDSURFACE ELEVATION: 100.04 m
TOP OF RISER ELEVATION: 101.26 m
HOLE DIAMETER: 152 mm
MONITORING WELL DIAMETER: 32 mm

NOTES:
bgs: Below Ground Surface
VOC: Volatile Organic Compounds
PHC: Petroleum Hydrocarbons
PAH: Polycyclic Aromatic Hydrocarbons
PCB: Polychlorinated Biphenyls
N/A: Not applicable

BOREHOLE LOG: MW25-05

LRL
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

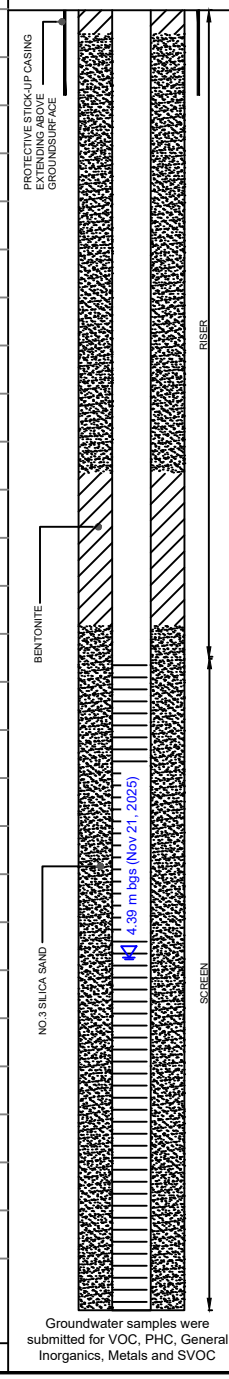
PROJECT NO.: 250080
PROJECT: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
CLIENT: ISLAM CARE CENTRE
LOCATION: 312 LISGAR STREET, OTTAWA, ONTARIO
DATE: NOVEMBER 5, 2025
FIELD PERSONNEL: ERIC LAVERGNE

DRILLER: DOWNING DRILLING
DRILLING EQUIPMENT: GEOPROBE
DRILLING METHOD: DIRECT PUSH

DEPTH (FT / M)	SOIL DESCRIPTION	ELEV./DEPTH (m)	LITHOLOGY	TYPE	SAMPLE NUMBER	N OR RQD (%)	RECOVERY (%)	LABORATORY ANALYSIS	Combustible Soil Vapours (ppb) / ISOBUTYLENE (ppm)
0.0 / 0.0	**PAVEMENT STRUCTURE:** 51 mm of asphalt, over sand and gravel fill, brown, moist.	0.00			SB1		25	Metals and General Inorganics	<0.1
		98.98							
	CLAY: Grey clay with trace sand, moist.	1.22			SB2		83	N/A	<0.1
		97.76							
	CLAY: Grey clay, moist.	2.44			SB3		100	PAH	<0.1
		96.54							
	CLAY: Grey clay, moist.	3.66			SB4		100	N/A	<0.1
		95.32							
	CLAY: Clay with trace sand and silt, grey, saturated.	4.88			SB5 & SBX		100	VOC, PHC	<0.1
		94.10							
20.0 / 6.0	End of Borehole	6.10							

Combustible Soil Vapours (ppb): 100 300 500 700 900
ISOBUTYLENE (ppm): 200 600 1000 1400 1800

MONITORING WELL DETAILS



Groundwater samples were submitted for VOC, PHC, General Inorganics, Metals and SVOC

EASTING: 0445493
NORTHING: 5029485

SITE DATUM: Elevations measured from temporary benchmark established at the hydro pole northwest of the Site on the south side of Lisgar Street (100.00 m).

GROUNDSURFACE ELEVATION: 100.20 m
TOP OF RISER ELEVATION: 101.44 m
HOLE DIAMETER: 152 mm
MONITORING WELL DIAMETER: 32 mm

NOTES:
bgs: Below Ground Surface
VOC: Volatile Organic Compounds
PHC: Petroleum Hydrocarbons
PAH: Polycyclic Aromatic Hydrocarbons
PCB: Polychlorinated Biphenyls
N/A: Not applicable

BOREHOLE LOG: MW25-06

LRL
5430 Canotek Road | Ottawa, ON, K1J 9G2
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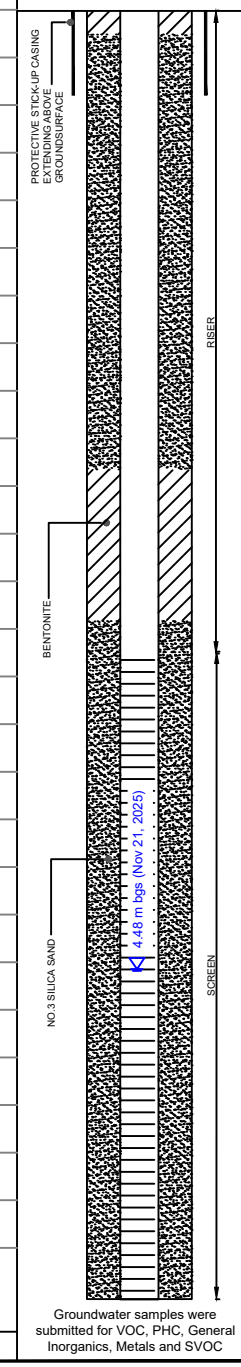
PROJECT NO.: 250080
PROJECT: PHASE TWO ENVIRONMENTAL SITE ASSESSMENT
CLIENT: ISLAM CARE CENTRE
LOCATION: 312 LISGAR STREET, OTTAWA, ONTARIO
DATE: NOVEMBER 5, 2025
FIELD PERSONNEL: ERIC LAVERGNE

DRILLER: DOWNING DRILLING
DRILLING EQUIPMENT: GEOPROBE
DRILLING METHOD: DIRECT PUSH

DEPTH (FT / M)	SOIL DESCRIPTION	ELEV./DEPTH (m)	LITHOLOGY	TYPE	SAMPLE NUMBER	N OR RQD (%)	RECOVERY (%)	LABORATORY ANALYSIS	Combustible Soil Vapours (ppb)	ISOBUTYLENE (ppm)
0.0 / 0.0	**PAVEMENT STRUCTURE:** 51 mm of asphalt, over sand and gravel fill, light brown, moist.	0.00			SB1		42	N/A	<0.1	
		98.86								
	CLAY: Grey clay, moist.	1.22			SB2		94	Metals and General Inorganics	<0.1	
		97.64								
	CLAY: Grey clay, moist.	2.44			SB3		100	VOC, PHC	<0.1	
		96.42								
	CLAY: Grey clay, saturated.	3.66			SB4		100	N/A	<0.1	
		95.20								
	CLAY: Clay with trace sand and silt, grey, saturated.	4.88			SB5		100	VOC, PHC	<0.1	
		93.98								
	End of Borehole	6.10								

Combustible Soil Vapours (ppb): 100, 300, 500, 700, 900
ISOBUTYLENE (ppm): 200, 600, 1000, 1400, 1800

MONITORING WELL DETAILS



Groundwater samples were submitted for VOC, PHC, General Inorganics, Metals and SVOC

EASTING: 0445489
NORTHING: 5029470
SITE DATUM: Elevations measured from temporary benchmark established at the hydro pole northwest of the Site on the south side of Lisgar Street (100.00 m).
GROUNDSURFACE ELEVATION: 100.08 m
TOP OF RISER ELEVATION: 101.31 m
HOLE DIAMETER: 152 mm
MONITORING WELL DIAMETER: 51 mm

NOTES:
bgs: Below Ground Surface
VOC: Volatile Organic Compounds
PHC: Petroleum Hydrocarbons
PAH: Polycyclic Aromatic Hydrocarbons
PCB: Polychlorinated Biphenyls
N/A: Not applicable

APPENDIX B

Certificates of Laboratory Analysis – Soil & Groundwater

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Certificate of Analysis

LRL Associates Ltd.
5430 Canotek Road
Ottawa, ON K1J 9G2
Attn: Eric Lavergne

Client PO:
Project: 250080
Custody: 149542, 149541

Report Date: 12-Nov-2025
Order Date: 7-Nov-2025

Order #: 2545499

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

Paracel ID	Client ID
2545499-01	1-SB1
2545499-02	1-SBX
2545499-03	1-SB3
2545499-04	2-SB1
2545499-05	2-SB2
2545499-06	3-SB1
2545499-07	3-SB2
2545499-08	3-SB3
2545499-09	3-SB4
2545499-10	4-SB3
2545499-11	4-SB4
2545499-12	5-SB1
2545499-13	5-SB3
2545499-14	5-SB5
2545499-15	5-SBX
2545499-16	6-SB2
2545499-17	6-SB3
2545499-18	6-SB5

Approved By:

Mark Foto

Mark Foto, M.Sc.
Laboratory Director

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Chromium, hexavalent - soil	MOE E3056 - Extraction, colourimetric	11-Nov-25	11-Nov-25
Cyanide, free	MOE E3015 - Auto Colour, water extraction	10-Nov-25	11-Nov-25
Mercury by CVAA	EPA 7471B - CVAA, digestion	10-Nov-25	10-Nov-25
pH, soil	MOE E3137 - probe @25 °C, CaCl2 ext	10-Nov-25	10-Nov-25
PHC F1	CWS Tier 1 - P&T GC-FID	10-Nov-25	10-Nov-25
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	8-Nov-25	10-Nov-25
REG 153: Metals by ICP/MS, soil	EPA 6020 - Digestion - ICP-MS	10-Nov-25	10-Nov-25
REG 153: PAHs by GC-MS	EPA 8270 - GC-MS, extraction	10-Nov-25	11-Nov-25
REG 153: VOCs by P&T GC/MS	EPA 8260 - P&T GC-MS	10-Nov-25	10-Nov-25
Solids, %	CWS Tier 1 - Gravimetric	10-Nov-25	11-Nov-25

Certificate of Analysis

Report Date: 12-Nov-2025

Client: **LRL Associates Ltd.**

Order Date: 7-Nov-2025

Client PO:

Project Description: 250080

	Client ID:	1-SB1	1-SBX	1-SB3	2-SB1	-	-
	Sample Date:	05-Nov-25 09:00	05-Nov-25 09:00	05-Nov-25 09:00	05-Nov-25 09:00		
	Sample ID:	2545499-01	2545499-02	2545499-03	2545499-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	82.9	84.5	57.5	88.7	-	-
General Inorganics							
Cyanide, free	0.03 ug/g	<0.03	<0.03	-	<0.03	-	-
pH	0.05 pH Units	7.43	7.44	-	7.49	-	-
Metals							
Antimony	1.0 ug/g	<1.0	<1.0	-	<1.0	-	-
Arsenic	1.0 ug/g	1.5	1.5	-	3.2	-	-
Barium	1.0 ug/g	57.0	47.2	-	71.3	-	-
Beryllium	0.5 ug/g	<0.5	<0.5	-	<0.5	-	-
Boron	5.0 ug/g	5.4	<5.0	-	12.7	-	-
Cadmium	0.5 ug/g	<0.5	<0.5	-	<0.5	-	-
Chromium (VI)	0.2 ug/g	0.3	0.2	-	<0.2	-	-
Chromium	5.0 ug/g	21.1	22.3	-	19.2	-	-
Cobalt	1.0 ug/g	4.4	5.4	-	7.1	-	-
Copper	5.0 ug/g	9.8	8.1	-	12.9	-	-
Lead	1.0 ug/g	27.6	10.7	-	21.5	-	-
Mercury	0.1 ug/g	<0.1	<0.1	-	<0.1	-	-
Molybdenum	1.0 ug/g	<1.0	<1.0	-	1.5	-	-
Nickel	5.0 ug/g	11.5	11.9	-	14.4	-	-
Selenium	1.0 ug/g	<1.0	<1.0	-	<1.0	-	-
Silver	0.3 ug/g	0.8	0.7	-	0.7	-	-
Thallium	1.0 ug/g	<1.0	<1.0	-	<1.0	-	-
Uranium	1.0 ug/g	<1.0	<1.0	-	<1.0	-	-
Vanadium	10.0 ug/g	26.4	28.5	-	22.0	-	-
Zinc	20.0 ug/g	102	46.5	-	32.2	-	-

	Client ID:	1-SB1	1-SBX	1-SB3	2-SB1	-	-
	Sample Date:	05-Nov-25 09:00	05-Nov-25 09:00	05-Nov-25 09:00	05-Nov-25 09:00		
	Sample ID:	2545499-01	2545499-02	2545499-03	2545499-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Acetone	0.50 ug/g	-	-	<0.50	-	-	-
Benzene	0.02 ug/g	-	-	<0.02	-	-	-
Bromodichloromethane	0.05 ug/g	-	-	<0.05	-	-	-
Bromoform	0.05 ug/g	-	-	<0.05	-	-	-
Bromomethane	0.05 ug/g	-	-	<0.05	-	-	-
Carbon Tetrachloride	0.05 ug/g	-	-	<0.05	-	-	-
Chlorobenzene	0.05 ug/g	-	-	<0.05	-	-	-
Chloroform	0.05 ug/g	-	-	<0.05	-	-	-
Dibromochloromethane	0.05 ug/g	-	-	<0.05	-	-	-
Dichlorodifluoromethane	0.05 ug/g	-	-	<0.05	-	-	-
1,2-Dichlorobenzene	0.05 ug/g	-	-	<0.05	-	-	-
1,3-Dichlorobenzene	0.05 ug/g	-	-	<0.05	-	-	-
1,4-Dichlorobenzene	0.05 ug/g	-	-	<0.05	-	-	-
1,1-Dichloroethane	0.05 ug/g	-	-	<0.05	-	-	-
1,2-Dichloroethane	0.05 ug/g	-	-	<0.05	-	-	-
1,1-Dichloroethylene	0.05 ug/g	-	-	<0.05	-	-	-
cis-1,2-Dichloroethylene	0.05 ug/g	-	-	<0.05	-	-	-
trans-1,2-Dichloroethylene	0.05 ug/g	-	-	<0.05	-	-	-
1,2-Dichloropropane	0.05 ug/g	-	-	<0.05	-	-	-
cis-1,3-Dichloropropylene	0.05 ug/g	-	-	<0.05	-	-	-
trans-1,3-Dichloropropylene	0.05 ug/g	-	-	<0.05	-	-	-
1,3-Dichloropropene, total	0.05 ug/g	-	-	<0.05	-	-	-
Ethylene dibromide (dibromoethane,	0.05 ug/g	-	-	<0.05	-	-	-
Ethylbenzene	0.05 ug/g	-	-	<0.05	-	-	-
Hexane	0.05 ug/g	-	-	<0.05	-	-	-

	Client ID:	1-SB1	1-SBX	1-SB3	2-SB1	-	-
	Sample Date:	05-Nov-25 09:00	05-Nov-25 09:00	05-Nov-25 09:00	05-Nov-25 09:00		
	Sample ID:	2545499-01	2545499-02	2545499-03	2545499-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g	-	-	<0.50	-	-	-
Methyl Isobutyl Ketone	0.50 ug/g	-	-	<0.50	-	-	-
Methyl tert-butyl ether	0.05 ug/g	-	-	<0.05	-	-	-
Methylene Chloride	0.05 ug/g	-	-	<0.05	-	-	-
Styrene	0.05 ug/g	-	-	<0.05	-	-	-
1,1,1,2-Tetrachloroethane	0.05 ug/g	-	-	<0.05	-	-	-
1,1,2,2-Tetrachloroethane	0.05 ug/g	-	-	<0.05	-	-	-
Tetrachloroethylene	0.05 ug/g	-	-	<0.05	-	-	-
Toluene	0.05 ug/g	-	-	<0.05	-	-	-
1,1,1-Trichloroethane	0.05 ug/g	-	-	<0.05	-	-	-
1,1,2-Trichloroethane	0.05 ug/g	-	-	<0.05	-	-	-
Trichloroethylene	0.05 ug/g	-	-	<0.05	-	-	-
Trichlorofluoromethane	0.05 ug/g	-	-	<0.05	-	-	-
Vinyl chloride	0.02 ug/g	-	-	<0.02	-	-	-
m,p-Xylenes	0.05 ug/g	-	-	<0.05	-	-	-
o-Xylene	0.05 ug/g	-	-	<0.05	-	-	-
Xylenes, total	0.05 ug/g	-	-	<0.05	-	-	-
4-Bromofluorobenzene	Surrogate	-	-	117%	-	-	-
Toluene-d8	Surrogate	-	-	113%	-	-	-
Dibromofluoromethane	Surrogate	-	-	118%	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	-	-	<7	-	-	-
F2 PHCs (C10-C16)	4 ug/g	-	-	<4	-	-	-
F3 PHCs (C16-C34)	8 ug/g	-	-	<8	-	-	-
F4 PHCs (C34-C50)	6 ug/g	-	-	<6	-	-	-

	Client ID:	1-SB1	1-SBX	1-SB3	2-SB1	-	-
	Sample Date:	05-Nov-25 09:00	05-Nov-25 09:00	05-Nov-25 09:00	05-Nov-25 09:00		
	Sample ID:	2545499-01	2545499-02	2545499-03	2545499-04		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
Acenaphthene	0.02 ug/g	-	-	<0.02	-	-	-
Acenaphthylene	0.02 ug/g	-	-	<0.02	-	-	-
Anthracene	0.02 ug/g	-	-	<0.02	-	-	-
Benzo [a] anthracene	0.02 ug/g	-	-	<0.02	-	-	-
Benzo [a] pyrene	0.02 ug/g	-	-	<0.02	-	-	-
Benzo [b] fluoranthene	0.02 ug/g	-	-	<0.02	-	-	-
Benzo [g,h,i] perylene	0.02 ug/g	-	-	<0.02	-	-	-
Benzo [k] fluoranthene	0.02 ug/g	-	-	<0.02	-	-	-
Chrysene	0.02 ug/g	-	-	<0.02	-	-	-
Dibenzo [a,h] anthracene	0.02 ug/g	-	-	<0.02	-	-	-
Fluoranthene	0.02 ug/g	-	-	<0.02	-	-	-
Fluorene	0.02 ug/g	-	-	<0.02	-	-	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	-	-	<0.02	-	-	-
1-Methylnaphthalene	0.02 ug/g	-	-	<0.02	-	-	-
2-Methylnaphthalene	0.02 ug/g	-	-	<0.02	-	-	-
Methylnaphthalene (1&2)	0.04 ug/g	-	-	<0.04	-	-	-
Naphthalene	0.01 ug/g	-	-	<0.01	-	-	-
Phenanthrene	0.02 ug/g	-	-	<0.02	-	-	-
Pyrene	0.02 ug/g	-	-	<0.02	-	-	-
2-Fluorobiphenyl	Surrogate	-	-	51.6%	-	-	-
Terphenyl-d14	Surrogate	-	-	51.1%	-	-	-

	Client ID:	2-SB2	3-SB1	3-SB2	3-SB3	-	-
	Sample Date:	05-Nov-25 09:00	05-Nov-25 09:00	05-Nov-25 09:00	05-Nov-25 09:00		
	Sample ID:	2545499-05	2545499-06	2545499-07	2545499-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	65.6	89.5	68.2	58.4	-	-
General Inorganics							
Cyanide, free	0.03 ug/g	-	<0.03	<0.03	-	-	-
pH	0.05 pH Units	-	7.23	7.13	-	-	-
Metals							
Antimony	1.0 ug/g	-	<1.0	<1.0	-	-	-
Arsenic	1.0 ug/g	-	<1.0	3.0	-	-	-
Barium	1.0 ug/g	-	19.1	286	-	-	-
Beryllium	0.5 ug/g	-	<0.5	0.8	-	-	-
Boron	5.0 ug/g	-	<5.0	7.7	-	-	-
Cadmium	0.5 ug/g	-	<0.5	<0.5	-	-	-
Chromium	5.0 ug/g	-	11.9	118	-	-	-
Chromium (VI)	0.2 ug/g	-	<0.2	0.3	-	-	-
Cobalt	1.0 ug/g	-	3.5	21.9	-	-	-
Copper	5.0 ug/g	-	<5.0	49.4	-	-	-
Lead	1.0 ug/g	-	1.9	6.6	-	-	-
Mercury	0.1 ug/g	-	<0.1	<0.1	-	-	-
Molybdenum	1.0 ug/g	-	<1.0	<1.0	-	-	-
Nickel	5.0 ug/g	-	7.9	64.3	-	-	-
Selenium	1.0 ug/g	-	<1.0	<1.0	-	-	-
Silver	0.3 ug/g	-	0.5	0.9	-	-	-
Thallium	1.0 ug/g	-	<1.0	<1.0	-	-	-
Uranium	1.0 ug/g	-	<1.0	<1.0	-	-	-
Vanadium	10.0 ug/g	-	13.0	102	-	-	-
Zinc	20.0 ug/g	-	<20.0	108	-	-	-

	Client ID:	2-SB2	3-SB1	3-SB2	3-SB3	-	-
	Sample Date:	05-Nov-25 09:00	05-Nov-25 09:00	05-Nov-25 09:00	05-Nov-25 09:00		
	Sample ID:	2545499-05	2545499-06	2545499-07	2545499-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Acetone	0.50 ug/g	<0.50	-	-	<0.50	-	-
Benzene	0.02 ug/g	<0.02	-	-	<0.02	-	-
Bromodichloromethane	0.05 ug/g	<0.05	-	-	<0.05	-	-
Bromoform	0.05 ug/g	<0.05	-	-	<0.05	-	-
Bromomethane	0.05 ug/g	<0.05	-	-	<0.05	-	-
Carbon Tetrachloride	0.05 ug/g	<0.05	-	-	<0.05	-	-
Chlorobenzene	0.05 ug/g	<0.05	-	-	<0.05	-	-
Chloroform	0.05 ug/g	<0.05	-	-	<0.05	-	-
Dibromochloromethane	0.05 ug/g	<0.05	-	-	<0.05	-	-
Dichlorodifluoromethane	0.05 ug/g	<0.05	-	-	<0.05	-	-
1,2-Dichlorobenzene	0.05 ug/g	<0.05	-	-	<0.05	-	-
1,3-Dichlorobenzene	0.05 ug/g	<0.05	-	-	<0.05	-	-
1,4-Dichlorobenzene	0.05 ug/g	<0.05	-	-	<0.05	-	-
1,1-Dichloroethane	0.05 ug/g	<0.05	-	-	<0.05	-	-
1,2-Dichloroethane	0.05 ug/g	<0.05	-	-	<0.05	-	-
1,1-Dichloroethylene	0.05 ug/g	<0.05	-	-	<0.05	-	-
cis-1,2-Dichloroethylene	0.05 ug/g	<0.05	-	-	<0.05	-	-
trans-1,2-Dichloroethylene	0.05 ug/g	<0.05	-	-	<0.05	-	-
1,2-Dichloropropane	0.05 ug/g	<0.05	-	-	<0.05	-	-
cis-1,3-Dichloropropylene	0.05 ug/g	<0.05	-	-	<0.05	-	-
trans-1,3-Dichloropropylene	0.05 ug/g	<0.05	-	-	<0.05	-	-
1,3-Dichloropropene, total	0.05 ug/g	<0.05	-	-	<0.05	-	-
Ethylbenzene	0.05 ug/g	<0.05	-	-	<0.05	-	-
Ethylene dibromide (dibromoethane,	0.05 ug/g	<0.05	-	-	<0.05	-	-
Hexane	0.05 ug/g	<0.05	-	-	<0.05	-	-

	Client ID:	2-SB2	3-SB1	3-SB2	3-SB3	-	-
	Sample Date:	05-Nov-25 09:00	05-Nov-25 09:00	05-Nov-25 09:00	05-Nov-25 09:00		
	Sample ID:	2545499-05	2545499-06	2545499-07	2545499-08		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g	<0.50	-	-	<0.50	-	-
Methyl Isobutyl Ketone	0.50 ug/g	<0.50	-	-	<0.50	-	-
Methyl tert-butyl ether	0.05 ug/g	<0.05	-	-	<0.05	-	-
Methylene Chloride	0.05 ug/g	<0.05	-	-	<0.05	-	-
Styrene	0.05 ug/g	<0.05	-	-	<0.05	-	-
1,1,1,2-Tetrachloroethane	0.05 ug/g	<0.05	-	-	<0.05	-	-
1,1,2,2-Tetrachloroethane	0.05 ug/g	<0.05	-	-	<0.05	-	-
Tetrachloroethylene	0.05 ug/g	<0.05	-	-	<0.05	-	-
Toluene	0.05 ug/g	<0.05	-	-	<0.05	-	-
1,1,1-Trichloroethane	0.05 ug/g	<0.05	-	-	<0.05	-	-
1,1,2-Trichloroethane	0.05 ug/g	<0.05	-	-	<0.05	-	-
Trichloroethylene	0.05 ug/g	<0.05	-	-	<0.05	-	-
Trichlorofluoromethane	0.05 ug/g	<0.05	-	-	<0.05	-	-
Vinyl chloride	0.02 ug/g	<0.02	-	-	<0.02	-	-
m,p-Xylenes	0.05 ug/g	<0.05	-	-	<0.05	-	-
o-Xylene	0.05 ug/g	<0.05	-	-	<0.05	-	-
Xylenes, total	0.05 ug/g	<0.05	-	-	<0.05	-	-
Toluene-d8	Surrogate	120%	-	-	117%	-	-
4-Bromofluorobenzene	Surrogate	119%	-	-	114%	-	-
Dibromofluoromethane	Surrogate	82.7%	-	-	111%	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	<7	-	-	<7	-	-
F2 PHCs (C10-C16)	4 ug/g	<4	-	-	<4	-	-
F3 PHCs (C16-C34)	8 ug/g	<8	-	-	<8	-	-
F4 PHCs (C34-C50)	6 ug/g	<6	-	-	<6	-	-

	Client ID:	3-SB4	4-SB3	4-SB4	5-SB1	-	-
	Sample Date:	05-Nov-25 09:00	05-Nov-25 12:00	05-Nov-25 12:00	05-Nov-25 12:00		
	Sample ID:	2545499-09	2545499-10	2545499-11	2545499-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	62.7	54.0	56.5	89.4	-	-
General Inorganics							
Cyanide, free	0.03 ug/g	-	-	-	<0.03	-	-
pH	0.05 pH Units	-	-	-	7.33	-	-
Metals							
Antimony	1.0 ug/g	-	-	-	<1.0	-	-
Arsenic	1.0 ug/g	-	-	-	<1.0	-	-
Barium	1.0 ug/g	-	-	-	15.9	-	-
Beryllium	0.5 ug/g	-	-	-	<0.5	-	-
Boron	5.0 ug/g	-	-	-	<5.0	-	-
Cadmium	0.5 ug/g	-	-	-	<0.5	-	-
Chromium	5.0 ug/g	-	-	-	12.1	-	-
Chromium (VI)	0.2 ug/g	-	-	-	<0.2	-	-
Cobalt	1.0 ug/g	-	-	-	2.9	-	-
Copper	5.0 ug/g	-	-	-	<5.0	-	-
Lead	1.0 ug/g	-	-	-	3.3	-	-
Mercury	0.1 ug/g	-	-	-	<0.1	-	-
Molybdenum	1.0 ug/g	-	-	-	<1.0	-	-
Nickel	5.0 ug/g	-	-	-	6.6	-	-
Selenium	1.0 ug/g	-	-	-	<1.0	-	-
Silver	0.3 ug/g	-	-	-	0.6	-	-
Thallium	1.0 ug/g	-	-	-	<1.0	-	-
Uranium	1.0 ug/g	-	-	-	<1.0	-	-
Vanadium	10.0 ug/g	-	-	-	13.5	-	-
Zinc	20.0 ug/g	-	-	-	<20.0	-	-

	Client ID:	3-SB4	4-SB3	4-SB4	5-SB1	-	-
	Sample Date:	05-Nov-25 09:00	05-Nov-25 12:00	05-Nov-25 12:00	05-Nov-25 12:00		
	Sample ID:	2545499-09	2545499-10	2545499-11	2545499-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Acetone	0.50 ug/g	-	<0.50	-	-	-	-
Benzene	0.02 ug/g	-	<0.02	-	-	-	-
Bromodichloromethane	0.05 ug/g	-	<0.05	-	-	-	-
Bromoform	0.05 ug/g	-	<0.05	-	-	-	-
Bromomethane	0.05 ug/g	-	<0.05	-	-	-	-
Carbon Tetrachloride	0.05 ug/g	-	<0.05	-	-	-	-
Chlorobenzene	0.05 ug/g	-	<0.05	-	-	-	-
Chloroform	0.05 ug/g	-	<0.05	-	-	-	-
Dibromochloromethane	0.05 ug/g	-	<0.05	-	-	-	-
Dichlorodifluoromethane	0.05 ug/g	-	<0.05	-	-	-	-
1,2-Dichlorobenzene	0.05 ug/g	-	<0.05	-	-	-	-
1,3-Dichlorobenzene	0.05 ug/g	-	<0.05	-	-	-	-
1,4-Dichlorobenzene	0.05 ug/g	-	<0.05	-	-	-	-
1,1-Dichloroethane	0.05 ug/g	-	<0.05	-	-	-	-
1,2-Dichloroethane	0.05 ug/g	-	<0.05	-	-	-	-
1,1-Dichloroethylene	0.05 ug/g	-	<0.05	-	-	-	-
cis-1,2-Dichloroethylene	0.05 ug/g	-	0.14	-	-	-	-
trans-1,2-Dichloroethylene	0.05 ug/g	-	<0.05	-	-	-	-
1,2-Dichloropropane	0.05 ug/g	-	<0.05	-	-	-	-
cis-1,3-Dichloropropylene	0.05 ug/g	-	<0.05	-	-	-	-
trans-1,3-Dichloropropylene	0.05 ug/g	-	<0.05	-	-	-	-
1,3-Dichloropropene, total	0.05 ug/g	-	<0.05	-	-	-	-
Ethylbenzene	0.05 ug/g	-	<0.05	-	-	-	-
Ethylene dibromide (dibromoethane,	0.05 ug/g	-	<0.05	-	-	-	-
Hexane	0.05 ug/g	-	<0.05	-	-	-	-

Certificate of Analysis

Report Date: 12-Nov-2025

Client: LRL Associates Ltd.

Order Date: 7-Nov-2025

Client PO:

Project Description: 250080

	Client ID:	3-SB4	4-SB3	4-SB4	5-SB1	-	-
	Sample Date:	05-Nov-25 09:00	05-Nov-25 12:00	05-Nov-25 12:00	05-Nov-25 12:00		
	Sample ID:	2545499-09	2545499-10	2545499-11	2545499-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g	-	<0.50	-	-	-	-
Methyl Isobutyl Ketone	0.50 ug/g	-	<0.50	-	-	-	-
Methyl tert-butyl ether	0.05 ug/g	-	<0.05	-	-	-	-
Methylene Chloride	0.05 ug/g	-	<0.05	-	-	-	-
Styrene	0.05 ug/g	-	<0.05	-	-	-	-
1,1,1,2-Tetrachloroethane	0.05 ug/g	-	<0.05	-	-	-	-
1,1,2,2-Tetrachloroethane	0.05 ug/g	-	<0.05	-	-	-	-
Tetrachloroethylene	0.05 ug/g	-	0.30	-	-	-	-
Toluene	0.05 ug/g	-	<0.05	-	-	-	-
1,1,1-Trichloroethane	0.05 ug/g	-	<0.05	-	-	-	-
1,1,2-Trichloroethane	0.05 ug/g	-	<0.05	-	-	-	-
Trichloroethylene	0.05 ug/g	-	0.15	-	-	-	-
Trichlorofluoromethane	0.05 ug/g	-	<0.05	-	-	-	-
Vinyl chloride	0.02 ug/g	-	<0.02	-	-	-	-
m,p-Xylenes	0.05 ug/g	-	<0.05	-	-	-	-
o-Xylene	0.05 ug/g	-	<0.05	-	-	-	-
Xylenes, total	0.05 ug/g	-	<0.05	-	-	-	-
Dibromofluoromethane	Surrogate	-	118%	-	-	-	-
4-Bromofluorobenzene	Surrogate	-	119%	-	-	-	-
Toluene-d8	Surrogate	-	121%	-	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	-	<7	-	-	-	-
F2 PHCs (C10-C16)	4 ug/g	-	<4	-	-	-	-
F3 PHCs (C16-C34)	8 ug/g	-	<8	-	-	-	-
F4 PHCs (C34-C50)	6 ug/g	-	<6	-	-	-	-

	Client ID:	3-SB4	4-SB3	4-SB4	5-SB1	-	-
	Sample Date:	05-Nov-25 09:00	05-Nov-25 12:00	05-Nov-25 12:00	05-Nov-25 12:00		
	Sample ID:	2545499-09	2545499-10	2545499-11	2545499-12		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
Acenaphthene	0.02 ug/g	<0.02	-	<0.02	-	-	-
Acenaphthylene	0.02 ug/g	<0.02	-	<0.02	-	-	-
Anthracene	0.02 ug/g	<0.02	-	<0.02	-	-	-
Benzo [a] anthracene	0.02 ug/g	<0.02	-	<0.02	-	-	-
Benzo [a] pyrene	0.02 ug/g	<0.02	-	<0.02	-	-	-
Benzo [b] fluoranthene	0.02 ug/g	<0.02	-	<0.02	-	-	-
Benzo [g,h,i] perylene	0.02 ug/g	<0.02	-	<0.02	-	-	-
Benzo [k] fluoranthene	0.02 ug/g	<0.02	-	<0.02	-	-	-
Chrysene	0.02 ug/g	<0.02	-	<0.02	-	-	-
Dibenzo [a,h] anthracene	0.02 ug/g	<0.02	-	<0.02	-	-	-
Fluoranthene	0.02 ug/g	<0.02	-	<0.02	-	-	-
Fluorene	0.02 ug/g	<0.02	-	<0.02	-	-	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	<0.02	-	<0.02	-	-	-
1-Methylnaphthalene	0.02 ug/g	<0.02	-	<0.02	-	-	-
2-Methylnaphthalene	0.02 ug/g	<0.02	-	<0.02	-	-	-
Methylnaphthalene (1&2)	0.04 ug/g	<0.04	-	<0.04	-	-	-
Naphthalene	0.01 ug/g	<0.01	-	<0.01	-	-	-
Phenanthrene	0.02 ug/g	<0.02	-	<0.02	-	-	-
Pyrene	0.02 ug/g	<0.02	-	<0.02	-	-	-
2-Fluorobiphenyl	Surrogate	59.5%	-	54.0%	-	-	-
Terphenyl-d14	Surrogate	70.6%	-	67.7%	-	-	-

	Client ID:	5-SB3	5-SB5	5-SBX	6-SB2	-	-
	Sample Date:	05-Nov-25 12:00	05-Nov-25 12:00	05-Nov-25 12:00	05-Nov-25 12:00		
	Sample ID:	2545499-13	2545499-14	2545499-15	2545499-16		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	56.6	64.8	64.2	92.7	-	-
General Inorganics							
Cyanide, free	0.03 ug/g	-	-	-	<0.03	-	-
pH	0.05 pH Units	-	-	-	6.89	-	-
Metals							
Antimony	1.0 ug/g	-	-	-	<1.0	-	-
Arsenic	1.0 ug/g	-	-	-	<1.0	-	-
Barium	1.0 ug/g	-	-	-	14.3	-	-
Beryllium	0.5 ug/g	-	-	-	<0.5	-	-
Boron	5.0 ug/g	-	-	-	<5.0	-	-
Cadmium	0.5 ug/g	-	-	-	<0.5	-	-
Chromium (VI)	0.2 ug/g	-	-	-	0.2	-	-
Chromium	5.0 ug/g	-	-	-	7.8	-	-
Cobalt	1.0 ug/g	-	-	-	1.7	-	-
Copper	5.0 ug/g	-	-	-	<5.0	-	-
Lead	1.0 ug/g	-	-	-	1.2	-	-
Mercury	0.1 ug/g	-	-	-	<0.1	-	-
Molybdenum	1.0 ug/g	-	-	-	<1.0	-	-
Nickel	5.0 ug/g	-	-	-	<5.0	-	-
Selenium	1.0 ug/g	-	-	-	<1.0	-	-
Silver	0.3 ug/g	-	-	-	0.5	-	-
Thallium	1.0 ug/g	-	-	-	<1.0	-	-
Uranium	1.0 ug/g	-	-	-	<1.0	-	-
Vanadium	10.0 ug/g	-	-	-	<10.0	-	-
Zinc	20.0 ug/g	-	-	-	<20.0	-	-

	Client ID:	5-SB3	5-SB5	5-SBX	6-SB2	-	-
	Sample Date:	05-Nov-25 12:00	05-Nov-25 12:00	05-Nov-25 12:00	05-Nov-25 12:00		
	Sample ID:	2545499-13	2545499-14	2545499-15	2545499-16		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Acetone	0.50 ug/g	-	<0.50	<0.50	-	-	-
Benzene	0.02 ug/g	-	<0.02	<0.02	-	-	-
Bromodichloromethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
Bromoform	0.05 ug/g	-	<0.05	<0.05	-	-	-
Bromomethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
Carbon Tetrachloride	0.05 ug/g	-	<0.05	<0.05	-	-	-
Chlorobenzene	0.05 ug/g	-	<0.05	<0.05	-	-	-
Chloroform	0.05 ug/g	-	<0.05	<0.05	-	-	-
Dibromochloromethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
Dichlorodifluoromethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,2-Dichlorobenzene	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,3-Dichlorobenzene	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,4-Dichlorobenzene	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,1-Dichloroethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,2-Dichloroethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,1-Dichloroethylene	0.05 ug/g	-	<0.05	<0.05	-	-	-
cis-1,2-Dichloroethylene	0.05 ug/g	-	<0.05	<0.05	-	-	-
trans-1,2-Dichloroethylene	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,2-Dichloropropane	0.05 ug/g	-	<0.05	<0.05	-	-	-
cis-1,3-Dichloropropylene	0.05 ug/g	-	<0.05	<0.05	-	-	-
trans-1,3-Dichloropropylene	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,3-Dichloropropene, total	0.05 ug/g	-	<0.05	<0.05	-	-	-
Ethylbenzene	0.05 ug/g	-	<0.05	<0.05	-	-	-
Ethylene dibromide (dibromoethane,	0.05 ug/g	-	<0.05	<0.05	-	-	-
Hexane	0.05 ug/g	-	<0.05	<0.05	-	-	-

	Client ID:	5-SB3	5-SB5	5-SBX	6-SB2	-	-
	Sample Date:	05-Nov-25 12:00	05-Nov-25 12:00	05-Nov-25 12:00	05-Nov-25 12:00		
	Sample ID:	2545499-13	2545499-14	2545499-15	2545499-16		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Volatiles							
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g	-	<0.50	<0.50	-	-	-
Methyl Isobutyl Ketone	0.50 ug/g	-	<0.50	<0.50	-	-	-
Methyl tert-butyl ether	0.05 ug/g	-	<0.05	<0.05	-	-	-
Methylene Chloride	0.05 ug/g	-	<0.05	<0.05	-	-	-
Styrene	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,1,1,2-Tetrachloroethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,1,2,2-Tetrachloroethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
Tetrachloroethylene	0.05 ug/g	-	0.63	0.62	-	-	-
Toluene	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,1,1-Trichloroethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
1,1,2-Trichloroethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
Trichloroethylene	0.05 ug/g	-	0.19	0.19	-	-	-
Trichlorofluoromethane	0.05 ug/g	-	<0.05	<0.05	-	-	-
Vinyl chloride	0.02 ug/g	-	<0.02	<0.02	-	-	-
m,p-Xylenes	0.05 ug/g	-	<0.05	<0.05	-	-	-
o-Xylene	0.05 ug/g	-	<0.05	<0.05	-	-	-
Xylenes, total	0.05 ug/g	-	<0.05	<0.05	-	-	-
Dibromofluoromethane	Surrogate	-	111%	115%	-	-	-
4-Bromofluorobenzene	Surrogate	-	114%	118%	-	-	-
Toluene-d8	Surrogate	-	114%	117%	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	-	<7	<7	-	-	-
F2 PHCs (C10-C16)	4 ug/g	-	<4	<4	-	-	-
F3 PHCs (C16-C34)	8 ug/g	-	<8	<8	-	-	-
F4 PHCs (C34-C50)	6 ug/g	-	<6	<6	-	-	-

Certificate of Analysis

Report Date: 12-Nov-2025

Client: **LRL Associates Ltd.**

Order Date: 7-Nov-2025

Client PO:

Project Description: 250080

	Client ID:	5-SB3	5-SB5	5-SBX	6-SB2	-	-
	Sample Date:	05-Nov-25 12:00	05-Nov-25 12:00	05-Nov-25 12:00	05-Nov-25 12:00		
	Sample ID:	2545499-13	2545499-14	2545499-15	2545499-16		
	Matrix:	Soil	Soil	Soil	Soil		
	MDL/Units						
Semi-Volatiles							
Acenaphthene	0.02 ug/g	<0.02	-	-	-	-	-
Acenaphthylene	0.02 ug/g	<0.02	-	-	-	-	-
Anthracene	0.02 ug/g	<0.02	-	-	-	-	-
Benzo [a] anthracene	0.02 ug/g	<0.02	-	-	-	-	-
Benzo [a] pyrene	0.02 ug/g	<0.02	-	-	-	-	-
Benzo [b] fluoranthene	0.02 ug/g	<0.02	-	-	-	-	-
Benzo [g,h,i] perylene	0.02 ug/g	<0.02	-	-	-	-	-
Benzo [k] fluoranthene	0.02 ug/g	<0.02	-	-	-	-	-
Chrysene	0.02 ug/g	<0.02	-	-	-	-	-
Dibenzo [a,h] anthracene	0.02 ug/g	<0.02	-	-	-	-	-
Fluoranthene	0.02 ug/g	<0.02	-	-	-	-	-
Fluorene	0.02 ug/g	<0.02	-	-	-	-	-
Indeno [1,2,3-cd] pyrene	0.02 ug/g	<0.02	-	-	-	-	-
1-Methylnaphthalene	0.02 ug/g	<0.02	-	-	-	-	-
2-Methylnaphthalene	0.02 ug/g	<0.02	-	-	-	-	-
Methylnaphthalene (1&2)	0.04 ug/g	<0.04	-	-	-	-	-
Naphthalene	0.01 ug/g	<0.01	-	-	-	-	-
Phenanthrene	0.02 ug/g	<0.02	-	-	-	-	-
Pyrene	0.02 ug/g	<0.02	-	-	-	-	-
2-Fluorobiphenyl	Surrogate	53.7%	-	-	-	-	-
Terphenyl-d14	Surrogate	66.4%	-	-	-	-	-

	Client ID:	6-SB3	6-SB5			-	-
	Sample Date:	05-Nov-25 12:00	05-Nov-25 12:00				
	Sample ID:	2545499-17	2545499-18				
	Matrix:	Soil	Soil				
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	54.7	77.4	-	-	-	-
Volatiles							
Acetone	0.50 ug/g	<0.50	<0.50	-	-	-	-
Benzene	0.02 ug/g	<0.02	<0.02	-	-	-	-
Bromodichloromethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
Bromoform	0.05 ug/g	<0.05	<0.05	-	-	-	-
Bromomethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
Carbon Tetrachloride	0.05 ug/g	<0.05	<0.05	-	-	-	-
Chlorobenzene	0.05 ug/g	<0.05	<0.05	-	-	-	-
Chloroform	0.05 ug/g	<0.05	<0.05	-	-	-	-
Dibromochloromethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
Dichlorodifluoromethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,2-Dichlorobenzene	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,3-Dichlorobenzene	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,4-Dichlorobenzene	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,1-Dichloroethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,2-Dichloroethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,1-Dichloroethylene	0.05 ug/g	<0.05	<0.05	-	-	-	-
cis-1,2-Dichloroethylene	0.05 ug/g	<0.05	<0.05	-	-	-	-
trans-1,2-Dichloroethylene	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,2-Dichloropropane	0.05 ug/g	<0.05	<0.05	-	-	-	-
cis-1,3-Dichloropropylene	0.05 ug/g	<0.05	<0.05	-	-	-	-
trans-1,3-Dichloropropylene	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,3-Dichloropropene, total	0.05 ug/g	<0.05	<0.05	-	-	-	-
Ethylbenzene	0.05 ug/g	<0.05	<0.05	-	-	-	-

	Client ID:	6-SB3	6-SB5			-	-
	Sample Date:	05-Nov-25 12:00	05-Nov-25 12:00				
	Sample ID:	2545499-17	2545499-18				
	Matrix:	Soil	Soil				
	MDL/Units						
Volatiles							
Ethylene dibromide (dibromoethane,	0.05 ug/g	<0.05	<0.05	-	-	-	-
Hexane	0.05 ug/g	<0.05	<0.05	-	-	-	-
Methyl Ethyl Ketone (2-Butanone)	0.50 ug/g	<0.50	<0.50	-	-	-	-
Methyl Isobutyl Ketone	0.50 ug/g	<0.50	<0.50	-	-	-	-
Methyl tert-butyl ether	0.05 ug/g	<0.05	<0.05	-	-	-	-
Methylene Chloride	0.05 ug/g	<0.05	<0.05	-	-	-	-
Styrene	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,1,1,2-Tetrachloroethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,1,2,2-Tetrachloroethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
Tetrachloroethylene	0.05 ug/g	<0.05	0.16	-	-	-	-
Toluene	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,1,1-Trichloroethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
1,1,2-Trichloroethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
Trichloroethylene	0.05 ug/g	<0.05	<0.05	-	-	-	-
Trichlorofluoromethane	0.05 ug/g	<0.05	<0.05	-	-	-	-
Vinyl chloride	0.02 ug/g	<0.02	<0.02	-	-	-	-
m,p-Xylenes	0.05 ug/g	<0.05	<0.05	-	-	-	-
o-Xylene	0.05 ug/g	<0.05	<0.05	-	-	-	-
Xylenes, total	0.05 ug/g	<0.05	<0.05	-	-	-	-
Dibromofluoromethane	Surrogate	118%	109%	-	-	-	-
Toluene-d8	Surrogate	116%	107%	-	-	-	-
4-Bromofluorobenzene	Surrogate	120%	108%	-	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	7 ug/g	<7	<7	-	-	-	-
F2 PHCs (C10-C16)	4 ug/g	<4	<4	-	-	-	-

	Client ID:	6-SB3	6-SB5			-	-
	Sample Date:	05-Nov-25 12:00	05-Nov-25 12:00				
	Sample ID:	2545499-17	2545499-18				
	Matrix:	Soil	Soil				
	MDL/Units						
Hydrocarbons							
F3 PHCs (C16-C34)	8 ug/g	<8	<8	-	-	-	-
F4 PHCs (C34-C50)	6 ug/g	<6	<6	-	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics								
Cyanide, free	ND	0.03	ug/g					
Hydrocarbons								
F1 PHCs (C6-C10)	ND	7	ug/g					
F2 PHCs (C10-C16)	ND	4	ug/g					
F3 PHCs (C16-C34)	ND	8	ug/g					
F4 PHCs (C34-C50)	ND	6	ug/g					
Metals								
Chromium (VI)	ND	0.2	ug/g					
Mercury	ND	0.1	ug/g					
Antimony	ND	1.0	ug/g					
Arsenic	ND	1.0	ug/g					
Barium	ND	1.0	ug/g					
Beryllium	ND	0.5	ug/g					
Boron	ND	5.0	ug/g					
Cadmium	ND	0.5	ug/g					
Chromium	ND	5.0	ug/g					
Cobalt	ND	1.0	ug/g					
Copper	ND	5.0	ug/g					
Lead	ND	1.0	ug/g					
Molybdenum	ND	1.0	ug/g					
Nickel	ND	5.0	ug/g					
Selenium	ND	1.0	ug/g					
Silver	ND	0.3	ug/g					
Thallium	ND	1.0	ug/g					
Uranium	ND	1.0	ug/g					
Vanadium	ND	10.0	ug/g					
Zinc	ND	20.0	ug/g					
Semi-Volatiles								
Acenaphthene	ND	0.02	ug/g					
Acenaphthylene	ND	0.02	ug/g					
Anthracene	ND	0.02	ug/g					
Benzo [a] anthracene	ND	0.02	ug/g					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Benzo [a] pyrene	ND	0.02	ug/g					
Benzo [b] fluoranthene	ND	0.02	ug/g					
Benzo [g,h,i] perylene	ND	0.02	ug/g					
Benzo [k] fluoranthene	ND	0.02	ug/g					
Chrysene	ND	0.02	ug/g					
Dibenzo [a,h] anthracene	ND	0.02	ug/g					
Fluoranthene	ND	0.02	ug/g					
Fluorene	ND	0.02	ug/g					
Indeno [1,2,3-cd] pyrene	ND	0.02	ug/g					
1-Methylnaphthalene	ND	0.02	ug/g					
2-Methylnaphthalene	ND	0.02	ug/g					
Methylnaphthalene (1&2)	ND	0.04	ug/g					
Naphthalene	ND	0.01	ug/g					
Phenanthrene	ND	0.02	ug/g					
Pyrene	ND	0.02	ug/g					
Surrogate: 2-Fluorobiphenyl	*0.673*		*%*	*50.5*	*50-140*			
Surrogate: Terphenyl-d14	*1.05*		*%*	*78.6*	*50-140*			
Volatiles								
Acetone	ND	0.50	ug/g					
Benzene	ND	0.02	ug/g					
Bromodichloromethane	ND	0.05	ug/g					
Bromoform	ND	0.05	ug/g					
Bromomethane	ND	0.05	ug/g					
Carbon Tetrachloride	ND	0.05	ug/g					
Chlorobenzene	ND	0.05	ug/g					
Chloroform	ND	0.05	ug/g					
Dibromochloromethane	ND	0.05	ug/g					
Dichlorodifluoromethane	ND	0.05	ug/g					
1,2-Dichlorobenzene	ND	0.05	ug/g					
1,3-Dichlorobenzene	ND	0.05	ug/g					
1,4-Dichlorobenzene	ND	0.05	ug/g					
1,1-Dichloroethane	ND	0.05	ug/g					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
1,2-Dichloroethane	ND	0.05	ug/g					
1,1-Dichloroethylene	ND	0.05	ug/g					
cis-1,2-Dichloroethylene	ND	0.05	ug/g					
trans-1,2-Dichloroethylene	ND	0.05	ug/g					
1,2-Dichloropropane	ND	0.05	ug/g					
cis-1,3-Dichloropropylene	ND	0.05	ug/g					
trans-1,3-Dichloropropylene	ND	0.05	ug/g					
1,3-Dichloropropene, total	ND	0.05	ug/g					
Ethylbenzene	ND	0.05	ug/g					
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.05	ug/g					
Hexane	ND	0.05	ug/g					
Methyl Ethyl Ketone (2-Butanone)	ND	0.50	ug/g					
Methyl Isobutyl Ketone	ND	0.50	ug/g					
Methyl tert-butyl ether	ND	0.05	ug/g					
Methylene Chloride	ND	0.05	ug/g					
Styrene	ND	0.05	ug/g					
1,1,1,2-Tetrachloroethane	ND	0.05	ug/g					
1,1,2,2-Tetrachloroethane	ND	0.05	ug/g					
Tetrachloroethylene	ND	0.05	ug/g					
Toluene	ND	0.05	ug/g					
1,1,1-Trichloroethane	ND	0.05	ug/g					
1,1,2-Trichloroethane	ND	0.05	ug/g					
Trichloroethylene	ND	0.05	ug/g					
Trichlorofluoromethane	ND	0.05	ug/g					
Vinyl chloride	ND	0.02	ug/g					
m,p-Xylenes	ND	0.05	ug/g					
o-Xylene	ND	0.05	ug/g					
Xylenes, total	ND	0.05	ug/g					
Surrogate: 4-Bromofluorobenzene	*7.73*		*%*	*96.7*	*50-140*			
Surrogate: Dibromofluoromethane	*7.06*		*%*	*88.3*	*50-140*			
Surrogate: Toluene-d8	*7.89*		*%*	*98.6*	*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	0.03	ug/g	ND			NC	35	
pH	6.72	0.05	pH Units	6.75			0.4	2.3	
Hydrocarbons									
F1 PHCs (C6-C10)	ND	7	ug/g	ND			NC	40	
F2 PHCs (C10-C16)	ND	4	ug/g	ND			NC	30	
F3 PHCs (C16-C34)	ND	8	ug/g	ND			NC	30	
F4 PHCs (C34-C50)	ND	6	ug/g	30			NC	30	
Metals									
Antimony	ND	1.0	ug/g	ND			NC	30	
Arsenic	1.5	1.0	ug/g	1.5			1.9	30	
Barium	56.7	1.0	ug/g	57.0			0.4	30	
Beryllium	ND	0.5	ug/g	ND			NC	30	
Boron	5.2	5.0	ug/g	5.4			3.9	30	
Cadmium	ND	0.5	ug/g	ND			NC	30	
Chromium (VI)	ND	0.2	ug/g	ND			NC	35	
Chromium	20.9	5.0	ug/g	21.1			1.0	30	
Cobalt	4.6	1.0	ug/g	4.4			3.1	30	
Copper	9.9	5.0	ug/g	9.8			1.1	30	
Lead	28.7	1.0	ug/g	27.6			4.1	30	
Mercury	ND	0.1	ug/g	ND			NC	30	
Molybdenum	ND	1.0	ug/g	ND			NC	30	
Nickel	11.4	5.0	ug/g	11.5			1.0	30	
Selenium	ND	1.0	ug/g	ND			NC	30	
Silver	0.7	0.3	ug/g	0.8			7.2	30	
Thallium	ND	1.0	ug/g	ND			NC	30	
Uranium	ND	1.0	ug/g	ND			NC	30	
Vanadium	25.8	10.0	ug/g	26.4			2.3	30	
Zinc	105	20.0	ug/g	102			2.9	30	
Physical Characteristics									
% Solids	90.8	0.1	% by Wt.	90.9			0.1	25	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Semi-Volatiles									
Acenaphthene	ND	0.02	ug/g	ND			NC	40	
Acenaphthylene	ND	0.02	ug/g	ND			NC	40	
Anthracene	ND	0.02	ug/g	ND			NC	40	
Benzo [a] anthracene	ND	0.02	ug/g	ND			NC	40	
Benzo [a] pyrene	ND	0.02	ug/g	ND			NC	40	
Benzo [b] fluoranthene	ND	0.02	ug/g	ND			NC	40	
Benzo [g,h,i] perylene	ND	0.02	ug/g	ND			NC	40	
Benzo [k] fluoranthene	ND	0.02	ug/g	ND			NC	40	
Chrysene	ND	0.02	ug/g	ND			NC	40	
Dibenzo [a,h] anthracene	ND	0.02	ug/g	ND			NC	40	
Fluoranthene	ND	0.02	ug/g	ND			NC	40	
Fluorene	ND	0.02	ug/g	ND			NC	40	
Indeno [1,2,3-cd] pyrene	ND	0.02	ug/g	ND			NC	40	
1-Methylnaphthalene	ND	0.02	ug/g	ND			NC	40	
2-Methylnaphthalene	ND	0.02	ug/g	ND			NC	40	
Naphthalene	ND	0.01	ug/g	ND			NC	40	
Phenanthrene	ND	0.02	ug/g	ND			NC	40	
Pyrene	ND	0.02	ug/g	ND			NC	40	
Surrogate: 2-Fluorobiphenyl	*0.965*		*%*		*50.0*	*50-140*			
Surrogate: Terphenyl-d14	*1.35*		*%*		*69.9*	*50-140*			
Volatiles									
Acetone	ND	0.50	ug/g	ND			NC	50	
Benzene	ND	0.02	ug/g	ND			NC	50	
Bromodichloromethane	ND	0.05	ug/g	ND			NC	50	
Bromoform	ND	0.05	ug/g	ND			NC	50	
Bromomethane	ND	0.05	ug/g	ND			NC	50	
Carbon Tetrachloride	ND	0.05	ug/g	ND			NC	50	
Chlorobenzene	ND	0.05	ug/g	ND			NC	50	
Chloroform	ND	0.05	ug/g	ND			NC	50	
Dibromochloromethane	ND	0.05	ug/g	ND			NC	50	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Dichlorodifluoromethane	ND	0.05	ug/g	ND			NC	50	
1,2-Dichlorobenzene	ND	0.05	ug/g	ND			NC	50	
1,3-Dichlorobenzene	ND	0.05	ug/g	ND			NC	50	
1,4-Dichlorobenzene	ND	0.05	ug/g	ND			NC	50	
1,1-Dichloroethane	ND	0.05	ug/g	ND			NC	50	
1,2-Dichloroethane	ND	0.05	ug/g	ND			NC	50	
1,1-Dichloroethylene	ND	0.05	ug/g	ND			NC	50	
cis-1,2-Dichloroethylene	ND	0.05	ug/g	ND			NC	50	
trans-1,2-Dichloroethylene	ND	0.05	ug/g	ND			NC	50	
1,2-Dichloropropane	ND	0.05	ug/g	ND			NC	50	
cis-1,3-Dichloropropylene	ND	0.05	ug/g	ND			NC	50	
trans-1,3-Dichloropropylene	ND	0.05	ug/g	ND			NC	50	
Ethylbenzene	ND	0.05	ug/g	ND			NC	50	
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.05	ug/g	ND			NC	50	
Hexane	ND	0.05	ug/g	ND			NC	50	
Methyl Ethyl Ketone (2-Butanone)	ND	0.50	ug/g	ND			NC	50	
Methyl Isobutyl Ketone	ND	0.50	ug/g	ND			NC	50	
Methyl tert-butyl ether	ND	0.05	ug/g	ND			NC	50	
Methylene Chloride	ND	0.05	ug/g	ND			NC	50	
Styrene	ND	0.05	ug/g	ND			NC	50	
1,1,1,2-Tetrachloroethane	ND	0.05	ug/g	ND			NC	50	
1,1,2,2-Tetrachloroethane	ND	0.05	ug/g	ND			NC	50	
Tetrachloroethylene	0.075	0.05	ug/g	ND			NC	50	
Toluene	ND	0.05	ug/g	ND			NC	50	
1,1,1-Trichloroethane	ND	0.05	ug/g	ND			NC	50	
1,1,2-Trichloroethane	ND	0.05	ug/g	ND			NC	50	
Trichloroethylene	ND	0.05	ug/g	ND			NC	50	
Trichlorofluoromethane	ND	0.05	ug/g	ND			NC	50	
Vinyl chloride	ND	0.02	ug/g	ND			NC	50	
m,p-Xylenes	ND	0.05	ug/g	ND			NC	50	
o-Xylene	ND	0.05	ug/g	ND			NC	50	

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Surrogate: 4-Bromofluorobenzene	*9.68*		*%*		*106*	*50-140*			
Surrogate: Dibromofluoromethane	*9.79*		*%*		*107*	*50-140*			
Surrogate: Toluene-d8	*9.28*		*%*		*102*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics									
Cyanide, free	0.277	0.03	ug/g	ND	90.8	50-150			
Hydrocarbons									
F1 PHCs (C6-C10)	170	7	ug/g	ND	98.9	85-115			
F2 PHCs (C10-C16)	105	4	ug/g	ND	111	60-140			
F3 PHCs (C16-C34)	269	8	ug/g	ND	115	60-140			
F4 PHCs (C34-C50)	229	6	ug/g	30	135	60-140			
Metals									
Antimony	38.1	1.0	ug/g	ND	76.1	70-130			
Arsenic	44.0	1.0	ug/g	ND	86.7	70-130			
Barium	70.3	1.0	ug/g	22.8	94.9	70-130			
Beryllium	46.9	0.5	ug/g	ND	93.5	70-130			
Boron	47.3	5.0	ug/g	ND	90.4	70-130			
Cadmium	45.1	0.5	ug/g	ND	90.1	70-130			
Chromium (VI)	5.0	0.2	ug/g	ND	84.0	48-112			
Chromium	56.1	5.0	ug/g	8.4	95.2	70-130			
Cobalt	47.7	1.0	ug/g	1.8	91.8	70-130			
Copper	47.8	5.0	ug/g	ND	87.7	70-130			
Lead	56.3	1.0	ug/g	11.0	90.5	70-130			
Mercury	1.65	0.1	ug/g	ND	110	70-130			
Molybdenum	45.5	1.0	ug/g	ND	90.6	70-130			
Nickel	49.8	5.0	ug/g	ND	90.4	70-130			
Selenium	45.6	1.0	ug/g	ND	91.0	70-130			
Silver	41.3	0.3	ug/g	0.3	81.9	70-130			
Thallium	44.4	1.0	ug/g	ND	88.6	70-130			
Uranium	44.4	1.0	ug/g	ND	88.6	70-130			
Vanadium	59.0	10.0	ug/g	10.6	96.9	70-130			
Zinc	82.6	20.0	ug/g	40.9	83.3	70-130			
Semi-Volatiles									
Acenaphthene	0.124	0.02	ug/g	ND	51.6	50-140			
Acenaphthylene	0.131	0.02	ug/g	ND	54.2	50-140			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Anthracene	0.132	0.02	ug/g	ND	54.9	50-140			
Benzo [a] anthracene	0.138	0.02	ug/g	ND	57.4	50-140			
Benzo [a] pyrene	0.129	0.02	ug/g	ND	53.5	50-140			
Benzo [b] fluoranthene	0.130	0.02	ug/g	ND	53.7	50-140			
Benzo [g,h,i] perylene	0.121	0.02	ug/g	ND	50.3	50-140			
Benzo [k] fluoranthene	0.144	0.02	ug/g	ND	59.8	50-140			
Chrysene	0.152	0.02	ug/g	ND	63.1	50-140			
Dibenzo [a,h] anthracene	0.084	0.02	ug/g	ND	50.2	50-140			
Fluoranthene	0.167	0.02	ug/g	ND	69.4	50-140			
Fluorene	0.126	0.02	ug/g	ND	52.4	50-140			
Indeno [1,2,3-cd] pyrene	0.248	0.02	ug/g	ND	103	50-140			
1-Methylnaphthalene	0.137	0.02	ug/g	ND	56.6	50-140			
2-Methylnaphthalene	0.158	0.02	ug/g	ND	65.4	50-140			
Naphthalene	0.139	0.01	ug/g	ND	57.5	50-140			
Phenanthrene	0.164	0.02	ug/g	ND	68.0	50-140			
Pyrene	0.154	0.02	ug/g	ND	63.6	50-140			
Surrogate: 2-Fluorobiphenyl	*1.32*		*%*		*68.3*	*50-140*			
Surrogate: Terphenyl-d14	*1.18*		*%*		*61.4*	*50-140*			
Volatiles									
Acetone	10.7	0.50	ug/g	ND	107	50-140			
Benzene	3.91	0.02	ug/g	ND	97.7	60-130			
Bromodichloromethane	3.13	0.05	ug/g	ND	78.1	60-130			
Bromoform	3.13	0.05	ug/g	ND	78.3	60-130			
Bromomethane	4.01	0.05	ug/g	ND	100	50-140			
Carbon Tetrachloride	3.23	0.05	ug/g	ND	80.9	60-130			
Chlorobenzene	3.60	0.05	ug/g	ND	89.9	60-130			
Chloroform	3.57	0.05	ug/g	ND	89.2	60-130			
Dibromochloromethane	3.05	0.05	ug/g	ND	76.2	60-130			
Dichlorodifluoromethane	4.60	0.05	ug/g	ND	115	50-140			
1,2-Dichlorobenzene	3.72	0.05	ug/g	ND	93.0	60-130			
1,3-Dichlorobenzene	3.78	0.05	ug/g	ND	94.4	60-130			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,4-Dichlorobenzene	3.69	0.05	ug/g	ND	92.2	60-130			
1,1-Dichloroethane	3.78	0.05	ug/g	ND	94.6	60-130			
1,2-Dichloroethane	3.54	0.05	ug/g	ND	88.5	60-130			
1,1-Dichloroethylene	3.68	0.05	ug/g	ND	92.0	60-130			
cis-1,2-Dichloroethylene	3.48	0.05	ug/g	ND	87.0	60-130			
trans-1,2-Dichloroethylene	3.62	0.05	ug/g	ND	90.6	60-130			
1,2-Dichloropropane	3.42	0.05	ug/g	ND	85.6	60-130			
cis-1,3-Dichloropropylene	3.42	0.05	ug/g	ND	85.6	60-130			
trans-1,3-Dichloropropylene	3.50	0.05	ug/g	ND	87.5	60-130			
Ethylbenzene	3.85	0.05	ug/g	ND	96.3	60-130			
Ethylene dibromide (dibromoethane, 1,2-)	3.08	0.05	ug/g	ND	77.0	60-130			
Hexane	3.55	0.05	ug/g	ND	88.8	60-130			
Methyl Ethyl Ketone (2-Butanone)	9.37	0.50	ug/g	ND	93.7	50-140			
Methyl Isobutyl Ketone	9.65	0.50	ug/g	ND	96.5	50-140			
Methyl tert-butyl ether	8.78	0.05	ug/g	ND	87.8	50-140			
Methylene Chloride	4.28	0.05	ug/g	ND	107	60-130			
Styrene	3.67	0.05	ug/g	ND	91.9	60-130			
1,1,1,2-Tetrachloroethane	3.33	0.05	ug/g	ND	83.2	60-130			
1,1,2,2-Tetrachloroethane	3.13	0.05	ug/g	ND	78.2	60-130			
Tetrachloroethylene	3.52	0.05	ug/g	ND	88.0	60-130			
Toluene	3.85	0.05	ug/g	ND	96.3	60-130			
1,1,1-Trichloroethane	3.33	0.05	ug/g	ND	83.3	60-130			
1,1,2-Trichloroethane	3.25	0.05	ug/g	ND	81.2	60-130			
Trichloroethylene	3.24	0.05	ug/g	ND	80.9	60-130			
Trichlorofluoromethane	3.89	0.05	ug/g	ND	97.1	50-140			
Vinyl chloride	3.62	0.02	ug/g	ND	90.6	50-140			
m,p-Xylenes	7.58	0.05	ug/g	ND	94.7	60-130			
o-Xylene	3.81	0.05	ug/g	ND	95.2	60-130			
Surrogate: 4-Bromofluorobenzene	*7.95*		*%*		*99.3*	*50-140*			
Surrogate: Dibromofluoromethane	*7.16*		*%*		*89.5*	*50-140*			
Surrogate: Toluene-d8	*7.68*		*%*		*96.1*	*50-140*			

Qualifier Notes:

Sample Data Revisions:

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

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

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

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

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

CCME PHC additional information:

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

- F1 range corrected for BTEX.

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

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

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

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

PARACEL LABORATORIES LTD.

Paracel ID: 2545499

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Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2545499	№ 149542

Client Name: LRL Associates Ltd	Project Ref: 250080	Page 1 of 2
Contact Name: Eric Lavergne	Quote #:	**Turnaround Time**
Address: 5430 Canotek Road	PO #:	☐ 1 day ☐ 3 day
	E-mail: elavergne@lrl.ca	☐ 2 day ☒ Regular
Telephone: 613 842 3434		Date Required:

☒ REG 153/04 ☐ REG 406/19

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

Other Regulation

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

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

Required Analysis

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Field Filtered	Sample Taken: Date	Sample Taken: Time	PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CrVI	B (HWE)	Inorganics
1	1-SB1	S		2	N	Nov 5	AM				X	X	X		X
2	1-SBX	↓		↓	↓	↓	↓				X	X	X		X
3	1-SB3							X	X	X					
4	2-SB1										X	X	X		X
5	2-SB2							X	X						
6	3-SB1										X	X	X		X
7	3-SB2										X	X	X		X
8	3-SB3							X	X						
9	3-SB4									X					
10	4-SB3	↓		↓	↓	↓	PM	X	X						

Comments:

Method of Delivery: Walk in

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Relinquished By (Sign):	Received at Depot:	Received at Lab: VM	Verified By: LTJ
Relinquished By (Print): Eric Lavergne	Date/Time:	Date/Time: Nov 7 1131	Date/Time: 07/11/25; 13:25
Date/Time: Nov 7, 2025	Temperature: °C	Temperature: 11.2 °C	pH Verified: ☐ By:

PARACEL LABORATORIES LTD.

Paracel ID: 2545499

Paracel Order Number (Lab Use Only): 2545499

Chain Of Custody (Lab Use Only) № 149541

Client Name: ~~Eric Lavergne~~ LRL Associates	Project Ref: 250080	Page 2 of 2
Contact Name: Eric Lavergne	Quote #:	**Turnaround Time**
Address: 5430 Canotek Road	PO #:	☐ 1 day ☐ 3 day
	E-mail: elavergne@lrl.ca	☐ 2 day ☒ Regular
Telephone: 613 842 3434		Date Required:

☒ REG 153/04 ☐ REG 406/19

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

Other Regulation

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

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

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Field Filtered	Sample Taken: Date	Sample Taken: Time	PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CrVI	B (HWE)	Inorganics			
1	4-SB4	S		2	N	Nov 5	PM			X								
2	5-SB1	↓		↓	↓	↓	↓				X	X	X		X			
3	5-SB3							X	X	X								
4	5-SB5							X	X									
5	5-SBX							X	X									
6	6-SB2										X	X	X		X			
7	6-SB3							X	X									
8	6-SB5							X	X									
9																		
10																		

Comments:

Method of Delivery: Walk in

Unless otherwise negotiated by the parties, by signing Paracel's Chain of Custody form, you are agreeing to Paracel Laboratories Terms and Conditions and are subject to the terms and conditions thereof. Available at www.paracellabs.com

Relinquished By (Sign):	Received at Depot:	Received at Lab: JM	Verified By: LTJ
Relinquished By (Print): Eric Lavergne	Date/Time:	Date/Time: Nov 7 1131	Date/Time: 07/11/25; 13:25
Date/Time: Nov 7, 2025	Temperature: °C	Temperature: 11.2 °C	pH Verified: ☐ By:

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Certificate of Analysis

LRL Associates Ltd.
5430 Canotek Road
Ottawa, ON K1J 9G2
Attn: Eric Lavergne

Client PO:
Project: 250080
Custody: 149539

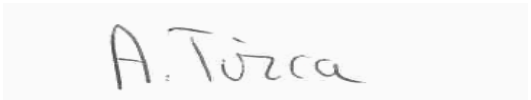
Report Date: 1-Dec-2025
Order Date: 21-Nov-2025

Order #: 2548039

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

Paracel ID	Client ID
2548039-01	MW25-01
2548039-02	MW25-03
2548039-03	MW25-04
2548039-04	MW25-05
2548039-05	MW25-06

Approved By:



Adriana Tirca, B.Eng (Chem)

Supervisor

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Anions	EPA 300.1 - IC	25-Nov-25	25-Nov-25
Chromium, hexavalent - water	MOE E3056 - colourimetric	26-Nov-25	26-Nov-25
Cyanide, free	MOE E3015 - Auto Colour	25-Nov-25	25-Nov-25
Mercury by CVAA	EPA 245.2 - Cold Vapour AA	25-Nov-25	25-Nov-25
Metals, ICP-MS	EPA 200.8 - ICP-MS	24-Nov-25	25-Nov-25
pH	SM 4500-H+	24-Nov-25	24-Nov-25
PHC F1	CWS Tier 1 - P&T GC-FID	26-Nov-25	27-Nov-25
PHCs F2 to F4	CWS Tier 1 - GC-FID, extraction	25-Nov-25	26-Nov-25
REG 153: PAHs by GC-MS	EPA 625 - GC-MS, extraction	27-Nov-25	28-Nov-25
REG 153: VOCs by P&T GC/MS	EPA 624 - P&T GC-MS	26-Nov-25	27-Nov-25

Certificate of Analysis

Report Date: 01-Dec-2025

Client: **LRL Associates Ltd.**

Order Date: 21-Nov-2025

Client PO:

Project Description: 250080

	Client ID:	MW25-01	MW25-03	MW25-04	MW25-05	-	-
	Sample Date:	21-Nov-25 12:00	21-Nov-25 12:00	21-Nov-25 12:00	21-Nov-25 12:00		
	Sample ID:	2548039-01	2548039-02	2548039-03	2548039-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
General Inorganics							
Cyanide, free	2 ug/L	<2	<2	<2	<2	-	-
pH	0.1 pH Units	7.5	7.6	7.5	7.5	-	-
Anions							
Chloride	1 mg/L	316	106	124	184	-	-
Metals							
Mercury	0.1 ug/L	<0.1	<0.1	<0.1	<0.1	-	-
Antimony	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Arsenic	1 ug/L	1	<1	<1	1	-	-
Barium	1 ug/L	191	260	290	103	-	-
Beryllium	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Boron	10 ug/L	233	94	94	50	-	-
Cadmium	0.1 ug/L	<0.1	<0.1	<0.1	<0.1	-	-
Chromium (VI)	10 ug/L	<10	<10	<10	<10	-	-
Chromium	1 ug/L	<1	<1	<1	<1	-	-
Cobalt	0.5 ug/L	0.6	<0.5	0.6	0.7	-	-
Copper	0.5 ug/L	1.3	1.7	1.3	0.6	-	-
Lead	0.1 ug/L	<0.1	<0.1	<0.1	0.2	-	-
Molybdenum	0.5 ug/L	11.2	7.7	10.0	9.6	-	-
Nickel	1 ug/L	3	2	3	1	-	-
Selenium	1 ug/L	<1	<1	<1	<1	-	-
Silver	0.1 ug/L	<0.1	<0.1	<0.1	<0.1	-	-
Sodium	200 ug/L	157000	66000	102000	47000	-	-
Thallium	0.1 ug/L	<0.1	<0.1	<0.1	<0.1	-	-
Uranium	0.1 ug/L	1.4	1.3	2.3	0.3	-	-
Vanadium	0.5 ug/L	3.0	2.6	3.2	2.8	-	-

	Client ID:	MW25-01	MW25-03	MW25-04	MW25-05	-	-
	Sample Date:	21-Nov-25 12:00	21-Nov-25 12:00	21-Nov-25 12:00	21-Nov-25 12:00		
	Sample ID:	2548039-01	2548039-02	2548039-03	2548039-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Metals							
Zinc	5 ug/L	<5	<5	<5	<5	-	-
Volatiles							
Acetone	5.0 ug/L	7.9	6.2	27.7	11.8	-	-
Benzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Bromodichloromethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Bromoform	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Bromomethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Carbon Tetrachloride	0.2 ug/L	<0.2	<0.2	<0.2	<0.2	-	-
Chlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Chloroform	0.5 ug/L	<0.5	<0.5	0.6	<0.5	-	-
Dibromochloromethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Dichlorodifluoromethane	1.0 ug/L	<1.0	<1.0	<1.0	<1.0	-	-
1,2-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,3-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,4-Dichlorobenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,1-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,2-Dichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,1-Dichloroethylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
cis-1,2-Dichloroethylene	0.5 ug/L	256	148	65.3	7.4	-	-
trans-1,2-Dichloroethylene	0.5 ug/L	15.0	3.2	1.4	<0.5	-	-
1,2-Dichloropropane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
cis-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
trans-1,3-Dichloropropylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,3-Dichloropropene, total	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Ethylene dibromide (dibromoethane,	0.2 ug/L	<0.2	<0.2	<0.2	<0.2	-	-

Certificate of Analysis

Report Date: 01-Dec-2025

Client: **LRL Associates Ltd.**

Order Date: 21-Nov-2025

Client PO:

Project Description: 250080

	Client ID:	MW25-01	MW25-03	MW25-04	MW25-05	-	-
	Sample Date:	21-Nov-25 12:00	21-Nov-25 12:00	21-Nov-25 12:00	21-Nov-25 12:00		
	Sample ID:	2548039-01	2548039-02	2548039-03	2548039-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Volatiles							
Ethylbenzene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Hexane	1.0 ug/L	<1.0	<1.0	<1.0	<1.0	-	-
Methyl Ethyl Ketone (2-Butanone)	5.0 ug/L	<5.0	<5.0	5.4	<5.0	-	-
Methyl Isobutyl Ketone	5.0 ug/L	<5.0	<5.0	<5.0	<5.0	-	-
Methyl tert-butyl ether	2.0 ug/L	<2.0	<2.0	<2.0	<2.0	-	-
Methylene Chloride	5.0 ug/L	5.5	5.6	6.4	<5.0	-	-
Styrene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,1,1,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,1,2,2-Tetrachloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Tetrachloroethylene	0.5 ug/L	0.9	0.6	3.7	14.1	-	-
Toluene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,1,1-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
1,1,2-Trichloroethane	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Trichloroethylene	0.5 ug/L	0.9	7.6	23.6	31.0	-	-
Trichlorofluoromethane	1.0 ug/L	<1.0	<1.0	<1.0	<1.0	-	-
Vinyl chloride	0.5 ug/L	1.2	<0.5	<0.5	<0.5	-	-
m,p-Xylenes	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
o-Xylene	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Xylenes, total	0.5 ug/L	<0.5	<0.5	<0.5	<0.5	-	-
Dibromofluoromethane	Surrogate	92.1%	93.0%	99.4%	100%	-	-
4-Bromofluorobenzene	Surrogate	110%	109%	105%	106%	-	-
Toluene-d8	Surrogate	106%	106%	107%	104%	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	25 ug/L	<25	<25	<25	<25	-	-
F2 PHCs (C10-C16)	100 ug/L	<100	<100	<100	<100	-	-

Certificate of Analysis

Report Date: 01-Dec-2025

Client: **LRL Associates Ltd.**

Order Date: 21-Nov-2025

Client PO:

Project Description: 250080

	Client ID:	MW25-01	MW25-03	MW25-04	MW25-05	-	-
	Sample Date:	21-Nov-25 12:00	21-Nov-25 12:00	21-Nov-25 12:00	21-Nov-25 12:00		
	Sample ID:	2548039-01	2548039-02	2548039-03	2548039-04		
	Matrix:	Ground Water	Ground Water	Ground Water	Ground Water		
	MDL/Units						
Hydrocarbons							
F3 PHCs (C16-C34)	100 ug/L	<100	<100	<100	196	-	-
F4 PHCs (C34-C50)	100 ug/L	<100	<100	<100	622	-	-
Semi-Volatiles							
Acenaphthene	0.05 ug/L	<1.00 [1] [4]	<1.00 [1] [4]	<1.00 [1] [4]	-	-	-
Acenaphthylene	0.05 ug/L	<1.00 [1] [4]	<1.00 [1] [4]	<1.00 [1] [4]	-	-	-
Anthracene	0.01 ug/L	<0.20 [1] [4]	<0.20 [1] [4]	<0.20 [1] [4]	-	-	-
Benzo [a] anthracene	0.01 ug/L	0.29 [4]	<0.20 [1] [4]	<0.20 [1] [4]	-	-	-
Benzo [a] pyrene	0.01 ug/L	<0.20 [1] [4]	<0.20 [1] [4]	<0.20 [1] [4]	-	-	-
Benzo [b] fluoranthene	0.05 ug/L	<1.00 [1] [4]	<1.00 [1] [4]	<1.00 [1] [4]	-	-	-
Benzo [g,h,i] perylene	0.05 ug/L	<1.00 [1] [4]	<1.00 [1] [4]	<1.00 [1] [4]	-	-	-
Benzo [k] fluoranthene	0.05 ug/L	<1.00 [1] [4]	<1.00 [1] [4]	<1.00 [1] [4]	-	-	-
Chrysene	0.05 ug/L	<1.00 [1] [4]	<1.00 [1] [4]	<1.00 [1] [4]	-	-	-
Dibenzo [a,h] anthracene	0.05 ug/L	<1.00 [1] [4]	<1.00 [1] [4]	<1.00 [1] [4]	-	-	-
Fluoranthene	0.01 ug/L	0.49 [4]	0.32 [4]	<0.20 [1] [4]	-	-	-
Fluorene	0.05 ug/L	<1.00 [1] [4]	<1.00 [1] [4]	<1.00 [1] [4]	-	-	-
Indeno [1,2,3-cd] pyrene	0.05 ug/L	<1.00 [1] [4]	<1.00 [1] [4]	<1.00 [1] [4]	-	-	-
1-Methylnaphthalene	0.05 ug/L	<1.00 [1] [4]	<1.00 [1] [4]	<1.00 [1] [4]	-	-	-
2-Methylnaphthalene	0.05 ug/L	<1.00 [1] [4]	<1.00 [1] [4]	<1.00 [1] [4]	-	-	-
Methylnaphthalene (1&2)	0.10 ug/L	<2.00 [1] [4]	<2.00 [1] [4]	<2.00 [1] [4]	-	-	-
Naphthalene	0.05 ug/L	<1.00 [1] [4]	<1.00 [1] [4]	<1.00 [1] [4]	-	-	-
Phenanthrene	0.05 ug/L	<1.00 [1] [4]	<1.00 [1] [4]	<1.00 [1] [4]	-	-	-
Pyrene	0.01 ug/L	0.34 [4]	0.25 [4]	<0.20 [1] [4]	-	-	-
2-Fluorobiphenyl	Surrogate	68.7% [4]	63.5% [4]	69.8% [4]	-	-	-
Terphenyl-d14	Surrogate	85.3% [4]	83.0% [4]	81.3% [4]	-	-	-

	Client ID:	MW25-06				-	-
	Sample Date:	21-Nov-25 12:00					
	Sample ID:	2548039-05					
	Matrix:	Ground Water					
	MDL/Units						
General Inorganics							
Cyanide, free	2 ug/L	<2	-	-	-	-	-
pH	0.1 pH Units	7.7	-	-	-	-	-
Anions							
Chloride	1 mg/L	85	-	-	-	-	-
Metals							
Mercury	0.1 ug/L	<0.1	-	-	-	-	-
Antimony	0.5 ug/L	<0.5	-	-	-	-	-
Arsenic	1 ug/L	1	-	-	-	-	-
Barium	1 ug/L	173	-	-	-	-	-
Beryllium	0.5 ug/L	<0.5	-	-	-	-	-
Boron	10 ug/L	91	-	-	-	-	-
Cadmium	0.1 ug/L	<0.1	-	-	-	-	-
Chromium (VI)	10 ug/L	<10	-	-	-	-	-
Chromium	1 ug/L	1	-	-	-	-	-
Cobalt	0.5 ug/L	0.9	-	-	-	-	-
Copper	0.5 ug/L	2.5	-	-	-	-	-
Lead	0.1 ug/L	2.6	-	-	-	-	-
Molybdenum	0.5 ug/L	12.1	-	-	-	-	-
Nickel	1 ug/L	3	-	-	-	-	-
Selenium	1 ug/L	<1	-	-	-	-	-
Silver	0.1 ug/L	<0.1	-	-	-	-	-
Sodium	200 ug/L	102000	-	-	-	-	-
Thallium	0.1 ug/L	<0.1	-	-	-	-	-
Uranium	0.1 ug/L	2.4	-	-	-	-	-
Vanadium	0.5 ug/L	3.9	-	-	-	-	-

Certificate of Analysis

Report Date: 01-Dec-2025

Client: **LRL Associates Ltd.**

Order Date: 21-Nov-2025

Client PO:

Project Description: 250080

	Client ID:	MW25-06				-	-
	Sample Date:	21-Nov-25 12:00					
	Sample ID:	2548039-05					
	Matrix:	Ground Water					
	MDL/Units						
Metals							
Zinc	5 ug/L	<5	-	-	-	-	-
Volatiles							
Acetone	5.0 ug/L	5.4	-	-	-	-	-
Benzene	0.5 ug/L	<0.5	-	-	-	-	-
Bromodichloromethane	0.5 ug/L	<0.5	-	-	-	-	-
Bromoform	0.5 ug/L	<0.5	-	-	-	-	-
Bromomethane	0.5 ug/L	<0.5	-	-	-	-	-
Carbon Tetrachloride	0.2 ug/L	<0.2	-	-	-	-	-
Chlorobenzene	0.5 ug/L	<0.5	-	-	-	-	-
Chloroform	0.5 ug/L	<0.5	-	-	-	-	-
Dibromochloromethane	0.5 ug/L	<0.5	-	-	-	-	-
Dichlorodifluoromethane	1.0 ug/L	<1.0	-	-	-	-	-
1,2-Dichlorobenzene	0.5 ug/L	<0.5	-	-	-	-	-
1,3-Dichlorobenzene	0.5 ug/L	<0.5	-	-	-	-	-
1,4-Dichlorobenzene	0.5 ug/L	<0.5	-	-	-	-	-
1,1-Dichloroethane	0.5 ug/L	<0.5	-	-	-	-	-
1,2-Dichloroethane	0.5 ug/L	<0.5	-	-	-	-	-
1,1-Dichloroethylene	0.5 ug/L	<0.5	-	-	-	-	-
cis-1,2-Dichloroethylene	0.5 ug/L	18.4	-	-	-	-	-
trans-1,2-Dichloroethylene	0.5 ug/L	0.6	-	-	-	-	-
1,2-Dichloropropane	0.5 ug/L	<0.5	-	-	-	-	-
cis-1,3-Dichloropropylene	0.5 ug/L	<0.5	-	-	-	-	-
trans-1,3-Dichloropropylene	0.5 ug/L	<0.5	-	-	-	-	-
1,3-Dichloropropene, total	0.5 ug/L	<0.5	-	-	-	-	-
Ethylbenzene	0.5 ug/L	<0.5	-	-	-	-	-

	Client ID:	MW25-06				-	-
	Sample Date:	21-Nov-25 12:00					
	Sample ID:	2548039-05					
	Matrix:	Ground Water					
	MDL/Units						
Volatiles							
Ethylene dibromide (dibromoethane,	0.2 ug/L	<0.2	-	-	-	-	-
Hexane	1.0 ug/L	<1.0	-	-	-	-	-
Methyl Ethyl Ketone (2-Butanone)	5.0 ug/L	<5.0	-	-	-	-	-
Methyl Isobutyl Ketone	5.0 ug/L	<5.0	-	-	-	-	-
Methyl tert-butyl ether	2.0 ug/L	<2.0	-	-	-	-	-
Methylene Chloride	5.0 ug/L	<5.0	-	-	-	-	-
Styrene	0.5 ug/L	<0.5	-	-	-	-	-
1,1,1,2-Tetrachloroethane	0.5 ug/L	<0.5	-	-	-	-	-
1,1,2,2-Tetrachloroethane	0.5 ug/L	<0.5	-	-	-	-	-
Tetrachloroethylene	0.5 ug/L	5.3	-	-	-	-	-
Toluene	0.5 ug/L	<0.5	-	-	-	-	-
1,1,1-Trichloroethane	0.5 ug/L	<0.5	-	-	-	-	-
1,1,2-Trichloroethane	0.5 ug/L	<0.5	-	-	-	-	-
Trichloroethylene	0.5 ug/L	7.8	-	-	-	-	-
Trichlorofluoromethane	1.0 ug/L	<1.0	-	-	-	-	-
Vinyl chloride	0.5 ug/L	<0.5	-	-	-	-	-
m,p-Xylenes	0.5 ug/L	<0.5	-	-	-	-	-
o-Xylene	0.5 ug/L	<0.5	-	-	-	-	-
Xylenes, total	0.5 ug/L	<0.5	-	-	-	-	-
Toluene-d8	Surrogate	111%	-	-	-	-	-
4-Bromofluorobenzene	Surrogate	104%	-	-	-	-	-
Dibromofluoromethane	Surrogate	101%	-	-	-	-	-
Hydrocarbons							
F1 PHCs (C6-C10)	25 ug/L	<25	-	-	-	-	-
F2 PHCs (C10-C16)	100 ug/L	<100	-	-	-	-	-

	Client ID:	MW25-06				-	-
	Sample Date:	21-Nov-25 12:00					
	Sample ID:	2548039-05					
	Matrix:	Ground Water					
	MDL/Units						
Hydrocarbons							
F3 PHCs (C16-C34)	100 ug/L	581	-	-	-	-	-
F4 PHCs (C34-C50)	100 ug/L	1960	-	-	-	-	-
Semi-Volatiles							
Acenaphthene	0.05 ug/L	<2.50 [1] [4]	-	-	-	-	-
Acenaphthylene	0.05 ug/L	<2.50 [1] [4]	-	-	-	-	-
Anthracene	0.01 ug/L	<0.50 [1] [4]	-	-	-	-	-
Benzo [a] anthracene	0.01 ug/L	<0.50 [1] [4]	-	-	-	-	-
Benzo [a] pyrene	0.01 ug/L	<0.50 [1] [4]	-	-	-	-	-
Benzo [b] fluoranthene	0.05 ug/L	<2.50 [1] [4]	-	-	-	-	-
Benzo [g,h,i] perylene	0.05 ug/L	<2.50 [1] [4]	-	-	-	-	-
Benzo [k] fluoranthene	0.05 ug/L	<2.50 [1] [4]	-	-	-	-	-
Chrysene	0.05 ug/L	<2.50 [1] [4]	-	-	-	-	-
Dibenzo [a,h] anthracene	0.05 ug/L	<2.50 [1] [4]	-	-	-	-	-
Fluoranthene	0.01 ug/L	1.25 [4]	-	-	-	-	-
Fluorene	0.05 ug/L	<2.50 [1] [4]	-	-	-	-	-
Indeno [1,2,3-cd] pyrene	0.05 ug/L	<2.50 [1] [4]	-	-	-	-	-
1-Methylnaphthalene	0.05 ug/L	<2.50 [1] [4]	-	-	-	-	-
2-Methylnaphthalene	0.05 ug/L	<2.50 [1] [4]	-	-	-	-	-
Methylnaphthalene (1&2)	0.10 ug/L	<5.00 [1] [4]	-	-	-	-	-
Naphthalene	0.05 ug/L	<2.50 [1] [4]	-	-	-	-	-
Phenanthrene	0.05 ug/L	<2.50 [1] [4]	-	-	-	-	-
Pyrene	0.01 ug/L	0.86 [4]	-	-	-	-	-
2-Fluorobiphenyl	Surrogate	62.4% [4]	-	-	-	-	-
Terphenyl-d14	Surrogate	73.8% [4]	-	-	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Anions								
Chloride	ND	1	mg/L					
General Inorganics								
Cyanide, free	ND	2	ug/L					
Hydrocarbons								
F1 PHCs (C6-C10)	ND	25	ug/L					
F2 PHCs (C10-C16)	ND	100	ug/L					
F3 PHCs (C16-C34)	ND	100	ug/L					
F4 PHCs (C34-C50)	ND	100	ug/L					
Metals								
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					
Chromium (VI)	ND	10	ug/L					
Cobalt	ND	0.5	ug/L					
Copper	ND	0.5	ug/L					
Lead	ND	0.1	ug/L					
Mercury	ND	0.1	ug/L					
Molybdenum	ND	0.5	ug/L					
Nickel	ND	1	ug/L					
Selenium	ND	1	ug/L					
Silver	ND	0.1	ug/L					
Sodium	ND	200	ug/L					
Thallium	ND	0.1	ug/L					
Uranium	ND	0.1	ug/L					
Vanadium	ND	0.5	ug/L					
Zinc	ND	5	ug/L					
Semi-Volatiles								
Acenaphthene	ND	0.05	ug/L					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Acenaphthylene	ND	0.05	ug/L					
Anthracene	ND	0.01	ug/L					
Benzo [a] anthracene	ND	0.01	ug/L					
Benzo [a] pyrene	ND	0.01	ug/L					
Benzo [b] fluoranthene	ND	0.05	ug/L					
Benzo [g,h,i] perylene	ND	0.05	ug/L					
Benzo [k] fluoranthene	ND	0.05	ug/L					
Chrysene	ND	0.05	ug/L					
Dibenzo [a,h] anthracene	ND	0.05	ug/L					
Fluoranthene	ND	0.01	ug/L					
Fluorene	ND	0.05	ug/L					
Indeno [1,2,3-cd] pyrene	ND	0.05	ug/L					
1-Methylnaphthalene	ND	0.05	ug/L					
2-Methylnaphthalene	ND	0.05	ug/L					
Methylnaphthalene (1&2)	ND	0.10	ug/L					
Naphthalene	ND	0.05	ug/L					
Phenanthrene	ND	0.05	ug/L					
Pyrene	ND	0.01	ug/L					
Surrogate: 2-Fluorobiphenyl	*14.4*		*%*	*72.1*	*50-140*			
Surrogate: Terphenyl-d14	*15.3*		*%*	*76.3*	*50-140*			
Volatiles								
Acetone	ND	5.0	ug/L					
Benzene	ND	0.5	ug/L					
Bromodichloromethane	ND	0.5	ug/L					
Bromoform	ND	0.5	ug/L					
Bromomethane	ND	0.5	ug/L					
Carbon Tetrachloride	ND	0.2	ug/L					
Chlorobenzene	ND	0.5	ug/L					
Chloroform	ND	0.5	ug/L					
Dibromochloromethane	ND	0.5	ug/L					
Dichlorodifluoromethane	ND	1.0	ug/L					
1,2-Dichlorobenzene	ND	0.5	ug/L					

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
1,3-Dichlorobenzene	ND	0.5	ug/L					
1,4-Dichlorobenzene	ND	0.5	ug/L					
1,1-Dichloroethane	ND	0.5	ug/L					
1,2-Dichloroethane	ND	0.5	ug/L					
1,1-Dichloroethylene	ND	0.5	ug/L					
cis-1,2-Dichloroethylene	ND	0.5	ug/L					
trans-1,2-Dichloroethylene	ND	0.5	ug/L					
1,2-Dichloropropane	ND	0.5	ug/L					
cis-1,3-Dichloropropylene	ND	0.5	ug/L					
trans-1,3-Dichloropropylene	ND	0.5	ug/L					
1,3-Dichloropropene, total	ND	0.5	ug/L					
Ethylbenzene	ND	0.5	ug/L					
Ethylene dibromide (dibromoethane, 1,2-)	ND	0.2	ug/L					
Hexane	ND	1.0	ug/L					
Methyl Ethyl Ketone (2-Butanone)	ND	5.0	ug/L					
Methyl Isobutyl Ketone	ND	5.0	ug/L					
Methyl tert-butyl ether	ND	2.0	ug/L					
Methylene Chloride	ND	5.0	ug/L					
Styrene	ND	0.5	ug/L					
1,1,1,2-Tetrachloroethane	ND	0.5	ug/L					
1,1,2,2-Tetrachloroethane	ND	0.5	ug/L					
Tetrachloroethylene	ND	0.5	ug/L					
Toluene	ND	0.5	ug/L					
1,1,1-Trichloroethane	ND	0.5	ug/L					
1,1,2-Trichloroethane	ND	0.5	ug/L					
Trichloroethylene	ND	0.5	ug/L					
Trichlorofluoromethane	ND	1.0	ug/L					
Vinyl chloride	ND	0.5	ug/L					
m,p-Xylenes	ND	0.5	ug/L					
o-Xylene	ND	0.5	ug/L					
Xylenes, total	ND	0.5	ug/L					
Surrogate: 4-Bromofluorobenzene	*86.3*		*%*	*108*	*50-140*			

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
Surrogate: Dibromofluoromethane	*99.0*		*%*	*124*	*50-140*			
Surrogate: Toluene-d8	*81.7*		*%*	*102*	*50-140*			

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Anions									
Chloride	ND	1	mg/L	ND			NC	20	
General Inorganics									
Cyanide, free	ND	2	ug/L	ND			NC	20	
pH	7.2	0.1	pH Units	7.3			1.9	3.3	
Hydrocarbons									
F1 PHCs (C6-C10)	ND	25	ug/L	ND			NC	30	
Metals									
Mercury	ND	0.1	ug/L	ND			NC	20	
Antimony	ND	0.5	ug/L	ND			NC	20	
Arsenic	ND	1	ug/L	ND			NC	20	
Barium	20.5	1	ug/L	20.7			0.8	20	
Beryllium	ND	0.5	ug/L	ND			NC	20	
Boron	20	10	ug/L	20			0.9	20	
Cadmium	ND	0.1	ug/L	ND			NC	20	
Chromium (VI)	ND	10	ug/L	ND			NC	20	
Chromium	ND	1	ug/L	ND			NC	20	
Cobalt	ND	0.5	ug/L	ND			NC	20	
Copper	2.96	0.5	ug/L	2.84			4.1	20	
Lead	ND	0.1	ug/L	ND			NC	20	
Molybdenum	1.04	0.5	ug/L	1.04			0.7	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	15400	200	ug/L	15600			1.1	20	
Thallium	ND	0.1	ug/L	ND			NC	20	
Uranium	ND	0.1	ug/L	ND			NC	20	
Vanadium	ND	0.5	ug/L	ND			NC	20	
Zinc	7	5	ug/L	8			5.9	20	
Volatiles									
Acetone	ND	5.0	ug/L	ND			NC	30	

Method Quality Control: Duplicate

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

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Toluene	ND	0.5	ug/L	ND			NC	30	
1,1,1-Trichloroethane	ND	0.5	ug/L	ND			NC	30	
1,1,2-Trichloroethane	ND	0.5	ug/L	ND			NC	30	
Trichloroethylene	ND	0.5	ug/L	ND			NC	30	
Trichlorofluoromethane	ND	1.0	ug/L	ND			NC	30	
Vinyl chloride	ND	0.5	ug/L	ND			NC	30	
m,p-Xylenes	ND	0.5	ug/L	ND			NC	30	
o-Xylene	ND	0.5	ug/L	ND			NC	30	
Surrogate: 4-Bromofluorobenzene	*87.9*		*%*		*110*	*50-140*			
Surrogate: Dibromofluoromethane	*96.7*		*%*		*121*	*50-140*			
Surrogate: Toluene-d8	*82.0*		*%*		*102*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Anions									
Chloride	9.43	1	mg/L	ND	94.3	70-124			
General Inorganics									
Cyanide, free	53.0	2	ug/L	ND	106	70-130			
Hydrocarbons									
F1 PHCs (C6-C10)	1880	25	ug/L	ND	110	85-115			
F2 PHCs (C10-C16)	1900	100	ug/L	ND	119	60-140			
F3 PHCs (C16-C34)	4700	100	ug/L	ND	120	60-140			
F4 PHCs (C34-C50)	2660	100	ug/L	ND	107	60-140			
Metals									
Mercury	2.45	0.1	ug/L	ND	81.6	70-130			
Arsenic	48.4	1	ug/L	ND	96.0	80-120			
Barium	66.8	1	ug/L	20.7	92.1	80-120			
Beryllium	51.9	0.5	ug/L	ND	104	80-120			
Boron	68	10	ug/L	20	96.0	80-120			
Cadmium	45.6	0.1	ug/L	ND	91.2	80-120			
Chromium (VI)	200	10	ug/L	ND	100	75-115			
Chromium	52.1	1	ug/L	ND	104	80-120			
Cobalt	48.1	0.5	ug/L	ND	96.2	80-120			
Copper	48.3	0.5	ug/L	2.84	91.0	80-120			
Lead	40.5	0.1	ug/L	ND	80.9	80-120			
Molybdenum	47.8	0.5	ug/L	1.04	93.6	80-120			
Nickel	47.5	1	ug/L	ND	93.7	80-120			
Selenium	46.0	1	ug/L	ND	91.9	80-120			
Silver	44.5	0.1	ug/L	ND	89.1	80-120			
Sodium	23200	200	ug/L	15600	76.5	80-120			QM-07
Thallium	45.1	0.1	ug/L	ND	90.2	80-120			
Uranium	45.3	0.1	ug/L	ND	90.6	80-120			
Vanadium	52.6	0.5	ug/L	ND	105	80-120			
Zinc	52	5	ug/L	8	87.7	80-120			
Semi-Volatiles									

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Acenaphthene	3.69	0.05	ug/L	ND	73.7	50-140			
Acenaphthylene	3.84	0.05	ug/L	ND	76.9	50-140			
Anthracene	3.90	0.01	ug/L	ND	78.0	50-140			
Benzo [a] anthracene	3.90	0.01	ug/L	ND	78.0	50-140			
Benzo [a] pyrene	3.75	0.01	ug/L	ND	74.9	50-140			
Benzo [b] fluoranthene	4.11	0.05	ug/L	ND	82.2	50-140			
Benzo [g,h,i] perylene	3.21	0.05	ug/L	ND	64.3	50-140			
Benzo [k] fluoranthene	4.23	0.05	ug/L	ND	84.6	50-140			
Chrysene	4.03	0.05	ug/L	ND	80.6	50-140			
Dibenzo [a,h] anthracene	3.61	0.05	ug/L	ND	72.2	50-140			
Fluoranthene	3.84	0.01	ug/L	ND	76.7	50-140			
Fluorene	3.56	0.05	ug/L	ND	71.3	50-140			
Indeno [1,2,3-cd] pyrene	3.61	0.05	ug/L	ND	72.2	50-140			
1-Methylnaphthalene	6.95	0.05	ug/L	ND	139	50-140			
2-Methylnaphthalene	3.83	0.05	ug/L	ND	76.6	50-140			
Naphthalene	6.92	0.05	ug/L	ND	138	50-140			
Phenanthrene	3.76	0.05	ug/L	ND	75.2	50-140			
Pyrene	3.76	0.01	ug/L	ND	75.2	50-140			
Surrogate: 2-Fluorobiphenyl	*25.6*		*%*		*128*	*50-140*			
Surrogate: Terphenyl-d14	*14.8*		*%*		*74.2*	*50-140*			
Volatiles									
Acetone	118	5.0	ug/L	ND	118	50-140			
Benzene	34.6	0.5	ug/L	ND	86.6	60-130			
Bromodichloromethane	47.8	0.5	ug/L	ND	120	60-130			
Bromoform	42.2	0.5	ug/L	ND	105	60-130			
Bromomethane	36.0	0.5	ug/L	ND	90.1	50-140			
Carbon Tetrachloride	47.8	0.2	ug/L	ND	120	60-130			
Chlorobenzene	37.8	0.5	ug/L	ND	94.4	60-130			
Chloroform	40.6	0.5	ug/L	ND	102	60-130			
Dibromochloromethane	38.8	0.5	ug/L	ND	97.1	60-130			
Dichlorodifluoromethane	42.8	1.0	ug/L	ND	107	50-140			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
1,2-Dichlorobenzene	39.6	0.5	ug/L	ND	99.1	60-130			
1,3-Dichlorobenzene	40.0	0.5	ug/L	ND	100	60-130			
1,4-Dichlorobenzene	38.4	0.5	ug/L	ND	96.0	60-130			
1,1-Dichloroethane	38.6	0.5	ug/L	ND	96.4	60-130			
1,2-Dichloroethane	42.2	0.5	ug/L	ND	105	60-130			
1,1-Dichloroethylene	37.2	0.5	ug/L	ND	92.9	60-130			
cis-1,2-Dichloroethylene	37.9	0.5	ug/L	ND	94.8	60-130			
trans-1,2-Dichloroethylene	39.9	0.5	ug/L	ND	99.8	60-130			
1,2-Dichloropropane	45.4	0.5	ug/L	ND	114	60-130			
cis-1,3-Dichloropropylene	48.2	0.5	ug/L	ND	120	60-130			
trans-1,3-Dichloropropylene	47.8	0.5	ug/L	ND	120	60-130			
Ethylbenzene	37.3	0.5	ug/L	ND	93.3	60-130			
Ethylene dibromide (dibromoethane, 1,2-)	40.6	0.2	ug/L	ND	101	60-130			
Hexane	46.4	1.0	ug/L	ND	116	60-130			
Methyl Ethyl Ketone (2-Butanone)	123	5.0	ug/L	ND	123	50-140			
Methyl Isobutyl Ketone	112	5.0	ug/L	ND	112	50-140			
Methyl tert-butyl ether	113	2.0	ug/L	ND	113	50-140			
Methylene Chloride	39.9	5.0	ug/L	ND	99.8	60-130			
Styrene	33.6	0.5	ug/L	ND	83.9	60-130			
1,1,1,2-Tetrachloroethane	47.0	0.5	ug/L	ND	118	60-130			
1,1,2,2-Tetrachloroethane	48.5	0.5	ug/L	ND	121	60-130			
Tetrachloroethylene	46.5	0.5	ug/L	ND	116	60-130			
Toluene	39.9	0.5	ug/L	ND	99.8	60-130			
1,1,1-Trichloroethane	46.1	0.5	ug/L	ND	115	60-130			
1,1,2-Trichloroethane	49.9	0.5	ug/L	ND	125	60-130			
Trichloroethylene	46.2	0.5	ug/L	ND	115	60-130			
Trichlorofluoromethane	41.0	1.0	ug/L	ND	102	60-130			
Vinyl chloride	31.3	0.5	ug/L	ND	78.2	50-140			
m,p-Xylenes	73.3	0.5	ug/L	ND	91.7	60-130			
o-Xylene	36.3	0.5	ug/L	ND	90.7	60-130			
Surrogate: 4-Bromofluorobenzene	*87.5*		*%*		*109*	*50-140*			

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Surrogate: Dibromofluoromethane	*88.9*		*%*		*111*	*50-140*			
Surrogate: Toluene-d8	*79.1*		*%*		*98.9*	*50-140*			

Qualifier Notes:

Login Qualifiers :

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

Applies to Samples: MW25-03, MW25-04, MW25-06

Sample Qualifiers :

1: Elevated reporting limit because of dilution required due to the presence of high levels of non-target analytes.

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

Applies to Samples: MW25-01, MW25-03, MW25-04, MW25-06

QC Qualifiers:

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

Sample Data Revisions:

None

Certificate of Analysis

Report Date: 01-Dec-2025

Client: **LRL Associates Ltd.**

Order Date: 21-Nov-2025

Client PO:

Project Description: 250080

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.

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Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2548039	№ 149539

Client Name: GRL Associates Ltd	Project Ref: 250080	Page 1 of 1
Contact Name: Eric Lavergne	Quote #:	**Turnaround Time**
Address: 5430 Canotek Road	PO #:	☐ 1 day ☐ 3 day
	E-mail: elavergne@lri.ca	☐ 2 day ☒ Regular
Telephone: 613 842 3434		Date Required:

☒ REG 153/04 ☐ REG 406/19	Other Regulation
☐ Table 1 ☐ Agri/Other ☐ Med/Fine	☐ REG 558 ☐ PWQO
☐ Table 2 ☐ Res/Park ☐ Coarse	☐ CCME ☐ MISA
☒ Table 3 ☐ Ind/Comm	☐ SU - Sani ☐ SU - Storm
☐ Table ___	Mun:
For RSC: ☐ Yes ☐ No	☐ Other:

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

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Field Filtered	Sample Taken: Date	Sample Taken: Time	Required Analysis: PHCs F1-F4+BTEX	VOCs	PAHs	Metals by ICP	Hg	CrVI	B (HWE)	PHC	Inorganics (see list)		
1	MW25-01	GW		11		Nov 21	PM		X	X	X	X	X		X	X		
2	MW25-03	↓		↓		↓	↓		↓	↓	↓	↓	↓		↓	↓		
3	MW25-04																	
4	MW25-05									✗								
5	MW25-06	↓		↓		↓	↓		↓	↓	↓	↓	↓		↓	↓		
6																		
7																		
8																		
9																		
10																		

Comments: PAH bottle for sample MW25-05 is empty
All bottles sampled on Nov 21 MW25-01 may be misslabelled.

Method of Delivery: Courier

Relinquished By (Sign):	Received at Depot:	Received at Lab: ES	Verified By: SD
Relinquished By (Print): Eric Lavergne	Date/Time: Nov 21/25 3:11	Date/Time: Nov 24/25 10:30am	Date/Time: Nov 24 2025 11:42am
Date/Time: Nov 21, 2025	Temperature: ~~4.4~~ ~~11.9~~ °C	Temperature: 3.6 3.3 °C	pH Verified: ☒ By: ES